

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND TO BE HELD MONDAY, AUGUST 20, 2001, AT 6:30 P.M. IN THE SECOND FLOOR CONFERENCE ROOM OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. NEW BUSINESS

↓ APPROVED
5-0
A. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Sunrise Lakes Section Five, a subdivision of 33.64 acres of land being a partial replat of the Allison Richey Gulf Coast Home Company Subdivision Section Twenty (being part of lots 11, 13, 14, & 15), recorded in Volume 2, Page 23-24, Brazoria County Plat Records out of the H.T.& B. R.R. Company Survey, A-304 & John W. Maxey Survey, A-721, City of Pearland, Brazoria County, Texas.

APPROVED
5-0
B. CONSIDERATION & POSSIBLE ACTION – Final Plat of Brazoria County M.U.D. 21 Detention Reserve & Wastewater Treatment Plant, a subdivision of 21.23 acres of land out of the A.C.H.&B. Survey, A-403, Brazoria County, Texas.

APPROVED
5-0
C. CONSIDERATION & POSSIBLE ACTION – Final Plat of Fairways at Highland Glen Section One, 49.110 acres out of the D.H.M. Hunter Survey, Abstract No. 76 & Walcott's Pearland Subdivision (Vol. 35, Pg. 241 & 242 B.C.D.R.), Pearland, Brazoria County, Texas.

APPROVED
5-0
D. CONSIDERATION & POSSIBLE ACTION – Final Plat of Fairways at Highland Glen Section Two, 38.667 acres out of the D.H.M. Hunter Survey, Abstract No. 76 & Walcott's Pearland Subdivision (Vol. 35, Pg. 241 & 242 BCDR) Pearland, Brazoria County, Texas.

APPROVED
5-0
E. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch Village One Phase One-A, 5.939 acres being out of the T.C.R.R. Co. Survey, Section 3, Abstract 678 and the Obediah Pitts Survey, Abstract 717, Brazoria County, Texas.

APPROVED
5-0
F. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch Village One Phase One-B, 17.834 acres out of the William Morris Survey, Abstract 344; the T.C.R.R. Co. Survey, Section 4 Abstract 675; the T.C.R.R. Co. Survey, Section 3 Abstract 678 and the H.T.&B. R.R. Co. Survey, Section 82 Abstract 565, Brazoria County, Texas.

MOTION TO DEEM
2002
-TABLED-
G. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-2, 31.997 acres being out of the T.C.R.R. Co. Survey, Section 3, Abstract 678, Brazoria County, Texas.

1) PRELIMINARY PLAT - SUNRISE LAKES
SECTION FIVE

- 1.) PROVIDE ESTIMATED 100-YEAR FLOOD AND MINIMUM SLAB ELEV.
- 2.) EXPLAIN SHEET FLOW ON SUNDOWN WEST OF SUNSET (shown going west; looks like it should go east)
- 3.) PROVIDE RECORDATION INFO. ON R.O.W. SOUTH OF 518 ALIGNING WITH SUNRISE MEADOW DRIVE
- 4.) T.I.A. REQUIRED WITH FINAL PLAT
- 5.) PARK FEES REQUIRED WITH FINAL PLAT \$36,050
- 6.) 15' B.L. REQUIRED SIDE LOT 39 BLOCK 2
- 7.) SUNRISE LAKES SECTION FOUR RECORDING INFO. NEEDS TO BE ADDED
- 8.) SCALE 1"=100' SHOULD BE PLACED NEXT TO GRAPHIC SCALE.

2) FINAL PLAT - BRAZORIA COUNTY M.V.D. 21 DETENTION RESERVE

- 1.) ADD RECORDATION INFO. FOR 20' S.S.E., 16' V.E., & ADJACENT RESERVE B, SAVANNAH PARKWAY SOUTHERN OAK LANE & COMMERCIAL RESERVE NO. 1"
- 2.) NO UTILITY APPROVALS HAVE BEEN RECEIVED (LETTERS)
- 3.) CALL ALONG PIPELINE EASEMENT DOES NOT MATCH LEGAL
- 4.) DEFINE "20'" IN SOUTHEAST CORNER

3) FINAL PLAT - FAIRWAYS AT HIGHLAND GLEN SECTION ONE

- 1.) CONSTRUCTION DRAWINGS REQUIRE APPROVAL.
- 2.) COPY OF RECORDED COVENANTS
- 3.) COMPUTER DISC
- 4.) OFFSITE V.E. RECORDATION INFO. (AROUND EDGE OF BLOCKS 2 & 3)
- 5.) ADD 20' STORM SEWER RESERVE BLOCK 1, LOT 29
- 6.) ADD "TEMPORARY 15' FILL/SWALE EASEMENT" (TO EXPIRE UPON APPROVED BUILDING PERMIT ON UNDERLYING LAND)
- 7.) ADD STREETLIGHT @ ENTRY ^{ALONG NORTH EDGE} OLD ALVIN
- 8.) EXTRA LINE LOT 1 BLOCK 1

2) FINAL PLAT - FAIRWAYS AT HIGHLAND GLEN SECTION TWO

- 1.) PROVIDE RECORDING INFO. ON ALL EXTERIOR EASEMENTS
- 2.) ADD NOTE: "ABANDONED BY THIS PLAT" TO V.E. CROSSING CAUCAN CANYON LAKE (CONSTRUCTION PLANS MUST PROVIDE STEEL CASING OF ANY EXISTING POWER LINES)
- 3.) CONST. DWGS. MUST BE APPROVED
- 4.) ADD NOTE 19" ALL V.E. ARE FOR ELECTRICAL, GAS, TELEPHONE, CABLE AND SIMILAR PRI UTILITIES
- 5.) PROVIDE COPY OF RECORDED COVENANTS

~~MOTION TO APPROVE~~
APPROVE
2-1

~~II.~~ **CONSIDERATION & POSSIBLE ACTION** – Final Plat of Shadow Creek Ranch SF-3, 30.985 acres being out of the William Morris Survey, Abstract 344, the T.C.R.R. Co. Survey, Section 4 Abstract 675 and the T.C.R.R. Co. Survey, Section 3 Abstract 678, Brazoria County, Texas.

~~MOTION TO APPROVE~~
2-1
2 ABSTAIN

~~II.~~ **CONSIDERATION & POSSIBLE ACTION** – Final Plat of Shadow Creek Ranch SF-5, 36.527 acres being out of the T.C.R.R. Co. Survey, Section 4 Abstract 675 and the T.C.R.R. Co. Survey, Section 3 Abstract 678, Brazoria County, Texas.

~~MOTION TO APPROVE~~
APPROVE
4-1

~~II.~~ **CONSIDERATION & POSSIBLE ACTION** – Final Plat of Shadow Creek Ranch SF-8A, 13.031 acre being out of the William Morris Survey, Abstract 344 and the T.C.R.R. Co. Survey, Section 4 Abstract 675, Brazoria County, Texas.

APPROVE
4-1

~~II.~~ **CONSIDERATION & POSSIBLE ACTION** – Final Plat of Shadow Creek Ranch SF-8B, 14.313 Acres being out of the William Morris Survey, Abstract 344 and the T.C.R.R. Co. Survey, Section 4, Abstract 675, Brazoria County, Texas.

APPROVE
3-2

~~II.~~ **CONSIDERATION & POSSIBLE ACTION** – Final Plat of Park Village Estates Section Four, a subdivision of 13.5895 acres of land out of the H.T.&B. R.R. Co. Survey, A-509, City of Pearland, Brazoria County, Texas.

~~MOTION TO APPROVE~~
APPROVE
3-2

~~II.~~ **CONSIDERATION & POSSIBLE ACTION** – Request by owner, Friendswood Development Company for Savannah Ridge Section One.

III. NEXT MEETING DATES:

September 10, 2001 (JPH & Reg. Meeting)
September 17, 2001 (Regular Meeting)

8:05

IV. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

TODD WANTS TO DISCUSS "LOW", "MEDIUM", & "HIGH" DENSITY @ diff mtg.

6) PROVIDE COMPUTER DISC

7) OWNERSHIP SIGNATURES

FINAL RIGHT-OF-WAY PLAT - SHADOW CREEK RANCH VILLAGE ONE PHASE ONE-A

- 1) ADD NOTE 7 LAND IS ZONED PUD AT TIME OF PLATTING
- 2) CORRECT CITY LIMITS ON VICINITY MAP
- 3) ADD "ZONE AE" & "ZONE X" AS SHOWN
- 4) REMOVE COMMISSIONERS' NAMES TETENS & PATRO
- 5) ADD "FINAL R.O.W. PLAT" TO TITLE BLOCKS
- 6) OWNER SIGNATURE
- 7) CORRECT "BUFFALO SPEEDWAY" IN VICINITY MAP
- 8) ADD NOTE 8 "SIDEWALKS REQUIRED AT TIME OF DEVELOPMENT"
- 9) UPDATE DATE

FINAL RIGHT-OF-WAY PLAT - SHADOW CREEK RANCH VILLAGE PHASE ONE-B

- 1) REMOVE TETENS & PATRO FROM P & Z COMMISSION
- 2) ADD "FINAL RIGHT-OF-WAY PLAT" TO TITLE BLOCKS
- 3) OWNER'S SIGNATURE DATE
- 4) UPDATE

FINAL PLAT - SHADOW CREEK RANCH SF-2

- 1) COMPLETE RECORDATION INFO. ON ADJOINING TRACTS
- 2) OWNER'S SIGNATURE - DATE TO MATCH NOTARY SEAL
- 3) ADD NOTE 17 "LAND IS ZONED PUD AT TIME OF PLATTING"
- 4) ADD "FINAL PLAT" TO TITLE BLOCK - BOTH SHEETS
- 5) REMOVE TETENS AND PATRO FROM P & Z COMM.
- 6) PROVIDE 15' SIDE B.L. ON LOTS 11, 13, 20, BLOCK 1
- 7) USE C.O.F.P. BENCHMARK
- 8) EXTEND 10' W.S.E. ACROSS RESERVE "C" @ CUL-DE-SAC
- 9) REMOVE CONTOURS
- 10) PROVIDE DASHED LINE FOR 5' E.E. ON LOT 8, BLOCK 1

FINAL PLAT - SHADOW CREEK RANCH SF-3

- 1) FLIP FLOP STREET NAMES TO BE READABLE FROM BT-SIDE OF DRAWING
- 2) PROVIDE DEED BOOK REFERENCES FOR ADJOINING TRACTS.
- 3) USE C.O.F.P. BENCHMARKS
- 4) ADD "FINAL PLAT" TO TITLE BLOCK
- 5) REMOVE CONTOURS

FINAL PLAT - SHADOW CREEK RANCH SF-5

- 1) SHOW 10' W.S.E. ALONG CLEAR LAKE LOOP
- 2) 15' SIDE B.L. ON LOT 18 BLOCK 1
- 3) REMOVE "WITH 10' SIDE B.L." FROM NOTE 10
- 4) OWNER'S SIGNATURE TO AGREE WITH DATE OF NOTARY SEAL
- 5) REMOVE CONTOURS
- 6) ADD "FINAL PLAT" TO TITLE BLOCK
- 7) REMOVE PATRO & TETENS FROM P & Z COMM.
- 8) CHANGE NAME OF "CREEKSTONE STREET"
- 9) ADD ZONING NOTE 17

TOTAL	13.031

DOW CREEK RANCH

SF - 8A

13.031 ACRES

OF THE WILLIAM MORRIS SURVEY, ABSTRACT
T.C.R.R. CO. SURVEY, SECTION 4 ABSTRACT
675, BRAZORIA COUNTY, TEXAS

LOTS 3 RESERVES (0.257 AC.) 3 BLOCKS

JULY 20, 2001

SCALE: 1" = 100'

OWNERS:

AND INVESTMENTS, LIMITED PARTNERSHIP,
A NEVADA LIMITED PARTNERSHIP
ITS GENERAL PARTNER, M.M.L.B. CORP.

M. M. COLLINS, PRESIDENT

VEGAS BOULEVARD S. LAS VEGAS, NEVADA 89119 PH. (702)736-6151

JOB NO. 1545-0108A-006

ENGINEER:

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive
Suite 600
Houston, TX

Phone 713.953.5200
Fax 713.953.5026

~~2. SIMILAR STREET NAMES?~~

6. SIMILAR STREET NAMES?
NORTH ENCLAVE LAKE LN.

7. ARE APPROVED COUNTY
DWS. REQUIRED? PROVE IT.

8. OWNER'S SIG. PATEVS. / NOTARY
JEAR

ADOW CREEK RANCH

SF - 8A

13.031 ACRES

OF THE WILLIAM MORRIS SURVEY, ABSTRACT
E T. C. R. R. CO. SURVEY, SECTION 4 ABSTRACT
675, BRAZORIA COUNTY, TEXAS

LOTS 3 RESERVES (0.257 AC.) 3 BLOCKS

JULY 20, 2001

SCALE: 1" = 100'

OWNERS:

LAND INVESTMENTS, LIMITED PARTNERSHIP,
A NEVADA LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER, M.M.L.B. CORP.

M. M. COLLINS, PRESIDENT

5 VEGAS BOULEVARD S. LAS VEGAS, NEVADA 89119 PH. (702)736-6151

JOB NO. 1545-0108A-006

ENGINEER:

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026

P & Z
APPROVED w/ CORP.
8/20/01

ADD
EXTERNAL
RESERVATION
INFO

- 5. LOT SIZES?
- 6. MAKE 5' E.E. OUTSIDE OF 10' W.S.E. ON INSET A
- 7. PROVIDE PROOF OF NOTE NO. 13

FINAL PLAN

8. OFFICIAL B.M. (PEARLANDIST) A.M. ^{USE}

DOW CREEK RANCH

SF-8B 9. REMOVE NOTE 17.

8/20/01

14.313 ACRES

10. CONSTRUCTION DWG'S

OF THE WILLIAM MORRIS SURVEY, ABSTRACT THE T.C.R.R. CO. SURVEY, SECTION 4, ABSTRACT 675, BRAZORIA COUNTY, TEXAS

APPRO.

LOTS 4 RESERVES (0.356 ACRES) 3 BLOCKS

JULY 20, 2001

SCALE: 1" = 100'

OWNERS:

LAND INVESTMENTS, LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER, M.M.L.B. CORP.

M.M. COLLINS, PRESIDENT

VEGAS BOULEVARD S. LAS VEGAS, NEVADA 89119 PH. (702)736-6151

JOB NO. 1545-0108B-006

ENGINEER:

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive Suite 600

Phone 713.953.5200 Fax 713.953.5026

P. de Z
APPROVED w/COAR.
8/20/01

DOW CREEK RANCH SF-8B

14.313 ACRES

OF THE WILLIAM MORRIS SURVEY, ABSTRACT
THE T.C.R.R. CO. SURVEY, SECTION 4,
TRACT 675, BRAZORIA COUNTY, TEXAS

4 RESERVES (0.356 ACRES) 3 BLOCKS

JULY 20, 2001

SCALE: 1" = 100'

OWNERS:

AND INVESTMENTS, LIMITED PARTNERSHIP,
A NEVADA LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER, M.M.L.B. CORP.

M. M. COLLINS, PRESIDENT

VEGAS BOULEVARD S. LAS VEGAS, NEVADA 89119 PH. (702)736-6151

JOB NO. 1545-0108B-006

ENGINEER:

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026

SHEET 2 OF 2

17	S-02-35-11-E	40.09
18	S-87-11-56-W	50.00
19	N-02-35-11-W	39.91
20	S-87-11-56-W	79.91
21	N-02-48-04-W	50.00
22	S-87-11-56-W	80.09
23	S-86-59-02-W	50.00
24	N-86-59-02-E	50.00
25	N-87-19-17-E	24.83
26	N-87-19-17-E	15.06
27	N-02-35-11-W	15.32
28	N-02-35-11-W	18.95
29	N-87-19-17-E	4.88
30	N-02-35-11-W	65.00
31	S-02-48-04-E	81.80
32	N-02-35-11-W	90.00
33	S-47-37-57-E	6.52
34	N-02-48-04-W	81.71

NOTE 2

NOTE 5; ALSO B.C.R. FINAL PLAT

K VILLAGE ESTATES

SECTION FOUR

SUBDIVISION OF 13.5895 ACRES
 AND OUT OF THE H.T. & B.R.R. CO.
 SURVEY, A-509, CITY OF PEARLAND
 BRAZORIA COUNTY, TEXAS.

5 BLOCKS 1 RESERVE (1.464 ACRES)

AUGUST 10, 2001

SCALE: 1" = 100'

OWNERS:

DONMAR DEVELOPMENTS, L.L.C.

VICTOR A. BOTRIE, PRESIDENT

WITCHER DRIVE HOUSTON, TEXAS 77077 PH. (281-558-9697)

JOB NO. 1634-0204-M06

ENGINEER:

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive
 Suite 200

Phone 713.953.5000

P 22
 APPROVED w/corr
 8/20/01

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND TO BE HELD MONDAY, AUGUST 6, 2001, IN THE SECOND FLOOR CONFERENCE ROOM OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES

July 23, 2001

III. NEW BUSINESS

APPROVED
5-0
w/ comment

A. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Old Chocolate Bayou Subdivision, a subdivision of 8.236 acres, being the remenant of a 10.305 acre tract conveyed to James Medearis and Dorothy M. Medearis as recorded in clerk's file no. 93-017201 B.C.D.R. out of the H.T.&B. R.R. Co. Survey, Section 17, Abstract Number 242, Pearland, Brazoria County, Texas. *Comments on plat surveys.*

APPROVED
5-0
w/ comment

B. CONSIDERATION & POSSIBLE ACTION – Final Plat of Seventh Fairway Estate, 1.0376 acre tract out of W.D.C. Hall Survey Abstract No. 23, Pearland, Harris County, Texas.

APPROVED
5-0
w/ comment

C. CONSIDERATION & POSSIBLE ACTION – Final Plat of Savannah Trace Section One, a subdivision of 24.24 acres of land out of the A.C.H&B. Survey, A-403, Brazoria County, Texas. *(Recreation Trail - beame Eng/Attys. c.)*

APPROVED
5-0
w/ comment

D. CONSIDERATION & POSSIBLE ACTION – Final Plat of Savannah Parkway, Southern Oak Lane & Commercial Reserve No. 1, a subdivision of 24.24 acres of land out of the A.C.H. & B. Survey, A-403 & H.T.&B. R.R. Survey, A-280, Brazoria County, Texas. *(Comments on plat)*

APPROVED
5-0
w/ comment

E. CONSIDERATION & POSSIBLE ACTION – Final Plat of Savannah Commercial Reserve No. 2, A subdivision of 16.42 acres of land out of the A.C.H. & B Survey, A-403 & H.T.&B. R.R. Survey, A-280, Brazoria County, Texas. *(Comments on plat)*

IV. NEXT MEETING DATE:

August 13, 2001 (JPH & Regular Meeting) *ZONING*
August 20, 2001 (Regular Meeting)

V. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

(over)

A. TIA REV'D for Final Plat. LOTS 1 & 2 shall have mutual access. LOTS 3 & 4 shall have mutual access. Vicinity map must be corrected, w/ City limits. East Rd. dim. still do not add up. 25' E. REV'D ON OLD ch. Bayou. Final drainage plan, & corrected detention cases. required.

B. OK

C. Easement for recreation trail must be addressed. Add 6 street lights on S H 6.

D. Reserves A, B, C & D shall have mutual access easements. Add 6 street lights on S H 6. correct curve radii in legal (5' → 25') change 5 on S.E. to W.S.E. Add text, "Scale: 1" = 100'" to S scale bar

E. Reserves B, C & D shall have mutual access easements. Submit REVISED MASTER PLAN before any/Atty sign (change in use, Reserve E). "W.S.E." must be added. Add P.O.B. to map. Add street light & note

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND TO BE HELD MONDAY, JULY 2, 2001 AT 6:30 IN THE COUNCIL CHAMBERS OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES:

May 21, 2001	5-0	AD (MAD)
June 4, 2001	5-0	"
June 11, 2001	5-0	"

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 981

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from ~~classification Suburban Development District (SD)~~ to Commercial District (C) on the following described property, to-wit:

① All C
1-4
② C + 150 A.P.
5-0

1. Zoning Application No. 981

Legal Description: 23.846 acres, Lot 1-2, Block 20 and part Lot 4, Block 20: and 43.34 acres being Lots 1 and 3 and part Lots 2 and 4, Block 22 and all of Lot 1 and part of Lots 2 and 3, Block 23: and 19.22 acres being Lots 3 and 4, Block 21: all within the Allison Richey Gulf Coast Home Co. Suburban Gardens Subdivision, T.C.R.R., Section 4, A-675, Brazoria Co., Tx (Northwest corner of SH 288 and Broadway Street)

Owner: Pearland Freeway Partners, LTD/F. Carrington Weems II
909 Fannin Street, Suite 3205
Houston, Tx 77010

Agent: Wellington Stevens, III

23.846
43.340

67.186
19.22

86.406

APPROVED
5-0

B. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Cotton Farrington Subdivision

JK

Being a subdivision containing 0.6198 acre of land located in the West one-half of the Northwest, one – fourth of the Northeast, one – fourth of Section 15, H.T.&B.R.R. Co., Survey, A – 241 , City of Pearland, Brazoria County Texas

APPROVED
5-0

C. CONSIDERATION & POSSIBLE ACTION – Final Plat of Westfield Estates

JK

Being of 7.773 acres out of Lot 85, 1 Block, 6 Lots, George W. Jenkins Subdivision (Vol. 79, Pg. 617, B.C.D.R.), W.D.C. Hall League, A – 70 , City of Pearland, Brazoria County, Texas.

APPROVED
5-0

D. CONSIDERATION & POSSIBLE ACTION – Final Plat of J R G Subdivision

JK

Being a subdivision containing 0.7021 acres located in Section 5 1 Lot, 1 Block, H.T.&B.R.R. Co., A – 237, City of Pearland, Brazoria County, Texas.

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND TO BE HELD MONDAY, JUNE 18, 2001, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARINGS, IN THE COUNCIL CHAMBERS OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: May 21,2001

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 981

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Commercial District (C) on the following described property, to wit:

1. Zoning Application No. 981

Legal Description: 23.846 acres, Lot 1-2, Block 20 and part Lot 4, Block 20: and 43.34 acres being Lots 1 and 3 and part Lots 2 and 4, Block 22 and all of Lot 1 and part of Lots 2 and 3, Block 23: and 19.22 acres being Lots 3 and 4, Block 21: all within the Allison Richey Gulf Coast Home Co. Suburban Gardens Subdivision, T.C.R.R., Section 4, A-675, Brazoria Co., Tx (Northwest corner of SH 288 and Broadway Street)

Owner: Pearland Freeway Partners, LTD/F. Carrington Weems II
909 Fannin Strret, Suite 3205
Houston, Tx 77010

Agent: Wellington Stevens, III

APPROVED
4-0

B. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Springbrook Section 2 at Silverlake.

A subdivision of 86 Lots, 7 Reserves (3.0869 acres), 4 Blocks, 28.5529 acres of land out of the R.B. Lyle Survey, A-539, and the A.C.H.&B. R.R. Co. Survey, Section 87, A-415, City of Pearland, Brazoria County, Texas.

- ① 100' STRIP TO BE DE-ANNEXED TO 1' ("de minimus") by Final Plat
- ② CR 90 & SOUTHWALK DR. TO COMPLETE WITH THIS PLAT
- ③ PARK FEES W/ FINAL

APPROVED
4-0

C. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Cabot Cove Section One

- ① OUTFALL & DETENTION POND MUST COMPLETE W/ SEC ONE
- ② TIA MUST BE APPROVED WITH FINAL PLAT
- ③ EXTERIOR EASEMENT RECORDATION NUMBERS ON FINAL PLAT
- ④ PARK FEES DUE FINAL PLAT

A subdivision of 36.007 acres located in the H.T. & B.R.R. Co. Survey A-508, 100 Lots, 10 Reserves (8.457 acres) and 5 Blocks in the City Of Pearland, Brazoria County, Texas.

APPROVED
4-0

D. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Park Village Estates Section Five

- ① CORRECT STREET NAMES (NELSON → FITE, ADD "MAIN") ON FINAL PLAT
- ② TBM DATA ON FINAL PLAT
- ③ EXT. EASEMENT RECORDING NOS ON FINAL PLAT
- ④ PARK FEES DUE W/ FINAL PLAT

A subdivision of 63 Lots, 3 Blocks, 2 Reserves (0.558 acres), 13.343 acres of Land out of the H.T.&B.R.R. Co. Survey, A-509, City of Pearland Brazoria County, Texas.

APPROVED
4-0

E. CONSIDERATION & POSSIBLE ACTION – Final Plat of D A S Group, L.L.C. Subdivision.

READY TO SIGN

Being a subdivision containing 2.5000 acres, 2 Lots, 1 Block located in the H.T.&B.R.R. Co. Survey, A – 242, City of Pearland, Brazoria County, Texas.

APPROVED
4-0

F. CONSIDERATION & POSSIBLE ACTION – Final Plat of Sunrise Lakes Section Four.

- ① REMOVE LAST SENTENCE OF NOTE 9
- ② LOMR MUST BE SUBMITTED TO C.O.P. BEFORE ENG. & ATTY. SIGN PLAT

A subdivision of 34.94 acres of land being a partial replat of Allison Richey Gulf Coast Home Company Subdivision, Section 20, (Being part of lots 11,12,13,26 & all of lot 27) out of the H.T.&B.R.R. Co. Survey, A -506 & the John Maxey Survey, A-721, City of Pearland, Brazoria County, Texas.

IV. NEXT MEETING DATES:

June 25, 2001 (Regular Meeting)

V. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND TO BE HELD MONDAY, JUNE 4, 2001, IN THE COUNCIL CHAMBERS OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: May 21, 2001

III. NEW BUSINESS

- 4-0 APPROV ✓ **A. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of the Fairways at Highland Glen Section One, a subdivision of 47.9945 acres out of the D.H.M. Hunter Survey, A – 76, City of Pearland, Brazoria County, Texas.
NOTES ON PLAT
- 4-0 APPROV ✓ **B. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of the Fairways at Highland Glen Section Two, a subdivision of 39.7827 acres out of the D.H.M. Hunter Survey, A – 76, City of Pearland, Brazoria County, Texas.
- 4-0 APPROV ✓ **C. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of the J.R.G. Subdivision, being a subdivision of 0.7021 acres, located in Section 5, H.T. & B.R.R. Co., A – 237, City of Pearland, Brazoria County, Texas.
- 4-0 APPROV ✓ **D. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of the Park Village Estates Section Four, a subdivision of 13.5895 acres of land out of the H.T. & B.R.R. Co. Survey, A – 509, City of Pearland, Brazoria County, Texas.
- 4-0 APPROV ✓ **E. CONSIDERATION & POSSIBLE ACTION** - Preliminary Plat of the Seventh Fairway Estate, a subdivision 1.0376 acre tract out of W.D.C. Hall Survey, A – 23, City of Pearland, Harris County, Texas.
- 4-0 APPROV ✓ **F. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of the Shadow Creek Ranch SF – 7A, a subdivision of 13.007 acres being out of the T.C.R.R. Co. Survey, Section 4, A – 675 and Section 3, A – 678, City of Pearland, Brazoria County Texas.
- 4-0 APPROV ✓ **G. CONSIDERATION & POSSIBLE ACTION** - Preliminary Plat of the Shadow Creek Ranch SF – 7B, a subdivision of 18.907 acres being out of the T.C.R.R. Co. Survey, Section 4, A – 675 and Section 3, A – 678, City of Pearland, Brazoria County Texas.
- 4-0 APPROV ✓ **H. CONSIDERATION & POSSIBLE ACTION** - Preliminary Plat of the Shadow Creek Ranch SF – 9A, a subdivision of 20.893 acres being out of the T.C.R.R. Co. Survey, Section 4, A – 675, and William Morris Survey, A – 344 City of Pearland, Brazoria County, Texas.

COMMENTS ON PRELIMINARY PLAT C 152:

- A) 1. INCLUDE TOWN DITCH LAYOUT DESIGN w/ FINAL PLAT STAFF REVIEW
2. ALL EXTERIOR EASEMENTS & R/W MUST HAVE RECORDING INFO ON FINAL
3. Move study West Lane 110' (MIN) NORTH, or 150' SOUTH (LINGUAM/D/W calculate)
4. Add "(ORD. 509-489)" to Note 15 on FINAL
- B) SAME AS "A)", PLUS change SURVEYOR'S STATEMENT TO SAY PERIMETER CORNERS ARE SET...
- C) REMOVE NAME, "RANDY PATRO" FROM FINAL PLAT
- D) 1. REMOVE NAME "RANDY PATRO" " " "
2. FILE US. RES'D, ON ALL EXTERNAL EASEMENTS & E/W ON FINAL PLAT
3. ADD NOTE 14. ON FINAL PLAT ("LAND IS ZONED R-3 AT TIME OF PLATTING")
- E) 1) REMOVE NAME, "RICHARD TETELS" FROM FINAL PLAT
2) MAKE CITY LIMIT LINE SOLID, CONTINUOUS, ON URILITY MAP, FINAL PLAT
3) ADD NOTE 13 ON FINAL PLAT ("LAND IS ZONED R-1 AT TIME OF PLATTING")
- F) 1) ALL EXTERIOR EASEMENTS MUST HAVE RECORDING US. ON FINAL PLAT.
2) 14' BL ON BACKLOT IS NOT ALLOWED. REMOVE ALL REAR LOT BL'S ON FINAL PLAT
3) ADD (to NOTE 11): "NO LOTS SHALL HAVE DIRECT ACCESS TO SANITARY CITY,
4) REMOVE NAMES, "RICHARD TETELS" & "RANDY PATRO" FROM FINAL PLAT
5) ADD NOTE 17 ("LAND IS ZONED PUD AT TIME OF PLATTING") ON FINAL PLAT
- G) SAME AS F), plus change "11" in NOTE 12 to "14." ON FINAL PLAT
- H) 1) SAME AS E) & F), plus DO NOT USE "RIVERMIST"
2. CHANGE 10' BL TO 15' BL on LOTS 16 & 21, BL 1, & LOT 14, BL 2 ON FINAL PLAT
- I) 1. USE "COURT," NOT "CIRCLE" for cul-de-sac on Final PLAT
2. CHANGE "SUNRISE" TO SOMETHING else on Final PLAT
3. REMOVE ALL REAR LOT B.L.'s on Final PLAT
4. ALL EXTERIOR EASEMENTS MUST HAVE RECORDING INFO ON FINAL PLAT
5. CHANGE 10' BL TO 15' BL on LOTS 18 & 25, BL 1; LOT 59, BL 2; & LOTS 4 & 10, BL 3 on Final PLAT
6. REMOVE NAMES "RICHARD TETELS" & "RANDY PATRO" ON FINAL PLAT.
7. ADD NOTE 17 ("LAND IS ZONED PUD AT TIME OF PLATTING") TO FINAL PLAT
- J) 1. REMOVE NAMES "RICHARD TETELS" & "RANDY PATRO" FROM FINAL PLAT.
2. ADD NOTE 12 ("LAND IS ZONED PUD AT TIME OF PLATTING") TO FINAL PLAT
3. TWO CONTOURS MINIMUM ON PUD PLATS.

APPROVED
3-1

I. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of the Shadow Creek Ranch SF – 9B, a subdivision of 41.525 acres being out of the T.C.R.R. Co. Survey, Section 4, A - 675, Section 3, A – 678, and the William Morris Survey, A – 344, City of Pearland, Brazoria County, Texas.

APPROVED
4-0

J. CONSIDERATION & POSSIBLE ACTION – Preliminary Right – of – Way Plat of Shadow Creek Ranch / Sapphire Bay Drive, a subdivision of 2.414 acres being out of the T.C.R.R. Co., Survey Section 3, A – 678, and the B.R.R. Co. Survey, Section 82, A – 565, City of Pearland, Brazoria County, Texas.

IV. NEXT MEETING DATES:

June 11, 2001 (JPH & Regular Meeting)
June 18, 2001 (Regular Meeting)

V. ADJOURNEMENT

This site is accessible to disabled individuals. For special assistance, please call Young Loring at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND TO BE HELD MONDAY, MAY 21, 2001, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARINGS, IN THE COUNCIL CHAMBERS OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: May 7, 2001

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 979

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Single Family Dwelling District (R-2) to Mobile Home District Planned Unit Development (MH PUD) in the following described property, to wit.

1. Zoning Application No. 979

Legal Description: Lot 15, H. T. & B. R. R. Co. survey, Section 6, A-544, Brazoria Co., TX, according to the map or plat thereof recorded in Vol. 136, pg 501, deed records of Brazoria Co., TX (13260 Hatfield)

Owner: Douglas Wayne Stahlheber
13811 Eiker Road
Pearland, TX 77581

B. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of The Village at Pearland Section Seventeen, a subdivision of 10.00 acres of land out of H.T. & B. R.R. Co. Survey, A- 242, City of Pearland, Brazoria County, Texas.

NOTES on plat & next page.

G. CONSIDERATION & POSSIBLE ACTION - Final Plat of Crosspoint Fellowship Church out of Lot 72 and Lot 73, Zychlinski subdivision of 15.000 acres of land out of H.T. & B.R.R. Co. Survey, A-233, R.B. Lyle Survey A-542, (Vol. 29, Pg. 43, B.C.D.R.), City of Pearland, Brazoria County Texas.

B. CONSIDERATION & POSSIBLE ACTION – Final Plat of West Side Plaza Tract II, Section One, a subdivision of 5.89 acres of land out of Reserve A of

*4-D
10/5/01*

PASSED

*AMMO
4-1*

*AMMO
5-0*

*AMMO
5-0*

① Add NOTE # 12. Property is zoned General Business at time of platting. Reserve Commission notes: Randy Pabo, Richard Tatars.

EXTRA 10' U.S. PROPERTY IS
ZONED Neighbored services
at time of platting."

Remove "Nandy Palto," "Richard Tetens,"

Corrigan Addition, in (Vol.17, Pg. 259), City of Pearland, Brazoria County Texas.

Minor notes, commissions name corrected

IV. NEXT MEETING DATES:

June 4, 2001 (Regular Meeting) NO JPAKET

V. ADJOURNEMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

The Village at Pearland:

1. TIA indicates non-compling drive-way
2. dedicatory statement req'd. on final
3. revise surveyors statement on final
4. Add 10' U.S. (near lot line Block 4 across Palmetto to CR89
5. Add Note "18. Property is zoned PUD at time of platting."
6. correct note "15. 50' use and access easement to all public & private utilities and government services."
7. correct note 14: insert "direct" between "have," and "access."

① Villa Verde see 283 (2) Villa Verde Pearlend } HAVE REVISED VIKTORIN signs

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND TO BE HELD MONDAY, MAY 7, 2001, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARINGS, IN THE COUNCIL CHAMBERS OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

8:07

I. CALL TO ORDER

II. APPROVAL OF MINUTES:

April 2, 2001 (corrected)
April 16, 2001
April 23, 2001

APPROVED 6-0

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 976 AND SPECIFIC USE NOS. 93

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District with a Specific Use for a model home park (GB(S)) on the following described property, to wit:

minutes to APPROVED 6-0

1. Zoning Application No. 976 and Specific Use Nos. 93

SCHENNER spoke, wants "clean up" language

Legal Description: 2.2055 acres out of the J. Crowley Survey, A-174, Brazoria Co., TX, on the easterly side of State Highway 288, Brazoria Co., TX (South Highway 288 frontage road)

Owner: Powers/Parker, L.L.C.
5323 Caroline
Houston, TX 77004

SOUTHWYCK - APPROVED 6-0
STONE, MAX, REID - DENIED 6-0

Agent: Lou Corte



B. CONSIDERATION & POSSIBLE ACTION – AMENDMENTS TO THE THOROUGHFARE PLAN, SOUTHWYCK BOULEVARD, REID ROAD, MAX ROAD, AND STONE ROAD.

minutes to APPROVED 6-0

To consider amendments to the Thoroughfare Plan (Figure 7.2), Southwyck Boulevard, Reid Road, Max Road and Stone Road, of the City of Pearland Comprehensive Plan Ordinance.

APPROVED 6-0

C. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Villa Verde Sections Two and Three, being 58.8857 acres of land out of the W.D.C. Hall Survey, Abstract No. 23, Harris County, Texas.

→ mylar to Bob Merlow to correct.

Chairman's signature w/11 out of 12 changes made.
change mylar before Chamber sig

SEE (OVER)

VILLA VERDE SEES ~~ONE~~ TWO & THREE

1. RECORDING INFO ON EXTERIOR U.E.'S must be on FINAL plat
2. Unacceptable TBM change on Final Plat
3. Reserve NOT shown
4. TIA IS REQ'D. Approval of FINAL is contingent upon TIA approval
5. 20' B.C. on side lot lines of corner lots is not req'd.
6. Show P.O.B.
7. Contours are still illegible
8. Street name is missing

APPROV.
5-1

E. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Bellavita at Green Tee Section Two, being a subdivision of 25.4528 acres of land out of the W.D.C. Hall Survey, A-23, City of Pearland, Harris County, Texas.

Comments on Plat

APPROV.
5-1

F. CONSIDERATION & POSSIBLE ACTION - Final plat of West Oaks Village Section Four, Being 23.3333 acres of land located in the H.T.&B. R.R. Company Survey, A-241, Pearland, Brazoria County, Texas.

Comments on Plat

TIBD
3-3

G. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of The Village at Pearland, 10.00 acres out of the Southwest 1/4 of the Northwest 1/4 Section 17, HT&B RR Co. Survey, Abstract No. 242.

REUSE PLAT before change sig. NOTES ON PLAT

APPROV.
6-0

H. CONSIDERATION & POSSIBLE ACTION - Final Plat of Exxon - F.M. 518 and F.M. 865, a subdivision of 1.606 acres of land out of the H.T.&B. R.R. Company Survey, Section 20, Abstract Number 506, Pearland, Brazoria County, Texas.

NOTES ON PLAT: change "Emil Beltz" to Robert Scherer

APPROV.
5-1

I. CONSIDERATION & POSSIBLE ACTION - Partial Amending Plat of Cinema Trucks, Inc. Subdivision, Tract "C", Magnolia Industrial Sites.

correct Beltz to Scherer, add

J. DISCUSSION ITEM - Discussion regarding Hatfield Road MH-PUD.

"PURPOSE"

IV. NEXT MEETING DATES:

May 14, 2001 (JPH & Regular Meeting)
May 21, 2001 (JPH & Regular Meeting)

*NOTE!
"THE PURPOSE OF THIS AMENDING PUA IS TO CREATE LOTS 1 & 2, BLOCK 1."*

V. ADJOURNEMENT

This site is accessible to disabled individuals. For special assistance, please call Young Loring at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

- BELLAVITA @ GREEN TEE SEC TWO (LOOP)
1. MUST HAVE NEW WATER SUPPLY FROM SOUTH of Clear Creek
 2. STREET LIGHTING AGREEMENT TO COVER EXCESS STREET LIGHTS
 3. EXT. EASEMENTS NEED RECORDING INFO ON FINAL PLAT
 4. SIDE LOT UE'S ~~must~~ be 8' & 8', ∴ EXT. UE. on S. BOY. MUST NOT be 7' & 7'.
 5. correct line weight for City Limits @ Clear Creek in Vicinity Map

WEST OAKS VILLAGE SEC 4

1. "RESERVE B" IS NOT A "RESERVE". IT IS DEDICATED ROW.!
2. CORRECT 4' OAKS CLUB RESERVE (ACRESAGE) & ENLARGE IT INTO 10' R/W ("RESERVE B")

NOTE 14.

3. ^{NOTE 14.} Change "Circle" to "Drive". Add "All lots are deemed direct access to Fite Road"

4. Update plat date

5. Eng. will not sign plat until envr. dump are approved (traffic circle reqd. @ Adella Ct.)

6. Change "Beltz" to Schuna

7. Tod Looco to Todd Looco

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND TO BE HELD MONDAY, APRIL 16, 2001, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARINGS, IN THE COUNCIL CHAMBERS OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

7:00 PM

- I. CALL TO ORDER**
- II. APPROVAL OF MINUTES:** April 2, 2001

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 976 AND SPECIFIC USE NO. 93

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District with a Specific Use for a model home park (GB(S)) on the following described property, to wit:

- 1. Zoning Application No. 976 and Specific Use Nos. 93
- Legal Description: 2.2055 acres out of the J. Crowley Survey, A-174, Brazoria Co., TX, on the easterly side of State Highway 288, Brazoria Co., TX (South Highway 288 frontage road)
- Owner: Powers/Parker, L.L.C.
5323 Caroline
Houston, TX 77004
- Agent: Lou Corte

6-0

B. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Brazoria County M.U.D. 21 Detention Reserve & Wastewater Treatment Plant, being 21.3 acres of land containing two reserves in one block, out of the A.C.H.&B. Survey, A-403 & J.S.. Talmadge Survey, A-562 & also being a partial replat of Iowa Colony (Vol. 2, Pg. 81, B.C.P.R.), Brazoria County, Texas.

AS PRESENTED

5-0

1 abstain (Kandy)

C. CONSIDERATION & POSSIBLE ACTION – Final Plat of Park Village Estates Section Three, a subdivision of 13.581 acres of land out of H.T.&B. R.R. Co. Survey, A-509, City of Pearland, Brazoria County, Texas.

10' SIDING B.L. on corner lots not allowed until 2nd reading of new Land Use Ordinance revisions (Sched. for April 23, 2001) Held UNTIL PASSED.

1. Check AGAINST HEADLINE NUMBER
2. 10' Sideyard B.L. on corner lots - must await 2nd reading 4/23 of L.O. Amendment - Hold Eng./Atty
3. All contact persons
4. Correct P&Z names

4-0
2 Assistant

D. CONSIDERATION & POSSIBLE ACTION – Final Plat of Parks at Wainut Bend Section One, being a subdivision containing 85.7470 acres located in the H.T.&B. R.R. Survey, A-239, City of Pearland, Brazoria County, Texas.

(Handwritten initials)

E. DISCUSSION ITEM – Discussion with staff regarding a date to meet with the City Attorney regarding Powers and Duties of the Planning and Zoning Commission. *Next Mtg.*

(Handwritten initials)

F. DISCUSSION ITEM – Discussion with staff regarding the new schedule for Joint Public Hearing and Regular P&Z Meetings.

IV. NEXT MEETING DATE:
 May 7, 2001 (JPH & Regular Meeting)
 May 14, 2001 (JPH & Regular Meeting)
 May 21, 2001 (Regular Meeting)

V. ADJOURNMENT

Pearland, TX 77584

2. Zoning Application No. 970

Legal Description: .285 acres of land in Lot 26, Figland Orchard Subdivision, Section 13, H. T. & B. R.R. Co. Survey, A-240, Brazoria Co., TX, according to the plat recorded in Vol. 3, pg 77, plat records of Brazoria Co., TX (Fite Road)

Owner: Julian Bejarano
5625 Fite Road
Pearland, TX 77581

Agent: Yolanda Bejarano

C. CONSIDERATION & POSSIBLE ACTION – Amendments to the Land Use and Urban Development Ordinance.

Consider amendments to the following sections of the Land Use and Urban Development Ordinance:

Section 2.1.1), Zoning Map
Section 2.3., Zoning Changes
Chapter 3, Definitions
Section 6.4.2.(c), Section 7.4.2.(a), Section 8.4.2.(a), Section 9.4.2., Yard Requirements
Section 11.3.2, Minimum Dwelling Unit Size
Section 15.4.2.(a), Outdoor Activities and Uses
Section 22.1., Landscape and Building Facade Regulations
Section 22.6, Building Facades
Section 23.2(f), Use Regulations
Section 24.1.(3)(f)2., Section 24.1.(3)(j), Section 24.1.(3)(M), Signs requiring permits
Section 24.4.(1), Height Restrictions
Section 24.15, Replacement or Repair of Sign
Section 24.17(5), Builder/Subdivision and Subdivision Identification Signs
Section 24.18(6), Section 24.18(7), Use of Banners
Section 24.20, Offense
Section 29.2.D, Powers
Section 29.3, Hearing
Section 29.5, Posting Property for Variance Requests
Section 33.4, Public Hearing-City Council
Section 33.7, Posting Property for Zoning Changes
Table III, Schedule of Uses
Table VI, Schedule of Off-Street Parking Standards
Exceptions 2

Exceptions 4
Special Provisions

D. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Bellavita at Green Tee Section Two, being a subdivision of 25.4528 acres of land out of the W.D.C. Hall Survey, A-23, City of Pearland, Harris County, Texas.

Variance Requests:

1. To allow usage of a 10' building setback adjacent to the side street of the following corner lots:
 - a. Block 1, Lot 3, Lot 16, Lot 35, and lot 40.
 - b. Block 3, Lot 12.
 - c. Block 5, Lot 5 and Lot 6.

2. To allow usage of a 3' building setback for the following lots:
 - a. Block 1: Lots 1, 26, 27, 39, and 40.
 - b. Block 2: Lot 1.
 - c. Block 3: Lot 1.
 - d. Block 4: Lot 1 and Lot 16.
 - e. Block 5: Lot 1 and Lot 10.

E. CONSIDERATION & POSSIBLE ACTION – Final Plat of Leazer Estates, being a 7.066 acre tract of land out of Lot 41, Sec. 19, H.T.&B. R.R. Co., Abstract No. 243, Deed Records, Brazoria County, Texas. *As requested*

F. CONSIDERATION & POSSIBLE ACTION – Amending Plat of Rehoboth Acres.

G. CONSIDERATION & POSSIBLE ACTION – Potential Park Land Acquisition proposed by Mr. Clinton Wong.

H. DISCUSSION ITEM - Development standards for a Planned Unit Development (PUD).

IV. NEXT MEETING DATE: April 16, 2001 (JPH & Regular Meeting)
May 7, 2001 (JPH & Regular Meeting)

V. ADJOURNMENT

*Motion to
Not Approve
NO 2-0
Motion to
TABLE
6-0*

*Motion
to Approve
6-0
Motion
to Approve
5-0
1 2nd action*

C.

ELEVATION
TO CHANGE FROM 1973 ADJ. TO 1987
ADJ. SUBTRACT 1.25'

ON SITE T.B.M.

SET 3/4" IRON ROD AT THE FOLLOWING
LOCATION:
145.2551' MEASURED ALONG THE C/L OF
SCARSDALE BLVD. FROM THE POINT OF
INTERSECTION WITH BELLAVITA DR. C/L,
59.2983' MEASURED ALONG A LINE
PERPENDICULAR TO C/L OF SCARSDALE
BOULEVARD FROM THE 145.2551' POINT
DESCRIBED PREVIOUSLY.
ELEV. 37.00

100-YR B.F.E.

100-YEAR BASE FLOOD ELEVATION IS 35.00
BASED ON INFORMATION OBTAINED FROM FLOOD
INSURANCE RATE MAP NUMBER 48201 C 1065 K,
REVISED APRIL 20, 2000. APPROXIMATE LOCATION
OF B.F.E. 35.00 IS SHOWN ON THE VICINITY MAP.

34.20

33.90

33.60

DEVELOPMENT, LTD.
D 204.5101 AC.
S. NO. T464162

PRELIMINARY PLAT OF

BELLAVITA AT GREEN TEE SECTION TWO

BEING A SUBDIVISION OF 25.4528 ACRES OF LAND

OUT OF THE W.D.C. HALL SURVEY, A-23

CITY OF PEARLAND, HARRIS COUNTY, TEXAS

3 LOTS 5 BLOCKS 9 RESERVES (0.6426 ACRES)

DATE: MARCH, 2001 SCALE: 1" = 100'

ENGINEER:

CENTURY ENGINEERING, INC.

3030 SOUTH GESSNER, SUITE 100, HOUSTON, TEXAS 77063

PH. (713) 780-8871 FX. (713) 780-7662

EDDIE A. TAHER

C.E.I. JOB NO. 98017-01.2

SURVEYOR:

GARALD E. MUNGER, JR.

3030 SOUTH GESSNER, SUITE 100, HOUSTON, TEXAS 77063

PH. (713) 780-8871 FX. (713) 780-7662

OWNER:

GREEN HOLLOW, LTD.

RENEE L. WEST, PRESIDENT

6302 BROADWAY, SUITE 250, PEARLAND, TEXAS 77581

PH (281) 997-1500 FX. (281) 997-2886

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND TO BE HELD MONDAY, MARCH 19, 2001, AT 6:30 P.M. IN THE COUNCIL CHAMBERS OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: March 5, 2001

III. NEW BUSINESS



A. CONSIDERATION & POSSIBLE ACTION – Final Plat of Silverlake Power Center, a subdivision of 54.4837 acres of land out of the R.B. Lyle Survey, Abstract No. 539, H.T.&B. R.R. Co. Survey, Abstract No. 300, Brazoria County, Texas. contingent upon approval of T.I.A. – Hold Engr. & Atty Sigs. UNTIL TIA IS APPROVED.

AMM 5-0

→ WHERE IS TIA (RANDALLS)?

B. CONSIDERATION & POSSIBLE ACTION – Final Plat of Joseph's Gulf Coast Grille Section One, being 2.5633 acres of land located in the H.T.&B. R.R. Co. Survey, A-241, Brazoria County, Texas. Approved as submitted

AMM 5-0

C. CONSIDERATION & POSSIBLE ACTION – Final Plat of Barclay Place, a subdivision of 9.5268 acres situated in Section 12 of the H.T.&B. Railroad Company Survey, Abstract No. 508, Pearland, Brazoria County, Texas. (Previously approved on 02/05/01)

AMM 5-0

Handwritten note: "Hand submitted - correct commission name, & office before recording."

D. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Southdown Section Fourteen Townhomes, a replat of 11.91 ac. Southdown Commercial Reserve, Tract "C" in Vol. 20, Pg. 227-228, B.C.P.R. out of the J. Crawley Survey, Abstract 174, Brazoria County, Texas. LOT WIDTH, 10' ALG. SETBACK NOT ACCEPTABLE (also need more lot line dimensions call)

DEEMED 3-2 (CROSS OUT VIKTORIA'S APPRO. SIG.)

Variance Request:
1. Use of a 10-foot aggregate setback between duplexes.

E. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of West Side Plaza Tract II, A 0.846 acre tract out of a tract "A" of the West Side Plaza, a subdivision of 5.89 acres out of Reserve A of Corrigan Addition, Section One, Pearland, Texas, according to map or plat recorded in Volume 17, Page 259 of the Plat Records of Brazoria County, Texas.

AMM 5-0

Handwritten note: "correct Viktoria name (add 'H.') on final plat"

F. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of D A S Group, L.L.C. Subdivision, being a subdivision containing 2.5000 acres

AMM 5-0

Handwritten calculations:

8000	43560	1	4800
4	35200		
<u>35,200</u>	<u>8,360</u>		

located in the H.T&B. R.R. Co. Survey, A-242, City of Pearland, Brazoria County, Texas. *For Final, need more detail on corner access D/W*

*APPROVED
5-0*

G. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-3, 30.985 acres, being out of the William Morris Survey, Abstract 344, and the T.C.R.R. Co. Survey, Section 4 Abstract 675, and the T.C.R.R. Co. Survey, Section 3 Abstract 678, Brazoria County, Texas.

ADD 4 streetlights, depending on # of driveway easements, correction of sidewalk setback, & park fee waiver document be on plat notes

*APPROVED
5-0*

H. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF - 8A, 13.031 acres, 13.031 acres, being out of the William Morris Survey, Abstract 344 and the T.C.R.R. Co. Survey, Section 4 Abstract 675, Brazoria County, Texas.

SAME COMMENTS AS "G" ABOVE (EXCEPT NO. OF STREET LIGHTS)

*APPROVED
5-0*

I. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Shadow Creek Ranch SF – 8B, 14.313 acres, being out of The William Morris Survey, Abstract 344 and the T.C.R.R. Co. Survey, Section 4, Abstract 675, Brazoria County, Texas.

SAME COMMENTS AS "H" ABOVE

*APPROVED
5-0*

J. CONSIDERATION & POSSIBLE ACTION – Partial Amending Plat of Block 2, Tract 4 of Ryan Acres, 3.2126 acres, being all of Tract 4, Block 2 of Ryan Acres Subdivision as recorded in Volume 9, pages 23 & 24 of the Brazoria County, Texas.

Approved as submitted

REMOVED

K. CONSIDERATION & POSSIBLE ACTION – Variance Request by owner, Donmar Developments, LP, regarding the construction of sidewalks along McLean Rd. and Bailey Rd.

L. DISCUSSION ITEM – Development standards for a Planned Unit Development (PUD).

IV. NEXT MEETING DATE: April 2, 2001 (JPH and Regular Meeting)

V. ADJOURNMENT

AGENDA – NOTICE OF A REGULAR MEETING AND A WORKSESSION OF THE PLANNING AND ZONING COMMISSION AND PARKS BOARD OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, FEBRUARY 19, 2001, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARINGS, IN THE SECOND FLOOR CONFERENCE ROOM OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. WORKSESSION

- A. WORKSESSION & DISCUSSION REGARDING THE PROPOSED VILLAGES AT MARY'S CREEK PLANNED UNIT DEVELOPMENT. *PASTORAL PROJECT***
- B. WORKSESSION & DISCUSSION REGARDING THE PROPOSED VILLAGE GROVE R-2 PLANNED UNIT DEVELOPMENT.**

III. PARKS BOARD ADJOURNS INTO REGULAR BUSINESS MEETING – (See separate agenda posting)

1st
IV. PLANNING AND ZONING COMMISSION ADJOURN INTO REGULAR BUSINESS MEETING

V. APPROVAL OF MINUTES: February 5, 2001

VI. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 970

67.2 = R3
Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District ~~(R-1)~~ *(R-3)* on the following described property, to wit:

Zoning Application No. 970

Legal Description: .285 acres of land situated in Lot 26, Figland Orchard Subdivision, Section 13, H. T. & B. R.R. Co. survey, A-240, Brazoria Co., TX, according to the plat records in Vol. 3, pg 77, Brazoria Co., TX (Fite Road)

Owner: Julian Bejarano
5625 Fite Road
Pearland, TX 77581

Agent: Yolanda Bejarano

*Notice to Admin
conting
upon city
R-1 criteria
in fact
(frontage)*

VILLAGES @ MARK'S CREEK WORKSTATION -

- GATED, private streets
- no connections to S Hwy 60
- creekside to public trail
- R-1 (PUD)
- crushed granite trail system for credit (HOA MAINTAINED)
- against park ded. / fee reqts. (wrought iron fence)
- perimeter fence is wood fence behind 20' open space (drainage)

25' TRAIL E/W

PARKS WANTS PCC trails

Village Grove R-2 PUD

70'-60' lots between O'boy & Hatfield, S. of collision farm

115' Loop

Floodway & floodplain,
NO TREES,
NO TRAFFIC w/ Parks, will follow w/ fees
185 lots (1.85 acres, not enough)
28' setback w/ attached garage
20' setback w/ swing garage
(GIVING SMALLER LOTS)

B. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 316

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-2) on the following described property, to wit:

Zoning Application No. 316

Legal Description: Lot 6, Block 1, Buena Vida Subdivision, H. T. & B. R.R. Co. survey, A-240, according to the map records of Brazoria Co., TX (5725 Cantu)

Owner: Rafael Salazar and George Salazer
5725 Cantu
Pearland, TX 77581

*motion to 5-0
approve
conting. upon
lot mtg. criteria
for R-2*

10' WIDTH?

*APPROVED, BACK TO JOINT SESSION WORKSHOP
APPROVED 6-0*

C. CONSIDERATION & POSSIBLE ACTION – Amending plat of A Final Plat of Autumn Lake Section One, A Subdivision of 79.6121 acres located in the H.T.&B. R.R. Co. Survey, Abstract 304, Pearland, Brazoria County, Texas.

APPROVED AS SUBMITTED.

APPROVED 6-0

D. CONSIDERATION & POSSIBLE ACTION – Amended Final Plat of Villa D'Este Section One, being a subdivision of 17.6630 acres of land out of the W.D.C. Hall Survey, A-23, City of Pearland, Harris County, Texas.

SIGNATURES OF OWNERS & ATTESTS

APPROVED 6-0

E. CONSIDERATION & POSSIBLE ACTION – A Final Plat of Worden Estates, 23.750 acres out of H.T.&B. R.R. Company Survey No. 29, Abstract 292, Pearland, Brazoria County, Texas.

*change 10' U.E. BACK TO 14' U.E.,
OWNERS & ATTESTS SIGNATURES*

APPROVED 4-2

F. CONSIDERATION & POSSIBLE ACTION – A Final Plat of Waterbury Estates Section 3 at Silverlake, a subdivision of 10.5621 acres of land being a replat of unrestricted reserve "C" of Waterbury Estates Section 2 at Silverlake as Recorded in Volume 21, pages 167 & 168 of the Brazoria County Plat Records out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.

update correct commissioner's names, hold Engr/Atty, Scj until 2nd reading of calendar which 2/26/01

Variance Request:

- 1. Use of cul-de-sacs greater than 600-feet in length.

(those that are outside of plat body)

APPROVED 6-0

G. CONSIDERATION & POSSIBLE ACTION – A Final Plat of Pearland Farms Section One, 25.1037 acres out of Section 12 in the H.T.&B. R.R. Co. Survey, Abstract No. 508, Brazoria County, Texas.

*① remove 10' WSE's, correct plat body calls to agree w/ M&B
② change 14 to 22 street light*

APPROVED 6-0

H. CONSIDERATION & POSSIBLE ACTION – A Preliminary Plat of Savannah Commercial Reserve No. 2, being 16.43 acres of land containing six reserves in two blocks out of the A.C.H.&B. Survey, A-403 & H.T.&B. R.R. Survey, A-280, Brazoria County, Texas.

*ADD NOTES for Final Plat (see plat)
① City Limits Line in Vicinity Map ② MUST SHOW ALL EXISTING TOTO, INCL. edge of existing road, ditches, power poles, etc. ③ Unrecorded external 8' U.E. ④ Remote TBM
B.C. MUD-21 Plat. Plat.
① NAE 83 ② HOLD APPROVALS ③ TIA ④ 1-1 from 251 to 251 (251/251)*

APPROVED
6-0 ✓
APPROVED
6-0 ✓
FEES
(4425) →
APPROVED
6-0 ✓

- I. **CONSIDERATION & POSSIBLE ACTION** – A Preliminary Plat of Brazoria County M.U.D. 21 Water Plant Site No. 1, being 2.186 acres of land containing three reserves in one block out of the J.S. Talmage Survey, A-562 & A.C.H.&B. Survey, A-403, Brazoria County, Texas. *Final Plat notes - see plat*
- J. **CONSIDERATION & POSSIBLE ACTION** – A Preliminary Right-of-Way Plat of Shadow Creek Ranch Kirby Drive Extension, 4.504 acres being out of the T.C.R.R. Co. Survey, Section 4, Abstract 675 and the T.C.R.R. Co. Survey, Section 3, Abstract 678, Brazoria County, Texas. *Final Plat change city limits, Kirby Dr. Unsub*
- K. **CONSIDERATION & POSSIBLE ACTION** – A Preliminary Plat of Silverlake Power Center, A subdivision of 54.1862 acres of land out of the J.W. Maxey Survey, Abstract No. 721, Brazoria County, Texas. *Final Plat: ADD TBM on platway, DRAINAGE PLAN, mutual access note*
- L. **CONSIDERATION & POSSIBLE ACTION** – The development of a Mission Statement for the Planning and Zoning Commission.

VII. **NEXT MEETING DATE:** March 5, 2001 (JPH & Regular Meeting)

VIII. **ADJOURNMENT**

PLAT OF

ORIA COUNTY

M.U.D. 21

PLANT SITE No 1

186 ACRES OF LAND

RESERVES IN ONE BLOCK

E SURVEY, A-562 & A.C.H. & B. SURVEY, A-403
TEXAS

ENGINEERS, INC.
R.P.L.S. (281) 558-8700
SUITE 700
777

*Just
2/19/01*

DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP
OVER (281) 875-1552
WAY, SUITE. 100
767

ENGINEERS, INC.
(281) 558-5700

GILBERT & ASSOCIATES, INC.

Land Planning Consultants
15810 Park Ten Place
Suite 160
Houston, Texas 77084
(281)579-0340

REVISED: JANUARY 26, 2001
REVISED: JANUARY 16, 2001
NOVEMBER 6, 2000
KGA# 4708

1
30

KERRY R. GILBERT & ASSOCIATES, INC.

Darrin Coker
City Attorney

John Hargrove, P.E.
City of Pearland, City Engineer.

OF

ANNAAH AL RESERVE No. 2

3 ACRES OF LAND
SERVES IN TWO BLOCKS.

KEY, A-403 & H. T. & B. RR. SURVEY, A-280

ENGINEERS, INC.

(281) 558-8700

00

ENT, LTD, A TEXAS LIMITED PARTNERSHIP

(281) 875-1552

TE. 100

*1. Provide NAD 83 corrs on
Final Plat
2. "HOLD HARMLESS" for adjacent
cont. commitment req'd on final
3. TIA req'd on Final
4. Change C-1 to 35'*

*JWH
2/17/01*

INC.
B-5700

ASSOCIATES, INC.

Land Planning Consultants

15810 Park Ten Place

Suite 160

Houston, Texas 77084

(281)579-0340

REVISED: FEBRUARY 6, 2001
REVISED: DECEMBER 14, 2000
NOVEMBER 6, 2000
KGA# 4708

KERRY R. GILBERT & ASSOCIATES

Pearland, TX 77588

Agent: C. L. Davis

MOTION TO APPROVE
6-0 APPROV.

C. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 969

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-2) on the following described property, to wit:

Zoning Application No. 969

Legal Description: 31.1548 acres located in the W.D.C. Hall survey, A-23, Harris Co., TX (Villa Verde, Section II & III)

Owner: Villa Verde, Section II & III, L.P.
6302 Broadway, Ste 250
Pearland, TX 77581

Agent: Renee L. West

MOTION TO DENY
4-1, 1 abstention

D. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Southdown Section Fourteen Townhomes, A replat of 11.91 ac. Southdown Commercial Reserve, Tract "C" in vol. 20, pg. 227-228, B.C.P.R., 11.91 acres of land out of the J. Crawley Survey, Abstract 174, Brazoria County, Texas.

Variance Requests:

1. Use of a 10-foot aggregate setback between houses. DENIED
2. Use of a 28-foot lot wide lot. DENIED (LESS THAN 35' [applicable by inference])
3. Use of a cul-de-sac greater than 600-feet. DENIED (would not connect to 36' street)
4. Use of a 20-foot building line on lots 105 feet deep or less and on all Cul-de-sac lots. REMOVED by using 25' BL on deep lots

MOTION TO APPROVE
6-0 APPROV.

E. CONSIDERATION & POSSIBLE ACTION – Final Plat of Barclay Place, a subdivision of 9.5268 acres situated in Section 12 of the H.T.&B. Railroad Company Survey, Abstract No. 508, Pearland, Brazoria County, Texas.

Variance Request:

1. Use of an extra long cul-de-sac.

(SEE PLAT for COMMENTS)
1) PUT STREET LIGHTS @ LOTS 7/6, & 12/13
2) CORRECT NAMES of COMMISSIONERS
3) STATE THAT BFE = 48.7 (1978 Adj)
4) Add "(NOT REQUIRED BY CITY OF PEARLAND)"
UNDER "BRAZORIA DRAINAGE DISTRICT No. 4"
5) NEED APPROVED CONSTR. DWAS

AS SUBMITTED

F. CONSIDERATION & POSSIBLE ACTION – Amending Plat of Sawyer's Pond, being a subdivision containing 9.9778 acres out of lot 44 of the Allison Richey Gulf Coast Home Company Subdivision of Section 6, H.T.&B. R.R. Co. Survey (R.B. Lyle Survey), Abstract 544, Brazoria County, Texas.

*MOTION
TO RECALL
3-3
TIG-
MUST GO
TO COUNCIL*

G. CONSIDERATION & POSSIBLE ACTION – Request by owner, Victor R. Gonzales for a variance from the Subdivision Ordinance that requires all building permits to be issued to platted lots only.

H. DISCUSSION ITEM – Discussion regarding the development of a Mission Statement for the Planning and Zoning Commission.

IV. NEXT MEETING DATE: February 19, 2001 (JPH and Regular P&Z)
March 5, 2001 (JPH and Regular P&Z)

V. ADJOURNMENT

803 Nebraska
South Houston, Texas 77587

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

Re: Request for Variance of Subdivision Ordinance

Ladies and Gentlemen:

I am submitting this letter as my application for variance of subdivision ordinance that requires all building permits to be issued to platted lots. I have already obtained a homebuilder to start construction as soon as possible. The start date is subject to your approval of the legal land description attached. Funds have already been paid to Tilson Homes, Inc. which also include \$5,700.00 in fees and permit costs being paid to the City of Pearland. I am enclosing copies of the following documents which are based on the current property description provided:

1. Title Commitment;
2. Deed;
3. Legal description; and
4. Brazoria County Appraisal District property description of my property and adjacent properties.

If you have any questions or comments, please contact me at my office 281/487-2010 or page me at 713/605-6044. Thank you for help with this very important matter.

Sincerely,

Victor R. Gonzales
Victor R. Gonzales

1-9-01
Enclosures

1. LOT HAS BEEN SUBDIVIDED & SOLD
2. LOT MEETS R-1 ZONING REQS.
3. R/W of Scott Street MATCHES COMP. PLAN
4. DRAINAGE IS & WILL BE TO SCOTT ST.
5. C.O.P. REQUIRES:
 1. 10' W.S.E. IN FRONT
 2. 16' U.E. ALONG BACK LOT LINE

RECOMMEND VARIANCE FROM SUB/DIV. ORD. & ISSUANCE OF BUILDING PERMIT UPON APPROVAL OF APPLICATION, WHICH MUST INCLUDE

1. DRAINAGE PLAN
2. TREE DIS. PLAN
3. 10' W.S.E. EASEMENT
4. 16' U.E. EASEMENT (EXECUTED)

JWA
2/5/01



Alamo Title Company

A member of Fidelity National Financial

December 13, 2000

Victor Gonzales
803 Nebraska
Houston, TX 77587

Tilson Home Corporation
Attn: Linda B.
411 Durham
Houston, TX 77007

RE: File Number: 50100674

Property Address: - 1.404ac HT&B RR A-237

Dear Mr. Gonzales:

Enclosed please find our Title Commitment for Title Insurance on the above referenced file. Please notice that any items listed under number 5 on schedule C will require attention prior to closing. It may be necessary for us to contact you regarding these items.

Please do not hesitate to contact us should you have any questions. You may also wish to consult with your attorney and you have the right to have them present at closing. Alamo Title Company does not represent any of the parties involved with this transaction. We are not attorneys and cannot give legal advice.

Please be aware that the Texas Department of Insurance requires that funds collected at closing, if the amount is \$500.00 or more, must be in the form of a **CASHIER'S CHECK**. We cannot disburse proceeds for the sale until we have received "Good Funds".

Should you desire to review the documents prior to closing, please contact our office as soon as possible. This will help avoid delays during closing. **Please be sure to bring a current driver's license or a picture identification card to closing.** Thank you for allowing Alamo Title Company to service your title insurance needs.

Sincerely,

Tina Prather
Escrow Assistant

CC:

Lender: TXL Mortgage
Tilson Home Corporation

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

50100674

**COMMITMENT FOR TITLE INSURANCE
ISSUED BY**



Alamo Title Insurance

We, Alamo Title Insurance, a Texas Corporation, will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule B and Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited deliver expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

ATTEST:

Mavis Jones Kane
Secretary



Alamo Title Insurance

By: *R. P. Mauldin*
President

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance of this Commitment to comply with its requirements or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy:
Insuring Provisions, Conditions and Stipulations, and Exclusions.

(THIS COMMITMENT IS INVALID UNLESS SCHEDULES A, B, C AND D ARE ATTACHED HERETO.)

COMMITMENT

SCHEDULE A

EFFECTIVE DATE: November 26, 2000, 08:00 A.M.

GF NO.: 00-50100674

Issued: 12/07/2000, 08:00 A.M.

1. The policy or policies to be issued are:

- (a) OWNER POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)

Policy Amount: \$0.00
PROPOSED INSURED:

- (b) TEXAS RESIDENTIAL OWNER POLICY OF TITLE INSURANCE
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)

Policy Amount: \$73,733.00
PROPOSED INSURED: Victor R. Gonzales

- (c) MORTGAGEE POLICY OF TITLE INSURANCE (Form T-2)

Policy Amount: \$73,733.00
PROPOSED INSURED: TXL Mortgage Corp.
Proposed Borrower: Victor R. Gonzales

- (d) MORTGAGEE TITLE POLICY BINDER ON INTERIM
CONSTRUCTION LOAN (Form T-13)*

Binder Amount: \$0.00
PROPOSED INSURED:
Proposed Borrower:

- (e) OTHER

Policy Amount: \$0.00
PROPOSED INSURED:

2. The interest in the land covered by this Commitment is:

Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:

VICTOR R. GONZALES, per instrument filed for record on October 16, 1997 under Clerk's File # 97-036946 in the Office of the County Clerk of Brazoria County, Texas.

4. Legal Description of land:

THE EASTERLY 92.685 FEET OUT OF A CERTAIN 1.404 ACRE TRACT OF LAND OUT OF A 3.404 ACRE TRACT OUT OF A CALLED 4.5 ACRE TRACT KNOWN AS LOT 7, BLOCK 1 OF HERFRIDGE-MILLER SUBDIVISION, AN UNRECORDED SUBDIVISION OF 102 ACRES OF LAND OUT OF SECTION 5, H.T.&B. R.R. SURVEY, ABSTRACT 237, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS ATTACHED HERETO.

WALKER L. TREESH
 Registered Public Surveyor
 P.O. Box 1297
 Pearland, Texas 77581
 713-488-8181

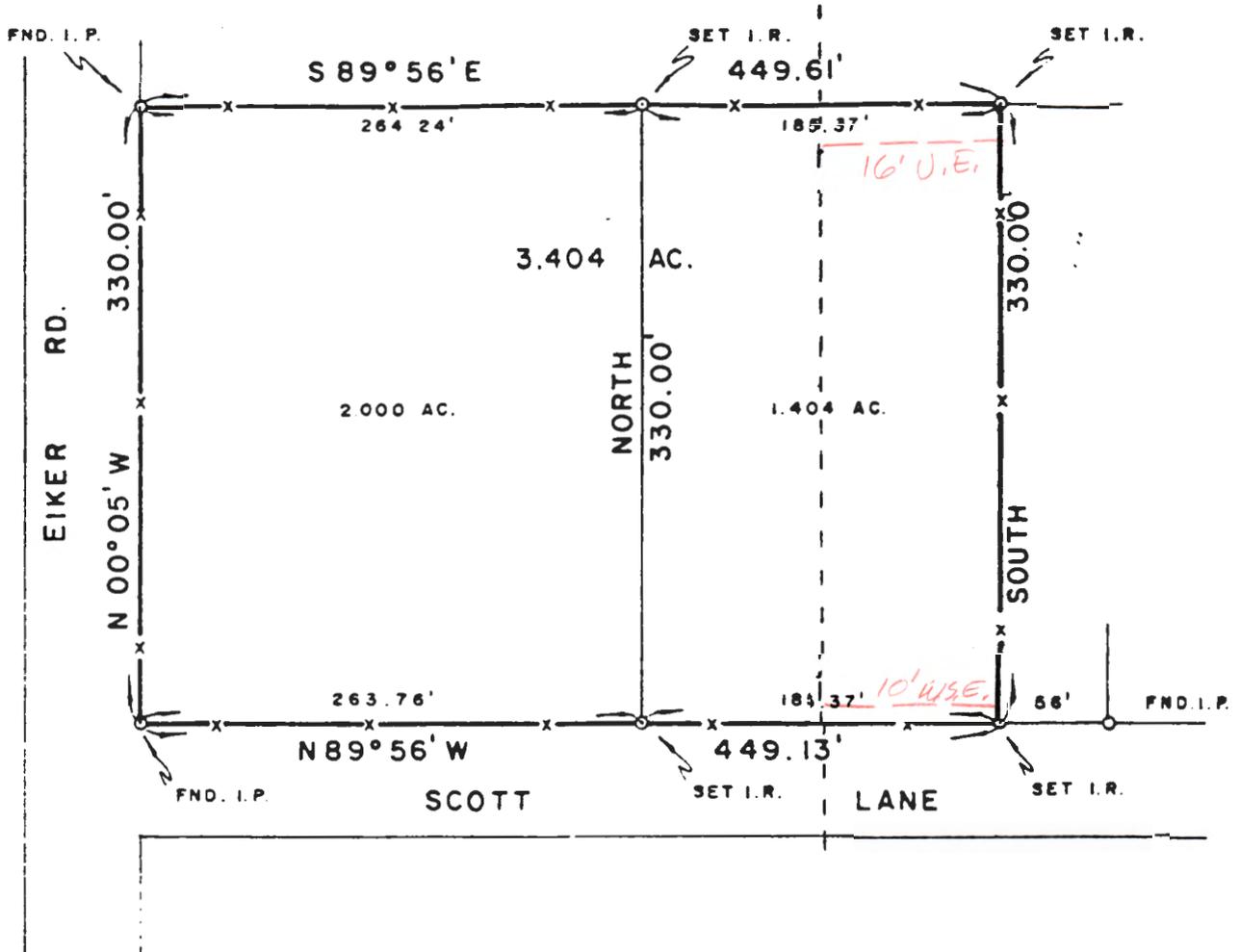
SCALE: 1"=100'

DATE: July 16, 1982

Job No. 82-86i

PURCHASER: Osvaldo Ortiz

PROPERTY ADDRESS:



PLAT SHOWING A SURVEY OF A 3.404 ACRE TRACT OF LAND OUT OF A CALLED 4.5 ACRE TRACT KNOWN AS LOT 7, BLOCK 1 OF HERRIDGE-MILLER SUBDIVISION, AN UNRECORDED SUBDIVISION OF 102 ACRES OF LAND OUT OF SECTION 5, H.T.&B.R.R. CO. SURVEY, ABSTRACT 237, BRAZORIA COUNTY, TEXAS.

After recording, please return to:

✓ Victor R. Gonzales
 803 Nebraska
 South Houston, TX 77587

=====

WARRANTY DEED

THE STATE OF TEXAS §
 §
 COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, **JESSE R. GONZALES**, a single man, herein "Grantor" of the County of Brazoria and State of Texas, for and in consideration of the sum of TEN and 00/100ths DOLLARS (\$10.00) and other good and valuable consideration to the Grantor cash in hand paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged, have GRANTED, SOLD, and CONVEYED, and by these present do GRANT, SELL, and CONVEY unto **VICTOR R. GONZALES**, a single man, herein "Grantee", whose address is 803 Nebraska, South Houston, Harris County, Texas 77587, all of the following described real property in Brazoria County, Texas, to-wit:

THE EASTERLY 92.685 FEET OUT OF A CERTAIN 1.404 ACRE TRACT OF LAND OUT OF A 3.404 ACRE TRACT OUT OF A CALLED 4.5 ACRE TRACT KNOWN AS LOT 7, BLOCK 1 OF HERRIDGE-MILLER SUBDIVISION, AN UNRECORDED SUBDIVISION OF 102 ACRES OF LAND OUT OF SECTION 5, H. T. & B. R.R. CO. SURVEY, ABSTRACT 237, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point in the north right of way line of Scott Lane which bears South 89 degrees 56 minutes 00 seconds East a distance of 356.445 feet from an iron pipe located in the east right of way line of Eiker Road and the north line of Scott Lane, said pipe also being the southwest corner of the aforementioned 4.5 acre tract;

THENCE North a distance of 330.00 feet to an iron rod for corner;

THENCE South 89 degrees 56 minutes 00 seconds East a distance of 92.685 feet to an iron rod for corner;

THENCE South a distance of 330.00 feet to an iron rod for corner in the north line of Scott Lane;

THENCE North 89 degrees 56 minutes 00 seconds West along the north line of Scott Lane a distance of 92.685 feet to the PLACE OF BEGINNING and containing 0.702 acre of land, more or less.

Subject to any restrictions, covenants, reservations, and easements of record to the extent they are now in effect and affect the property.

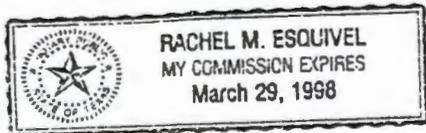
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, his heirs and assigns forever; and the Grantor does hereby bind himself, his heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this the 13th day of October, A.D., 1997.

Jesse R. Gonzales
Jesse R. Gonzales

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 13th day of October, 1997, by **JESSE R. GONZALES**.



Rachel M. Esquivel
Notary Public in and for the
State of Texas
Notary's name (printed) Rachel M. Esquivel
Notary's commission expires: 03-29-98

THE STATE OF TEXAS
COUNTY OF BRAZORIA

I, DOLLY BAILEY, Clerk of the County Court in and for Brazoria County, Texas do hereby certify that this instrument was FILED FOR RECORD and RECORDED in the OFFICIAL RECORD at the time and date as stamped hereon by me.



Dolly Bailey
County Clerk of Brazoria Co., TX

FILED FOR RECORD

97 OCT 16 AM 10:05

Dolly Bailey
COUNTY CLERK
BRAZORIA COUNTY, TEXAS

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JANUARY 15, 2000 IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARINGS, IN THE COUNCIL CHAMBERS OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES December 4, 2000 (Regular Meeting)

III. NEW BUSINESS

6-1 APPROV
A. CONSIDERATION & POSSIBLE ACTION - To consider amendments to the Thoroughfare Plan (Figure 7.2), Yost Road, of the City of Pearland Comprehensive Plan Ordinance.

7-0 APPROV
B. CONSIDERATION & POSSIBLE ACTION - To consider amendments to the Thoroughfare Plan (Figure 7.2), Barry Rose Road, of the City of Pearland Comprehensive Plan Ordinance.

7-0 APPROV
C. CONSIDERATION & POSSIBLE ACTION - To consider amendments to the Thoroughfare Plan (Figure 7.2), McHard Road, of the City of Pearland Comprehensive Plan Ordinance.

7-0 APPROV
D. CONSIDERATION & POSSIBLE ACTION - To consider amendments to the Thoroughfare Plan (Figure 7.2), Pearland Parkway, of the City of Pearland Comprehensive Plan Ordinance.

7-0 APPROV
E. CONSIDERATION & POSSIBLE ACTION - To consider amendments to Chapter 27, Subdivisions, of the City of Pearland Code of Ordinances by amending Section 27.4.(A)(3)(m) 1. General Requirements and Minimum Design Standards; and Section 27.6.(D)(5) General Requirements and Design Standards for Private Streets.

PASSED TABULET 7-0 APPROV
F. CONSIDERATION & POSSIBLE ACTION - To consider amendments to Section 2.1.2), Zoning Map., Section 2.3, Zoning Changes.; Chapter 3, Definitions; Section 6.4.2.(c), Section 7.4.2.(a), Section 8.4.2(a), and Section 9.4.2., Yard Requirements; Section 15.4.2.(a), Outdoor Activities and Uses; Section 22.1., Landscape and Building Facade Regulations; Section 24.1.(3)(f)2., Section 24.1.(3)(j), and Section 24.1.(3)(M), Signs Requiring Permits; Section 24.4.(1), Height Restrictions.; Section 24.15, Replacement or Repair of Sign; Section 24.17(5), Builder/Subdivision and Subdivision Identification Signs.; Section 24.18(6), and Section 24.18(7), Use of Banners.; Section 24.20, Offense.; Section 29.2.D, Powers.; Section 29.3, Hearing.; Section 29.5., Posting Property for Variance Requests.; Section 33.4, Public Hearing-City Council.; Section 33.7, Posting Property for Zoning Changes.; Table III, Schedule of Uses; Table VI, Schedule of Off-Street Parking

Table III, Schedule of Uses; Table VI, Schedule of Off-Street Parking Standards; and Table VII, Schedule of Signs Types and Maximum Area; and Exceptions of the City of Pearland Land Use and Urban Development Ordinance.

7-0 APPROVED
G. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 962

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Commercial District (C) on the following described property, to wit:

1. Zoning Application No. 962

Legal Description: 1.14 acres of land out of the Southeast corner of 16.13 acres in Section 17, H. T. & B. R.R. Co. survey, A-242, Brazoria Co., TX (7407 Fite Road)

Owner: H & R Operator Services, Inc.
P.O. Box 178
Pearland, TX 77588-0178

6-1 APPROVED
H. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 963

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Neighborhood Services District (NS) on the following described property, to wit:

1. Zoning Application No. 963

Legal Description: 2.8041 acres out of a called 9.29 acre tract out of the South ½ of Lot 30, Allison Richey Gulf Coast Home Co. subdivision, Section 21, H. T. & B. R.R. Co. survey, A-309, Brazoria Co., TX (Old Chocolate Bayou Road)

Owner: Danny Blumrick
826 Brunswick
Sugarland, TX 77478

Agent: Bobby Thompson of Coldwell Banker United

APPROVED 4-3
I. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 965

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification General Business District (GB) to Planned Unit Development (PUD) on the following described property, to wit:

1. Zoning Application No. 965

Legal Description: 10 acre tract out of the Southwest 1/4 of the Northwest 1/4 of Section 17, H. T. & B. R.R. Co. survey, A-242, Brazoria Co., TX (Old Chocolate Bayou Road @ Fite Road)

Owner: Signature Homes & Bar Cross Limited
7757 San Felipe, Suite 204
Houston, TX

Agent: Knudson & Associates

J. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 960

*APPROV
11-0*

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Single Family Dwelling District (R-4 PUD) to Single Family Dwelling District (R-4 PUD) (a revision to the existing Planned Unit Development) on the following described property, to wit:

1. Zoning Application No. 960

Legal Description: 211.9140 acres located in the W.D.C. Hall Survey, A-23, Harris Co., TX (Bellavita at Green Tee)

Owner: Green-Hollow, Ltd.
6302 Broadway, Suite 250
Pearland, TX 77581

Agent: Renee L. West

K. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 956

*MOTION
TO DENY
6-11-0
1 retain
to DENY*

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Commercial District (C) to Single Family Dwelling District (R-3) on the following described property, to wit:

1. Zoning Application No. 956

Legal Description: A 44.0130 acre tract out of a 78.1761 acre tract, being all of Tract 6 1/2, 5 and a part of Tract 3 & 4 of the Subdivision of Section 5, H. T. & B. R.R. Co. survey, A-237, as per plat records in Vol. 28, pg 6, deed records of Brazoria Co., TX (Hatfield Estates)

Owner: Amvest Properties, Inc.
7676 Woodway, Suite 238

Houston, TX 77063

Agent: Ken Caffey

✓ L. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 961

*Approved
7-0*

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (RE) on the following described property, to wit:

1. Zoning Application No. 961

Legal Description: Lot 6, Bethel Subdivision, Section 2, being a 3.6419 acre tract of land out of 25.9538 acres of land, out of Lots 39, 40, 55 and 56, Allison Richey Gulf Coast Home Co. Subdivision, Section 19, H. T. & B. R.R. Co. survey, Brazoria Co., TX (2045 Lee Road)

Owner: Geoffrey Eastham
2045 Lee Road
Pearland, TX 77584

*Approved
7-0*

M. CONSIDERATION & POSSIBLE ACTION – Final Plat of Sunrise Lakes Section Three, a subdivision of 19.00 acres of land out of the H.T.&B. R. R. Company Survey, Abstract A-304, City of Pearland, Brazoria County, Texas.

Add P.O.B., Add TBME & ELES, correct commission names, update title block, sig. block dates

*Approved
7-0*

N. CONSIDERATION & POSSIBLE ACTION – Final Plat of Oakbridge Apartments, a subdivision of 10.0000 acres out of Lot 42, Zychlinski's Subdivision in the H.T.&B. R. R. Survey, Abstract No. 233 and out of Lot 5 Walcotts, Pearland Subdivision in the D.H.M. Hunter Survey, Abstract No. 76 Pearland, Brazoria County, Texas.

ATTY & EAYR. will not sign until road & rail for part, correct 1/2" / 2" SD, Add diam. to FHE BPP & Approval not reqd.

*Approved
7-0*

O. CONSIDERATION & POSSIBLE ACTION – Final Plat of Retail Service Facility, a subdivision of 0.8609 acres being tract 16, Westchester Estates, unrecorded subdivision out of Section 17, H.T.&B. R.R. Co. Survey, Abstract No. 242, Pearland, Brazoria County, Texas.

change victory name, variance req'd for D/W, TCA must be returned, BPOUS is not req'd by C.O.P.

*Approved
7-0*

P. CONSIDERATION & POSSIBLE ACTION – Final Plat of The Landing at Green Tee, being 27.7270 acres out of the W.D.C. Hall Survey, A-23, Harris County, Texas.

Update, shut N2E, vicinity map (city limit) correct note 9, make det. gasina RESERVE, with additional calls, 1987/1973 ELEV. ED, HCFCD sig, d in. error to DEP. Basin

*Approved
6-1*

Q. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Leazer Estates, being a 7.066 acre tract of land out of Lot 41 Sec. 19, H.T.&B. R.R. Co. Abstract No. 243, Deed Records Brazoria County, Texas.

correct commission names, add surveyor sig, review lot lines w/owner BEFORE submitting Final Plat, Number sheet, update dedicatory statements calendar year

CONSIDERATION & POSSIBLE ACTION - COMBIO APPLICATION NO. 081

For an amendment to the land use and zoning development from residential to other Development District (DD) is required (see the following described property, for the

Application No. 081 is being submitted to the Planning Commission for consideration and possible action. The applicant is requesting a change in zoning from residential to other Development District (DD) for the following described property, for the

Ken Coffey
2045 Lee Road
Houston, TX 77058

NEED TO AWE
PH 2 nuclear
Copy of Development
Agreement
@
~~Sh...~~
Steel
SACHANNA

CONSIDERATION & POSSIBLE ACTION - Final Part of Section 10 of the Subdivision Map Act. The applicant is requesting a change in zoning from residential to other Development District (DD) for the following described property, for the

CONSIDERATION & POSSIBLE ACTION - Final Part of Ordinance 10000. The applicant is requesting a change in zoning from residential to other Development District (DD) for the following described property, for the

CONSIDERATION & POSSIBLE ACTION - Final Part of Retail Service Facility. The applicant is requesting a change in zoning from residential to other Development District (DD) for the following described property, for the

CONSIDERATION & POSSIBLE ACTION - Final Part of The Land Use and Zoning Ordinance. The applicant is requesting a change in zoning from residential to other Development District (DD) for the following described property, for the

CONSIDERATION & POSSIBLE ACTION - Final Part of Section 10 of the Subdivision Map Act. The applicant is requesting a change in zoning from residential to other Development District (DD) for the following described property, for the

APPRO
7-0

R. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Crosspoint Fellowship Church, 15.000 acres out of lot 72 & 73, Zychlinski Subdivision Volume 29, Page 43, BCDR in the R.B. Lyle Survey, A-542 & The H.T.&B. R.R. Co. Survey, A-233, Pearland, Brazoria County, Texas. *Drainage plan requires changes before final plat submit, add sheet 1 of 1*

APPRO
7-0

S. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Westfield Estates, 7.7728 acres out of lot 85, George W. Jenkins Subdivision (Vol. 79, Pg. 617 B.C.D.R.) W.D.C. Hall League, A-70, Pearland, Brazoria County, Texas. *change city limit line Victoria Map on Final, add sheet no.*

APPRO
7-0

T. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Savannah Meadows Section One, being 18.0 acres of land containing 78 lots (50' x 115' TYP.) and Two Reserves 2.2 acres in three blocks out of the A.C.H.&B. Survey, A-403, Brazoria County, Texas. *SEE PLAT IN PLAT FILE*

APPRO
7-0

U. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Savannah Meadows Section Two, being 15.1 acres of land, containing 72 lots (50' X 115' TYP.) and Two Reserves 0.6 acre in four blocks, out of the A.C.H.&B. Survey, A-403, Brazoria County, Texas. *SEE PLAT IN PLAT FILE*

APPRO
7-0

V. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Savannah Trace Section One, being 24.46 acres of land, containing 70 lots (70' X 120' TYP.) and Five Reserves 2.8 ac. in three blocks, out of the A.C.H&B. Survey, A-403, Brazoria County, Texas. *SEE PLAT IN PLAT FILE*

APPRO
3-2
2 Abstentions

W. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Savannah Ridge Section One, being 18.1 acres of land, containing 66 lots (50' X 115' TYP.) and three reserves 2.26 ac. in two blocks, out of the A.C.H&B. Survey, A-403, Brazoria County, Texas. *SEE PLAT IN PLAT FILE*

APPRO
7-0

X. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Park Village Estates Section Three, a subdivision plat of 13.581 acres of land out of H.T.&B. R.R. Co., Survey, A-509, City of Pearland, Brazoria County, Texas. *SEE PLAT IN PLAT FILE*

Y. DISCUSSION ITEM – Regarding findings from the December 9, 2000, Texas Land Use Law workshop presented to the City Council, Planning and Zoning Commission, and Zoning Board of Adjustment by Kimberly Mickelson, Olson & Olson.

IV. NEXT MEETING DATE: February 5, 2000 (JPH & Regular Meeting)

V. ADJOURNMENT

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, DECEMBER 18, 2000 AT 6:30 P.M. IN THE SECOND FLOOR CONFERENCE ROOM OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES ✓ November 20, 2000 (Regular Meeting)
 December 4, 2000 (Regular Meeting)

III. NEW BUSINESS

6-0
 ✓ **TABLED**
 1. Call for comment
 2. Clarify plat in set-backs
 4-2
 ✓ **TABLED**

A. CONSIDERATION & POSSIBLE ACTION – Final Plat of Waterbury Estates Section 3 at Silverlake, a subdivision of 10.5621 acres of land being a replat of unrestricted Reserve "C" of Waterbury Estates Section 2 at Silverlake as recorded in volume 21, pages 167 & 168 of the Brazoria County Plat Records out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas

① **VARIANCE REQUIRES REG'D** ② **NEEDS FURTHER CLARIFICATION ON SURVEY SETBACKS**

B. CONSIDERATION & POSSIBLE ACTION – Final Plat of Fieldstone Village Section 2 at Silverlake, a subdivision of 0.4459 acres of land, being a replat of restricted reserve "C" & "E" of Fieldstone Village Section 2, pages 205-208 of the Brazoria County Plat Records out of the A.C.H.&B. R.R. Co. Survey, Section No. 87, Abstract No. 415, Brazoria County, Texas.

TABLED UNTIL Public Hearing is done

Approved
 6-0

C. CONSIDERATION & POSSIBLE ACTION – Final Plat of Silverlake Commercial Park Phase V, a subdivision of 6.4897 acres of land out of the J.W. Maxey Survey, Abstract No. 721, Brazoria County, Texas.

① **Add BASIS of NORTH**

Approved
 6-0

D. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-2, 31.997 acres, being out of the T.C.R.R. Co. Survey, Section 3, Abstract 678, Brazoria County, Texas.

SEE MARKUP, & plat to not be

1st Staff Review
 10/19/00

Approved
 6-0

E. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-5, 36.337 acres, being out of the T.C.R.R. Co. Survey, Abstract 675 and the T.C.R.R. Co. Survey, Abstract 678, Brazoria County, Texas.

SEE MARKUP, & SF-2

First Staff Review
 10/19/00

Approved
 6-0

F. CONSIDERATION & POSSIBLE ACTION – Preliminary Right-of-Way Plat of Shadow Creek Ranch Village One, Phase One-B, 17.834 acres; being out of the William Morris Survey, Abstract 344; the T.C.R.R. Co. Survey, Section 4 Abstract 675; the T.C.R.R. Co. Survey, Section 3 Abstract 678; the H.T.&B. R. R. Co. Survey, Section 82 Abstract 565, and the Obediah Pitts Survey, Abstract 717, Brazoria County, Texas.

Commercial name change, water main lines, & clean lake LOTT

First Staff Review
 9/15/00
 2nd Staff Review

(C4 & C8)

Approved
 6-0

G. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Savannah Parkway, Southern Oak Ln. & Commercial Reserve No. 1, being 24.33 acres

SEE MARKUP

of land containing five reserves in one block., out of the A.C.H. & B. Survey, A-403 & H.T.&B. R.R. Survey, A-280, Brazoria County, Texas.

SEE MAP/CD

*AMM
6-0*

H. CONSIDERATION & POSSIBLE ACTION – Final Plat of The Enclave at Mary's Creek, being a total of 13.0629 acres out of the Thomas J. Green Survey, Abstract 198, in Pearland, Brazoria County, Texas.

IV. NEXT MEETING DATE: January 15, 2000
(Joint Public Hearing & Regular Meeting)
February 5, 2000
(Joint Public Hearing & Regular Meeting)

V. ADJOURNMENT

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, NOVEMBER 20, 2000, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING IN THE COUNCIL CHAMBERS OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES

October 2, 2000 Minutes
November 6, 2000 Minutes

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 959

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Commercial District (C) on the following described property, to wit:

1. Zoning Application No. 959

Note on Next Week?
Motion To Deny
Russ Solomon Delay
Legal Description: The Southwesterly 3.091 acres of Lot 14, Allison Richey Gulf Coast Home Co. Subdivision of Survey No. 8, H. T. & B. R.R. Co. survey, A-504, Brazoria Co., TX (2145 Roy Road)

Owner: The Meadows
5625 FM 1960 West
Houston, TX 77069

Deny 5-0

Agent: C.A. Lilley

B. CONSIDERATION & POSSIBLE ACTION – Zoning Application Nos. 953 & 957

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB) on the following described property, to wit:

1. Zoning Application No. 953

Recant Non-Conforming Use
Legal Description: Lot 19, Block 3, Skyway Manor Subdivision, H. T. & B. R.R. Co. survey, A-241, Brazoria Co., TX, according to the map or plat thereof recorded in Vol. 7, pgs 67-68, plat records of Brazoria Co., TX (2951 Manvel Road)

Owner: Jose David Rosa
11410 Sharpview
Houston, TX 77072

Deny 5-0

2. Zoning Application No. 957

Legal Description: 16.655 acres in Section 17 of the H. T. & B. R.R. Co. survey, A-242, Brazoria Co., TX (7434 Broadway Street)

Owner: Jose C. Rodriguez
25337 Pennsylvania Avenue
San Benito, TX 78586

Agent: Edward Maldonado

*Dewey Starr
3-2-82*

C. CONSIDERATION & POSSIBLE ACTION – Zoning Application Nos. 954, 955, & 958.

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:

1. Zoning Application No. 954

Legal Description: 7.066 acre tract of land being 587.40' of Lot 41, Allison Richey Gulf Coast Home Co. Subdivision, H. T. & B. R.R. Co. survey, Section 19, A-243, Brazoria Co., TX (4634 Hughes Ranch Road)

Owner: Mary J. Riser
Jennie Little Leazer
Hector & Maria Rios

Agent: Richard W. Diese

*Approve all 5
5-0*

2. Zoning Application No. 955

Legal Description: 1.16 acres out of Lot 49, Allison Richey Gulf Coast Home Co. Subdivision, Section 20, H. T. & B. R.R. Co. survey, A-506, Brazoria Co., TX, according to the map of record in Vol. 2, pgs 23-24, plat records of Brazoria Co., TX (Hawk Road)

Owner: Larry Moser
P.O. Box 3
Pearland, TX 77588

3. Zoning Application No. 958

Legal Description: Lot 1, Bethel Subdivision, Section 1, H. T. & B. R.R. Co. survey, Section 19, A-243, Brazoria Co., TX (Lee Road @ Hughes Ranch Road)

Owner: Cruz A. Sosa
3406 Woodmont
Houston, TX 77045

approved
upow:
Traffic
D. **CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of West Oaks Village Section Four, being 23.3333 acres of land located in the H.T.& B. R.R. Company Survey, A-241, Pearland, Brazoria County, Texas.
1. Clarify Property Lines in NE Corner. 2) Correct Viktorin's Name 3) Deny Driveway Access to 7 Lots 4) Add Scale to Details. 5) Note #13 change to 25' B.L.

proved
Contingent
ow:
E. **CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Oakbridge Apartments, a subdivision of 10.0000 acres out of Lot 42, Zychlinski's Subdivision in the H.T.&B. R.R. Survey, Abstract No. 233 and out of Lot 5 Walcott's Pearland Subdivision in the D.H.M. Hunter Survey, Abstract No. 76.
1) Traffic Impact Analysis 2) Coordination with Begzer Plan. 3) Demonstrate Sanitary Sewer Capacity Letter pledging to do so delivered. 4) Correct Holik Rd. Spelling Note #26

approved
Contingent
ow:
F. **CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Retail Service Facility, a subdivision of 0.8609 acre being tract 16, Westchester Estates Subdivision (Unrecorded) out of Section 17, H.T.&B. R.R. Co. Survey, Abstract No. 242, Pearland, Brazoria County, Texas.
1) Need Surveyor to certify no protected trees. 2) Need Traffic Impact Analysis @ Permitting. 3) Need Acceptable Detention Plan @ Final Plat Submittal.

bled
problems with:
G. **CONSIDERATION & POSSIBLE ACTION** – Amending Plat of Rehoboth Acres, 1 Due to block, 7 reserves, 36.676 acres.
1) Tax Certificate did not show a zero balance. 2) Title Report Must be for entire Property. 3) Add Current Approval Date.

IV. **NEXT MEETING DATES:** December 4, 2000 (P & Z Meeting)
December 18, 2000 (P & Z Meeting)
*There are no Joint Public Hearings scheduled for December.

V. **ADJOURNMENT**

Handwritten notes and scribbles at the top of the page, including "3 Add" and "1-7".

PRELIMINARY PLAT
OF
**WEST OAKS
VILLAGE
SECTION FOUR**

Being 23.3333 Acres of land located in
the H.T. & B. R.R. Company Survey, A-241
Pearland, Brazoria County, Texas

97 Lots 5 Reserves(0.6470 ACS.) 2 Block

DATE:

NOVEMBER, 2000

OWNER

M. H. I. PARTNERSHIP, INC.
MICHAEL K. LOVE - PRESIDENT
GEORGE HAUGHT, SECRETARY
7676 WOODWAY
HOUSTON, TEXAS 77063

MANAGING DEVELOPER:

R. WEST DEVELOPMENT COMPANY, INC.
RENEE WEST - PRESIDENT
PHONE 281-997-1500
6302 BROADWAY SUITE 250
PEARLAND, TEXAS 77549

ENGINEER AND SURVEYOR:

REKHA ENGINEERING INC.



5301 Hollister Suite 190
Houston, Texas 77040
713-895-8080
713-895-8081
Fax: 713-895-7686
Job No 0008-1597
Contact: John H. English, Senior Vice President



Professional Land
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TELEPHONE ENCLOSURE
TELEPHONE CABLE MARKER
GAS METER
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RECORD INFORMATION

(N 89°59'59" E 100.00')

INTATION OF A SURVEY
HAT ALL EXTERIOR
AND REFLECTS THE
SURVEY.

PROPOSED

SL *

2-STREET LIGHTS

PROPOSED MINUTES:

1. Sanitary submittal (in plat file)
2. Traffic impact analysis with outline of development
3. Detail plan due in final plat.

ward 11/19/00

L.S. #4337

PRELIMINARY PLAT

OF

RETAIL SERVICE FACILITY

A SUBDIVISION OF
0.8609 ACRE
BEING TRACT 16
WESTCHESTER ESTATES
SUBDIVISION (UNRECORDED)
OUT OF
SECTION 17, H.T. & B.R.R. CO. SURVEY
ABSTRACT NO. 242
PEARLAND, BRAZORIA COUNTY, TEXAS
1 BLOCK 1 LOT
NOVEMBER, 2000

SURVEYOR:
CLIFTON SEWARD #4337
CIVIL-SURV LAND SURVEYING
4710 BELLAIRE BLVD., SUITE #250
BELLAIRE, TEXAS 77401
713-839-9181 FAX 713-839-9020

ENGINEER:
THOMAS R. LANGFORD, III
LENTZ ENGINEERING, L.C.
4710 BELLAIRE BLVD., SUITE #250
BELLAIRE, TEXAS 77401
713-839-8900 FAX 713-839-9020

NT LLC.
BLVD., SUITE #215A
AS 77581
FAX 281-485-5421

RESERVE E AND RESERVE G
AND 2 25' RECREATION
TRAIL EASEMENTS

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH.	BRG.
1	06°00'19"	1,260.00	66.09	132.08	132.00	41°27'39"

5
DESA SAMFORD
 PUBLIC STATE OF TEXAS
 COMMISSION EXPIRES 01/29/2002

I HAVE APPEARED
 AND I AM SUBSCRIBED TO
 EXECUTE THE
 Nov. 1998.

OWNER
 RESERVE "G" : **PREMIERCARE SENIOR LIVING, LLC**
 12000 AEROSPACE AVENUE, STE. 110
 HOUSTON, TEXAS 77034
 (281) 922-4004
 DONALD W. SAPAUGH, CEO

AMENDING PLAT OF
REHOBOTH ACRES

DECEMBER 2000

1 BLOCK 7 RESERVES
 36.676 ACRES

REN'D. ROLIN
 PUBLIC STATE OF TEXAS
 COMMISSION EXPIRES
 MARCH 31, 2001

I HAVE APPEARED
 AND I AM SUBSCRIBED TO
 EXECUTE THE
 Nov. 1998.

OWNERS: **FIRST BAPTIST CHURCH, PEARLAND, TEXAS, INC.**
 4201 W. BROADWAY
 PEARLAND, TEXAS 77581 (RESERVES "E & F")
 (281) 485-1491
 PASTOR RICK SCARBOROUGH

PEARLAND CENTENNIAL I LLC.,
 1120 BAY AREA BLVD.
 HOUSTON, TEXAS 77058 (RESERVES "A, C & D")
 (281) 332-2558
 KENNETH J. GURRY, MEMBER

RANDALL'S PROPERTIES, INC.,
 3663 BRIARPARK
 HOUSTON, TEXAS 77043 (RESERVE "B")
 (713) 268-3638
 JOE R. ROLLINS, SR. VICE PRESIDENT

WILLIAM M. BURKETT
 PUBLIC STATE OF TEXAS
 COMMISSION EXPIRES
 DECEMBER 22 1999

DATE
 12/7/98
 DATE

7 DEC 98
 DATE

STATE OF TEXAS
 COUNTY OF HARRIS
 I, J. R. ROLLINS, SR., Vice President of the County, do hereby certify that the above and foregoing plat was duly filed for record in the Public Records of this County on the 7th day of December, 1998, at 10:00 AM, and that the same is a true and correct copy of the original as the same appears on the records of this County.



Joe Rollins

PREPARED BY:



WALSH SURVEYING INC.
 PROFESSIONAL LAND SURVEYORS
 2006 E. BROADWAY PEARLAND, TEXAS
 (281) 485-3991 FAX (281) 485-3998

30TH; and he said,
 us, and we shall be
 JV

Motion to Approve

C. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 952

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:

1. Zoning Application No. 952

Legal Description: Being part of Block 17 of the Figland Orchard Subdivision No. 1, Brazoria Co., TX, according to the map or plat thereof recorded in Vol. 3, pg 77 of the plat records of Brazoria Co., TX (2853 Wagon Trail Road)

Owner: Asuncion Esparza
2853 Wagon Trail Road
Pearland, TX 77584

D. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of West Oaks Village Section Four, being 23.3333 acres of land located in the H.T. & B. R.R. Company Survey, A-241, Pearland, Brazoria County, Texas.

Variance Request:

- 1. To allow for the required 20-foot building line for sidelots be reduced to 10-foot building lines for sidelots for Lots 1, 156, 16, 30, 45, 46, 60, 61, 75, Block 2 Lot 1.

TBM, 5' ES, enlarged 4' reserve Lot 68

E. CONSIDERATION & POSSIBLE ACTION – Final Plat of Silverlake Commercial Park Phase 9, a subdivision of 3.1499 acres of land out of the A.C.H.&B. R.R. Co. Survey, Section No. 87, Abstract No. 415, Brazoria County, Texas.

F. CONSIDERATION & POSSIBLE ACTION – Final Plat of Springbrook Section 1 at Silverlake, a subdivision of 33.4934 acres of land out of the R.B. Lyle Survey, Abstract no. 87, Abstract No. 415, Brazoria County, Texas.

Variance Requests:

- 1. Use of 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
- 2. Use of 5-foot side lot building line setbacks.

EXT. EASEMENT RECORDING INFO, SIF & SURVEY

G. CONSIDERATION & POSSIBLE ACTION – Final Plat of Audubon Place Section Two, being a replat of reserve "F" of the Replat of the Final Plat Audubon Place Section One (Vol. 20, Pg 195-196 B.C.P.R.) being out of the

Motion to deny 5-0

Motion to deny 5-0

MOTION TO APPROVE w/ VARIANCE 5-0

MOTION TO APPROVE 5-0

5-0 APPROVE

west one-half of the west one-half of the northeast one-quarter Section 14, H.T.&B. R.R. Co. Survey, A-509, Brazoria County, Texas.

*APPROVED
5-0*

H. CONSIDERATION & POSSIBLE ACTION – Final Plat of The Links at Green Tee, 4.900 acre tract out of W.D.C. Hall Survey Abstract No. 23, Pearland, Harris County, Texas.

*APPROVED
5-0*

I. CONSIDERATION & POSSIBLE ACTION – Final Plat of WC Properties Commercial Center, 11.7378 acres, H.T.&B. Railroad Company Survey Sec. 85, Abstract 304, Pearland, Brazoria County, Texas.

view-holder sub. clause

*Utilities letters, final plat only.
lettered community values*

*APPROVED
5-0*

J. CONSIDERATION & POSSIBLE ACTION – Final Plat of Park Village Estates Section Two, a subdivision plat of 9.5803 acres of land out of H.T. & B. R.R. Co., survey, A-509, City of Pearland, Brazoria County, Texas.

*APPROVED
5-0*

K. CONSIDERATION & POSSIBLE ACTION – Amending plat of the Final Plat Central Office Park, Vol. 21, Pg. 145-146, B.C.M.P., A subdivision of 4.7127 acres out of Lot 45, Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision, Vol. 2, Pg. 24 B.C.M.R., in H.T.&B. R.R. Co. Survey, Section 20 Abstract No. 506, Brazoria County, Texas.

*APPROVED
5-0*

CONSIDERATION & POSSIBLE ACTION – Extension for the platting of Parks at Walnut Bend.

IV. NEXT MEETING DATE: November 20, 2000 (Joint Public Hearing and Regular meeting)

V. ADJOURNMENT

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND TO BE HELD ON MONDAY, OCTOBER 16, 2000, AT 6:30 P.M. IN THE SECOND FLOOR CONFERENCE ROOM OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

6-0 **II. APPROVAL OF MINUTES:** September 18, 2000 (Regular Meeting)

III. NEW BUSINESS

motion to deny (motion to approve was withdrawn)
A. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 951

6-0 Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Commercial District (C) on the following described property, to wit:

1. Zoning Application No. 951

Legal Description: 2.8041 acres of land out of a 9.29 acre tract out of the South 1/2 of Lot 30 of the Allison Richey Gulf Coast Home Co. Subdivision of Section 21, H. T. & B. R.R. Co. survey, A-309, Brazoria Co., TX (Old Chocolate Bayou Road).

Owner: Danny Blumrick
826 Brunswick
Sugarland, TX 77478

Agent: Bobby Thompson of Coldwell Banker United
11717 Highland Meadow
Houston, TX 77089

B. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 940

6-0 motion to approve
Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-2) on the following described property, to wit:

1. Zoning Application No. 940

Legal Description: 56.91 acres of land, more or less, out of the H. T. & B. R.R. Co. survey, A-242, Brazoria Co., TX (Manvel Road @ Fite Road)

Owner: G.K.F. Holdings, L.L.C.
11753 W. Bellfort, Suite 114
Stafford, TX 77477

Agent: Gary K. Ferguson

APPROVED
4-2

C. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Waterbury Estates Section 3 at Silverlake, a subdivision of 10.5621 acres of land being a replat of unrestricted reserve "C" of Waterbury Estates Section 2 at Silverlake as recorded in Volume 21, pages 167 & 168 of the Brazoria County Plat records, out of the R. B. Lyle survey, Abstract No. 539, Brazoria County, Texas.

1) Scale 1

Variance Request:

- 1. Use of 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
- 2. Use of 5-foot side lot building line setbacks.
- 3. Use of cul-de-sacs greater than 600-feet in length. → APPROVED?

Approved
6-0

D. CONSIDERATION & POSSIBLE ACTION – Final plat of Elliott Partners, Ltd. Subdivision, being a subdivision containing 1.25 acres located in the H.T.&B. RR. Co. survey, A-242, City of Pearland, Brazoria County, Texas.

REQUIRES addition of BCC resolution No. to plat, or REMOVE from plat.

Approved
6-0

E. CONSIDERATION & POSSIBLE ACTION – Amending Plat of Malone Subdivision, a subdivision of 29.2806 acres being lot 12 of the H. Masterson Subdivision of Section 5, H.T.&B. R.R. Co. Survey, A-237, Brazoria County, Texas.

CANT READ DATE of AMENDING PLAT, & LEGAL DESCRIP. MUST FIX

WOTON to APPROVE
4-1
1 abstain

F. CONSIDERATION & POSSIBLE ACTION – Request by owner, R. West Development Co., Inc. for a variance to the 300-foot cul-de-sac requirement for three private streets in Towne Lake Estates.

4-1
1 abstain

G. CONSIDERATION & POSSIBLE ACTION – Final Plat of Towne Lake Estates Section One, being 42.5526 acres of land in the L. W. Murdock Subdivision Recorded in Volume 29, page 174 of the Brazoria Deed Records, and out of the A.C.H.&B. Survey, A-507 and the H. Stevens Survey, A-594, Brazoria County, Texas.

SEE ATTACHED PLAT for DEFICIENCIES (There are MANY)

IV. NEXT MEETING DATES: October 23, 2000 (Joint Public Hearing)
October 30, 2000 - No meeting

V. ADJOURNMENT

0.1608 AC

RESERVE X

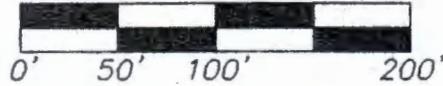
UTM GRID AND 1982 MAGNETIC DECLINATION AT CENTER OF

tinued)

ICE in a southwesterly direction along the arc of said Curve to the left, bearing a Radius of 130.00 feet, a Central Angle of 04°57' 50", an Arc Length of 11.26 feet and Long Chord which bears South 86°42' 12" West, 5 feet to a point for corner;

ICE North 29°31'20" West, a distance of 1,163.03 feet to the PLACE OF BEGINNING and containing 42.5526 acres (1,853,592 square feet) of land.

SCALE: 1"=100'



Have BCCF Nos. on plat!

Must have BDD4 APPROVAL

Outfall & Res. A

Best MAINTENANCE

AN IS RECD. (DOCUMENT ON PLAT FILE)

PRK FEES \$41,300 (8 x 350)

instr. Dwg must be approved.

1/2 DISC NOT DELETED

20' D.I.B. (SHE. 2)

Must be dimensioned

Full line identified.

FINAL PLAT OF

TOWNE LAKE ESTATES SECTION ONE

BEING 42.5526 ACRES OF LAND IN THE L.W. MURDOCK SUBDIVISION RECORDED IN VOLUME 29, PAGE 174 OF THE BRAZORIA DEED RECORDS, AND OUT OF THE A.C.H.&B. SURVEY, A-507 AND THE H. STEVENS SURVEY, A-594, BRAZORIA COUNTY, TEXAS

118 Lots

15 Reserves (10.3922 AC)

4 Blocks

DATE:

OCTOBER, 2000

OWNER:

TOWNE LAKE, L.P.
RENEE' WEST - PRESIDENT
6302 BROADWAY
PEARLAND, TEXAS
281-997-1500

ENGINEER AND SURVEYOR:
REKHA ENGINEERING INC.



5301 Hollister, Suite 190
Houston, Texas 77040
713-895-8080
713-895-8081
Fax: 713-895-7686
Job No. 0002-1540

2H

2 BE

~~Handwritten scribble~~

OF
A

~~Handwritten scribble~~

IS NEEDED

3)

5

ng the Beginning

aving a Radius of
a Long Chord

to the right.

having a Radius of
a Long Chord

ing of a Curve to

a Radius of 130.00
which bears South

ING and containing

EMENT
INDARY
BE DETAILED.

DOES NOT
INTENT IN
REQUEST
NOT APPROVED

13. 3/2" DISC NOT DELIVERED

UTM GRID
DECLINA

SCALE: 1"=100'



FINAL PLAT
OF
**TOWNE LAKE
ESTATES
SECTION ONE**

BEING 42.5526 ACRES OF LAND IN THE
L.W. MURDOCK SUBDIVISION RECORDED IN
VOLUME 29, PAGE 174 OF THE BRAZORIA
DEED RECORDS, AND OUT OF THE
A.C.H.&B. SURVEY, A-507 AND THE
H. STEVENS SURVEY, A-594,
BRAZORIA COUNTY, TEXAS

118 Lots 14 Reserves (10.3748 AC) 4 Blocks

DATE:
JULY 2000

OWNER:
TOWNE LAKE, L.P.
RENEE' WEST - PRESIDENT
6302 BROADWAY
PEARLAND, TEXAS
281-997-1500

ENGINEER AND SURVEYOR:
REKHA ENGINEERING INC.



5301 Hollister, Suite 190
Houston, Texas 77040
713-895-8080
713-895-8081
Fax: 713-895-7686
Job No. 0002-1540
Contact: John H. English, Sr. Vice President

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND TO BE HELD ON MONDAY, SEPTEMBER 18, 2000 AT 6:30 P.M. IN THE SECOND FLOOR CONFERENCE ROOM OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

6:30 (4)

CALL TO ORDER

4H

APPROVAL OF MINUTES:

August 21, 2000 – Regular Meeting

III. NEW BUSINESS

✓

A. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 941

*APPROV
4-3*

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB) on the following described property, to wit:

1. Zoning Application No. 941

Legal Description: 8.8585 acres, H. T. & B. R.R. Co. survey, Section 19, A-243, Brazoria Co., TX and being out of and a part of Lot 9 of the Allison Richey Gulf Coast Home Co. Subdivision, according to the plat recorded in Vol. 2, pg 23 & 24, plat records of Brazoria Co., TX (Cullen Boulevard @ Hughes Ranch Road)

Owner: Paradise Cemetery South
10401 West Montgomery
Houston, TX

TERRELL SPOLE SUPPORTING THE COMPREHENSIVE PLAN AS A ZONING PLAN

✓

B. CONSIDERATION & POSSIBLE ACTION – Specific Use Application No. 90

*APPROV
7-0*

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification General Business-Specific Use (GB-S) for a home to General Business District-Specific Use-Specific Use (GB-S-S) for a Specific Use Permit for a telecommunications tower on the following described property, to wit:

1. Specific Use Application No. 90

Legal Description: The South ½ of Lot 29, Allison Richey Gulf Coast Home Co. Subdivision, Section 9, H. T. & B. R.R. Co. survey, A-234, Brazoria Co., TX (2521 Max Road)

Owner: Loye & Mary Young
P.O. Box 2176
Pearland, TX 77588

Agent: Mark Suber

7:47

C. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 939

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:

APPROVED
7-0

1. Zoning Application No. 939

Legal Description: .7868 acres of land out of and part of the Commercial Reserve in Block 12, West Lea Subdivision, Section 2, according to Vol. 11, pg 69 and Vol. 12, pg 23, both of plat records of Brazoria Co., TX (Manvel Road)

Owner: Glen R. Jones
P.O. Box 636
Pearland, TX 77588

7:48
DENIED
7-0

D. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 945

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Commercial District (C) on the following described property, to wit:

1. Zoning Application No. 945

Legal Description: Tract I: A 4.9990 acre parcel, the North ½ of Lot 2; Tract II; A 5.1091 acre tract, the South ½ of lot 2, Allison Richey Gulf Coast Home Co. Subdivision, H.T.& B. R. R. Co. survey, A-243, Vol. 2, pg 23 & 24, plat records of Brazoria Co., TX (431 Cullen Boulevard)

Owner: Paul Brent Durrett
6120 Brookside Rd
Pearland, TX 77581

E. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 946

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Commercial District (C) on the following described property, to wit:

6:44
TABLED
7-0

1. Zoning Application No. 946

Legal Description: Being 8.842 acres in the H.T. & B. R.R. Co. survey, A-243, Section 19, Allison Richey Gulf Coast Home Co. Subdivision, Vol. 2, pg 23, Brazoria County., TX (1115 Cullen Boulevard)

Owner: Paul Brent Durrett
6120 Brookside Dr

DEVELOP
7-0

F. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 943

MOTION TO DENY

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB) on the following described property, to wit:

1. Zoning Application No. 943

Legal Description: 4.979 acres, Blocks 76 & 77, Figland Orchard Subdivision No. 1, out of Sect. 13, H.T.& B. R.R. Co. survey, A-240, Brazoria Co., TX, according to map or plat Figland Orchard Subdivision of record in Vol. 3, pg 77, plat records of Brazoria Co., TX (2942 Wagontrail Rd)

Owner: Maria De Viveiros & Evangelos Golfis
2431 Laura Ln
Pearland, TX 77581

6-5-3
7-0
AMMO

G. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 944

MOTION TO APPROVE

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dweling District (R-1) on the following described property, to wit:

1. Zoning Application No. 944

Legal Description: South 1/2 of the North 1/2 of Lot 2, Allison Richey Gulf Coast Home Co. Subdivision, Sect 20, H.T.& B. R.R. Co. survey, A-506, pg 2 of the plat records of Brazoria Co., TX; also known as Tract 2B (Soho Drive)

Owner: David P. and Kimberly A. Northrup
3030 FM 518 #481
Pearland, TX 77581

CONTINGENT UPON:
- ENVIRONMENTAL ASSESSMENT
- UTILITIES ASSESSMENT
- IF PROBLEMS, GO BACK TO PARK DEDICATION ORDINANCE

TRACT 2B
SOUTH 1/2 NORTH 1/2 LOT 2
ALLISON RICHEY GULF COAST HOME CO. SUBDIVISION
SECT 20, H.T. & B. R.R. CO. SURVEY, A-506, PG 2 OF THE PLAT RECORDS OF BRAZORIA CO., TX
ALSO KNOWN AS TRACT 2B (SOHO DRIVE)

H. CONSIDERATION & POSSIBLE ACTION – Request by owners, West Development Company, Inc. for approval of a City Park Dedication Plan.

MOTION TO APPROVE, CONTINGENT

I. CONSIDERATION & POSSIBLE ACTION – Final Plat of Towne Lake Estates Section One, being 42.5526 acres of land in the L.W. Murdock Subdivision recorded in Volume 29, page 174 of the Brazoria Deed Records, and out of the A.C.H. & B. Survey, A-507 and the H. Stevens Survey, A-594, Brazoria County, Texas.

Variance Request:

MOTION TO DENY
NEED TO ELIMINATE 160' CURB-SIDE-SACS
(BLG 4ST of 11 items on Plat) - see Photo Copy

NO VARIANCE NEEDED FOR PLIND PLANS IN 1/2 1ST SIDE ONE...

ENGINEER STILL HAS TO BE SUBMITTED FOR CONSTRUCTION. MUST BE COMPLETED BY 11/15/03

4-3
TO DENY

contingent upon PARK DEDICATION PLAN APPROVAL

1. To allow additional lengths up to 600' long for cul-de-sac for the private streets in lieu of the 300-foot maximum length requirement for private streets.

J. CONSIDERATION & POSSIBLE ACTION – Final Plat of The Lakes at Countryplace Section 5, Brazoria County, Texas, being 13.447 acres of land located in the F. B. Drake Survey, Abstract No. 503 (N. ½ Sec. 2)

4-3 APPROVE

Variance Request:

1. Use of a 20-foot front building line on front access garages.
2. Use of a 15-foot building line on houses with garages that do not face the street right-of-way.
3. Use of a 10-foot side setback between houses.

- MOTION TO APPROVE - 1) Need Cable TV Letter 2) Need 3 1/2" DISC 3) Add "Utilities" to NOTE 1.

K. CONSIDERATION & POSSIBLE ACTION – Final Plat of The Lakes at Countryplace Section Seven, Brazoria County, Texas, being 15.646 acres of land located in the F. B. Drake Survey, Abstract No. 510 (S. ½ Sec. 2), F.B. Drake Survey, Abstract No. 503 (N. ½ Sec. 2), and in the J. Crawley Survey, Abstract No. 174

4-3 APPROVE

Variance Request:

1. Use of a 20-foot front building line on front access garages.
2. Use of a 15-foot building line on houses with garages that do not face the street right-of-way.
3. Use of a 10-foot side setback between houses.
4. Use of an extra long cul-de-sac (greater than 600').

MOTION TO APPROVE 1) update plat date, 2) 3 1/2" DISC (sat 1 only)

L. CONSIDERATION & POSSIBLE ACTION – Final Plat of River Mist Section Two, a subdivision of 29.1009 acres of land, A.C.H.&B. Survey, A-507, City of Pearland, Brazoria County, Texas.

7-0 APPROVE

M. CONSIDERATION & POSSIBLE ACTION – Final Plat of Pearland Professional Plaza, a subdivision of 1.9347 acres out of Tract 40, Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision, in the H.T.&B. R.R. Co. Survey, Section 85, Abstract No. 304, Pearland, Brazoria County, Texas.

7-0 APPROVE

N. CONSIDERATION & POSSIBLE ACTION – Final Plat of K & G Retail Center Phase 2, being 1.098 acres of land out of lot 23 of the Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision of Section 8, H.T.&B. R.R. co. Survey, Abstract 504, Brazoria County, Texas according to the map or plat thereof recorded in volume 2, page 23 of the plat records of Brazoria County, Texas.

APPROVED 7-0

O. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Park Village Estates Section Two, a subdivision plat of 9.5803 acres of land out of H.T.&B. R.R. Co. Survey, A-509, City of Pearland, Brazoria County, Texas.

APPROVED 7-0

P. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Silverlake Commercial Park Phase 9, A subdivision of 3.1499 acres of land out of the

APPROVED 7-0

RENAME NOTE 16. Contingency
ADD NOTE 16. 6' SIDEWALK
Revised John Lizer, & P. L. and
P. K. R. A. S.

MOTION TO APPROVE 1) 6' SIDEWALK 2) SIDE SURVEY & DISC PLAN

1) 6' SIDEWALKS, NOTE 13, NEEDED

1) SIDEWALK 1) DISC FILE 2) ADD "6'" to right sidewalk note 6.

AS REQUESTED

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, AUGUST 21, 2000 AT 6:30 P.M. IN THE COUNCIL CHAMBERS OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: August 7, 2000 (Regular Meeting minutes)

III. NEW BUSINESS

*C-35
Approved
5-0*

A. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 935

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Light Industrial District (M-1) on the following described property, to wit:

1. Zoning Application No. 935

Legal Description: 11.423 acres out of 27.056 acre tract, out of a 48.035 acre tract out of the Easterly part of 94.243 acre tract, F.B. Drake Survey, A-1181, and the H. T. & B. R.R. Co. survey, A-413, as recorded in Vol. 1288, pg 299, deed records of Harris County, TX (3250 South Sam Houston Parkway East)

Owner: Industrial Polymers Corporation
3250 South Sam Houston Parkway East
Houston, TX 77047

Agent: David E. Boddie
15427 Driftwood Oak Court
Houston, TX 77059

*C-36
Approved
5-0*

B. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 938

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Commercial District (C) on the following described property, to wit:

1. Zoning Application No. 938

Legal Description: Tract I: 6 acres and Tract II: 0.216 acres both being part of 6.62671 acre tract and a part of 6.1264 acre tract, in Lots 5 & 6, James Hamilton Survey, A-881, Harris Co., TX, Vol. 83, pg 342, deed records of Harris Co., TX (14011 South Freeway)

Owner: Southway Community Church
14011 South Freeway
Houston, TX 77047

Agent: Linda Greeson

6:39 AM 5-0

C. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 936

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB) on the following described property, to wit:

1. Zoning Application No. 936

Legal Description: 2.289 acre tract of land in Section 21, H. T. & B. R.R. co. survey, A-309, Brazoria Co., TX, as recorded in Vol. 2, pg. 23, plat records of Brazoria Co., TX (Southwest corner of Broadway St and Cullen Blvd)

Owner: Methodist Board of Missions of Houston Districts, Inc.
5215 Main
Houston, TX 77002

Agent: Peacock Properties, Inc.

6:39 AM 5-0

D. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 937

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-3) on the following described property, to wit:

1. Zoning Application No. 937

Legal Description: A 10.00 acre tract of land out of Lot 28 & 29, Allison Richey Gulf Coast Home Co. Subdivision, Section 20, H. T. & B. R.R. Co. survey, A-506, Brazoria Co., TX (Sunrise Lake "East")

Owner: Amvest Properties, Inc.
7676 Woodway, Ste 238
Houston, TX 77063

Agent: Ken Caffey

HOLD MAPS sig until plat is corrected

6:41 AM 5-0

E. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Pearland Professional Plaza, a subdivision of 1.9347 acres out of Tract 40, Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision in the H.T.&B. R.R. Co. Survey Section 85, Abstract No. 304, Pearland, Brazoria County, Texas.

VICINITY MAP MUST BE CORRECTED

MAPS WILL WITHHOLD SIG. UNTIL FILED

F. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Park Village Estates Section Two, A subdivision plat of 9.5803 acres of land out of H.T.&B. R.R. Co. Survey, A-509, City of Pearland, Brazoria County, Texas.

TABLED 5-0

MAPS WITHHOLD - MAPS GIVEN TO ENGR. TO MAKE CORRECTIONS.

*APPROVED
5-0*

G. CONSIDERATION & POSSIBLE ACTION – Final Plat of Magnolia Estates Section 2, 4.7702 acres out of lot 1, O.W. Willits Subdivision (Vol. 03, pg. 65 B.C.P.R.) W.D.C Hall league, A-70, Pearland, Brazoria County, Texas. *OK*

*APPROVED
4-1*

H. CONSIDERATION & POSSIBLE ACTION – Final Plat of Crestwood Cove at Silverlake, a subdivision of 21.1201 acres of land out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas. *errors*

Variance Request:

- 1. Use of 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
- 2. Use of 5-foot side lot building line setbacks.

*APPROVED
5-0
APPROVED
5-0*

I. CONSIDERATION & POSSIBLE ACTION – Final Plat of Hoang Subdivision, 1 block, 2 lots, 1.683 acres. *OK*

J. CONSIDERATION & POSSIBLE ACTION – Amending Plat of Alexander Landing Section 6, being a 6.0139 acre tract of land out of the Thomas J. Green Survey Abstract – 198 in the City of Pearland, Brazoria County, Texas. Recorded in Vol. 21, page 143-144, B.C.P.R. *Add SCALE on detail*

K. DISCUSSION ITEM – 527.1 Acres Planned Unit Development, Pearland, Texas.

IV. NEXT MEETING DATE: August 28, 2000 (Joint Public Hearing)
September 4, 2000 – No Meeting

V. ADJOURNMENT

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JULY 17, 2000 AT 6:30 P.M. IN THE SECOND FLOOR CONFERENCE ROOM OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

6:33u.

CALL TO ORDER

II. APPROVAL OF MINUTES: June 5, 2000 (Regular Meeting minutes)

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 930 & SPECIFIC USE NO. 86 AND ZONING APPLICATION NO. 931 & SPECIFIC USE NO. 87

APPROVED
5-0

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Commercial District Specific Use (C-S) for a Specific Use Permit for machining, fabrication, and manufacturing plastics, rubber and metal products on the following described property, to wit:

1. Zoning Application No. 930 & Specific Use No. 86

Legal Description: Lot 1A-6, H. T. & B. R.R. Co. survey, A-242, Brazoria Co., TX (8101 Fite Road)

Owner: Barker & Bucek
8101 Fite Road
Pearland, TX 77584

2. Zoning Application No. 931 & Specific Use No. 87

Legal Description: Lot 1A, H. T. & B. R.R. Co. survey, A-242, Brazoria Co., TX (8101 Fite Road)

Owner: Blaine Barker II ABA Barker Development
P.O. Box 24
Manvel, TX 77509

B. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 933

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB) on the following described property, to wit:

1. Zoning Application No. 933

APPROVED
5-0

Legal Description: 3.00 acres situated in Lot 80 of Figland Orchard Subdivision, Section 13, H. T. & B. R.R. Co. survey, A-240, as recorded in Vol. 3, pg 77, plat records of Brazoria Co., TX (2834 Wagontrail)

Owner: Pearland Elks Lodge
P.O. Box 2251
Pearland, TX 77588

C. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 927

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:

C. Zoning Application No. 927

Legal Description: A 1.00 acre tract out of Lot 41, Section 19, H. T. & B. R.R. Co. survey, A-243, Brazoria Co., TX (Hughes Ranch Road)

Owner: Debbie Corson
P.O. Box 634
Pearland, TX 77588

D. CONSIDERATION & POSSIBLE ACTION – SPECIFIC USE NO. 84

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Suburban Development District Specific Use (SD-S) for a Specific Use Permit for a church on the following described property, to wit:

D. Specific Use Application No. 84

Legal Description: 22.0658 acres, more or less, out of Section 17, H. T. & B. R.R. Co. survey, A-242, as recorded in Vol. 86344, pg 911 and County Clerk's File No. 96-002281 Official Records, Brazoria Co., TX (2800 Marvel Road (FM 1128))

Owner: Tim Liston, Pastor/New Hope Church
2800 Marvel Road
Pearland, TX 77584

E. CONSIDERATION & POSSIBLE ACTION – Preliminary plat of WC Properties Commercial Center, 2 reserves, 11.7 acres of land within the H.T.&B R.R. Co. Survey, Abstract 304 in the City of Pearland, Brazoria County, Texas.

- 1) ADD NOTES "7. There are 9 STREET LIGHTS ON THIS PLAT" B. 6' SIDEWALK ON BROADWAY E & 4' SIDEWALK ON MILLER - RABBIT ROAD WILL BE CONSTRUCTED. 2) ~~ADD~~
- 2) CITY LIMITS LINE ON PLAT MUST BE BETTER DELINEATED
- 3) U.E. should NOT cross Reserve B as shown
- 4) TBM must be onsite & named. adjacent (Fair Plat)
- 5) BDC DESCRIPTION on Fair Plat
- 6) BAD GRAPHICS 7) SIGNATURE LINE for 100' width

REMOVED
5-0

LIST COMMENTS

- 2) Provide common corners
- 3) Add scale on Vicinity Map
- 4) Provide "Legend" & "Notes"
- 5) show 100-yr FLOOD FRINGE & FLOODWAY ON PLAT*

F. CONSIDERATION & POSSIBLE ACTION - Preliminary plat of Sunrise Lakes Section Four, a subdivision of 34.94 acres of land being partial replat of Allison Richey Gulf Coast Home Company Subdivision Section Twenty (Being part of lots 11, 12, 13, 26 & all of lot 27) out of the H.T.&B. R.R. Co. Survey, Abstract 506, City of Pearland, Brazoria County, Texas.

*MUST DO MITIGATION PLAN, & LOMAR

APPROVED
w/ comments
5-0

G. CONSIDERATION & POSSIBLE ACTION - Preliminary plat of Barclay Place, a subdivision of 9.5268 acres situated in section 12 of the H.T.&B. Railroad Company Survey, Abstract No. 508, Pearland, Brazoria County, Texas.

- 6) Provide Tree Survey
- 7) Add surveyor's signature
- 8) 20' IS L. MUST HAVE 28' A VARIANCE

"FLOODWAY" TO "FLOOD PLAIN" 2) SIGNATURE OF SURVEYOR IS REQ'D. 3) REMOVE "TOMMY SCOTT"

Variance Request:

1. Use of an extra long cul-de-sac.

APPROVED
w/ comments
5-0

H. CONSIDERATION & POSSIBLE ACTION - Preliminary plat of Exxon - F.M. 518 and F.M. 865, a subdivision of 1.606 acres of land out of the H.T.&B. R.R. Company Survey, Section 20, Abstract Number 506, Pearland, Brazoria County, Texas.

MOVE CITY ENGR. SIG. LINE DOWN.

APPROVED
w/ comments
5-0

I. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of The Landing at Green Tee, being 20.9805 acres out of the W.D.C. Hall Survey, A-23, Harris County, Texas.

- 1) MOVE DET. POND WEST, OUT OF CLEAR CREEK R.O.W.
- 2) 4 STREET LIGHTS REQ'D (ADD NOTE)
- 3) Add NOTE "B. DETENTION POND MAINTENANCE IS THE RESPONSIBILITY OF OWNER OR HOMEOWNERS ASSOCIATION."
- 4) LOT 13 SHOULD BE ELIMINATED.
- 5) SIGNATURE IS REQ'D.
- 6) REMOVE "TOMMY SCOTT".

Variance Request:

1. To allow a tree survey to be submitted at the time building permits are issued.

APPROVED
w/ comments
5-0

J. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Springbrook Section 1 at Silverlake, a subdivision of 33.4934 acres of land out of the R.B. Lyle Survey, Abstract No. 539 and the A.C.H.&B R.R. Co. Survey, Section No. 87, Abstract No. 415, Brazoria County, Texas.

ADD: NOTE "B. THERE ARE 24 STREET LIGHTS ON THIS PLAT", & "D. ALL SIDELOT LINES ARE CENTER LINES OF 6' ORNANCE EASEMENT TO EACH ADJACENT LOT." (DONE BY C.O.P.)

Variance Request:

1. Use of 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Use of 5-foot side lot building line setbacks.

APPROVED
w/ comments
5-0

K. CONSIDERATION & POSSIBLE ACTION - Final Plat of Summerfield Section 1 at Silverlake, a subdivision of 23.1228 acres of land and being a partial replat of unrestricted reserve "A" of Silverlake Commercial Park Phase IV as recorded in Volume 20, pages 325-328 of the Brazoria County Plat Records out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.

REMOVE "TOMMY SCOTT" from signature block

Variance Request:

1. Use of 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Use of 5-foot side lot building line setbacks.
3. Use of cul-de-sacs greater than 600 feet in length.
4. Use of an 11-foot back lot utility easement.

Approved w/ comment

*5-0
Approved
5-0
Approved*

L. CONSIDERATION & POSSIBLE ACTION – Amending Plat of Foodmaker Subdivision No. 3929 of the Final Plat of Foodmaker Subdivision No. 3920 0.9148 acres out of the W.D.C. Hall Survey, Abstract No. 70, Pearland, Brazoria County, Texas. *Return to F-R to correct council member names & add City atty & City engr.*

M. CONSIDERATION & POSSIBLE ACTION – Request for extension of Preliminary Approval of Sunrise Lakes Section Three.

N. CONSIDERATION & POSSIBLE ACTION – Sidewalk variance for Joseph's Gulf Coast Grille.

IV. NEXT MEETING DATES: July 24, 2000 (Joint Public Hearing)
July 31, 2000 – no meetings scheduled
August 7, 2000 (Regular Meeting)

V. ADJOURNMENT

4-0
C. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Sunrise Lakes Section Four, a subdivision of 34.94 acres of land being a partial replat of Allison Richey Gulf Coast Home Company Subdivision Section Twenty (Being part of lots 11, 12, 13, 26 & All of lot 27) out of the H.T.&B. R/R Co. Survey, Abstract 506, City of Pearland, Brazoria County, Texas.

- 1. TIA RECD. W/ FINAL PLAT
 - 2. 100-yr. Flood Elev. must be on Final Plat
 - 3. Some 22 ft - corner lots not big enough for 20' sidewalk B.L. MUST RE-DO ON FINAL PLAT
- APPROVED conditionally & 4' SIDEWALK IS REQ'D. ON HILLHOUSE RD. THIS NOTE MUST BE ON Final Plat.

4-0
D. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of K & G Retail Center Phase 2, City of Pearland, Brazoria County, Texas, being 1.098 acres of land out of lot 23 of the Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision of Section 8, H.T. & B. R.R. Co. Survey, Abstract 504, Brazoria County, Texas according to the map or plat thereof recorded in volume 2, page 23 of the plat records of Brazoria County, Texas.

- 1. Add "NOTE 6. 6' SIDEWALK IS REQ'D. ON BROADWAY."
 - 2. Change "COMMERCIAL" to "GENERAL BUSINESS" ON NOTE 5
 - 3. SURVEYOR'S SIGNATURE ON PLAT IS REQ'D.
- APPROVED

4-0
E. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Elliott Partners, Ltd. Subdivision, being a subdivision containing 1.2500 acres located in the H.T.&B. R.R. Co Survey, A-242, City of Pearland, Brazoria County, Texas.

APPROVED. ADD NOTE TO PRELIM PLAT: "TREE DISPOSITION PLAN IS REQ'D. AT TIME OF DEVELOPMENT."

A-0
F. CONSIDERATION & POSSIBLE ACTION – Final Plat of Winding Creek Estates, a tract or parcel of land containing 9.79099 acres being a replat of a portion of lots 16, 18, 19 and 20, O.W. Willits Subdivision in the W.D.C. Hall League, Abstract No. 70, City of Pearland, Brazoria County, Texas.

APPROVED 28 Submitted

IV. NEXT MEETING DATES: August 14, 2000 (Joint Public Hearing)
August 21, 2000 (Regular Meeting)

V. ADJOURNMENT

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND TO BE HELD ON MONDAY, JUNE 19, 2000 AT 6:30 P.M. IN THE SECOND FLOOR CONFERENCE ROOM OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. NEW BUSINESS

*AMND.
5-1
(10000
NO)*

A. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 921

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Commercial District (C) on the following described property, to wit:

1. Zoning Application No. 921

Legal Description: 5.00 acres being Tract 2, Section 17 of H. T. & B. R.R. Co. survey, A-242, Brazoria Co., TX (Manvel Road @ Fite Road)

Owner: Patrick William Gabriel
1903 Place Rebecca Lane
Houston, TX 77090

Agent: Lucy Marie Woods

B. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 924

*6-0
AMND*

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB) on the following described property, to wit:

1. Zoning Application No. 924

Legal Description: 1.377 acres of land in Section 20, H. T. & B. R.R. Co. survey, A-506, Brazoria Co., TX (Broadway Street @ Cullen Boulevard)

Owner: William J. Wise, Trustee
9000 Southwest Freeway, Ste 324
Houston, TX 77074

Agent: Jamila Johnson of Brewer & Escalante Associates for ExxonMobil

C. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 925

*AMND
6-0*

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB) on the following described property, to wit:

1. Zoning Application No. 925

Legal Description: A 5 acre tract being the East 1/2 of Lot 19, Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision of Section 80, H. T. & B. R.R. Co. survey, A-564, according to the map or plat recorded in Vol. 2, pg 98, plat records of Brazoria Co., TX (Broadway Street between Kirby Rd & CR 48)

Owner: Weems & Company, Inc. for F. Carrington Weems II, Alexandra L. Weems, F. Carrington Weems III & Milthilde S. Weems
909 Fannin, Ste 3205
Houston, TX 77010

Agent: Keith Anderson

Handwritten: Amend 6-0

I. CONSIDERATION & POSSIBLE ACTION – Preliminary plat of The Lakes at Countryplace Section Seven, Brazoria County, Texas being 15.647 acres of land located in the F.B. Drake Survey, Abstract No. 510 (S. 1/2 Sec. 2), F. B. Drake Survey, Abstract No. 503 (N. 1/2 Sec. 2), and in the J. Crawley Survey, Abstract no. 174.

- 1. external easements recorded per nos.
- 2. Temp. Turnover N. corner of South Cedar Hollow (from S. 1/2 Sec. 2)
- 3. Change name to South Cedar Hollow (from S. 1/2 Sec. 2)

Variance Request:

1. Use of a 20-foot front building line on front access garages.
2. Use of a 15-foot front building line on houses with garages with garages that do not face the street right-of-way.
3. Use of a 10-foot side setback between houses.
4. Use of an extra long cul-de-sac (greater than 600').

Handwritten: Amend 6-0

J. CONSIDERATION & POSSIBLE ACTION – Preliminary plat of Magnolia Estates Section 2, 4.7702 acres out of lot 1 O.W. Willits Subdivision (Vol. 03, pg. 65 B.C.P.R.) W.D.C. Hall League, A-70 Pearland, Brazoria County, Texas.

Handwritten: ADD Detention cistern TO FINAL PLAT

Handwritten: Amend 6-0

K. CONSIDERATION & POSSIBLE ACTION – Preliminary plat of Worden Estates, 23.752 acres out of H.T. & B. R.R. Company Survey No. 29, Abstract 292, Pearland, Texas.

Handwritten: 3. Add Note 11, CONTRIBUTION FOR CONSTRUCTION OF CR 128, UPON DEVELOPMENT. CAN BE

Variance Request:

1. Sidewalk Requirements. *Handwritten:* Add Note 10.
2. Street Light Requirement. " " "
3. Widening of CR 128 – Construction to be deferred.

Handwritten: Denied. TO BE contingent upon development

Handwritten: Add Pipeline Statement on Final Plat, Remove all B.L.'s on Final

Handwritten: Amend 6-0

L. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Hoang Subdivision, 1 block, 2 lots, 1.683 acres

Handwritten: Note 8: Detention cistern must be installed before improvements are permitted

Handwritten: Amend 6-0

M. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of River Mist Section Two, a subdivision of 29.1009 acres of land, A.C.H. & B Survey, A-507, City of Pearland, Brazoria County, Texas.

Handwritten: 1- Remove Scott's home 2- Move Title Block to Lower Right on Final

Handwritten: Amend 6-0

N. CONSIDERATION & POSSIBLE ACTION – Final Plat of Tranquility Lakes Section One, 12.8881 acres (561,406 s.f.) of land located in the H.T.&B. R.R. Company Survey, a-242, Brazoria County, Texas.

Handwritten: NOTE 13. SIDEWALKS ON TRANQUILITY LAKES BLVD. ARE REQ'D. @ TIME OF DEVELOPMENT. All external easements must have recording info. 2) PARKING AGREEMENT MUST BE FINALIZED BEFORE RECORDATION.

Variance Request:

- Handwritten:* ADD TO Final Plat: 4
- Handwritten:* NOTE 10. 6' SIDEWALK & STREET LIGHTS REQ'D. WHEN LOTS DEVELOP.

Handwritten: NOTE 14. DRAINAGE OUTFALL IS EXISTING SAND PIT, DISCHARGE FROM SAND PIT IS BY PUMPING INTO EXISTING DITCH TO ROADWAY THERE ARE NO EASEMENTS ON EXISTING DITCH.

1. Use of an extra long cul-de-sac (greater than 600').

*APPROVED
6-0
MOTION
TO DENY
6-0*

O. CONSIDERATION & POSSIBLE ACTION – Replat of Houston Memorial Gardens Cemetary, the purpose of this re-plat is to consolidate prior sections & correct calls and distances. Resubdivision of tracts 41, 42, 55, 56, 57, & 58, Allison Richey Gulf Coast Home Co. Subdivision of section 20, H.T.&B. Survey Abstract no. 506, Brazoria County, Texas. *Remove Scott's name*

P. CONSIDERATION & POSSIBLE ACTION – Request a variance from the Subdivision Ordinance that requires you plat your property, by owner, Celestino Elizondo, 3057 Harkey, Pearland, Texas, 77584.

Q. DISCUSSION ITEM – Tree Ordinance.

III. NEXT MEETING DATE: June 26, 2000 (Joint Public Hearing)

IV. ADJOURNMENT

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JUNE 5, 2000 AT 6:30 P.M. IN THE SECOND FLOOR CONFERENCE ROOM OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: May 15, 2000 (Regular Meeting)

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Tranquility Lakes Section One, being 12.8881 acres (561,406 s.f.) of land located in the H.T.&B R.R. Company Survey, A-242 Brazoria County, Texas.

Accept with comment - Add Street Light, No Blanket Drainage Easement

Variance Request:

1. Use of length greater than the 300-foot maximum length requirement for cul-de-sacs.

B. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Winding Creek Estates, a tract or parcel of land containing 9.7099 acres being a replat of a portion of lots 16, 18, 19 and 20, O.W. Willits Subdivision in the W.D.C. Hall League, Abstract No. 70, City of Pearland, Brazoria County, Texas.

Accept

Variance Request:

1. To allow a tree survey to be done for each lot at the time a building permit is applied for.

C. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Magnolia Estates Section One, 24.15 acres out of Section 12 in the H.T.&B. R.R. Co. Survey, Abstract No. 508, Brazoria County, Texas.

Accept/Comments ① No Reserve Avenue in Title Block ② Amend Surveying Info. ③ Added 8 Street Lights Got L

D. CONSIDERATION & POSSIBLE ACTION – Final Plat of Central Office Park, A subdivision of 4.7127 acres out of Lot 45, Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision, Vol 2, Pg 24 B.C.M.R. in H.T.&B. R.R. Co. Survey, Section 20, Abstract No. 506, Brazoria County, Texas.

Ready to sign after correction

Fill in Date of Signature under Eubanks & Assoc. Signature.

E. CONSIDERATION & POSSIBLE ACTION – Final Plat of Crestwood Cove at Silverlake, a subdivision of 21.1201 acres of land out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.

Variance Request:

1. Use of 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Use of 5-foot side lot building line setbacks.

*Engineer requested Plat
e Tabled @ 4:00 P.M.
Today*

Further Review

① Surveyors Certificate must be signed

Approve with comments

F. **CONSIDERATION & POSSIBLE ACTION** – Final Plat of Pine Hollow Estates Section Two, being 8.2588 acres (359,755 s.f.) of land located in the W.D.C. Hall League A-70, Brazoria County, Texas.

CITY STAFF TO GET AGREEMENT ON 1) AMOUNT, & 2) TIME FOR PARKS LAND BANK Ed Hersh to take lead.

Variance Request: Parks Director - June 2nd Memo to deny

1. To propose allocating land from the 22 acres located on the south side of Mary's Creek to be included in a park bank to satisfy the requirements for parkland dedication.

Tan Led Drainage Issues

G. **CONSIDERATION & POSSIBLE ACTION** – Final Plat of The Links at Green Tee, 4.900 acre tract out of W.D.C. Hall Survey Abstract No. 23, Pearland, Harris County, Texas.

① No Harris Co. Clerk's Number on 75' x 15' D.E. ② Erase Tommy Scott ③ Lot #9 No D.E. to Country Club Dr.

Approve with comments

H. **CONSIDERATION & POSSIBLE ACTION** – Final Plat of Lakeside Estates Section One, a subdivision of 44.0735 acres of land, being a part of lots 10, 11, 12, 35, 36 and 37 of the Allison Richey Gulf Coast Home Company Subdivision of Section 10 out of the H.T. & B. R.R. Company Survey, A-505 as recorded in Volume 406, Page 635 of B.C.D.R. Brazoria County, Texas.

Ready to sign after Scott's name removed

Deny Variance

I. **CONSIDERATION & POSSIBLE ACTION** – Final Plat of Alexander Landing Section 6, being a 6.0139 acre tract of land out of the Thomas J. Green Survey Abstract – 198 in the City of Pearland, Brazoria County, Texas.

Ready to sign

J. **CONSIDERATION & POSSIBLE ACTION** – Requesting a variance from the construction of six foot wide sidewalks along McLean Road for Park Village Estates.

K. **DISCUSSION ITEM** – To discuss how to request discussion items on the future agendas.

IV. **NEXT MEETING DATES:**

- June 12, 2000 (JPH meeting)
- June 19, 2000 (Regular meeting)
- June 26, 2000 (JPH meeting)

V. **ADJOURNMENT**

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TO BE HELD ON MONDAY, MAY 15, 2000 AT 6:30 P.M. IN THE SECOND FLOOR CONFERENCE ROOM OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

- II. APPROVAL OF MINUTES:** April 17, 2000 (Regular Meeting)
May 1, 2000 (Regular Meeting)

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 917

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Commercial District (C) on the following described property, to wit:

1. Zoning Application No. 917

Legal Description: Tract I: 1 acre being Lot 3, Gabriel Enterprises and Tract II: 1.78 acres being Lot 36H3 out of the H.C. Johnson 99 acre tract, A-219, Brazoria Co., (2617 Lazy Bend Drive)

Owner: Stan Leslie
2617 Lazy Bend Drive
Pearland, TX 77581

Agent: Charlie Eason of Hardcastle Real Estate

B. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 918

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB) on the following described property, to wit:

1. Zoning Application No. 918

Legal Description: 1.103 acres being Lot 1 of Gabriel Enterprises, H. T. & B. R.R. Co. survey, A-219, Brazoria Co., TX (5915 Broadway)

Owner: Stan Leslie
2617 Lazy Bend Drive
Pearland, TX 77581

Agent: Charlie Eason of Hardcastle Real Estate

C. CONSIDERATION & POSSIBLE ACTION – Zoning Application Nos. 919 & 920

*Passed
6-10-00.*

*Amended
6-10-00.*

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:

1. Zoning Application No. 919

Legal Description: The West 2 acres of the South 1/2 of Lot 9, Allison Richey Gulf Coast Home Co. Subdivision, Section 10, H. T. & B. R. R. Co. survey, A-505, Brazoria Co., TX according to the plat as recorded in Vol. 2, pg 24, plat records of Brazoria Co., TX (13535 Stone Road)

Owner: Victor and Michelle Patterson
13535 Sagebluff
Pearland, TX 77581

2. Zoning Application No. 920

Legal Description: 2.5 acres out of the South 1/2 of Lot 46, Allison Richey Gulf Coast Home Co.'s Subdivision, Section 9, H. T. & B. R.R. Co. survey, A-234, Brazoria Co., TX, according to the plat thereof in Vol. 2, pg 23, Brazoria Co., TX (1630 Roy Road)

Owner: Rex and Mary Leppala
1630 Roy Road
Pearland, TX 77581

D. CONSIDERATION & POSSIBLE ACTION – Preliminary Right-of-Way Plat of Shadow Creek Ranch Village One, Phase One-A, 6.250 acres, being a partial replat and extension of the Allison-Richey Gulf Coast Home Co's Part of Suburban Gardens, Brazoria County, Texas, of record in Volume 2, page 99, plat records, Brazoria County, Texas. And also being out of the T.C.R.R. Co. Survey, Section 3, Abstract 678 and the Obediah Pitts Survey, Abstract 717, Brazoria County, Texas.

E. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Parks at Walnut Bend, being a subdivision containing 85.7470 acres located in the H.T.&B. R.R. Survey, A-239, City of Pearland, Brazoria County, Texas.

Variance Request: exis utilities
1. Requesting a variance from the ordinance that requires cost participation for Fite Road.

F. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Tranquility Lakes Section One, being 12.8881 acres (561,406 s.f.) of land located in the H.T.&B. R.R. Company Survey, A-242 Brazoria County, Texas.

Variance Request:
① covenants be submitted
② add street lights where shown
③ must accomodate exis. w.e. in CK 9
④ must accom. planned c.o.p. san sewer in CK 9
⑤ # of units for park fees calc.
⑥ correct city limits in vicinity map
⑦ No approved drainage plan

Passed 6 to 0.

*Passed 6 to 0,
① Add survey plat
State of TX
② Remove section name
& curve & returns are not
large when of
a curve tables
must be provided
③ correct base flood
elevation to
"100 year"
"59"*

*Tabled
4 to 2*

1. Use of length greater than the 300-foot maximum length requirement for cul-de-sacs.

Passed to too.
Passed to too.
Passed to too.
Passed to too.

G. CONSIDERATION & POSSIBLE ACTION - Final Plat of Villa Verde Section One, being 23.19 acres of land in the W.D.C. Hall Survey, Abstract No. 23, Harris County, Texas. *① must follow recordation of Scarsdale R.O.W. fronting this plat & recordation of u.e.'s ② correct dates on sheet 2.*

H. CONSIDERATION & POSSIBLE ACTION - Final Plat of Villa D'Este Section One, being a subdivision of 17.6630 acres of land out of the W.D.C. Hall Survey, A-23, City of Pearland, Harris County, Texas. *① utility letters @ Scarsdale str ② Bellanta Sec 1 must be recorded before Villa D'Este.*

I. CONSIDERATION & POSSIBLE ACTION- Building Permit Application for 5306 Heron Lane by owner Jennifer Jamison.

J. CONSIDERATION & POSSIBLE ACTION - Recommendation to City Council for Revised Impact Fees.

IV. NEXT MEETING DATES: June 5, 2000 (Regular Meeting)
June 12, 2000 (Joint Public Hearing)

V. ADJOURNMENT

Posted: _____ Day of _____, 2000, A.D.

Removed: _____ Day of _____, 2000, A.D.

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TO BE HELD ON MONDAY, MAY 15, 2000 AT 6:30 P.M. IN THE SECOND FLOOR CONFERENCE ROOM OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

- APRIL 6-0*
- II. APPROVAL OF MINUTES:** April 17, 2000 (Regular Meeting)
May 1, 2000 (Regular Meeting)

III. NEW BUSINESS

✓ **A. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 917**

6-0 APPROVED
Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Commercial District (C) on the following described property, to wit:

✓ **1. Zoning Application No. 917**

Legal Description: Tract I: 1 acre being Lot 3, Gabriel Enterprises and Tract II: 1.78 acres being Lot 36H3 out of the H.C. Johnson 99 acre tract, A-219, Brazoria Co., (2617 Lazy Bend Drive)

Owner: Stan Leslie
2617 Lazy Bend Drive
Pearland, TX 77581

Agent: Charlie Eason of Hardcastle Real Estate

✓ **B. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 918**

APRIL 6-0
Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB) on the following described property, to wit:

1. Zoning Application No. 918

Legal Description: 1.103 acres being Lot 1 of Gabriel Enterprises, H. T. & B. R.R. Co. survey, A-219, Brazoria Co., TX (5915 Broadway)

Owner: Stan Leslie
2617 Lazy Bend Drive
Pearland, TX 77581

Agent: Charlie Eason of Hardcastle Real Estate

C. CONSIDERATION & POSSIBLE ACTION – Zoning Application Nos. 919 & 920

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:

1. Zoning Application No. 919

Legal Description: The West 2 acres of the South 1/2 of Lot 9, Allison Richey Gulf Coast Home Co. Subdivision, Section 10, H. T. & B. R. R. Co. survey, A-505, Brazoria Co., TX according to the plat as recorded in Vol. 2, pg 24, plat records of Brazoria Co., TX (13535 Stone Road)

Owner: Victor and Michelle Patterson
13535 Sagebluff
Pearland, TX 77581

2. Zoning Application No. 920

Legal Description: 2.5 acres out of the South 1/2 of Lot 46, Allison Richey Gulf Coast Home Co.'s Subdivision, Section 9, H. T. & B. R.R. Co. survey, A-234, Brazoria Co., TX, according to the plat thereof in Vol. 2, pg 23, Brazoria Co., TX (1630 Roy Road)

Owner: Rex and Mary Leppala
1630 Roy Road
Pearland, TX 77581

6-0
APPROVED
w/ comments for final plat
D. CONSIDERATION & POSSIBLE ACTION – Preliminary Right-of-Way Plat of Shadow Creek Ranch Village One, Phase One-A, 6.250 acres, being a partial replat and extension of the Allison-Richey Gulf Coast Home Co's Part of Suburban Gardens, Brazoria County, Texas, of record in Volume 2, page 99, plat records, Brazoria County, Texas. And also being out of the T.C.R.R. Co. Survey, Section 3, Abstract 678 and the Obediah Pitts Survey, Abstract 717, Brazoria County, Texas.

APPROVED
4-2
E. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Parks at Walnut Bend, being a subdivision containing 85.7470 acres located in the H.T.&B. R.R. Survey, A-239, City of Pearland, Brazoria County, Texas.

Approved w/o variance
Variance Request:

1. Requesting a variance from the ordinance that requires cost participation for Fite Road.

TABLED
5-1
F. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Tranquility Lakes Section One, being 12.8881 acres (561,406 s.f.) of land located in the H.T.&B. R.R. Company Survey, A-242 Brazoria County, Texas.

Variance Request:

Engr. does not accept drainage plan,

1. Use of length greater than the 300-foot maximum length requirement for cul-de-sacs.

*Amended
6-0
Approved
6-0*

G. CONSIDERATION & POSSIBLE ACTION - Final Plat of Villa Verde Section One, being 23.19 acres of land in the W.D.C. Hall Survey, Abstract No. 23, Harris County, Texas. *1) correct Ditch in plat 2) Remove Scott's name & change B.M. agreed disposition plan is needed for final plat*

H. CONSIDERATION & POSSIBLE ACTION - Final Plat of Villa D'Este Section One, being a subdivision of 17.6630 acres of land out of the W.D.C. Hall Survey, A-23, City of Pearland, Harris County, Texas. *See notes on markup*

I. CONSIDERATION & POSSIBLE ACTION- Building Permit Application for 5306 Heron Lane by owner Jennifer Jamison.

J. CONSIDERATION & POSSIBLE ACTION - Recommendation to City Council for Revised Impact Fees.

IV. NEXT MEETING DATES: June 5, 2000 (Regular Meeting)
June 12, 2000 (Joint Public Hearing)

V. ADJOURNMENT

*TREES Sawing
TREES DISPOSITION RAN*

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, APRIL 17, 2000 AT 6:30 P.M. IN THE SECOND FLOOR CONFERENCE ROOM OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. NEW BUSINESS

*APPROVED
6-0*

A. CONSIDERATION AND POSSIBLE ACTION – Final Plat of The Lakes at Countryplace Section Eight, Brazoria County, Texas, being 35.415 acres of land located in the F.B. Drake Survey, Abstract No. 510 (S. ½ Sec. 2) and in the J. Crawley Survey, Abstract No. 174.

Variance Request:

1. Use of an extra long cul-de-sac (greater than 600').
2. Use of a 20-foot front building line of front access garages.
3. Use of a 15-foot building line on houses with garages that do not face the street right-of-way.
4. Use of a 10-foot side setback between houses.

*APPROVED
6-0*

B. CONSIDERATION AND POSSIBLE ACTION – Preliminary Plat of of Towne Lake Estates, being 77.6339 acres of land in the L.W. Murdock Subdivision recorded in Volume 29, page 174 of the Brazoria Deed Records, and out of the A.C.H.&B. Survey, A-507 and the H. Stevens Survey, A-594, Brazoria County, Texas. *APPROVED, w/ note that thruway issue must be addressed @ Final Plat*

Variance Request:

1. Use for additional lengths greater than 600' for cul-de-sacs.

*APPROVED
6-0*

C. CONSIDERATION AND POSSIBLE ACTION – Preliminary Plat of Pine Hollow Estates Section Two, being 8.2588 acres (359,755 s.f.) of land located in the W.D.C. Hall League A-70 Brazoria County, Texas. *change location of lot line common to lots 3 & 4*

Variance Request:

1. Use for additional lengths greater than 600' for cul-de-sacs.

*APPROVED
6-0*

D. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Silverlake Commercial Park Phase VIII, a subdivision of 5.6519 acres of land out of the R. B. Lyle Survey, Abstract No. 539, Brazoria County, Texas. *1 Add commission's name
2 change vicinity map*

*APPROVED
6-0*

E. CONSIDERATION AND POSSIBLE ACTION – Final Second Replat of Lots 24, 25, and 26, Block 1 of Weatherford Phase II at Silverlake, a tract of 0.5372 acres of land being a replat of lots 24, 25, and 26, block 1 of Weatherford Phase II at Silverlake as recorded in Volume 20, pages 285-288 of the Brazoria County Plat Records, being a partial replat of Weatherford phase II at Silverlake as recorded in Volume 20, pages 53-56 of the Brazoria County Plat Records, A Subdivision of 12.5102 acres of land out of the R.B. Lyle Survey, A-539.

*1/1/00
6-0*
F. CONSIDERATION AND POSSIBLE ACTION – Final Replat of Fieldstone Village Section 1 at Silverlake, A subdivision of 28.4092 acres of land out o the A.C.H.&B. R.R. Co. Survey, Section No. 87, Abstract No. 415 and the John W. Maxey Survey, Abstract No. 721, Brazoria County, Texas.

Variance Request:

1. Use of 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Use of 5-foot side lot building line setbacks.
3. Use of cul-de-sac greater than 600 feet length.

V
G. CONSIDERATION & POSSIBLE ACTION – Building Permit Application for 15010 Wagon Trail.

7
H. CONSIDERATION & POSSIBLE ACTION – Building Permit Application for 16000 Cullen.

*AMN
6-0*
I. CONSIDERATION & POSSIBLE ACTION – Request for a variance on the construction of the South Two lanes of Scarsdale Boulevard until the Fourth section of Bellavita at Green Tee, by West Development Company, Inc.

J. DISCUSSION ITEM – Amendment to the Subdivision Ordinance.

III. NEXT MEETING DATE:

April 24, 2000 (Joint Public Hearing)
May 1, 2000 (Regular Meeting)

IV. ADJOURNMENT

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, MAY 1, 2000 IMMEDIATELY FOLLOWING A JOINT PUBLIC HEARING ON LAND USE AMENDMENTS, IN THE SECOND FLOOR CONFERENCE ROOM OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: April 3, 2000 (Regular Meeting)

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 912

Handwritten: 5-10

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Commercial District (C) on the following described property, to wit:

1. Zoning Application No. 912

Legal Description: 4.9989 acres out of Lots 6 & 7, Allison Richey Gulf Coast Home Co. Part of Suburban Gardens, Section 20, H. T. & B. R.R. Co. survey, A-506, Brazoria Co., according to the map or plat recorded in Vol. 2, pgs 23-24 plat records of Brazoria Co., TX (8909 Hughes Ranch Road)

Owner: Classic Storage Station, Inc.
P.O. Box 3388
Pearland, TX 77588-3388

Agent: Bobby or Billy Craig

B. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 913

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Commercial District (C) on the following described property, to wit:

1. Zoning Application No. 913

Legal Description: 10.00 acres situated in the Southwest 1/4 of the North 1/4 of Section 17, H. T. & B. R.R. Co. survey, A-242, Brazoria Co., TX (Chocolate Bayou Rd @ Fite Rd)

Owner: Basil L. Cogbill
910 Woodland Dr.
Fredericksburg, TX 78624-7420

Handwritten: 3-2
to Danny

Owner: Steven C. Muth
8339 Dover
Houston, TX 77061

4. Zoning Application No. 916

Legal Description: Lot 7, Block 2, Wagon Wheel Addition, a subdivision of the South 1155 ft of the West 1/2 of the South 1/2 of the Northwest 1/4 of Section 14, H. T. & B. R. R. Co. survey, A-509, Brazoria Co., TX, as recorded in Vol. 9, pg 79, Brazoria Co., TX (5918 Larrycrest Drive)

Owner: John McDonald
5918 Larrycrest Drive
Pearland, TX 77584

AMND
4-1

G. CONSIDERATION & POSSIBLE ACTION - Final Plat of Waterbury Estates Section 2 at Silverlake, a subdivision of 26.4007 acres of land out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.

Variance Requests:

1. Use of 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Use of 5-foot side lot building line setbacks.

AMND
4-1

H. CONSIDERATION & POSSIBLE ACTION - Final Plat of Fieldstone Village Section 2 at Silverlake, a subdivision of 33.9090 acres of land out of the A.C.H&B. R.R. Co. Survey, Section No. 87, Abstract No. 415, Brazoria County, Texas.

Variance Requests:

1. Use of 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Use of 5-foot side lot building line setbacks.
3. Use of cul-de-sacs greater than 600 feet in length.
4. Use of 28-foot wide pavement on a long cul-de-sac.

AMND
4-1

I. CONSIDERATION & POSSIBLE ACTION - Final Plat of Creekstone at Silverlake, a subdivision of 35.0361 acres of land out of the John W. Maxey Survey, Abstract No. 87, Abstract No. 415 and the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.

Variance Requests:

1. Use of 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Use of 5-foot side lot building line setbacks.

AMND
5-0

J. CONSIDERATION & POSSIBLE ACTION - Final Plat of Crestwood Cove at Silverlake, a subdivision of 21.1201 acres of land out of the R.B. Lyle survey, Abstract No. 539, Brazoria County, Texas.

Variance Requests:



DEVELOPER WANTS
TO TABLE Reading
Paul Foss of road

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, APRIL 3, 2000 AT 6:30 P.M. IN THE SECOND FLOOR CONFERENCE ROOM OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: March 20, 2000 minutes

III. NEW BUSINESS

*APPROVED
5-0*

TABLED A

15-0

*(NO cert of
soc variance
was requested)*

CONSIDERATION & POSSIBLE ACTION – Final plat of The Lakes At Countryplace Section Eight, Brazoria County, being 35.415 acres of land located in the F.B. Drake Survey, Abstract No. 510 (S. ½ Sec. 2) and in the J. Crawley Survey, Abstract No. 174.

*1. ad-hoc soc variance request is needed
2. 100' pipeline waiver agreement or plan to re-subdiv in info right on plat*

Variance Request:

1. Use of a 20-foot front building line on front access garages.
2. Use of a 15-foot building line on houses with garages that do not face the street right-of-way.
3. Use of a 10-foot side setback between houses.

*APPROVED
5-0*

B.

CONSIDERATION & POSSIBLE ACTION – Replat of Lots 2 and 3 of Lowe's Home Center Pearland to repartition lots 2 and 3, a resubdivision of 1.8785 acres out of the Thomas J. Green Survey, Abstract 198, Pearland, Brazoria County, Texas.

*"AMENDING PLAT," NOTE of Purpose, Randall's Drawing
change title to Amending Plat, add note of Purpose of Amending Plat, add Randall's p/u*

*APPROVED
5-0*

C.

CONSIDERATION & POSSIBLE ACTION – A Final Plat of West Oaks Shopping Center, Being a 3.1076 acre tract of land located in the H.T.&B. R.R. Company Survey, A-241, Pearland, Brazoria County, Texas and also being out of a called 39.2484 acre tract as recorded in Film Code No. 96-015983 D.R.B.C.T. Brazoria County, Texas.

*City Emp. to
get w/ Dev.
Emp. to check
notes
APPROVED
5-0*

D.

CONSIDERATION & POSSIBLE ACTION – Request of an extension for Villa D'Este and Villa Verde Section 1 plats.

*DENIED
5-0*

E.

CONSIDERATION & POSSIBLE ACTION – River Mist Section One – Variance of John Lizer Road Sidewalk Construction.

- IV. NEXT MEETING DATE:** April 10, 2000 (Special Meeting)
April 17, 2000 (P & Z Regular Meeting)
April 24, 2000 (Joint Public Hearing)

V. ADJOURNMENT

AGENDA- REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND TO BE HELD ON MONDAY, MARCH 20, 2000 AT 6:30 P.M. IN THE SECOND FLOOR CONFERENCE ROOM OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES:

III. NEW BUSINESS:

- A. *passed 7-0* **CONSIDERATION & POSSIBLE ACTION** – Traffic Design Standards. *Encourage Shared Driveways*
- B. *passed 7-0* **CONSIDERATION & POSSIBLE ACTION** – Building Permit Application for 16000 Cullen by owner, Houston Memorial Gardens.
- C. *passed 7-0* **CONSIDERATION & POSSIBLE ACTION** – Vacationing of Shadow Creek Ranch Plat.
- D. *passed 7-0 with zoning Board Adjustment* **CONSIDERATION & POSSIBLE ACTION** – Final Plat of Villages of Edgewater Estates Section 5, Phase 2, 30.115 acres out of the H.T.&B. R.R. Co. Survey, A-309.

Variance Request:

- 1. Use of a 20-foot front building line on cul-de-sac and thumbnail lots.

- E. *passed 7-0* **CONSIDERATION & POSSIBLE ACTION** – Final Plat of Garner Estates Section 2, 2.000 acres out of tract 7-1/2 H. Masterson Subdivision, Vol. 28, B.C.P.R. Subdivision of Section 5, H.T.& B. R.R. Co. Survey, A-237, Pearland, Brazoria County, Texas.

- F. *passed 7-0* **CONSIDERATION & POSSIBLE ACTION** – A Final Plat of Ravenwood Estates Section Two, being a 38.6999 acre tract of land located in the H.T.&B. R.R. company Survey, A-546, Pearland, Brazoria County, Texas.

- G. **CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Towne Lake Estates, being 77.6339 acres of land in the L.W. Murdock Subdivision Recorded in Volume 29, Page 174 of the Brazoria Deed Records, and out of the A.C.H.&B. Survey, A-507 and the H. Stevens Survey, A-594, Brazoria County.

Variance Request:

- 1. To allow a 20-foot building setback line around the cul-de-sac streets only.
- 2. To allow private streets to be extended from 300' to 600' with cul-de-sacs as regular public streets.

- IV. **NEXT MEETING DATE:** March 27, 2000 (Workshop with City Council)
April 3, 2000 (Regular Meeting)

V. ADJOURNMENT

*Tabled Until April 6th
7-0 Z.B.A.*

Then April 10th

AGENDA- REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND TO BE HELD ON MONDAY, MARCH 20, 2000 AT 6:30 P.M. IN THE SECOND FLOOR CONFERENCE ROOM OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES:

III. NEW BUSINESS:

? **A. CONSIDERATION & POSSIBLE ACTION** – Traffic Design Standards.
GET FROM MICHAEL ROSS

B. CONSIDERATION & POSSIBLE ACTION – Building Permit Application for 16000 Cullen by owner, Houston Memorial Gardens.

APPROVED **C. CONSIDERATION & POSSIBLE ACTION** – Vacationing of Shadow Creek Ranch Plat.

APPROVED, (contingent) on ZBE #A **D. CONSIDERATION & POSSIBLE ACTION** – ~~Final Plat~~ of Villages of Edgewater Estates Section 5, Phase 2, 30.115 acres out of the H.T.&B. R.R. Co. Survey, A-309.

Variance Request:

1. Use of a 20-foot front building line on cul-de-sac and thumbnail lots.

APPROVED **E. CONSIDERATION & POSSIBLE ACTION** – ~~Final Plat~~ of Garner Estates Section 2, 2.000 acres out of tract 7-1/2 H. Masterson Subdivision, Vol. 28, B.C.P.R. Subdivision of Section 5, H.T. & B. R.R. Co. Survey, A-237, Pearland, Brazoria County, Texas.

APPROVED **F. CONSIDERATION & POSSIBLE ACTION** – A Final Plat of Ravenwood Estates Section Two, being a 38.6999 acre tract of land located in the H.T.&B. R.R. company Survey, A-546, Pearland, Brazoria County, Texas. *we have 2 sets of plat - one set signed, one not*

TABLED until 4/10/00 **G. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Towne Lake Estates, being 77.6339 acres of land in the L.W. Murdock Subdivision Recorded in Volume 29, Page 174 of the Brazoria Deed Records, and out of the A.C.H.&B. Survey, A-507 and the H. Stevens Survey, A-594, Brazoria County.

Variance Request:

1. To allow a 20-foot building setback line around the cul-de-sac streets only.
2. To allow private streets to be extended from 300' to 600' with cul-de-sacs as regular public streets.

IV. NEXT MEETING DATE: March 27, 2000 (Workshop with City Council)
April 3, 2000 (Regular Meeting)

V. ADJOURNMENT

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TO BE HELD ON MONDAY, MARCH 6, 2000 AT 6:30 P.M. IN THE SECOND FLOOR CONFERENCE ROOM OF THE CITY HALL AT 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of February 21, 2000

II. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 897

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Light Industrial District (M-1) on the following described property, to wit:

1. Zoning Application No. 897

Legal Description: Tract I: Being 4.52 acres of land, more or less; and Tract II: Being 15.23 acres of land, more or less, both tracts being out of the W.T. Dobson Survey, A-187, Brazoria Co., TX (12932 Stone Road)

Owner: Paul & Katherine Urbanek
5417 Brookside Road
Pearland, TX 77581

B. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 889

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Commercial District (C) on the following described property, to wit:

1. Zoning Application No. 889

Legal Description: 16.7 acres out of Lot 30, A-304, Brazoria Co, TX (Broadway Street @ Wooten Road)

Owner: F.A.S.H. Family Partnership 1992
3 Riverway, Suite 120
Houston, TX 77056

Agent: Charlie Eason

C. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 891

4610 Northfork Drive
Pearland, TX 77584

4. Zoning Application No. 895

Legal Description: 3.00 acres of land, more or less, being a part of Lots 58 & 59, Allison Richey Gulf Coast Home Co. Subdivision, Section 19, H. T. & B. R.R. Co. survey, A-243, Brazoria Co., TX (14202 Gardens Road (Hawk Meadows Road))

Owner: Joe D. & Carol McWhorter
14202 CR 556
Pearland, TX 77581

5. Zoning Application No. 905

Legal Description: 2.75 acres, more or less, out of the H. T. & B. R.R. Co. survey, Section 20, A-506, out of Lot 49A, Allison Richey Gulf Coast Home Co. Subdivision, Brazoria Co., TX (4230 Hawk Road)

Owner: T.P. Three Enterprises, Inc.
4230 Hawk Road
Pearland, TX 77584

*AMND
5-0*

J. CONSIDERATION & POSSIBLE ACTION - Final Plat of Bellavita at Green Tee Section One, Being 55.9481 acres of land in the W.D.C. Hall Survey, A-23 Harris County, Texas.

- 1. *Correct City Limit Map*
- 2. *Add HCDR info on external B' U.E.'s*
- 3. *Add data in Coastal Bane Subordination Statement*

Variance Request: *4. OFF-SITE SEWER PLANS MUST BE APPROVED 5. No more plats until 2nd water source*
1. Use of a 3-foot side building setbacks on lots 1 and 9 of block 1; lots 1, 10, 11, and 14 of block 2; lots 1 and 21 of block 3; lots 1, 10, 11, and 13 of block 4; lots 1, 37, 38, and 51 of block 5; and lots 1, 19, 20, and 26 of block 6.

* *Bellavita 1, Villa D'este 1, Villa Verde 1 are OK. MORE requires 2nd water source.*

IV. NEXT MEETING DATES: March 20, 2000 (Regular Meeting)
April 3, 2000 (Regular Meeting)

V. ADJOURNMENT

Posted: _____ Day of _____, 2000

Removed: _____ Day of _____, 2000

AGENDA OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, FEBRUARY 21, 2000 AT 6:30 P.M. IN THE SECOND FLOOR CONFERENCE ROOM OF THE CITY OF PEARLAND, 3519 LIBERTY DRIVE, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of February 6, 2000 (Regular Meeting)

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 864

7-0
Amud

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Commercial District (C) on the following described property, to wit:

1. Zoning Application No. 864

Legal Description: Lot 3 of the Partition of the East ½ of the Northwest 1/4 of Section 15 of H. T. & B. R.R. Co. survey, A-241 of Brazoria Co., TX according to the map or record in Vol. 441, pg 265 of the deed records of Brazoria Co., TX (5518 Broadway)

Owner: Bob G. York
5518 Broadway
Pearland, TX 77581

Agent: E. Mauris Hardcastle

Separated from 1st vote

B. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 898, 899, 900, 901, and 902.

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Commercial District (C) on the following described property, to wit:

1. Zoning Application No. 898

Legal Description: 10.00 acres of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 17, H. T. & B. R.R. Co. survey, A-242, Brazoria Co., TX (2411 CR 89)

Owner: Ed M. Onitsuka
P.O. Box 1461
Pearland, TX 77588

899, 900, 901, 902
Approved
7-0

902 Amud 7-0
898 - move to deny
898 - No second
898 - move to Amud
4-1 Amud
2 Assistant

2911 Abbey Field Drive
Pearland, TX 77584

AMM
7-0

G. CONSIDERATION & POSSIBLE ACTION – Final Plat of South Hampton Section One, a subdivision of 21.487 acres located in the H.T.&B. R.R. Co. Survey, Abstract 304, Brazoria County, Pearland, Texas.

1) 1/4 Hooker rd plat by council accept
2) constr. need final approval

Variance Request:

1. Use of a 20-foot front building line.

AMM
7-0

H. CONSIDERATION & POSSIBLE ACTION – Final Plat of South Hampton Section Two, a subdivision of 18.513 acres located in the H.T.&B. R.R. Co Survey, Abstract 304, Brazoria County, Pearland, Texas.

1) 1/4 Hooker rd plat by Council accept
2) constr. during need approval

Variance Request:

1. Use of a 20-foot front building line.

Tabled
6-1

I. CONSIDERATION & POSSIBLE ACTION – Final Plat of Bellavita at Green Tee Section One, Being 55.9481 acres of land in the W.D.C. Hall Survey, A-23 Harris County, Texas. **WANTS ANNUATION FINANCED**

Variance Request:

1. Use of 20-foot front building lines around cul-de-sacs, eyebrows, elbows, and streets.
2. Use of a 3-foot side building setbacks on lots 1 and 9 of block 1; lots 1, 10, 11, and 14 of block 2; lots 1 and 21 of block 3; lots 1, 10, 11, and 13 of block 4; lots 1, 37, 38, and 51 of block 5; and lots 1, 19, 20, and 26 of block 6.
3. Variance for yard requirement to allow zero lot lines on one side.

AMM
7-0

J. CONSIDERATION & POSSIBLE ACTION – Final Plat of Southdown Section Twelve, 11.47 acres of land out of the H.T.&B. R.R. co. Survey, Section One, Abstract 310, Brazoria County, Texas.

held Atty of Engr. sig until Sec 13 recording info is put on plat

Variance Request:

1. Use of a 20-foot building line on cul-de-sac and thumbnail lots.
2. Use of a 5-foot side building setback.

AMM
7-0

K. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of The Lakes at Countryplace Section Five, Brazoria County, Texas, being 13.447 acres of land located in the F. B. Drake Survey, Abstract no. 503, (N. 1/2 Sec. 2).

Variance Request:

1. Use of a 20-foot front building line on front access garages.
2. Use of a 15-foot building line on houses with garages that do not face the street right-of-way.
3. Use of a 10-foot side setback between houses.

1) parts land missing, in fees repl.
2) 8' V.I.E. on north Boundary must be on final plat

*Amend
7-0*

L. CONSIDERATION & POSSIBLE ACTION - Amending Plat of Willow Lake Estates Section Two, 17.0570 acres out of lots 1 and 2 Narregang's Subdivision (Vol. 01, Pg. 92, B.C.D.R) and being 25 O.W. Willits Subdivision (Vol. 03, Pg. 65, B.C.D.R.) and being in the W.D.C. Hall League, Abstract No. 70, Pearland, Brazoria County, Texas. *Amended as presented*

M. CONSIDERATION & POSSIBLE ACTION - Request for variance from the requirements in the subdivision Ordinance that require building permits to be issued only on platted lots. (Jesse Bowman and Cary McDonald for 119 Herbert Dr) *1) 35' R.O.W., plus 10' W.S.E.
2) Drainage & utility easement widths to be defined
3) Drainage plan be put into building permit.*

IV. NEXT MEETING DATE: ~~February 22, 2000 (Workshop with City Council)~~
March 6, 2000 (Regular Meeting)
Feb. 28

V. ADJOURNMENT

Posted: _____ Day of _____, 2000, A.D.

Removed: _____ Day of _____, 2000, A.D.

This site is accessible to disabled individuals. For special assistance, please call Young Lorring at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

Owner: Robert D. & Jacquelyn S. Burgess
2704 Pine Cone Lane
Pearland, TX 77581

F. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 840

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District Planned Unit Development (R4-PUD) on the following described property, to wit:

1. Zoning Application No. 840

Legal Description: Being 211.9140 acres in the W.D.C. Hall survey, A-23, Harris Co., TX, recorded under County Clerk's File No. T464162, Official Public Records of Real Property of Harris Co., TX (Bellavita @ Green Tee)

Owners: Reed-West Investments, Ltd.
6302 Broadway St., Suite 250
Pearland, TX 77584

Agent: Renee West

Approved
6-1
(Cross Section
up tree" flap)

G. CONSIDERATION & POSSIBLE ACTION – Final Plat of Home Depot U.S.A., Inc. Subdivision, being a subdivision of 14.654 acres of land out of the W.D.C. Hall Survey Abstract Number 70, City of Pearland, Texas.

hold Atty & Engrs. sign
Letters of Utility Cos. need to be submitted

Approved
6-0
1 abstract

H. CONSIDERATION & POSSIBLE ACTION – Final Plat of Pine Hollow Section 2-EI, being a subdivision of 19.0211 acres a partial replat of lots 46, 47, and 48 of the George W. Jenkins subdivision as recorded in volume 2, page 20 of the B.C.D.R., located in the Perry and Austin League, A-111, Brazoria County, Texas.

1. Add "Drainage Easement" to Reserve F
2. Utility letters need to be rec'd.
hold Atty & Engrs sign

Approved
7-0

VARIANCE REQUEST:

1. Use of a 20-foot building setback around cul-de-sac and Eyebrow.

I. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of The Links at Green Tee, 4.900 acre tract out of W.D.C. Hall Survey Abstract No. 23, Pearland, Harris County, Texas.

must have HCPE info on final plat
Pay Park fees before record of final plat
13 x 350 = 4,550

Approved
7-0

J. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Garner Estates Section 2, 2.000 acres out of tract 7 – 1/2 H. Masterson Subdivision, Vol. 28, Pg. 6, B.C.P.R. Subdivision of Section 5, H.T.&B. R.R. Co. Survey, A-237, Pearland, Brazoria County, Texas.

1) Park fees before final plat record (200)
2) Legal descrip must be on final plat

Approved
7-0

Approved 7-0
K.

CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Alexander Landing Section 6, being a 6.0139 acre tract of land out of the Thomas J. Green Survey Abstract – 198 in the City of Pearland, Brazoria County, Texas.

1) Park fees \$8,750 2) border line to "Alexander Park Drive"; in Final Plat

Approved 7-0
L.

CONSIDERATION & POSSIBLE ACTION – Crestwood Cove at Silverlake, a subdivision of 21.1197 acres of land out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.

*1) \$4,350 2) Sheet flow to Lake in final Plat
3) City of Pearland 4) See Detail this sheet to be removed*

VARIANCE REQUEST:

1. Use of 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Use of 5-foot side lot building line setbacks.

Approved 7-0
M.

CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Sunrise Lakes Section Three, 18.99 acres of land within the H.T.&B R.R. Co. Survey, Abstract 304 in the City of Pearland, Brazoria County, Texas.

*24,850 park fee @ Final Plat
2) Ext. 8' U.E. to DL info in final Plat 3) final Plat must include detention volume, & locating detention ref. to parent drainage plan.*

VARIANCE REQUEST:

1. Use of a 20-foot building setback on lots fronting cul-de-sac and thumbnail lots.

N.

REVIEW & POSSIBLE ACTION – 1999 Water and Sewer Impact Fee Study update.

recommended acceptance 7-0

IV.

NEXT MEETING DATE: February 14, 2000 (JPH meeting)
February 21, 2000 (Regular Meeting)
February 22, 2000 (Joint Workshop with City Council)

V.

ADJOURNMENT

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS TO BE HELD ON MONDAY, JANUARY 17, 2000 AT 6:30 P.M. IN THE COUNCIL CHAMBERS OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: December 20, 1999 - Regular Meeting
January 03, 2000 – Regular Meeting

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 847 and Specific Use No. 78

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Commercial District with a Specific Use for sandblasting, and painting, (C-S) on the following described property, to wit:

1. Zoning Application No. 847 and Specific Use No. 78

Legal Description: The South 1/2 of Lot 7, Allison Richey Gulf Coast Home Co. Subdivision, Section 19, H. T. & B. R.R. Co. survey, A-243, Brazoria Co., TX, according to the map of record in Vol. 2, pg 23, plat records of Brazoria Co., TX (1027 Cullen Boulevard)

Owner: M. R. Alford
P.O. Box 218
Pearland, TX 77588

B. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 852

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Commercial District (C) on the following described property, to wit:

1. Zoning Application No. 852

Legal Description: Being 8.842 acres in the H. T. & B. R.R. Co. survey, A-243, Section 19, Allison Richey Gulf Coast Home Co. subdivision, Vol. 2, pg 23, Brazoria Co. map records (1115 Cullen Boulevard)

Owner: Paul Brent Durrett
6120 Brookside Road
Pearland, TX 77581

10221 Hanselman
Marvel, TX 77578

5. Zoning Application No. 860

Legal Description: 2.99 acres in Lot 57, Allison-Richey Gulf Coast Home Company's part of Suburban Gardens, Section 19, H. T. & B. R. Co. survey, A-243, according to the map or plat thereof recorded in Vol. 2, pg 23, of the plat records of Brazoria Co., TX (14001 Garden Road)

Owner: Hallie O. Sadberry
2750 Holly Hall Drive
Houston, TX 77054

6. Zoning Application No. 861

Legal Description: Lot 13, Block 8, Hickory Creek Place, Brazoria Co., TX (6421 Kelly)

Owner: Sherri Hickman
6421 Kelly Drive
Pearland, TX 77581

7. Zoning Application No. 862

Legal Description: 1.25 acres of land out of Lot 169, Zycklinski Subdivision, Section 27, H. T. & B. R.R. Co. survey, A-308, Brazoria Co., TX, according to the map or plat thereof in Vol. 29, pg 9, of the deed records of Brazoria Co., TX (119 Herbert Drive)

Owner: Jesse H. Bowman & Cary E. McDonald
4317 Well Drive
Pearland, TX 77584

CONSIDERATION & POSSIBLE ACTION - A Final Plat of Autumn Lake Section One, a subdivision of 79.6121 acres located in the H.T.& B. R. R. Co. Survey, Abstract 304, Pearland, Brazoria County, Texas.

J. CONSIDERATION & POSSIBLE ACTION - ^{REPLAT} Final Plat of Shadow Creek Ranch, 1509.432 acres, being a partial replat of the Allison-Richey Gulf Coast Home Co's Part of Suburban Gardens of the T.C.R.R. Co. Survey, Section 3, Abstract 678, T.C.R.R. Co. Survey, Section 4, Abstract 675, H.T.& B. R.R. Co. Survey, Section 82, Abstract 565, and the Obediah Pitts Survey, Abstract 717, Brazoria County, Texas of record in Volume 2, page 99, plat records, Brazoria County, Texas. Also being out of the S.G. Haynie Survey,

1. Separate owners
2. Collection of "Replat" to Plat
3. Addn. of BCOR numbers

Amal 4-0

Amal 4-0

*replat or
Amal 4-0
as submitted*

Amal 4-0

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MONDAY, JANUARY 3, 2000 AT 6:30 P.M. HELD IN THE COUNCIL CHAMBERS OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: December 6, 1999 (Regular Meeting)

III. NEW BUSINESS

*Agenda
5-0*

A. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Broadway West Section Two, a subdivision of 4.7127 acres out of Lot 45, Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision Section 20, Vol. 2 Pg. 24, B.C.M.R. in the H.T. & B. R.R. Co. Survey, Abstract No. 506, Brazoria County, Texas. *APPRO.*

*Agenda
5-0*

B. CONSIDERATION & POSSIBLE ACTION – Final Plat of TurboCare, Being 23.69 acres of land in the F.B. Drake Survey, Abstract 1181, City of Pearland, Harris County, Texas. *1) letter for community values
2) Recommendation no. for 20' D.E.*

C. DISCUSSION ITEM – Bellavita at Green Tee Planned Unit Development.

D. DISCUSSION ITEM – Oakbrook Estates Section 5 Planned Unit Development.

IV. NEXT MEETING DATE: January 10, 2000 (Joint Public Hearing)
January 17, 2000 (Regular Meeting)

V. ADJOURNMENT

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, DECEMBER 20, 1999 AT 6:30 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

5-0 **II. APPROVAL OF MINUTES:** November 15, 1999 – Regular Meeting

III. NEW BUSINESS

APPROVED 5-0 **A. CONSIDERATION & POSSIBLE ACTION** – Amending Plat of the Final Plat of West Oaks Section Four, Phase A, Being a 16.0667 acre tract of land located in the H.T.& B. R.R. Company Survey, A-241, Pearland, Texas. *ADD MARY'S sig. line*

APPROVED 5-0 **B. CONSIDERATION & POSSIBLE ACTION** – Amending Plat of the Final Plat of West Oaks Section Four, Phase B, Being a 9.3847 acre tract of land located in the H.T.&B. R.R. Company Survey, A-241, Pearland, Brazoria County, Texas. *ADD sig. line for Mary*

APPROVED 5-0 **C. CONSIDERATION & POSSIBLE ACTION** – Amending Plat of Ashton Park Section Two, Being a 7.7178 acres of land situated in the southeast one-quarter (SE ¼) of Section 13, H.T.&B. R.R. Co. Survey, Abstract 240, Brazoria County, Texas. Recorded in Vol. 20, page 217-218, B.C.P.R. *ADD commission's names DONE*

APPROVED 5-0 **D. CONSIDERATION & POSSIBLE ACTION** – Final Plat of Southdown Section Thirteen, 14.52 acres of land out of the H.T.& B. R.R. Co. Survey, Section One, Abstract 310, Brazoria County, Texas. *with eng. & atty. sig. until BCDR nos. for 8' O.E. are added.*

Variance Request:

- 1. A 20-foot building line on cul-de-sac lots.
- 2. A 5-foot side building setback.

E. DISCUSSION ITEM – Bellavita Section One @ Green Tee. *will come in as a request for variance under S/O ordinance.*

IV. NEXT MEETING DATE: January 3, 2000 (Regular Meeting)

Posted: _____ day of _____, 1999, A.D.

Removed: _____ day of _____, 1999, A.D.

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

AGENDA OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, DECEMBER 6, 1999 AT 6:30 P.M. IN THE COUNCIL CHAMBERS OF THE CITY OF PEARLAND, 3519 LIBERTY DRIVE, TEXAS.

I. CALL TO ORDER

*OK
5-0*

II. APPROVAL OF MINUTES: Minutes of November 1, 1999 (Public Hearing)

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 847

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Light Industrial District (M-1) on the following described property, to wit:

*TAKED
5-0
wanted to
hear from
owners*

1. Zoning Application No. 847

Legal Description: The South ½ of Lot 7, Allison Richey Gulf Coast Home Co. Subdivision, Section 19, H. T. & B. R.R. Co. survey, A-243, Brazoria Co., TX, according to the map of record in Vol. 2, pg 23, plat records of Brazoria Co., TX (1027 Cullen Boulevard)

Owner: M. R. Alford
P.O. Box 218
Pearland, TX 77588

B. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 852

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Light Industrial District (M-1) on the following described property, to wit:

*TAKED
5-0
wanted to
hear from
owners*

1. Zoning Application No. 852

Legal Description: Being 8.842 acres in the H. T. & B. R.R. Co. survey, A-243, Section 19, Allison Richey Gulf Coast Home Co. subdivision, Vol. 2, pg 23, Brazoria Co. map records (1115 Cullen Boulevard)

Owner: Paul Brent Durrett
6120 Brookside Road
Pearland, TX 77581

C. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 848 AND SPECIFIC USE NO. 74

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District-Specific Use (GB-S) for cabinet shop on the following described property, to wit:

1. Zoning Application No. 848 & Specific Use No. 74

APPROVED 5-0
Legal Description: Tract I- 1 acre out of Lot 8; Tract II- 1.36 acres out of Lot 8; Tract III- 1.0001 acre tract out of Lot 9, all out of the NE 1/4 of the SW 1/4, Section 14, H. T. & B. R.R. Co. survey, A-509, Brazoria Co., TX (5713 Cottonwood)

Owner: Follett Veneers, Inc.
5713 Cottonwood
Pearland, TX 77584

D. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 850

APPROVED TO FUTURE AMENDMENT
Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development-Business District (SD-B) to General Business District (GB) on the following described property, to wit:

1. Zoning Application No. 850

Legal Description: Being 7.60 acres and 13.10 acres out of the T.D. Yocum Survey, A-399, and the A.C.H. & B. survey, A-147, Brazoria Co., TX (Pearland Parkway between Mary's Creek and John Lizer)

Owners: Robert D. & Jacquelyn Burgess
2704 Pine Cone Lane
Pearland, TX 77581

E. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 846

DETERMINED 5-0
Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-4) on the following described property, to wit:

1. Zoning Application No. 846

Legal Description: A 5 acre tract being the North 1/2 of Lot 45, Allison Richey Gulf Coast Home Co. Subdivision, Section 85, H. T. & B. R.R. Co. survey, A-304, Brazoria Co., TX, according to map or plat recorded in Vol. 2, pg 107, Brazoria Co., TX (Miller Ranch Road)

Owner: Steven C. Muth
8339 Dover
Houston, TX 77061

F. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 849

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:

*Ampl
5-0
9-0*

1. Zoning Application No. 849

Legal Description: 1.25 acres situated in Lot 57, Allison Richey Gulf Coast Home Co. Suburban, Section 19, H. T. & B. R.R. Co. survey, A-243, Brazoria Co., TX according to the plat records in Vol. 2, pgs 23-24, plat records of Brazoria Co., TX (14015 CR 556 (Gardens))

Owner: Gregory R. Moore & Susan C. Dieterich
14015 CR 556
Pearland, TX 77581

*Ampl
5-0*

G. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of South Hampton, a subdivision of 40.000 acres located in the H.T.&B. R.R. Co. Survey, Abstract 304, Pearland, Texas.

*(Resubmittal) part of plat } 1. Provide for com. 1/2 of Hooks rd.
2. SPECIFICATION TO GRADUATE OF SOUTH END OF LOTS*

*Ampl
6-0*

H. CONSIDERATION & POSSIBLE ACTION – Final Plat of Villages of Edgewater Estates Section 5, Phase 1, 33.596 acres out of the H.T.&B. R.R. Co. Survey, A-309.

(Resubmittal) various requests

Variance Request:

- 1. Use of a 20-foot front building line on cul-de-sac and thumbnail lots

*Ampl
6-0*

I. CONSIDERATION & POSSIBLE ACTION – Final Plat of Sunrise Lakes Section Two, a subdivision of 31.0800 acres of land within the H.T.&B. Railroad Company Survey, Abstract 304 in Pearland, Brazoria County, Texas.

1. change name of Sunflower ct.

*1/2 cost N. of Sunrise
All cost between 1 & 2?*

Variance Request:

- 1. Use of a 20-foot front building line on cul-de-sac and thumbnail lots.

*Ampl
5-1*

J. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of The Lakes at Countryplace Section Eight, Brazoria County, Texas, being 34.8740 acres of land located in the F.B. Drake Survey, Abstract No. 510 (S. 1/2 Sec. 2) and in the

*Pipe across & retaining 1/3
Bee Pile nos
TBM ELR,
North Elder 36'
Shallow lakes & name change
Deposit on McHard Rd*

J. Crawley Survey, Abstract No. 174.

Variance Request:

1. Use of a 20-foot front building line on front access garages.
2. Use of a 15-foot building line on houses with garages that do not face the street right-of-way.
3. Use of a 10-foot side setback between houses.

*Approved
As requested
6-0*

CONSIDERATION & POSSIBLE ACTION – Final Plat of Willow Lake Estates Section Two, 17.0570 acres out of lots 1 and 2 Narregang's Subdivision (Vol. 01, Pg. 92, B.C.D.R.) and being in the W.D.C. Willits Subdivision (Vol. 03, Pg. 65, B.C.D.R.) and being in the W.D.C. Hall League, Abstract No. 70, Pearland, Texas.

1) Survey needs to verify one set

Variance Request:

1. Use of a cul-de-sac length of greater than 600 feet on Stonecrest Court.

*Approved
6-0*

CONSIDERATION & POSSIBLE ACTION – Final Plat of Richter Oaks, a subdivision of 19.9368 acres being lot 8 of the H. Masterson Subdivision of Section 5, H.T.&B. R.R. Co. Survey, Abstract 237, Brazoria County, Texas.

NO DE'S ACROSS PIPELINE

2. Add Note 11. no permits except on lots w/ detritus in land in plans

*Approved
6-0*

CONSIDERATION & POSSIBLE ACTION – Final Plat of Sawyer's Pond, being a subdivision containing 9.711 acres out of lot 44 of the Allison Richey Gulf Coast Home Company Subdivision of Section 6, H.T.&B. R.R. Co. Survey (R.B. Lyle Survey), Abstract 544, Brazoria County, Texas.

req. P&S approval before eng. & attorney sig.

*Approved
6-0*

CONSIDERATION & POSSIBLE ACTION – Final Plat of Park Village Estates Section One, a subdivision plat of 21.45 acres of land out of H.T.& B. R.R. Co. Survey, A-509, City of Pearland, Brazoria County, Texas.

1. city limits on vic. map 2. clarify 8' UE 3. name spelling 4. state letter w/PLSD

Variance Request:

1. Use of a 20-foot front building line setback on the cul-de-sacs.

*Approved
4-2*

CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Waterbury Estates Section 2, Phase 1 at Silverlake, a subdivision of 26.4007 acres of land out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.

1) Show TBM on map of Final Plat

Variance Request:

1. Use of 20-foot front building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Use of 5-foot side lot building line setbacks.

Amended
4-2

P. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Fieldstone Village Section 2 at Silverlake, a subdivision of 33.8452 acres of land out of the A.C.H. & B. Survey, Abstract No. 415, Brazoria County, Texas.

Variance Request:

1. Use of 20-foot front building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Use of 5-foot side lot building line setbacks.
3. Use of cul-de-sacs greater than 600 feet length.
4. Use of 28-foot wide pavement on a long cul-de-sac.

1) 36' B-B req'd on >600' cul-de-sacs
2) Review paving plan of Rainbow Ct. & N. end of Rachelon Drive

Amended
5-1

Q. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Summerfield Section 1 at Silverlake, a subdivision of 23.0546 acres of land out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.

Variance Request:

1. Use of 20-foot front building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Use of 5-foot side lot building line setbacks.
3. Use of cul-de-sacs greater than 600 feet length.
4. Use of an 11-foot back lot utility easement.

36' B-B req'd

Amended
4-2

R. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Tract DD at Silverlake, a subdivision of 35.0361 acres of land out of the J.W. Maxey Survey, A-721, G.C. Smith Survey, A-548, R.B. Lyle Survey, A-539, and the A.C.H.&B. Survey, A-415, Brazoria County, Texas.

Variance Request:

1. Use of 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Use of 5-foot side lot building line setbacks.

1) 17 street lots
2) vicinity Mapon sh. 2

Amended
6-0

S. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Home Depot U.S.A., Inc. Subdivision, being a subdivision of 14.654 acres of land out of the W.D.C. Hall Survey Abstract number 70, City of Pearland, Brazoria County, Texas.

1) 20' ROW DEDICATION (note to 2nd)
2) Signature line under 100' A. wasenote

Amended
6-0

CONSIDERATION & POSSIBLE ACTION – Request for building permit application for 4322 Brookside Road by owner, Justin Brantley.

Approved
6-0

CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Turbocare, being 23.69 acres of land in the F.B.Drake Survey, Abstract 1181, City of Pearland, Harris County, Texas.

10' UE must be 10' w.s.e. (will not be 15')
20' DE must be demonstrated
add preliminary plat to file

Variance Requests:

1. Request of variance for street lights.
2. Request of variance from required utility easements.
3. Request of variance from sidewalk requirements.

IV. NEXT MEETING DATE: Monday, December 20, 1999 (Regular Meeting)

V. ADJOURNMENT

Posted: _____ Day of _____, 1999, A.D.

Removed: _____ Day of _____, 1999, A.D.

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND HELD ON MONDAY, NOVEMBER 15, 1999 AT 6:30 P.M. IN THE COUNCIL CHAMBERS OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

*APPROV
6-041*

II. APPROVAL OF MINUTES

III. NEW BUSINESS

*APPROV
6-0*

A. CONSIDERATION & POSSIBLE ACTION - COMPREHENSIVE PLAN

B. CONSIDERATION & POSSIBLE ACTION - ZONING APPLICATION NO. 845

*APPROV
6-0*

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Neighborhood Services District (NS) to General Business District (GB) on the following described property, to wit:

1. Zoning Application No. 845

Legal Description: Reserve C & D, Corrigan Addition, Brazoria Co, Texas (Broadway Street)

Owner: Frank D. Barringer
P.O. Box 867
South Houston, TX 77587

Agent: Tom Alexander, Jr.

*APPROV
4-2*

C. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 824

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Light Industrial District (M-1) to Heavy Industrial District (M-2) on the following described property, to wit:

1. Zoning Application No. 824

*motion to deny - no second
motion to appeal - second
DISCASSION*

Legal Description: Being 26.88 acres out of the H. T. & B. R.R. Co. survey, Section II, A-239, Brazoria Co., TX (Veterans Road)

Owner: Liquid Transporters, Inc.
3939 Atkinson Drive
Louisville, KY 40218

Agent: Mr. Mark Nicholas/The Staubach Company

19, H. T. & B. R.R. Co. survey, A-243, Brazoria Co., TX (Stone Road)

Owner: Raul Perez
501 Bonnie
South Houston, TX 77587

5. Zoning Application No. 851

Legal Description: Lot 11, a 1.0101 acre tract out of Bethel Subdivision, Section 2, Allison Richey Gulf Coast Home Co. Subdivision, H. T. & B. R.R. Co. survey, A-243, Brazoria Co., TX (2078 Stone Road)

Owner: Gerardo & Theresa Garcia
2078 Stone Road
Pearland, TX 77581

*3-3
MOTION
FILED*

H. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Weatherford Phase 3 at Silverlake, a subdivision of 23.0546 acres of land out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.

*change name of "Hidden Mist Court" to Hidden Mist
2. Update city limits*

Variance Requests:

1. Use of 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Use of 5-foot side lot building line setbacks.

TABLED

I. CONSIDERATION & POSSIBLE ACTION - The purpose of this replat is to convert a residential lot to a public R.O.W- Final Replat of Lots 24, 25, and 26, Block 1, a tract of 0.5372 acres of land being a Replat of Weatherford Phase II at Silverlake, a subdivision of 12.5102 acres of land out of the R.B. Lyle Survey, A-539, Brazoria County, Texas.

TABLED

J. CONSIDERATION & POSSIBLE ACTION - Final Plat of Villages of Edgewater Estates Section 5, Phase 1, 33.596 acres out of the H.T.&B. R.R. Co. Survey, A-309.

1. Variance req'd for 10' Agg. setbacks

Variance Request:

1. Use of a 20-foot front building line on cul-de-sac and thumbnail lots.

VARIANCE REQUEST NEEDED FOR 10' AGG. SETBACK

6-0

K. CONSIDERATION & POSSIBLE ACTION - Final Plat of Silverlake Commercial Park Phase VII, a subdivision of 11.50 acres of land out of R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.

1. ADD NAMES OF TWO NEW COMMERCIAL LOTS

6-0

L. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Silverlake Commercial Park Phase 8, a subdivision of 5.652 acres of land out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.

1. ADD commercial names
2. correct vicinity MAP
3. Variance req'd for 10' O.E.
4. Pick one B.M.

DELETED
6-0

M. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of South Hampton, a subdivision of 40.000 acres located in the H.T.&B. R.R. Co. survey, Abstract 304, Pearland, Texas.

- 1) DITCH ON EAST R & R/W IS INADEQUATE
- 2) Money for 1/2 of Hooks Road
- 3) Grading plan for lots 24-47, Block 8, is not acceptable

DELETED
6-0

N. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Silverlake Tract P, Being 10.8+/- acres of land containing 5.54 acres in two blocks. Out of the John W. Maxey Survey, A-721, Brazoria County, Texas.

CR 90 2nd half from SW ^{Southway} ~~Parishway~~ to all adjacent to corner of Cambridge line to Parker line R/W

DAV. IS WITHDRAWN

Variance Request:

smaller

1. Use of lot sizes ~~greater~~ than the required 30-foot width and 3,000 square feet.

2. Backlot v.e.'s reqs; not appl. for (no variance request)

IV. NEXT MEETING DATE:

November 22, 1999 – (JPH)

December 6, 1999 – (Regular Meeting)

3. 2 customs req'd.

4. No BDDA signatures.

V. ADJOURNEMENT

Posted: _____ Day of _____, 1999 A.D.

Removed: _____ Day of _____, 1999 A.D.

This site is accessible to disabled individuals. For special assistance, please call Young Loring at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

AGENDA - REGULAR MEETING OF THE PLANNING AND COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD NOVEMBER 1, 1999 IMMEDIATELY FOLLOWING THE PUBLIC HEARING IN THE SECOND FLOOR CONFERENCE ROOM OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

7:24

I. CALL TO ORDER

II. APPROVAL OF MINUTES: October 18, 1999 – Regular Meeting Minutes

III. NEW BUSINESS

4A

CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 831

APPROV
5-0

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Light Industrial District (M-1) on the following described property, to wit:

Legal Description Being 23.69 acres of land, out of a 43.3143 acre tract, F.B. Drake Survey, A-1181, Harris Co., TX (2900 Fellows Road)

Owner Turbo Care
5710 Ransom Street
Houston, TX 77087

4B

CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 821

APPROV
5-0

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-3) on the following described property, to wit:

Legal Description Being approximately 10 acres, a.k.a., Lot 34, Allison Richey Gulf Coast Home Co. Survey, A-304, recorded in Vol. 2, pg 107, plat records of Brazoria Co., TX (Miller Ranch Road)

Owner The Ritson Morris Corporation
2621 Joanel Street
Houston, TX 77027

Agent John N. Taylor
2709 Lighthouse Drive
Houston, TX 77058

4c.

App'd.
5-0

CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NOS. 761, 822, 823, 826.

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1) on the following described properties to wit:

1. Zoning Application No. 761

Legal Description Lot 1, Block 2, Masuda subdivision, according to the plat recorded in Vol. 19, pgs 37-38, of the plat records of Brazoria Co., TX (7021 W. Cliff Stone Road)

Owner Alf & Kathy Shatto
7021 West Cliff Stone Road
Pearland, TX 77581

2. Zoning Application No. 822

Legal Description Lot 2, a 1.0101 acre tract, and Lot 3, a 1.0101 acre tract, of Bethel Subdivision, Section 2, out of Lots 39, 40, 55 & 56, Allison Richey Gulf Coast Home Co. subdivision, Section 19, H. T. & B. R.R. Co. Survey, A-243, deed records of Brazoria Co., TX (1033 Lee Road)

Owner Timothy & Dale Nguyen
1033 Lee Road
Pearland, TX 77581

3. Zoning Application No. 823

Legal Description A 1.0101 acre tract, known as Lot 4, Bethel Subdivision, Section 2, Allison Richey Gulf Coast Home Co. Subdivision, Section 19, H. T. & B. R.R. Co. Survey, A-243, Brazoria Co., TX (Lee Road)

Owner William & Sandra Bailey
13607 Broken Bridge Drive
Houston, TX 77085-1327

4. Zoning Application No. 826

Legal Description

Lot 9, Block 1, Hickory Place Subdivision, H. T. & B. R.R. Co. Survey, A-310 (Bryan Court)

Owner

Will York
12531 Sorsby
Houston, TX

*Ampld 5-0
5 AS SUBMITTED*

D. CONSIDERATION & POSSIBLE ACTION – Final Plat of Garden Gate Section

One, 4.891 acres, being a partial replat of reserves "A" and "F", & lot 9, block 1 of replat of Final Plat of Audubon Place, Section One, Vol. 20 , pg. 195-196 B.C.P.R., and being out of lot 8 of the southeast one-quarter of the northwest one-quarter, H.T.&B. R.R. Co. survey, section 14, A-509, Brazoria County, Texas.

*DENIED 5-0
1. NO LETTER OF VARIANCE
2. Note 19 no phrase
3. City Limits in Vicinity
4. Updates
5. Street names*

19. Side lot lines are the centerline of a 6-foot drainage easement to each adjacent lot.

E. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Weatherford Phase 3 at Silverlake, a subdivision of 23.0546 acres of land out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.

*Ampld 5-0
w/ comments
in red on plat*

F. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Autumn Lake Section One, a subdivision of 79.6121 acres of located in the H.T.&B. R.R. Co. Survey, Abstract 304 Brazoria County, Texas.

*1. Written agreement of Hickory & Sloop R/W by BDD4
2. Brngs & Dist. of Lake's here req'd in final plat
3. 20' MIN. LAKESIDE MAINT. EASEMENT
4. Call "2' Fence" "yellow"
5. CALCS. TO PROVE 60' @ B.L.
6. ROTATE VICINITY MAP 90°*

Variance Request:

1. For Block 2 to be longer than 1,200 ft. because of the layout dictated by the configuration of the land in Section One.
2. For Blocks 3, 5, 6, 8, & 9 to be less than 300 ft. due to the configuration of the lots West of Harrison Drive in Section One.

*Ampld 5-0
w/ 5 comments*

G. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Lakeside Estates Section One, a subdivision of 44.0735 acres of land being a part of lots 10, 11, 12, 35, 36, and 37 of the Allison Richey Gulf Coast Home Company Subdivision of Section 10 out of the H.T.&B R.R. Company survey, A-505 as recorded in Volume 406, page 635 of B.C.D.R., Brazoria County, Texas.

*1. Correct City Limits on Final
2. Add Notes 14, & 15
3. Add H&P side lot line easements
4. Reconsider lot layout
5. BDD4 APPROVAL OF DRAINAGE PLAN IS REQ'D.*

*TABLED
HOLD pending removal of W.F. Ph. 3*

H. CONSIDERATION & POSSIBLE ACTION – The purpose of this replat is to convert a residential lot to a public R.O.W– Final Replat of Lots 24, 25, and 26, Block 1, a tract of 0.5372 acres of land being a Replat of Weatherford Phase II at Silverlake, a subdivision of 12.5102 acres of land out of the R.B. Lyle Survey, A-539, Brazoria County, Texas.

(Approved by P&Z on April 5, 1999 – brought back for a Public Hearing per request of Darrin Coker, City Attorney)

*Ampld 5-0
Contingent upon Zone Approval*

I. CONSIDERATION & POSSIBLE ACTION – Partial Replat of Hickory Place Subdivision Lot 9, Block 1, a tract or parcel of land containing 0.904 acres

covered (HOLD re-consideration)

*NOTE 14. NO LOTS SHALL HAVE DIRECT ACCESS TO STONE ROAD OR MAX ROAD.
NOTE 15. ALL SIDE LOT LINES SHALL BE THE CENTERLINE OF A 10' DRAINAGE EASEMENT TO EACH ADJACENT LOT.*

out of lot 9 of Hickory Place Subdivision, recorded in volume 18, page 333 and 334 of the plat records of Brazoria County, Texas, situated in section 1 of the H.T.&B.B. R.R. Co. Survey, Abstract 310, Brazoria County, Texas.

~~(Requesting approval contingent upon approval of zoning application no. 826)~~

APPROV.
5-0
AS SUBMITTED

J.
CONSIDERATION & POSSIBLE ACTION - Partial Replat of Audubon Place, Section One, 1.4686 acres, being all of lots 4 & 5, Block 2, and reserve "G", of the replat of Final Plat Audubon Place, Section One, Vol 20, pg 195-196, B.C.P.R., H.T.&B. R.R. Co. Survey, A-509, Brazoria County, Texas.

APPROV.
5-0

K.
CONSIDERATION & POSSIBLE ACTION - Request for variance from the requirements in the subdivision Ordinance that require building permits to be issued only on platted lots. (George V. Johnson)

APPROV.
5-0

L.
CONSIDERATION & POSSIBLE ACTION - Request for variance from the requirements in the subdivision Ordinance that require building permits to be issued only on platted lots. (Suzanne P. Spoon)

IV. NEXT MEETING DATE: November 8, 1999 – (Joint Public Hearing)
November 15, 1999 – (Regular Meeting)

V. ADJOURNEMENT

Posted: _____ Day of _____, 1999 A.D.

Removed: _____ Day of _____, 1999 A.D.

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, OCTOBER 18, 1999 @ 6:30 P.M. IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of October 4, 1999

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 794

*APPROVED
4-0*

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Heavy Industrial (M-2) on the following described property to wit:

1. Zoning Application No. 794

Legal Description: Being 2.50 acres out of the E ½ of Lot 44, Allison Richey Gulf Coast Home Co. subdivision, H.T. & B. R.R. Co. survey A-292, sect. 29, recorded in Vol. 2, pg. 101, plat records of Brazoria Co., TX (CR 128)

Owners: Steven E. Estep
Rt. 3 Box 76
Alvin, TX 77511

B. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 833

*APPROVED
4-0*

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business (GB) on the following described property to wit:

1. Zoning Application No. 833

Legal Description: Being 1.1671 acre tract out of Lot 3, Allison Richey Gulf Home Co. subdivision, Section 85, H.T. & B.R.R. Co. survey, A-304, recorded in Vol. 2, pg 107, plat records of Brazoria Co., TX (2401 Smith Ranch Road)

Owner: John H. Gehring
2526 Westminister
Pearland, TX 77581

Owner: Calvin D. Britson
5606 Cunningham
Pearland, TX 77581

G. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 827

*AMND
5-0*

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Single Family Dwelling (R-1) to Office Professional District (OP) on the following described property to wit:

1. Zoning Application No. 827

Legal Description: Lot 41 & .254 acres of Lot 40, in the W.D.C. Hall survey, A-70, Brazoria Co., TX (1920 E. Broadway)

Owner: Beverly Brown
2640 E. Broadway #112
Pearland, TX 77581

H. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 835

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development – Business District (SD-B) to Single Family Dwelling District (R-1) on the following described property to wit:

*AMND
5-0*

1. Zoning Application No. 835

Legal Description: Being approximately 18.4 acres out of Lot 1, T.D. Yocum, A-399, A.C.H. & B. survey, A-146, Brazoria Co., TX (John Lizer Road)

Owner: Dan M. Warrall
4911 Bowser Road
Fulsher, TX 77441

Agent: Jay Atchley

I. CONSIDERATION & POSSIBLE ACTION – Final Plat of Brittany Estates, being 9.681 acres being the west half of tract 125 of the A.C.H. & B. Survey Sect 1, A-147, Brazoria Co Texas as recorded in Vol. 2, page 1, B.C.P.R.

*AMND
5-0
City of Pearland
Planning Dept.
Case # 12345
Dairy Regd.*

J. CONSIDERATION & POSSIBLE ACTION – Final Plat of River Mist Section One, subdivision of 38.5069 acres of land, A.C.H.&B. Survey, A-507, City of Pearland, Brazoria County, Texas.

*AMND
W/LOOK
list of connections
(see members)*

Variance Request:

1. Use of a 20-foot front building line.

*AMND
5-0*

Must Add 2 notes; update FICAR, add FEELU, MIN.
K. CONSIDERATION & POSSIBLE ACTION – Final Plat of Foodmaker Subdivision No. 3920, 0.9148 acres out of the W.D.C. Hall Survey, Abstract No. 70, Pearland, Brazoria County, Texas.

*AMND
5-0*

L. CONSIDERATION & POSSIBLE ACTION – Final Plat of Cullen Crossing, 16.8478 acres out of lots 15, 16, 31, and 32 of the Allison – Richey Gulf Coast Home Company's part of Suburban Gardens, the H.T.&B. R.R. Co. Survey, Section 19, Abstract 234, Brazoria County, Texas.

*1. Remove 30
2. Add "L" F30
AMND
5-0*

M. CONSIDERATION & POSSIBLE ACTION – Request for a six month extension for Bellavita at Green Tee Section 1.

N. CONSIDERATION & POSSIBLE ACTION – Building Permit Application for 1115 FM 865 (Cullen).

IV. NEXT MEETING DATE: October 25, 1999 (JPH meeting)

V. ADJOURNMENT

POSTED: ____ DAY OF _____, 1999 A.D.

REMOVED: ____ DAY OF _____, 1999 A.D.

This site is accessible to disabled individuals. For special assistance, please call Young Lorring at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, OCTOBER 4, 1999 AT 6:30 P.M. IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

- II. APPROVAL OF MINUTES:** September 7, 1999 Minutes
September 20, 1999 Minutes

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Zoning Application Nos. 819 & 829

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Light Industrial District (M-1) on the following described property, to wit:

1. Zoning Application No. 819

Legal Description: Lot 33, Section 8, Allison Richey Gulf Coast Home Co. subdivision, H. T. & B. R.R. Co. survey, A-504, recorded in Vol. 2, pg. 23, plat records of Brazoria Co., TX (1930 Garden Rd)

Owner: Anthony Welded Products
P.O. Box 1462
Delano, CA 93216

Agent: Frank Salvucci, Sr.

2. Zoning Application No. 829

Legal Description: Being a 11.515 acre tract out of Lots 32 & 33, Allison Richey Gulf Coast Home Co. subdivision, H. T. & B. R.R. Co. survey, A-504, recorded in Vol. 2, pgs. 23 & 24, plat records of Brazoria Co., TX (1854 Garden Road)

Owner: F.F. & E. Family Limited Partnership
P.O. Box 1462
Delano, CA 93216

Agent: Frank Salvucci, Sr.

B. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 830

*1st VOTES
2-2*

*Motion to vary
DENIED
4-0*

Pearland, TX 77584

3. Zoning Application No. 791

Legal Description: Being Lot 2-I, a 0.784 acre parcel in the J.W. Maxey survey, A-721, according to the deed records of Brazoria Co., TX (9322 W. Sterling)

Owner: Alice M. Kemp
9322 W. Sterling
Pearland, TX 77584

4. Zoning Application No. 809

Legal Description: Being Lot 8, Block 7, West Lea subdivision, Section 2, according to the plat records of Brazoria Co., TX (7108 West Lea Ln)

Owner: Melody J. Hubbard
9413 Arden Court
Houston, TX

5. Zoning Application No. 811

Legal Description: Lots 11 & 12, Block 8, Hickory Creek Place subdivision, H. T. & B. R.R. Co. survey, A-219, recorded in Vol. 11, pgs 1 & 2, plat records of Brazoria Co., TX (6405 Kelly)

Owner: Ralford & Metta Riggle
6405 Kelly
Pearland, TX 77581

6. Zoning Application No. 812

Legal Description: A tract situated in Lot 9, Allison Richey Gulf Coast Home Co. subdivision, Suburban Gardens, Section 20, H. T. & B. R.R. Co. survey, A-506, recorded in Vol. 2, pg. 23, plat records of Brazoria Co., TX (2330 Sterling Road)

Owner: Darren & Joan Garner
2330 Sterling Road
Pearland, TX 77584

*Motion
H. T. & B. R.R. Co.*
6. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Southdown Section Twelve, 11.490 acres of land out of the H.T. & B.R.R., Co. Survey, Section One, Abstract 310, Brazoria County, Texas.

*4-1
Applic.*

Variance Request:

1. A 20-foot building line on cul-de-sac and thumbnail lots.
2. A 5-foot side building setback.

*Approved to Admin
4-1*

H. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Southdown Section Thirteen, 14.50 acres of land out of the H.T. & B.R.R. Co. Survey, Section One, Abstract 310, Brazoria County, Texas.

Variance Request:

1. A 20-foot building line on cul-de-sac and thumbnail lots.
2. A 5-foot side building setback.

*Approved to Admin
5-0*

I. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Sawyer's Pond, being a subdivision containing 9.711 acres out of lot 44 of the Allison Richey Gulf Coast Home Company Subdivision of Section 6, H.T.&B. R.R. Co. Survey (R.B. Lyle Survey), Abstract 544, Brazoria County, Texas.

*Approved to Admin
5-0*

J. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Lakeside Estates Section One, a subdivision of 44.0735 acres of land being a part of lots 10, 11, 12, 35, 36, and 37 of the Allison Richey Gulf Coast Home Company Subdivision of Section 10 out of H.T. & B. R.R. Company Survey, A-505 as recorded in Volume 406, Page 635 of B.C.D.R., Brazoria County, Texas.

*Approved to Admin
5-0*

K. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Oakbrook Estates Section Five, a subdivision of 28.096 acres in the W.D.C. Hall League, Abstract A-70, Brazoria County, Texas.

Variance Request:

1. Use of length greater than 600 feet for cul-de-sacs.
2. Use of 20-foot building line on cul-de-sacs and thumbnail lots.

Admin.

L. DISCUSSION ITEM – Review of Bellavita at Green Tee PUD documents.

IV. NEXT MEETING DATE: October 11, 1999 @ 6:30 P.M. – JPH
October 18, 1999 @ 6:39 P.M. – Reg. Meeting

V. ADJOURNMENT

Posted: _____ day of _____, 1999, A.D.

Removed: _____ day of _____, 1999, A.D.

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

J. ① Alignment of 560 w/Max Rd must be worked out

② No lots may have access to Max or Stone Kerel

K. ① Re-do contours - can't read

② lots too small for R-1 zone

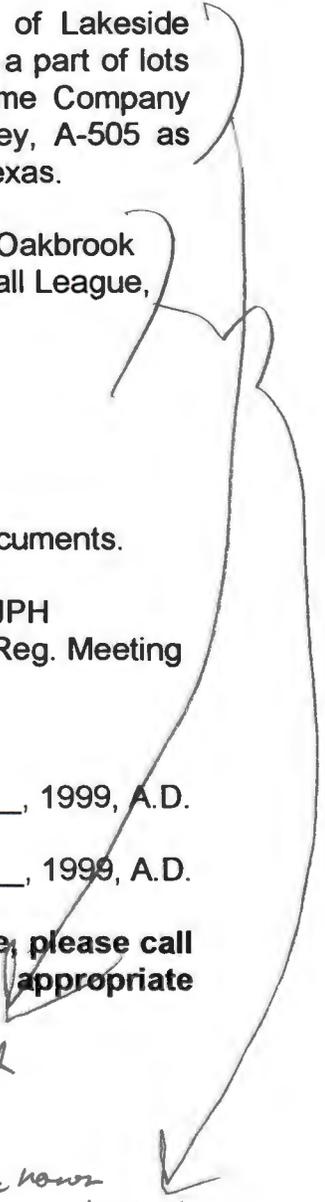
③ show existing utilities

5

④ correct P&E Commission hours

⑤ must submit Hardy-Corson Water System

⑥ up F.I.R.M. dates



Legal Description: Lot 13, Section 2, Bethel Estates (13860 Stone Road)
Owner: *MAT from JPH* Albert & Gloria Melgoza *JPH 15 min ago*
1126 Woodbridge Avenue
Pearland, Texas 77584

8:04 **D. CONSIDERATION AND POSSIBLE ACTION – Zoning Application Nos. 788 & 789**

*SCOTT METZ
BETZ FOLLOWING
AMND
5-0*
Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Commercial District (C) on the following described properties, to-wit:

1. Zoning Application No. 788

Legal Description: Being a 4.9794 acre tract out of Lots 76 & 77, Figland Orchard subdivision No. 1, Section 13, H. T. & B. R.R. Co. Survey, A-240, recorded in Vol. 3, pg 77, plat records of Brazoria Co., TX

Owner: Clyde Williams/Brian Williams
P.O. Box 1519
Pearland, TX 77588

2. Zoning Application No. 789

Legal Description: Being 0.7516 acres out of Tract 33, Figland subdivision, H. T. & B. R.R. Co. Survey, Section 13, A-240, plat records of Brazoria Co., TX (3029 Wagor Trail)

Owner: Clyde L. Williams
P.O. Box 1519
Pearland, Texas 77588

*8:08
BETZ
SCOTT METZ
5-0
AMND* **E. CONSIDERATION AND POSSIBLE ACTION – Zoning Application No. 796**

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification General Business District (GB) to Commercial District (C) on the following described properties, to-wit:

1. Zoning Application No. 796

Legal Description: Lot A, Section 3, Garden Acres subdivision, as recorded in the plat records of Brazoria Co., TX (6117 Broadway)

Owner: R. West Development
6302 Broadway
Pearland, Texas 77584

8:09
SCOTT MOVED TO APPROVE
5-0 APPROVE

F. CONSIDERATION AND POSSIBLE ACTION – Zoning Application No. 807

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Light Industrial District (M-1) to Commercial District (C) on the following described properties, to-wit:

1. Zoning Application No. 807

Legal Description: Being a 4.3026 acre tract, the North 1/2 of Lot 38, Section 2, H. T. & B. R.R. Co. Survey, A-542, according to the plat records of Brazoria Co., TX (1702 N. Main)

Owner: Dave A. Ferri
1702 N. Main
Pearland, Texas 77581

Agent: Bobby Thompson

8:10

G. CONSIDERATION AND POSSIBLE ACTION – Zoning Application No. 802

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling District (R-2) to Office Professional District (OP) on the following described properties, to-wit:

1. Zoning Application No. 802

Legal Description: Being 0.459 acres in the Northwest 1/4 of the Northwest 1/4 of Section 11, H. T. & B. R.R. Co. Survey, A-239, recorded in Vol. 1317, pg 411, Deed records of Brazoria Co., TX (4702 W. Walnut)

Owner: Charles P. Watson
2412 Sheila
Pearland, Texas 77581

Agent: Teresa G. Watson

5 COTI MOVED
BSE 2nd
5-0 APPROVE

8:12

H. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 808

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification General Business District (GB) to Multi-Family District (MF) on the following described properties, to-wit:

1. Zoning Application No. 808

Legal Description: Being Lots 41-44, Block 6, of Old Pearland Townsite plat, according to the plat records of Brazoria Co., TX (2214 N.

100% MOVED TO APPROVE
SCOTT 2nd
5-0 APPROVE

OWNERS WANT GB(S); DOES NOT NEED REZONE

Grand Blvd)

Owner:

Pat Burkett
3800 Halik Road #1
Pearland, Texas 77581

*8:16
SCOTT MOVED
4/10/10 2nd
5-0
APPROVE*

I. CONSIDERATION AND POSSIBLE ACTION – Zoning Application No. 804

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling District (R-2) to Mobile Home District (MH) on the following described properties, to-wit:

1. Zoning Application No. 804

Legal Description:

Being Lots 36 & 36A out of Section 6, H. T. & B. R.R. Co. Survey, A-544, recorded in Vol. 136, pg 501, deed records of Brazoria Co., TX

Owner:

John David Hammond
5214 Braesvalley Drive
Houston, Texas 77096

*8:24
TOCCO MOVED TO APPROVE
BURE 2nd
5-0
APPROVE*

J. CONSIDERATION AND POSSIBLE ACTION – Zoning Application Nos. 660, 752, 785, 786, 787, 803, AND 805.

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Single Family Dwelling District (R-1) on the following described properties, to-wit:

1. Zoning Application No. 660

Legal Description:

Being Lot 128, Ruch Subdivision addition, according to the map recorded in Vol. 13, pg 66, plat records of Brazoria Co., TX (6014 Josephine)

Owner:

Sherry John
6014 Josephine
Pearland, Texas 77584

2. Zoning Application No. 752

Legal Description:

Being 0.950 acres and being partial Lots 49-50, a.k.a. Lot 10, H. T. & B. R.R. Co. Survey, A-234, Vol. 2, pgs 23-24, plat records of Brazoria Co., TX (13659 Roy Road, Lot#10)

Owner:

Lanh Thi Bucek
13659 Roy Road #10

3. Zoning Application No. 785

Legal Description: Lot 5, Block 3, Wagon Wheel addition, Section 14, H. T. & B. R.R. Co. Survey, A-509, according to a plat or map recorded in Vol. 8, pg 79, plat records of Brazoria Co., TX (6118 Jerrycrest)

Owner: John C. Cole
2950 Piper
Pearland, Texas 77584

4. Zoning Application No. 786

Legal Description: Lot 16, Block 2, Skyway Manor Subdivision, according to the map or plat recorded in Vol. 7, pg 67, plat records of Brazoria Co., TX (2950 Piper)

Owner: John C. Cole
2950 Piper
Pearland, Texas 77584

5. Zoning Application No. 787

Legal Description: Lot 7, Block 3, Wagon Wheel addition, Section 14, H. & T. B. R.R. Co. Survey, A-509, recorded in Vol. 8, pg 79, plat records of Brazoria Co., TX (6202 Jerrycrest)

Owner: John C. Cole
2950 Piper
Pearland, Texas 77584

6. Zoning Application No. 803

Legal Description: Being 1.1478 acres, more or less, a.k.a. Lot 5, Bethel Subdivision, Section 2, out of Section 19, H. T. & B. R.R. Co. Survey, A-243, deed records of Brazoria Co., TX (2041 Lee Road)

Owner: Steven & Donna Norton
15910 Fm 529 #1201
Houston, Texas 77095

7. Zoning Application No. 805

Legal Description: Being Lots 7 & 8, Block 6, Wagon Wheel addition, H. T. & B. R.R. Co. Survey, A-509, according to the plat records

Owner:

David & Joy Courtney
3419 Meadowlark Way
Pearland, Texas 77584

K. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Fieldstone Village Section 1 at Silverlake, a subdivision of 28.4094 acres of land out of the A.C.H. & B. Co. Survey, Abstract No. 415 and the John W. Maxey, Abstract No. 721, Brazoria County, Texas.

Variance Request:

1. Use of 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Use of 5-foot side lot building line setbacks.
3. Use of cul-de-sacs greater than 600 feet in length.

Amnd court. Dwyer?

L. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Sedgefield Section 4 at Silverlake, a subdivision of 40.6010 acres of land out of the George C. Smith Survey, Abstract No. 548 and the John W. Maxey Survey, Abstract No. 721, Brazoria County, Texas.

Variance Request:

1. Use of 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Use of 5-foot side lot building line setbacks.
3. Use of cul-de-sacs greater than 600 feet in length.

Amnd court. Dwyer?

M. CONSIDERATION AND POSSIBLE ACTION – Partial Replat of Audubon Place, Section One, 1.4686 acres, being all of lots 4 & 5, Block 2, and reserve "G", of the replat of Final Plat Audubon Place, Section One, Vol 20, pg 195-196, B.C.P.R., H.T.&B. R.R. Co. Survey, A-509, Brazoria County, Texas.

N. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Lowe's Home Center, Pearland, a subdivision of 17.9950 acres out of the Thomas J. Green Survey, Abstract 198, Pearland, Brazoria County, Texas. *Constr. Plans must be approved*

O. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Alexander Landing Section 5, being a 6.7318 acre tract of land out of the Thomas J. Green Survey Abstract 198 in the City of Pearland, Brazoria County, Texas. *1) 2 names of sig' block*
2) signatures of owners

P. DISCUSSION ITEM – Lakewood Estates General Land Plan for the 283 acre tract of land at the intersection of Max Road and FM 518.

Q. DISCUSSION ITEM - Dr. John Massey, regarding property rights during platting process. *MINERAL & land use*

John Massey presentation - wants s/D Ordinances to be consistent w/ law in drilling & mineral rights -

Amnd 5-0
1) Reading into
2) Monitor letter
3) Redeem by Scott
4) Amnd court.

7-0
GLENN MAE TO HAVE
TOCCO 2nd
1) Remove
Mr. Cedron
home
from sig. blocks

5-0
SCOTT MOVED TO
TOCCO 2nd
TABLE

SCOTT MOVED
TOCCO 2nd
A 4-0
1) ABST.

SCOTT MOVED
GLENN MAE
5-0
Amnd

9:02

✓ IV. **NEXT MEETING DATE:** September 12, 1999 @ 6:30 P.M.

ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

Posted: _____ Day of _____, 1999

Removed: _____ Day of _____, 1999

*Scott moved to
minutes 2/2*

REVISED AGENDA – PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JULY 22, 1999 AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of June 6, 1999
Minutes of July 8, 1999

III. NEW BUSINESS

approved as presented - remove Cookson's name.
A. CONSIDERATION & POSSIBLE ACTION – Final Plat of Southdown Section Eleven, 8.905 acres of land out of the F.B. Drake Survey, A-510 Brazoria County, Texas.

Variance Request:

1. Use of a 5-foot side building setback.

approved as submitted
B. CONSIDERATION & POSSIBLE ACTION – Final Plat of The Lakes at Countryplace Section Four, Brazoria County, Texas, Being 22.2551 acres of land located in the F.B. Drake Survey, Abstract No. 503 (N. ½ Sec. 2) and the F.B. Drake Survey, Abstract No. 510 (S. ½ Sec. 2).

Variance Request:

1. Use of a 20-foot front building line on front access garages.
2. Use of a 15-foot building line on houses with garages that do not face the street right-of-way.
3. Use of a 10-foot side setback between houses.

approved as submitted
C. CONSIDERATION & POSSIBLE ACTION – Final Plat of The Lakes at Countryplace Section Six, Brazoria County, Being 13.2375 acres of land located in the F.B. Drake Survey, Abstract No. 503 (N. ½ Sec. 2) F.B. Drake Survey, Abstract No. 510 (S. ½ Sec. 2).

Variance Request:

1. Use of a 20-foot front building line on front access garages.
2. Use of a 15-foot building line on houses with garages that do not face the street right-of-way.
3. Use of a 10-foot side setback between houses.

approved as submitted - Const. drawings need to be approved.
D. CONSIDERATION & POSSIBLE ACTION – A final plat of West Oaks Village Section 3, being 33.9473 acres of land located in the H.T.&B. R.R., Co. Survey, Abstract No. 241.

Variance Request:

1. Use of a 20-foot building setback line around the cul-de-sac streets for lots 4 through 9, Block 1.

*approved;
CSD #4 sign
required.*

E. CONSIDERATION & POSSIBLE ACTION – The purpose of this replat is to show building lines on each residential lot. Replat of Fairway Village Section 2, Phase 2 at Silverlake, a subdivision of 20.3042 acres of land out of the John W. Maxey Survey, Abstract No. 721, and the A.C.H. & B.Co Survey, Abstract No. 415

*approved;
-add st sign @
lot 16 blk 1
-chg name from
Stonecrest Ct to
Stonecrest Way.
-floor elevation add.
-Remove Fairwood St. near 1st.*

F. CONSIDERATION & POSSIBLE ACTION – Preliminary plat of Willow Lake Estates Section Two, 17.0570 acres out of lots 1 and 2 Narregang's Subdivision (Vol. 01, Pg. 92, B.C.D.R.) and being in the W.D.C. Hall League, Abstract No. 70, Pearland, Brazoria County, Texas.

Variance Request:

1. Use of a cul-de-sac length greater than 600 feet on Stonecrest Court.
2. Use of a 20-foot building line of the cul-de-sacs.

*approved;
10ft we be added
to back lot line*

G. CONSIDERATION & POSSIBLE ACTION – Preliminary plat of Silverlake Commercial Park Phase VII, a subdivision of 11.50 acres of land out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County.

*approved;
Drainage & Det
notes w/ red final
designer app*

H. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Brittany Estates, being 9.681 acres being the west half of tract 125 of the A.C.H. & B. Survey Section 1, A-147, Brazoria County, Texas as recorded in Vol. 2, Page 1, B.C.P.R.

I. CONSIDERATION & POSSIBLE ACTION – Villa D'Este Section One, A preliminary plat of 17.36 acres out of the W.D.C. Hall Survey, a-23, Harris County, Texas.

Variance Request:

1. Use of a 20-foot front building line on the cul-de-sacs.

J. CONSIDERATION & POSSIBLE ACTION – Villa Verde Section One, a preliminary plat of 23.26 acres out of the W.D.C. Hall Survey, A-23, Harris County, Texas.

Variance Request:

1. Use of a 20-foot front building line on the cul-de-sacs.

K. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 773

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Heavy Industrial District (M-2) on the following described properties, to wit:

Zoning Application No. 773

Legal Description: Being Lot 33, Section 8, Allision Richey Gulf Coast Home Co. Subdivision, H.T. & B.R.R. Co. Survey, A-504, recorded in Vol. 2, pg. 23, plat

records of Brazoria County, Texas (1930 Garden Rd)

Owner: Anthony Welded Prod., Inc. and Frank Salvucci

L. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 776 & 777

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Heavy Industrial District (M-2) on the following described properties, to wit:

1. Zoning Application No. 776

Legal Description: Tract 1: A 4.990 acre parcel, the North ½ of Lot 2;
Tract 2: A 5.1091 acre tract, the South ½ of Lot 2, Allison Richey Gulf Coast Home Co. Subdivision, H.T.& B. R.R. Co. Survey, A-243, Vol. 2, pgs 23 & 24, plat records of Brazoria County, TX (Cullen Blvd)

Owner: Paul Brent Durrett
6120 Brookside Rd
Pearland, TX 77581

2. Zoning Application No. 776

Legal Description: Being 8.842 acres in the H.T.&B R.R. Co. Survey, A-243, a portion of lot 8, Section 19, Allison Richey Gulf Coast Home Co. Subdivision, Vol 2, pg 23, Brazoria Co. Map Records (1115 Cullen at C.R. 403)

Owner: Paul Brent Durrett
6120 Brookside Road
Pearland, TX 77581

M. DISCUSSION ITEM – Silverlake Tract P Townhome Project

IV. NEXT MEETING DATE:

V. ADJOURNMENT

Posted: _____ Day of _____, A.D., 1999

Removed: _____ Day of _____, A.D., 1999

AGENDA – PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING ON MONDAY, AUGUST 23, 1999 @ 6:30 P.M., IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of June 21, 1999 Planning & Zoning Meeting

III. NEW BUSINESS

✓ A. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 654

*APPROVED
5-0*

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Heavy Industrial District (M-2) on the following described properties, to-wit:

1. Zoning Application No. 654

Legal Description: Being the Southwest ¼ of Lot 35, H. T. & B. R.R. Co. Survey, A-219, recorded in the plat records of Brazoria Co., TX (14405 Garden Road)

Owner: Orlen W. & Phyrne R. O'Day
P.O. Box 149
Pearland, TX 77581

APPROVED

✓ B. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NOS. 745 & 746

5-0

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Heavy Industrial District (M-2) on the following described properties, to-wit:

✓ 1. Zoning Application No. 745

Legal Description: Being 2.5 acres out of Lot 13, Allison Richey Gulf Coast Home Co. Subdivision, Section 7, H. T. & B. R.R. Co. Survey, A-219, according to the deed records of Brazoria Co., TX (13603 Suburban Garden Rd)

Owner: Randall Craig Edwards & Carol Boyd
1830 Tompkins
Grand Prairie, Texas 75051

✓ 2. Zoning Application No. 746

Legal Description: Being a 5.00 acre tract, the North ½ of Lot 13, Allison Richey Gulf Coast Home Co. Subdivision, Section 7, H. T. & B. R.R. Co. Survey, A-219,

according to the deed records of Brazoria Co., TX (13525 Suburban Garden Road)

Owner: Stephen Eric Edwards & Stephanie Edwards
13525 Garden Road
Pearland, Texas 77581

C. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 594

*APPR
5-0
commercial*

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to ~~Light Industrial District (M-1)~~ on the following described properties, to-wit:

commercial

- 1. Zoning Application No. 594

Legal Description: Being a 3.00 acre tract out of a 5.00 acre tract, the North 1/2 of the Northeast 1/4, Section 16, H. T. & B. R.R. Co. Survey, A-546, plat records of Brazoria Co., TX (15902 Harkey Road)

Owner: M. Wayne Smith
P.O. Box 267
Pearland, Texas 77588

D. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 800

*DENIED
5-0*

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Single Family Dwelling District (R-2) to Light Industrial District (M-1) on the following described properties, to-wit:

- 1. Zoning Application No. 800

Legal Description: Being a 5.002 acre tract, the South 1/2 of Lot 34, out of the H. T. & B. R.R. Co. Survey, Section 6, A-544, recorded in Vol. 136, pg 501, deed records of Brazoria Co., TX

Owner: Janet Milner
2902 Whispering Winds Drive
Pearland, Texas 77581

Agent: Charlie Eason
P.O. Box 846
Pearland, Texas 77588



E. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 751

*3-2
APPR*

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Commercial District (C) on the following described properties, to-wit:

1. Zoning Application No. 751

Legal Description: Lot 9, Block 3, Hickory Creek Place subdivision, Vol. 11, pgs 1-2, plat records of Brazoria Co., TX (14004 O'Day Road)

Owner: Erwin Wind, Jr.
3014 Green Tee Drive
Pearland, Texas 77581

F. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 783

APPROVED
5-0

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Commercial District (C) on the following described properties, to-wit:

1. Zoning Application No. 783

Legal Description: Lot 2, Block 26, Allison Richey Gulf Coast subdivision, Section 4, TCRR survey, A-675, recorded in Vol. 2, pg 99, plat records of Brazoria Co., TX (15707 SH 288)

Owner: James W. & Barbara Dixon
15707 South Freeway 288
Pearland, Texas 77584

G. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 795

DENIED
APPROVED
5-0

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to General Business District-Specific Use (GB-S) on the following described properties, to-wit:

1. Zoning Application No. 795 & Specific Use No. 71

Legal Description: Lot 7, Block 2, Garden Acres, Section 2, H. T. & B. R.R. Co. Survey, Section 7, A-219, Deed Records of Brazoria Co., TX (2631 Garden Road)

Owner: Jeanette Burkett
P.O. Box 1455
Pearland, Texas 77588

H. CONSIDERATION AND POSSIBLE ACTION – ZONING APPLICATION NOS. 595, 665, & 666

APPROVED

not to TABLES

5-0

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Mobile Home District (MH) on the following described properties, to-wit:

1. Zoning Application No. 595

Legal Description: Being Lots 168H & 168H2, approximately 1.110 acres, H. T. & B. R.R. Co. Survey, A-308, recorded in Vol. 29, Pg 9, deed records of Brazoria Co., TX

Owner: Kenneth R. Kampf
7818 Warren
Pearland, Texas 77584

2. Zoning Application No. 665

Legal Description: Being 0.500 acres, Lot 169Q1, Roy Acres II, H. T. & B. R.R. Co. Survey, A-308, according to the plat records of Brazoria Co., TX (17009 Wells Drive)

Owner: Kenneth R. Kampf
7818 Warren
Pearland, Texas 77584

3. Zoning Application No. 666

Legal Description: Being 1.00 acres of the Zychlinski Subdivision, Section 27, H. T. & B. R.R. Co. Survey, A-306, recorded in Vol. 29, pg. 9, deed records of Brazoria Co., TX (7828 Warren)

Owner: Kenneth & Bonnie Kampf
7818 Warren
Pearland, Texas 77584

I. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 606

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to General Business District (GB) on the following described properties, to-wit:

1. Zoning Application No. 606

Legal Description: Being 0.9091 acre tract out of Lot 9, the Northeast ¼ of the SW 1.4 of Sect. 14, HT&B RR Co. survey, A-509, plat records of Brazoria Co., TX (6326 Cottonwood)

Owner: Clarence F. & Patricia Ryan

6326 Cottonwood
Pearland, TX 77584

NO PLAT is
MARY to come in
& sign.

APPROV
5-0
1. 9/11 DATE
2. DE
COOPER

J. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Garden Gate Subdivision Section One, 4.890 acres, being a partial replat of reserves "A" & "F", Lot 9, Block 1 of replat of Audubon Place, Section One, Vol. 20, Pg. 195-196 B.C.M.R. and being out of lot 8 of the southeast one-quarter of the northwest one-quarter H.T.& B. R.R. Co. Survey, Section 14, A-509, Brazoria County, Texas.

Variance Request:

1. To allow a 60' center-line offset rather than the required 125'. ?

APPROV
5-0
1 - Embury
2 - Matas name
APPROV
5-0

K. CONSIDERATION & POSSIBLE ACTION – Final Plat of Southbelt Industrial Park Section 2, being a subdivision of 38.8527 acres located in the R.T. Blackburn Survey, A-160, Harris County, Texas.

L. CONSIDERATION & POSSIBLE ACTION – Variance request from the ordinance requiring permitted buildings on only platted lots at Washington-Irvington street.

M. CONSIDERATION & POSSIBLE ACTION – Review of Planning and Zoning Commissioner applications for recommendation to City Council.

IV. NEXT MEETING DATE: September 7, 1999 -Joint Public Hearing @ 6:30 P.M.
-Regular Meeting following JPH

V. ADJOURNMENT

Posted: _____ Day of _____, 1999, A.D.

Removed: _____ Day of _____, 1999, A.D.

AGENDA – PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, AUGUST 2, 1999, AT 6:30 P.M., IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of July 22, 1999

III. NEW BUSINESS

Approved

A. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Foodmaker Subdivision No. 3920, 0.9760 acres out of the W.D.C. Hall Survey, Abstract No. 70, Pearland, Brazoria County, Texas.

Denied

B. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Garden Gate Subdivision Section One, 4.237 acres, being a partial replat of Reserve "F" of Audubon Place Section One, Vol. 20, Pg. 195-196, B.C.M.R., and being out of lot 8 of the Southeast one-quarter of the northwest one-quarter, H.T.& B. R.R. Co. Survey, Section 14, A-509, Brazoria County, Texas.

Prelim. Plat to be resubmitted

Variance Request:

1. *125' sp. req't.*

Approved

C. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NOS. 738, 739, 740, 741, 748, AND 754.

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Single Family Dwelling District (R-1) on the following described properties, to-wit:

1. Zoning Application No. 738

Legal Description: A parcel containing 3.751 acres, more or less, the South ½ of Tract 26, save the West 225 ft out of a 10.0 acre tract, recorded in Vol. 1084, pg 108, deed records of Brazoria Co., TX (13122 Suburban Garden Road)

Owner: Jesus Gonzalez
1526 S. Gordon Road
Alvin, TX 77511

2. Zoning Application No. 739

Legal Description: Being 2.00 acres in the Northwest corner of Lot 9, Allison Richey Gulf Coast Home Company subdivision, Section 7, H. T. & B.

R.R. Co. Survey, A-219, deed records of Brazoria Co., TX (13215-13217-13221 Garden Road)
Owner: Jesse Gonzalez
7933 Brays
Houston, TX

3. Zoning Application No. 740

Legal Description: Being the West ½ of Lot 17, Block 2, Wagon Wheel Addition, Section 14, H. T. & B. R.R. Co. Survey, A-509, recorded in Vol 8, pg 79, plat records of Brazoria Co., TX (5917 Patridge)

Owner: Alvin E. & Ruth L. Ziebo
5917 Patridge
Pearland, TX 77584

4. Zoning Application No. 741

Legal Description: Lot 11, Block 2, Robin Cove subdivision, as recorded in Vol. 18, pg 159, plat records of Brazoria Co., TX (5515 Robin Sound)

Owner: Mike Whaley
5515 Robin Sound
Pearland, TX 77581

5. Zoning Application No. 748

Legal Description: Lot 3, Block 17, West Lea Subdivision, H. T. & B. R. R. Co. Survey, A-546, according to the plat records of Brazoria Co., TX (5402 Heron Lane)

Owner: Terrence E. & Patricia A. Snyder
2120 Kilkenny Drive
Pearland, TX 77581

6. Zoning Application No. 754

Legal Description: Lot 1, Block 8, Hickory Creek Place subdivision, Section 7, H. T. & B. R.R. Co. Survey, A-219, recorded in Vol. 11, pgs 1 & 2, plat records of Brazoria Co., TX (5902 Marsha Lane)

Owner: Armando & Emilia Jimenez
5902 Marsha Lane
Pearland, TX 77581

D. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 813

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification General Business (GB) to Commercial (C) on the following described properties, to-wit:

Legal Description: Being approximately 8.23 acres out of an 11.74 acre tract, part of Lots 49 & 50, Allison Richey Gulf Coast Home Co. subdivision, section 85, HT & B R.R. Co. Survey, A-304, according to the plat records of Brazoria Co., TX (Corner of FM 518 & CR 93)

Owner: W.C. Properties, Ltd.
16615 Sealark
Houston, TX 77062



E. CONSIDERATION & POSSIBLE ACTION - Planning & Zoning Commissioner Applications.

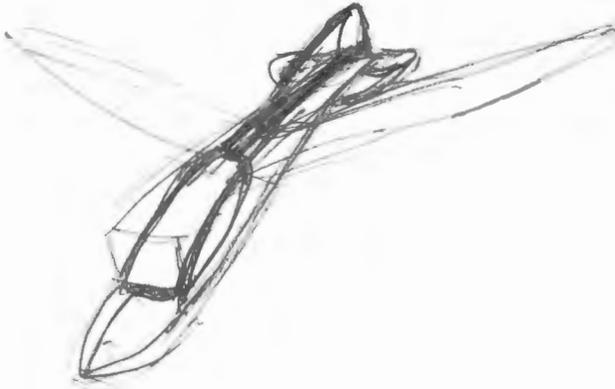
F. DISCUSSION ITEM - Variance Request from the ordinance requiring permitted buildings only on platted lots at Washington-Irving street.

IV. NEXT MEETING DATE

V. ADJOURNMENT

Posted: ___ day of _____, A.D., 1999

Removed: ___ day of _____, A.D., 1999



AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JUNE 21, 1999 AT 6:00 P.M., IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. NEW BUSINESS

*15' MAINT BASEMENT NOT REQ. 1R (Pearland)
 DEVELOPER & OWNER sign & record a
 mutual maintenance agreement
 submit it w/ FINAL PLAT
 Application.*

A. CONSIDERATION AND POSSIBLE ACTION – Preliminary Plat of Kroger's – Pearland, 39.3669 acres out of lots 15, 16, 31, and 32 of the Allison – Richey Gulf Coast Home Company's Part of Suburban Gardens, the H.T. & B. R.R. Co. Survey, Section 19, Abstract 234, Brazoria County, Texas.

B. CONSIDERATION AND POSSIBLE ACTION – Preliminary Plat of Fieldstone Village Section 1 @ Silverlake, a subdivision of 28.3628 acres of land out of the A.C.H. & B. Co. Survey, Abstract No. 415 and the John W. Maxey Survey, Abstract No. 721, Brazoria County, Texas.

Variance Request:

1. Use of a 20-foot front building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Use of 5-foot side lot building line setbacks.
3. Use of cul-de-sacs greater than 600 feet in length.

C. CONSIDERATION AND POSSIBLE ACTION – Final plat of Silverlake Commercial Park Phase V, a subdivision of 6.4952 acres of land out of the J.W. Maxey Survey, Abstract No. 721, Brazoria County, Texas.

D. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Pine Hollow Section 3-B, Being a subdivision of 22.7188 acres and a partial replat of lots 39, 40, 47, and 48 of the George W. Jenkins subdivision as recorded in Volume 2, page 20 of the B.C.D.R., located in the Perry and Austin League, A-111, Brazoria County, Texas.

Apply & HOLD Eng. & Arch. sig. until constr. done & approved.

Variance Request:

1. Use of a 20-foot building setback around cul-de-sac and elbows.

E. CONSIDERATION AND POSSIBLE ACTION – Final Plat Clear Creek Park, Being a subdivision containing 46.9235 acres located in the Thomas J. Green Survey, A-198, City of Pearland, Brazoria County, Texas.

*Approved Hold Eng & City ARCH SIGS
 1. Constr. done
 2. External E.I.
 U.E. 5 are connected*

Variance Request:

1. Use of a 20-foot front building line on the cul-de-sacs.
- Use of cul-de-sacs greater than 600 feet in length.

Handwritten signature

F. CONSIDERATION AND POSSIBLE ACTION – Building Permit Application for Sunrise Lakes to install temporary sales trailer, temporary parking area, deck with wheelchair ramp, portable water tank and portable sewer tank.

Handwritten signature

G. CONSIDERATION AND POSSIBLE ACTION – Resignation letter for Chris Cookson.

H. DISCUSSION ITEM – Planning & Zoning Commissioner Applications.

III. NEXT MEETING DATE:

June 28, 1999 @ 6:30 PM (JPH meeting)
July 12, 1999 @ 6:30 PM (JPH meeting)
July 19 - next regular mtg.

IV. ADJOURNMENT

Posted: _____ Day of _____, 1999 A.D.

Removed: _____ Day of _____, 1999 A.D.

AGENDA-REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, MAY 3, 1999 AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. NEW BUSINESS

APPROVED

a. CONSIDERATION AND POSSIBLE ACTION: Centax Homes is requesting a six-month extension of the Preliminary Plat Approval for Maryfield, Section One. This plat was first approved on November 16, 1998.

APPROVED

b. CONSIDERATION AND POSSIBLE ACTION: R. West Development is requesting a six-month extension from April 21, 1999, of the Preliminary Plat Approval for Pine Hollow Section 2. This Plat was first approved on September 21, 1998.

APPROVED

c. CONSIDERATION AND POSSIBLE ACTION: R. West Development is requesting a six-month extension of the Preliminary Plat approval for Pine Hollow Section 3. This plat was first approved on June 1, 1998. The Final Plat for Pine hollow Section 3-B is currently being reviewed in "Final Staff Review". In consideration of the time frame, an additional one-month time extension is also being requested.

*Plat was approved
5-1
Abstract
1st & 2nd
correct
BM info*

d. CONSIDERATION AND POSSIBLE ACTION: A Preliminary Plat of West Oaks Village Section 3. Being 34.9473 Acres of Land located in the H.T.& B.R.R. Co. Survey, Abstract No. 241.Pearland, Brazoria County, Texas. 129 Lots, 4 Reserves and 5 Blocks.

*collaboration
against
variance*

1. Variance Request: Allowance of a 20-foot building setback line around the cul-de-sac streets, only for Lots 4 through Lot 9, Block 1.

*Plat was approved
5-1*

e. CONSIDERATION AND POSSIBLE ACTION: A Preliminary Plat of Sedgefield Section 4 at Silverlake. A Subdivision of 40.010 Acres of Land out of the George C. Smith Survey, Abstract No.548 and The John W. Maxey Survey, Abstract No. 721 Brazoria County, Texas. 110 Lots, 6 Reserves (12.1384 Acres) and 2 Blocks.

- 1. Variance Request:** Use of 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
- 2. Variance Request:** Use of 5-foot building line setbacks.
- 3. Variance Request:** Use of cul-de-sacs greater than 600 feet in length.

Plot here { ~~Approved~~
6-0

CONSIDERATION AND POSSIBLE ACTION: Final Plat of Silverlake Commercial Park Phase IV. A Subdivision of 1.8797 Acres of Land out of The R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas. 0 Lots, 1 Reserve (1.748 Acres) 1 Block.

PLAT HERE { ~~Approved~~
6-0

CONSIDERATION AND POSSIBLE ACTION: Preliminary Plat of Silverlake Commercial Park Phase VI. A Subdivision of 10.01 Acres of Land out of the R.B. Lyle Survey, Abstract No. 359 Brazoria County, Texas. 0 Lots, 1 Reserve (10.01 Acres).

~~Approved~~
6-0

CONSIDERATION AND POSSIBLE ACTION: Preliminary Plat of Alexander Landing Section 5. Being a 6.7318 Acre Tract of land out of The Thomas J. Green Survey Abstract-198 in the City of Pearland, Brazoria County, Texas. 4 Blocks and 29 Lots. *VARIANCE LETTER PCO 3/5/99 for 20' BL in LIEU OF 15' 0' 25'*

Plot here { ~~Approved~~
6-0

CONSIDERATION AND POSSIBLE ACTION: Final Plat of Spartan Park. Being 3.162 Acres out of Perry and Austin League, A-111 Pearland, Brazoria County, Texas. 2 Lots, 1 Block and 0 Reserves. *6' D.E. to be added*

Plot here { ~~Approved~~
6-0

CONSIDERATION AND POSSIBLE ACTION: Preliminary Plat of South Belt Industrial Park Section 2. Being a Subdivision of 38.8527 Acres Located in The R.T. Blackburn Survey, A-160 Harris county, Texas. 41 Lots, 3 Reserves (6.1713 acres) and 2 Blocks. *adj. owner survey plat, was 5' 1' 5' plat under "Block 1"*

Plot here { ~~Approved~~
6-0

CONSIDERATION AND POSSIBLE ACTION: Final Plat of Granere Special Subdivision. A Replat of Part of Lot 96 West Friendswood Subdivision in the Perry and Austin League (Galveston county abstract 20; Brazoria county abstract 111) According to the map thereof recorded in Galveston County map record volume 238, page 12 and Brazoria County Map Record volume 1, page 97. 1 Lot, 2.085 Acres.

Plot here { ~~Approved~~
6-0

CONSIDERATION AND POSSIBLE ACTION: Final Replat of Lots 14 and 15, Block 1. A tract of 0.3414 Acres of Land being a Replat out of Sedgefield Section 2 at Silverlake, a Subdivision of 15.3531 Acres of Land out of the John W. Maxey Survey, Abstract 721 and the G.C. Smith Survey, Abstract 548 Brazoria County, Texas as Recorded in Volume 20, Page 49-52, B.C.P.R.

m. CONSIDERATION AND POSSIBLE ACTION: Zoning Application No. 693 Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Light Industrial District (M-1) on the following described properties, to-wit:

Legal Description: Being approximately 10.00 acres out of tract 4, H.T. & B. R.R. Co. survey, A-505 & referenced as buffer #505-8000-007, plat records of Brazoria Co., TX (13201 Stone Road)

Owner: John M. Holm
1111 Moores-Tiki Island
Galveston, TX 77554

- n. **CONSIDERATION AND POSSIBLE ACTION: Zoning Application No. 606** Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to General Business District (GB) on the following described properties, to-wit:

Legal Description: Being 0.9091 acre tract out of Lot 9, the Northeast ¼ of the Southwest ¼ of Section 14, H. T. & B. R.R. Co. survey, A-509, plat records of Brazoria Co., TX (6326 Cottonwood Street)

Owner: Clarence F. & Patricia Ryan
6326 Cottonwood
Pearland, TX 77581

- o. **CONSIDERATION AND POSSIBLE ACTION: Zoning Application No. 611** Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Single Family Dwelling District (R-1) on the following described properties, to-wit:

Legal Description: A 1.451 acre tract in the H. T. & B. R.R. Co. survey, A-506, part of Lot 8, Suburban Gardens subdivision, Section 20, Volume 2, pg 23, plat records of Brazoria Co., TX (2225 Sterling)

Owner: James Craig Trevillian
2225 Sterling
Pearland, TX 77584

- p. **CONSIDERATION AND POSSIBLE ACTION: Zoning Application No. 637** Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Single Family Dwelling District (R-1) on the following described properties, to-wit:

Legal Description: Lot 3, Block 1, Section 2, Robin Cove subdivision, according to a map or plat recorded in the plat records of Brazoria Co., TX (5506 Robin Meadow)

Owner: Earl & Ruth Halmon
5506 Robin Meadow
Pearland, Texas 77581

- q. **CONSIDERATION AND POSSIBLE ACTION: Zoning Application No. 687** Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Single Family Dwelling District (R-1) on the following described properties, to-wit:

Legal Description: Being 0.4832 acre out of a 2.5738 acre tract, the South ½ of Lot 25, Allison Richey Gulf Coast Home Co. subdivision, Section 7, A-219, Volume 2, pg 23, plat records of Brazoria Co., TX (13522 O'Day Road)

Owner: William A. & Joyce A. Ellis
13522 O'Day Road
Pearland, Texas 77581

- r. **CONSIDERATION AND POSSIBLE ACTION: Zoning Application No. 691** Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Single Family Dwelling District (R-1) on the following described properties, to-wit:

Legal Description: Part of Lot 41, Figland Orchard subdivision, being a 0.395 acre tract, H. T. & B. R.R. Co. survey, A-240, recorded in Volume 3, pg 77, plat records of Brazoria Co., TX (3134 Hatfield)

Owner: Miguel & Yolanda Aguilar
3134 Hatfield
Pearland, Texas 77584

- s. **CONSIDERATION AND POSSIBLE ACTION: Zoning Application No. 692** Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Single Family Dwelling District (R-1) on the following described properties, to-wit:

Legal Description: Being 0.845 acres, more or less, known as Lot 2K, J.W. Maxey survey, A-721, deed records of Brazoria Co., TX (9410 W. Sterling)

Owner: Marcus L. & Patti J. Wooten
9410 West Sterling Drive
Pearland, Texas 77584-8557

- t. **CONSIDERATION AND POSSIBLE ACTION: Zoning Application No. 655** Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development (SD) to Light Industrial District (M-1) on the following described property, to wit:

Legal Description: Lot M, Westgate Park subdivision, H.T & B. R.R. Co. survey, A-243, according to the plat records of Brazoria Co., TX (2629 Westgate)

Owners: Orlen W. & Michael P. O'Day
P.O. Box 149
Pearland, Texas 77588

- u. **Acceptance of resignation letter of Jack Mathis**

III. **NEXT MEETING DATE: Regular meeting, May 17, 1999 @ 6:30 PM**

IV. **ADJOURNMENT**

POSTED: The _____ day of _____, A.D., 1999 at _____ AM/PM
REMOVED: The _____ day of _____, A.D., 1999 at _____ AM/PM

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-485-2411 prior to the meeting so that appropriate arrangements can be made.

AGENDA-REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, MAY 17, 1999 AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

*TABLED
marking
given to
UK BOTRIE
@MTC.*

a. CONSIDERATION AND POSSIBLE ACTION: Preliminary Plat of Park Village Estates. A subdivision of 80 Acres of Land out of the H.T. & B.R.R. Co. Survey, A-509 Brazoria County, Texas. 9 Blocks 10 Reserves and 342 Lots.

APPROVED

b. CONSIDERATION AND POSSIBLE ACTION: Preliminary Plat of Silverlake Commercial Park Phase V. A Subdivision of 6.4952 Acres of Land out of the J.W. Maxey Survey, Abstract No. 721 Brazoria County, Texas. 0 Lots and 2 Reserves (6.0875).

TABLED

c. CONSIDERATION AND POSSIBLE ACTION: Final Plat of The Enclave at Mary's Creek. Being a Total of 13.0629 Acres out of the Thomas J. Green Survey, Abstract 198, in Pearland, Brazoria County, Texas. 2 Lots, 1 Block and 1 Reserve (1.5785).

*APPROVED
5-0*

d. CONSIDERATION AND POSSIBLE ACTION: Final Plat of Sunrise Lakes Section One. A Subdivision of 60.4391 Acres of Land within the John W. Maxey Survey, Abstract 721 in Pearland Brazoria County, Texas 60.4391 Acres, 9 Blocks, 145 Lots and 7 Reserves (14.61 Acres).

1. Variance Request: Allowance of a 20 Foot Building Line on Cul-de-sac and Thumbnail Lots.

*TABLED
Cons. Br. Perry
Drainage Plan
Water overway
Approved*

e. CONSIDERATION AND POSSIBLE ACTION: Final Plat of Ravenwood Estates Section Two. Being a 38.6999 Acre Tract of Land Located in the H.T.& B. R. R. Company Survey, A-546 Pearland Brazoria County, Texas. 33 Lots, 9 Reserves (8.12 Acres) and 3 Blocks.

REVISED AGENDA – PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JULY 22, 1999 AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES:

Minutes of June ⁷ 6, 1999
Minutes of July 8, 1999

III. NEW BUSINESS

*APPROVED
ready to sign*
A. CONSIDERATION & POSSIBLE ACTION – Final Plat of Southdown Section Eleven, 8.905 acres of land out of the F.B. Drake Survey, A-510 Brazoria County, Texas.

Variance Request:

1. Use of a 5-foot side building setback.

*APPROVED
AS SUBMITTED*
B. CONSIDERATION & POSSIBLE ACTION – Final Plat of The Lakes at Countryplace Section Four, Brazoria County, Texas, Being 22.2551 acres of land located in the F.B. Drake Survey, Abstract No. 503 (N. ½ Sec. 2) and the F.B. Drake Survey, Abstract No. 510 (S. ½ Sec. 2).

Variance Request:

1. Use of a 20-foot front building line on front access garages.
2. Use of a 15-foot building line on houses with garages that do not face the street right-of-way.
3. Use of a 10-foot side setback between houses.

*APPROVED
AS SUBMITTED*
C. CONSIDERATION & POSSIBLE ACTION – Final Plat of The Lakes at Countryplace Section Six, Brazoria County, Being 13.2375 acres of land located in the F.B. Drake Survey, Abstract No. 503 (N. ½ Sec. 2) F.B. Drake Survey, Abstract No. 510 (S. ½ Sec. 2).

Variance Request:

1. Use of a 20-foot front building line on front access garages.
2. Use of a 15-foot building line on houses with garages that do not face the street right-of-way.
3. Use of a 10-foot side setback between houses.

*APPROVED
Subject to acceptance of Const. Drawings (Engr. to A/HOLD SIG.)*
D. CONSIDERATION & POSSIBLE ACTION – A final plat of West Oaks Village Section 3, being 33.9473 acres of land located in the H.T.&B. R.R., Co. Survey, Abstract No. 241.

Variance Request:

1. Use of a 20-foot building setback line around the cul-de-sac streets for lots 4 through 9, Block 1.

*APPROVED
subject
to BODD
signature to W/HOLD sig.*

E. CONSIDERATION & POSSIBLE ACTION – The purpose of this replat is to show building lines one each residential lot. Replat of Fairway Village Section 2, Phase 2 at Silverlake, a subdivision of 20.3042 acres of land out of the John W. Maxey Survey, Abstract No. 721, and the A.C.H. & B. Co Survey, Abstract No. 415

F. CONSIDERATION & POSSIBLE ACTION – Preliminary plat of Willow Lake Estates Section Two, 17.0570 acres out of lots 1 and 2 Narregang's Subdivision (Vol. 01, Pg. 92, B.C.D.R.) and being in the W.D.C. Hall League, Abstract No. 70, Pearland, Brazoria County, Texas.

Variance Request:

1. Use of a cul-de-sac length greater than 600 feet on Stonecrest Court.
2. Use of a 20-foot building line of the cul-de-sacs.

*APPROVED
subject
to 10. D.E.*

G. CONSIDERATION & POSSIBLE ACTION – Preliminary plat of Silverlake Commercial Park Phase VII, a subdivision of 11.50 acres of land out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County.

H. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Brittany Estates, being 9.681 acres being the west half of tract 125 of the A.C.H. & B. Survey Section 1A-147, Brazoria County, Texas as recorded in Vol. 2, Page 1, B.C.P.R.

*APPROVED
w/condition that final design & detentum will be needed for final plat
MAY TO WITHHOLD SIGNATURE UNTIL NOTE 15 IS RECORDED. 3-0
12/28/2011*

I. CONSIDERATION & POSSIBLE ACTION – Villa D'Este Section One, A preliminary plat of 17.36 acres out of the W.D.C. Hall Survey, a-23, Harris County, Texas.

Variance Request:

1. Use of a 20-foot front building line on the cul-de-sacs.

*APPROVED
3-1*

J. CONSIDERATION & POSSIBLE ACTION – Villa Verde Section One, a preliminary plat of 23.26 acres out of the W.D.C. Hall Survey, A-23, Harris County, Texas.

MAY TO WITHHOLD SIGNATURE UNTIL NOTE 16 IS ADDED

Variance Request:

1. Use of a 20-foot front building line on the cul-de-sacs.

*DENIED
4-0*

K. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 773

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Heavy Industrial District (M-2) on the following described properties, to wit:

Zoning Application No. 773

Legal Description: Being Lot 33, Section 8, Allision Richey Gulf Coast Home Co. Subdivision, H.T. & B.R.R. Co. Survey, A-504, recorded in Vol. 2, pg. 23, plat

records of Brazoria County, Texas (1930 Garden Rd)

Owner: Anthony Welded Prod., Inc. and Frank Salvucci

L. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 776 & 777

DENIED
4-0

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Heavy Industrial District (M-2) on the following described properties, to wit:

1. Zoning Application No. 776

Legal Description: Tract 1: A 4.990 acre parcel, the North 1/2 of Lot 2; Tract 2: A 5.1091 acre tract, the South 1/2 of Lot 2, Allison Richey Gulf Coast Home Co. Subdivision, H.T.& B. R.R. Co. Survey, A-243, Vol. 2, pgs 23 & 24, plat records of Brazoria County, TX (Cullen Blvd)

Owner: Paul Brent Durrett
6120 Brookside Rd
Pearland, TX 77581

2. Zoning Application No. ~~776~~ 777

Legal Description: Being 8.842 acres in the H.T.&B R.R. Co. Survey, A-243, a portion of lot 8, Section 19, Allison Richey Gulf Coast Home Co. Subdivision, Vol 2, pg 23, Brazoria Co. Map Records (1115 Cullen at C.R. 403)

Owner: Paul Brent Durrett
6120 Brookside Road
Pearland, TX 77581

M. DISCUSSION ITEM – Silverlake Tract P Townhome Project

IV. NEXT MEETING DATE:

V. ADJOURNMENT

Posted: _____ Day of _____, A.D., 1999

Removed: _____ Day of _____, A.D., 1999

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JUNE 7, 1999 AT 6:30 P.M., IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. NEW BUSINESS

*4-0
APPROVED
AS PRESENTED*

A. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Discount Tire – Pearland, being 1.526 acres out of Thomas J. Green Survey, A-198, Pearland, Brazoria County, Texas.

*TOO
NOT
HERE*

*APPROVED
REMOVE
BDD4
5-0
5/9/6/02*

B. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Silverlake Commercial Park Phase VI, a subdivision of 10.01 acres of land out of the R.B. Lyle Survey, Abstract No. 359, Brazoria County, Texas.

*LE.
APPROVED,
AS PRESENTED
5-0*

C. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Villages of Edgewater Estates Section 4, 15.0080 acres out of the H.T. & B. R.R. Co. Survey, A-309.

TOO HERE

Variance Request:

1. Use of a 20-foot front building line on cul-de-sac and thumbnail lots.

*APPROVED
5-0*

D. CONSIDERATION AND POSSIBLE ACTION – Preliminary Plat of Sunrise Lakes Section Two, 26.7570 acres of land within the H.T.&B R.R. Co. Survey, Abstract 304, in the city of Pearland, Brazoria County, Texas.

In Contr. of Hoodland

DEV. MUST PERIOD

Variance Request:

1. Use of a 20-foot front building line on the cul-de-sac and thumbnail lots.

*APPROVED
AS PRESENTED
5-0*

E. CONSIDERATION AND POSSIBLE ACTION – Preliminary Plat of Lowe's Home Center, Pearland, a subdivision of 17.9950 acres out of the Thomas J. Green Survey, Abstract 198, Pearland, Brazoria County, Texas.

*APPROVED
AS PRESENTED
5-0*

F. CONSIDERATION AND POSSIBLE ACTION – Preliminary Plat of Park Village Estates, a subdivision plat of 80.00 acres of land out of H.T.&B. R.R. Co. Survey, A-509, City of Pearland, Texas.

MUST BE AN AGREEMENT BETWEEN DEV. & CITY FOR CONTR. OF LEE LAKE FROM CORNELIUS TO SPRING BRANCH DRIVE.

Variance Request:

1. Use of a 20-foot front building line on the cul-de-sac and thumbnail lots.

G. CONSIDERATION AND POSSIBLE ACTION – Zone Change App. No. 655

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Light Industrial District (M-1) on the following described properties, to wit:

Legal Description: Lot M, Westgate Park Subdivision, HT&B R.R. Co. survey, A-243, according to the plat records of Brazoria co., TX (2629 Westgate)

Owner: Orlen W. & Michael O'Day
P.O. Box 149
Pearland, TX 77581

H. CONSIDERATION AND POSSIBLE ACTION – Recommendation to City Manager of 5-year Capital Improvement Plan.

III. NEXT MEETING DATE: June 14, 1999 @ 6:30 PM (JPH meeting)
June 21, 1999 @ 6:30 PM (Reg. meeting)

IV. ADJOURNMENT

Posted: ____ Day of _____, 1999 A.D.

Removed: ____ Day of _____, 1999 A.D.

AGENDA-REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, APRIL 19, 1999 AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. NEW BUSINESS

- A. CONSIDERATION AND POSSIBLE ACTION-Bellavita at Green Tee Section One.** A Preliminary Plat of 55.9498 Acres out of the W.D.C. Hall Survey, A-23, Harris County, Texas. 6 Blocks, 136 Lots, and 13 Reserves Totaling 19.8 Acres.

① All variances DENIED

Variance Request:

- Allow 20' front setbacks, rather than the required 25'
2. Allow 12' aggregate between houses, rather than the required 15'
3. Section 27-4(B)(3) on sidewalks

② P.P. APPROD W/0 VARIANCES 5-0

Annexation Request:

1. Requesting the annexation of Bellavita Section One, Not to Include the Right-a-Way of Scarsdale Boulevard.

③ P.P. APPROD 4-1 W/0 VARIANCES

- CONSIDERATION AND POSSIBLE ACTION-Preliminary Plat of Clear Creek Park.** A Subdivision Containing 46.9235 Acres Located in the Thomas J. Green Survey, A-198 City of Pearland, Brazoria County, Texas. 152 Lots, 5 Blocks, 4 Reserves (6.2156 Acres)

PASSED TO FURTHER

- CONSIDERATION AND POSSIBLE ACTION-Oakbrook Estates, Section 5, R-2 PUD zoning**

(No mylar; Every. will bring in Tuesday for Mary to come in and sign)

- D. CONSIDERATION AND POSSIBLE ACTION-Regarding placement of a temporary sales trailer for Pulte Homes of Texas, L.P., on FM 518 in front of Sunrise Lakes, Section 1**

III. NEXT MEETING DATE: Joint Public Hearing, April 26, 1999 – 6:30 PM

IV. ADJOURNMENT

Posted: _____ day of _____, A.D., 1999

Removed: _____ day of _____, A.D., 1999

ACTION of P&Z:

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JANUARY 18, 1999 AT 6:00 P.M., IN THE COUNCIL CHAMBERS OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of January 4, 1999

III. NEW BUSINESS

✓ A. CONSIDERATION AND POSSIBLE ACTION – Preliminary Plat of Oakbridge Apartments, a subdivision of 15.8291 acres out of Lot 42, Zychlinski's in the H.T. & B. R.R. Survey and Abstract No. 233, and Lot 5 Walcott's Pearland Subdivision in the D.H.M. Hunter Survey. *APPROVED, w/Comments: DRAINAGE & DETENTION PLAN MUST BE REVISED FOR FINAL PLAT APPROVAL*

✓ B. CONSIDERATION AND POSSIBLE ACTION – Preliminary Plat of Villages of Edgewater Estates Section 4, 15.0082 acres out of the H.T. & B. R.R. Co. Survey, A-309. *Approved, w/Comments: "S.L.E." must be "EE" (Also, need 10' W. S.E. along FURRO NORTHFORK DRIVE) for FINAL VARIANCE REQUEST:*
1. Use of a 20-foot front building line on cul-de-sac and thumbnail lots.

✓ C. CONSIDERATION AND POSSIBLE ACTION – Preliminary Plat of Villages of Edgewater Estates Section 5, 63.7106 acres out of the H.T. & B. R.R. Co. Survey, A-309. *APPROVED, w/Comments: change "County Road 911" to "A.K.A. CR 91", change "SLE" to "EE", rotate text to read from bottom of right side. ALL drainage outfalls - also needs 10' W.S.E. on Northfork Drive*
Variance Request: *change name of "Alexandria Court", MAKE D.E.s; for*
1. Use of a 20-foot front building line on cul-de-sac and thumbnail lots.

IV. NEXT MEETING DATE: ~~January 25, 1999 (JPH meeting)~~
February 1, 1999 (JPH & Regular meeting)

IV. ADJOURNMENT

Posted: _____, Day of _____, A.D., 1999

Removed: _____, Day of _____, A.D., 1999

*1/19/99
JWB*

04/05/99

P+Z ACTION FOLLOW UP

- G. Belavita @ Green Tee Section One (Preliminary)
- ① only approved 20 street lights - (55 on plat)
 - ② did not receive letter for annexation request
 - ③ No benchmark references
 - ④ ~~No flood plain~~
 - ⑤ surveyor statement is not on plat.
 - ⑥ title block needs to be changed (format)
 - ⑦ Street names Tabled 6 to 0.

- H. Lakes @ Countryplace Section Four (Preliminary)
- ① the second variance request is not in the notes
 - ② 100 ft flood plain needs to be on plat.
 - ③ 1 temp. turn around is not required
 - ④ need an explanation of detention
 - ⑤ No benchmark references
 - ⑥ surveyor statement
- Passed 5 to 1.

- I. Lakes @ Countryplace Section Six (Preliminary)
same as Section 4
- Passed 5 to 1

- J. Spartan Park (Preliminary) *on Broadway*
- ① final plat needs to include sidewalk statement
 - ② explanation of detention needs to be submitted.
- Passed 6 to 0.

- K. Suppanys Acre (Final)
- ① need to correct P+Z names
 - ② Description of aerial easements need to be graphically keyed to map
- Passed 6 to 0.

- L. Weatherford Phase II - (Replat)
- ① 10' u.e. & 50' r.o.w. needs to be removed from plat
- Passed 6 to 0.

- M. Millowlake Estates - (Final)

① Add Note 17

"A temporary all weather, 911-rated second outlet rd to be completed to permanent street standard upon completion of construction of streets in section two, must be provided before issuance of certificate of occupancy of houses west of 50' annexation for section"

passed to D.

N. Pine Hollow Section 2-A. (Final)

approved on 3-15-99 - mylars need to be signed

O. Twin Wood Section 2 - (Final)

- ① meets and bounds description of Hickory Knoll
- ② new R.O.W. ded. @ lifstation be reserved
- ③ Fema map #'s need to be updated
- ④ Registered benchmark

passed to D.

P. "AAA" storage - (Final)

- ① Mr. Cookson's name needs to be corrected on mylar.

passed to D.

" P+Z ACTION FOLLOW-UP "

3/16/99

- ① DISCOUNT TIRE - PRELIMINARY PLAT
 - * add names of new P+Z members
 - * per final plat constr. drawings of offsite sewer must be submitted & approved

Passed \checkmark to O.
- ② SILVERLAKE COMMERCIAL PARK PHASE IV - PREL.
 - * Back lot UE must be 16' (8/8) or 10' (change for final) * show a 25' curb radius @ n.e. corner
 - * add P+Z ~~comm~~ ^{members}.

Passed \checkmark to O.
- ③ PINE HOLLOW SUBDIVISION 2-A - FINAL PLAT
 - * add P+Z names - Constr. drawings have been approved. * add recording info

Passed \checkmark to O.
- ④ K & G Retail Center - FINAL PLAT
 - * add P+Z names * get signatures

Passed \checkmark to O.
- ⑤ WILLOW LAKE ESTATES - FINAL PLAT
 - * no variance request * 5' HL + P easement needed on lots 21 + 22, Block 2 * add P+Z

TABLED - \checkmark TO O.
- ⑥ TWIN WOOD SECTION 2 - FINAL PLAT
 - * SW corner must be reset as shown * add P+Z names * update plat date + rev. date
 - * prepare meets and bounds field notes for portion of Hickory Knoll Dr that is on C.O.P
 - 80' Drainage reserve * owner needs to sign plat

TABLED \checkmark TO O.

P&Z MTG MOUNTAIN, MARCH 1, 1999

✓ M. SOUTHDOWN SECTION ELEVEN (PROSILIM PLAT)

Approved. 1) C.O.P. will change date on plat, copy, & return P.P. to Engr., & file copy

N. SEDGOFIELD SECTION 3 @ SILVER LAKE (FINAL PLAT)

Approved. 1) Add Temp. SS easement recordation data 2) Add "NOTE" prohibiting occupation of CR 10' ROW during utilization of DRILL SITE 3) change  on plat so that lot 20 addresses off Englewood Drive 4) Remove Nghiem Doan's Name from P&Z Commission^{STAT 2}

*only
1 mylar
submitted!

✓ O. BROADWAY WEST (FINAL PLAT)

Approved. 1) Add City Limits to Vicinity Map 2) move 5' B.L. to 10' B.L. on North & East (@ VE & WSE)

✓ P. MEISTER PLACE (FINAL PLAT)

Approved. Must have construction drawings APPD. before Eng. & Atty sigs.

Q. TWIN WOOD (FINAL PLAT)

Tabled; No fees, or title certificate. Plat also needs 1) date updated 2) removal of Nghiem Doan's name 3) justification of calls just outside NW corner to "TW SECT ONE" plat, & 4) correct depiction of pipelines / IR ROW on south side of plat, & 5) correct C.O.P. 20' drainage "Easement" to "Reserve."

JWH

3/2/99

NOVEMBER 16, 1998 P & Z Mtg.

- A. "The Enclave @ Marysville" ^{prelim. Plat} Approved. Plat returned to surveyor w/ markup for additional changes. Will return for Mary Starr's signature.
- B. "West Oaks Shopping Center" ^{prelim. Plat} Approved & signed. JWH to remove Dan Baker's name
- C. "Sedgefield Section 3 @ Seward" ^{prelim. Plat} Approved & signed. Must add "Glendale Drive" to no name section.
- D. "Maryfield Section One" ^{prelim. Plat} Approved. Engineer to correct to show Pearlard Parkway as existing. Will return for Mary Starr's signature
- E. "Southdown Commercial Reserve, Tract B" Final Plat Approved & signed by P & Z. Eng. needs to add year of Adj. to BM info.
- F. "Southdown Commercial Reserve, Tract C" Final Plat. PITTO
- G. "Ahtan Park, Section Two" Final Plat Approved & signed by P & Z. ~~Eng.~~ JWH to erase "Dan Baker".

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, NOVEMBER 2, 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: Minutes of October 19, 1998

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Meister Place, a subdivision of 10.1118 acres out of the 30 acre tract described in deed records, to B.M. Jamison, Vol. 663, Pages 99 - 102, being a part of the T.D. Yocum Survey, Patent No. 519, Volume 15, Abstract 399, and part of section 1, A.C.H. &B. Survey, Patent No. 604, Volume 27, Abstract 147, Brazoria County, Texas.

*AMMO,
W/ MARKS*

B. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Willow Lake Estates Section One, 22.2236 acres out of lot 14 George W. Jenkins Subdivision, Vol. 79, Pg. 616, B.C.D.R., and Lots 1 and 2 Narregang's Subdivision, Vol. 01, Pg. 92, B.C.D.R. and Lot 25 O.W. Willits Subdivision, Vol. 03, Pg. 65, B.C.D.R., and being in the W.D.C. Hall League, Abstract no. 70, Pearland, Brazoria County, Texas.

*TABLED
(NEED PERM.
ROW, 2nd
EXTENSION)*

Variance Request:

- A. Use of a cul-de-sac length of greater than 600 feet.
- B. Use of a 20-foot building line on the cul-de-sac.

C. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Centurion Storage, a subdivision of 8.8700 acres out of Lot 20, Allison-Richey Gulf Coast Home Company's Suburban Garden Subdivision, Vol. 2, Pg. 107 - 108, B.C.P.R., in the H.T. & B.R.R. Co. Survey, Section 85, Abstract No. 304, Pearland, Brazoria County, Texas.

*AMMO,
W/ COMMENTS*

IV. NEXT MEETING DATE: November 9, 1998 @ 6:30 p.m. (JPH meeting)
November 16, 1998 @ 6:00 p.m. (Reg meeting)

V. ADJOURNMENT

Posted: _____, Day of _____, A.D., 1998

Removed: _____, Day of _____, A.D., 1998

RE: P&Z Mtg. 9/21/98

Plat was approved & signed by P&Z.

Agenda Item B. ✓ "AUBURN PLACES" final plat - plat approved, subject to submittal of utility letters, covenants, & signed mylars. Mylars ^{were} not submitted. Instructed C.L. Davis to re-schedule for P&Z ONLY after ALL requirements are met 10 DAYS in ADVANCE of meeting date

Agenda Item C. ✓ "West Oaks Section Three, Phase B" final plat re-submittal. P&Z approved & signed plat mylars. Returned to Owner for owner's signatures, to be returned to City Engr. for Atty & Engr. sigs & recordation.

Agenda Item D. ✓ "The Lakes at Country Place Section Three" final plat. Approved & signed by P&Z. HOLD ATTY & ENGR. SIGNATURES UNTIL SUBMITTAL of utility letters (Enter & TCI)

Agenda Item E. ✓ Village of Edgewater Estates Section 1 Amending Plat. Approved & signed by P&Z. Ready for Atty & Engr. sigs, ~~Call for~~ recordation.

Agenda Item F. ✓ Village of Edgewater Estates Section 2 Final plat Approved & signed by P&Z. HOLD ATTY & ENGR. SIGS UNTIL SUBMITTAL of Title Report, & Enter & TCI utility letters.

Agenda Item G. "Fairway Village Section 2, Phase 2" final plat
✓ TABLED. Mylar?

Agenda Item H. "West Oaks Section Four, Phase A" final plat
✓ Approved & signed by P & Z. Mylar returned to owner for addition of TUB NOTES, & OWNER'S SIGNATURES. Return to Engr. for Atty & Engr. sigs & recordation

- 1. ALL LOTS IN ZONE AE SHALL HAVE FINISH FLOOR ELEVATIONS AT LEAST ONE FOOT ABOVE 100-YR FLOOD.
- 2. NO LOTS SHALL HAVE REAR LOT ACCESS TO HARKEY ROAD.

Agenda Item I. "West Oaks Section Four, Phase B" final plat
✓ Approved & signed by P & Z. Mylar returned to owner for addition of 1 NOTE, & owner's SIGNATURES. Return to Engr. for Atty & Engr. sig & recordation

- 1. ALL LOTS IN ZONE AO SHALL HAVE FINISH FLOOR ELEVATIONS AT LEAST ONE FOOT ABOVE 100-YR FLOOD.

Agenda Item J. "Pine Hollow Section 3-A" final plat. Approved & signed by P & Z. Ready for Atty & Engrs. sigs & recordation.
need utility letters? →

Agenda Item K. "Twin Wood Section 2" preliminary plat. Approved & signed by P & Z. Ready for copying, filing, & returned copy to Engr.

Agenda Item L. "West Oaks Shopping Center" Preliminary Plat.
 TABLED, pending correction of 16' C.E.
 dispute w/ City Engineer. ~~At Mylar returned to~~
 Owner.

Agenda Item M. "Rehoboth" Preliminary Plat. Approved &
 signed by P & Z. Copy, file original,
 & return reproducible copy to Walsh.

Agenda Item N. "Pine Hollow Section 2" Prelim. Plat. Approved
 & signed by P & Z. Copy, file original,
 & return reproducible copy to ~~the~~
 West Development.

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, SEPTEMBER 21, 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: Minutes of August 17, 1998

III. NEW BUSINESS

A. DISCUSSION ITEM - Review Resolution No. R98-54.

Approved const. on Util. letters & recordation
B. CONSIDERATION AND POSSIBLE ACTION - Replat of the Final Plat of Audebon Place Section One, 40.0232 acres, being all of the west one-half of the west one-half of the northeast one-quarter, section 14, H.T. & B. R.R. Co. Survey, A-509, Brazoria County, Texas. ~~REMOVED FROM AGENDA~~

NEED ONLY SIGN
C. CONSIDERATION AND POSSIBLE ACTION - Resubmittal of A Final Plat of West Oaks Section Three, Phase "B", being 9.5813 acres of land located in the H.T. & B. R.R. Company Survey, A-241, Pearland, Brazoria County, Texas.

NEED UTIL LETTERS LISTED
D. CONSIDERATION AND POSSIBLE ACTION - Resubmittal of the Final Plat of The Lakes at Countryplace Section Three, Brazoria County, Texas, being 13.4871 acres of land located in the F.B. Drake Survey, Abstract No. 503 (N. 1/2 Sec. 2).

APPROVED
E. CONSIDERATION AND POSSIBLE ACTION - Amending Plat of the Final Plat of Villages of Edgewater Estates Section 1, Brazoria County, Texas, (Vol. 20, Pg. 71-74 B.C.P.R.), 45.528 Acres out of the H.T. & B. R.R. Co. Survey, A-309.

APPROVED
const. w/ plat upon 5' setback of title report & Util. letters Eng & Atty to w/lt signs.
F. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Villages of Edgewater Estates Section 2, Brazoria County, Texas, 23.6878 acres out of the H.T. & B. R.R. Co. Survey, A-309. TITLE REPORT & UTILITY LETTERS MISSING.
Variance Request:

1. Use of a 20-foot building line on cul-de-sac and thumbnail lots.

TABLED
G. CONSIDERATION AND POSSIBLE ACTION - Final Plat of Fairway Village Section 2, Phase 2 at Silverlake, a subdivision of 20.3042 acres of land out of the John W. Maxey Survey, Abstract No. 721, and the A.C.H. & B. Co. Survey, Abstract No. 415, Brazoria County, Texas.

Variance Request:

1. Use of a 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Use of 5-foot side lot building line setbacks.

APPROV. cont. on 2 notes to be added (Flood plain, & near lot corner)
H. **CONSIDERATION AND POSSIBLE ACTION** - Final Plat of West Oaks Section Four, Phase "A", being a 16.0667 acre tract of land located in the H.T. & B. R.R. Company Survey, A-241, Pearland, Brazoria County, Texas.

APPROV. cont. upon 1 note lots in flood plain & over flood plain
I. **CONSIDERATION AND POSSIBLE ACTION** - Final Plat of West Oaks Section Four, Phase "B", being a 9.3847 acre tract of land located in the H.T. & B. R.R. Company Survey, A-241, Pearland, Texas.

Variance Request:

1. Use of a 20-foot building setback line around the cul-de-sac streets for lots 16 through 20, and lots 32 through 36 of Block 2.

APPROV.
J. **CONSIDERATION AND POSSIBLE ACTION** - Final Plat of Pine Hollow Section 3-A, being a subdivision of 22.9741 acres and a partial replat of lots 40, 41, 42, 45, and 47 of the George W. Jenkins subdivision as recorded in volume 2, page 20 of the B.C.D.R., located in the Perry and Austin League, A-111, Brazoria County, Texas.

Variance Request:

1. Use of a 20-foot building setback around Cul-de-sacs and Eyebrows.

APPROV.
K. **CONSIDERATION AND POSSIBLE ACTION** - Preliminary Plat of Twin Wood Section 2, a tract or parcel of land containing 14.5455 acres being a combination of a so called 9.8145 acre tract and a so called 4.731 acre tract conveyed by the City of Pearland in instrument dated June 28, 1995 and recorded in file no. 98020332 of the real property records of Brazoria County, Texas out of lots 22 and 23 of Walcott's Subdivision and out of lot 91 of the Zychinski's Subdivision in the H.T. & B. R.R. Co. Survey, Abstract 240 in Brazoria County, Texas.

Variance Request:

1. Use of a 20-foot front yard building line on Block 1, Lots 14 through 18, 23 through 28, and 37 through 42.

TABLED (16' WE.)
L. **CONSIDERATION AND POSSIBLE ACTION** - Preliminary Plat of West Oaks Shopping Center, being a 3.1076 acre tract of land located in the H.T. & B. R.R. Company Survey, A-241, Pearland, Brazoria County, Texas and also being out of a called 39.2484 acre tract recorded in Film Code No. 96-015983 D.R.B.C.T., Brazoria County, Texas.

M. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Rehoboth Acres, 1 block, 6 reserves, and 36.676 acres.

N. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Pine Hollow Section 2, being a subdivision of 51.413 acres, a replat of lots 27, 44 and partial replat of lots 42, 45, 46, 47, and 48 of the George W. Jenkins Subdivision as recorded in volume 2, page 20 of the B.C.D.R., located in the Perry and Austin League, A-111, Brazoria County, Texas.

Variance Request:

1. Use of a 20-foot building setback around Cul-de-sacs, elbows, and eyebrows.
2. Allowance of block 2 to be approximately 2000' long.

O. CONSIDERATION AND POSSIBLE ACTION - Regarding development of new subdivision ordinance.

IV. NEXT MEETING DATE: September 28, 1998 at 6:30 (JPH meeting)
October 5, 1998 at 6:00 (Regular meeting)

V. ADJOURNMENT

Posted: _____, Day of _____, A.D., 1998

Removed: _____, Day of _____, A.D., 1998

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, DECEMBER 7, 1998 AT 6:00 P.M. , IN THE COUNCIL CHAMBERS OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES: Minutes of November 16, 1998

II. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Rehoboth Acres, 36.676 acres. *WALSH TO ADD "GENERAL BUSINESS" TEXT; REMOVE "COMMERCIAL USES"*

B. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Scofield Section 1 at Silverlake, a subdivision of 33.8662 acres of land out of R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas.

Variance Requests:

1. Use of 20-foot building line setbacks on lots *J&C TO ADD "EMIL BELTZ" 1/4* fronting the bulb portion of cul-de-sacs.
2. Use of 5-foot side lot building line setbacks. *Reopening info on 8' V.E. ON BACKLINE OF LOTS FRONTING*

C. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Woodbend Section 2 at Silverlake, a subdivision of 27.8842 acres of land out of R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas. *NEITHER COURT.*

Variance Requests:

1. Use of 20-foot building line setbacks on lots fronting the bulb portion of cul-de-sacs.
2. Use of 5-foot side lot building line setbacks. *NO CORROSION. SIGN*
3. Use of cul-de-sacs greater than 600 feet in length. *1/2 DEBURR TO JOUSEF*

D. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Villages of Edgewater Estates Section 3, 12.242 acres out of the H.T. & B. R.R. Co. Survey, A-309.

Variance Request:

1. Use of a 20-foot building line on cul-de-sac lots. *F-S TO MAKE B.L. SAME AS RESERVE LINE ON LOTS SIDING ONTO LAKECREEK LAKE*

E. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Westlake Residential, a subdivision of 34.6800 acres out of section 15, H.T.B & R.R. Company survey, Abstract No. 241. *LEWIS TO ADD TITLE BLOCK TO SH. 2 "RESERVE A" TO NW CORNER OF PLAT 1*

IV. NEXT MEETING DATE: December 14, 1998 @ 6:30 p.m. (JPH meeting)
December 21, 1998 @ 6:00 p.m. (Regular meeting)

V. ADJOURNMENT

Posted: _____, Day of _____, A.D., 1998

Removed: _____, Day of _____, A.D., 1998