

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

SEPTEMBER 20, 2010

6:30 p.m.

Jerry Koza, Jr.
P&Z CHAIRPERSON

Ron Capehart
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Neil West

Susan Sherrouse



Darrell Diggs

Richard Golden

Henry Fuentes

In accordance with the Texas Open Meeting Act the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at the front entrance of the City Hall, 3519 Liberty Drive.

IV. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION – ONE-YEAR EXTENSION OF APPROVAL OF THE PRELIMINARY PLAT OF SOUTHERN TRAILS WEST SECTION THREE

Request of Carol A. Redd, Edminster, Hinshaw, Russ and Associates, applicant, for Taylor Morrison, owner, for approval of a one-year extension of approval of the Preliminary Plat of Southern Trails West Section Three located west of Kingsley Drive south of Broadway. Such extensions are allowed by Section 1.2.5.3 of the Unified Development Code.

B. CONSIDERATION AND POSSIBLE ACTION – WAIVER OF DECISION TIME FOR APPROVAL OF THE FINAL PLAT OF PEARLAND FARMS SECTION TWO

Request of Aaron Bourgeois, Lentz Engineering, L.C., applicant, for approval of a Waiver of Decision Time for approval of the Final Plat of Pearland Farms Section Two. Such waivers are allowed by Section 3.1.1.4(b) of the Unified Development Code.

C. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF SAVANNAH MEADOWS SECTION NINE

Request of Christy Smidt, Kerry R. Gilbert & Associates, Inc., applicant, for Savannah Development, Ltd., owner, for approval of a Preliminary Plat of Savannah Meadows Section Nine. Location is south of Post Road (County Road 58) east of Savannah Parkway in the Savannah PUD within the Pearland E.T.J. The applicant is proposing 51 single-family residential lots and five reserve areas for landscape and open space in five blocks and the property is described as follows:

Being 12.8 acres of land out of the A.C.H. & B. Survey, A-403 and the J.S. Talmage Survey, A-562, Brazoria County Texas.

D. CONDUCT PUBLIC HEARING – REPLAT OF RESERVE “A” OF THE LAKES AT HIGHLAND GLEN SECTION ELEVEN

Request of C. L. Davis, R.P.L.S., C.L. Davis & Company, applicant, for Beazer Homes Texas, L.P., MHI Partnership, Ltd., Newmark Homes, L.P., Brazoria County Municipal Utility District No. 23, owners, for approval of a Replat of Reserve “A” of Lakes at Highland Glen Section Eleven. Location is east of Pearland Parkway north of Hidden Glen Lane within the Lakes at Highland Glen PUD. The applicant is proposing two reserve areas. One is for

park/recreational use and the other is for detention, landscape, and drainage purposes and the property is described as follows:

12.5079 acres of land being all of Reserve "A" of Lakes at Highland Glen Section Eleven, City of Pearland, Brazoria County Texas.

E. CONSIDERATION AND POSSIBLE ACTION – REPLAT OF RESERVE "A" OF THE LAKES AT HIGHLAND GLEN SECTION ELEVEN

Request of C. L. Davis, R.P.L.S., C.L. Davis & Company, applicant, for Beazer Homes Texas, L.P., MHI Partnership, Ltd., Newmark Homes, L.P., Brazoria County Municipal Utility District No. 23, owners, for approval of a Replat of Reserve "A" of Lakes at Highland Glen Section Eleven. Location is east of Pearland Parkway north of Hidden Glen Lane within the Lakes at Highland Glen PUD. The applicant is proposing two reserve areas. One is for park/recreational use and the other is for detention, landscape, and drainage purposes and the property is described as follows:

12.5079 acres of land being all of Reserve "A" of Lakes at Highland Glen Section Eleven, City of Pearland, Brazoria County Texas.

F. DISCUSSION ITEMS

Planning Day Presentation	September 23, 2010
Next P&Z Regular Meeting	October 4, 2010
Next JPH Meeting	October 18, 2010

IV. ADJOURNMENT

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

I, Judy Krajca, Office Coordinator of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 17TH day of September 2010 A.D., at 5:30 p.m.

Judy Krajca, Planning Office Coordinator

Agenda removed _____ day of September 2010 A.D.

P&Z Meeting
09/20/2010

APPROVAL

OF

MINUTES

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD AUGUST 16, 2010 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Chairperson Jerry Koza, Jr. called the meeting to order at 11:31 p.m. with the following present:

P&Z Chairperson Jerry Koza, Jr.
P&Z Vice-Chairperson Ron Capehart
P&Z Commissioner Neil West
P&Z Commissioner Henry Fuertes
P&Z Commissioner Darrell Diggs
P&Z Commissioner Richard Golden
P&Z Commissioner Susan Sherrouse

Also in attendance were: Planner I Ian Clowes, Plans and Plat Administrator Richard Keller, Planner II Evan DuVall, Deputy City Attorney Nghiem Doan and Office Coordinator Judy Krajca.

APPROVAL OF MINUTES

P&Z Vice-Chairperson Ron Capehart made the motion to approve the minutes of the Regular Meeting of August 2, 2010, and P&Z Commissioner Richard Golden seconded, The vote was 7-0. The minutes of August 2, 2010 were approved.

NEW BUSINESS

CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2010-04Z

A request of the City of Pearland for proposed Single-Family Estate District (R-E) zoning for Annexation Area 1, on the following described property, on the following described property, to wit:

General Location: Generally located north of Bailey Road between Kennedy Road and 1350 West of FM1128/Manvel.

P&Z Vice-Chairperson Ron Capehart made the motion to postpone Zone Change No. 2010-04Z, and P&Z Commissioner Neil West seconded.

The vote was 7-0. Zone Change No. 2010-04Z was postponed.

CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2010-05Z

A request of the City of Pearland for proposed Single-Family Estate District (R-E) zoning for Annexation Area 2, on the following described property, on the following described property, to wit:

General Location: Generally located south of Bailey Road from FM 1128/Manvel to Veterans Road.

P&Z Vice-Chairperson Ron Capehart made the motion to postpone Zone Change No. 2010-05Z, and P&Z Commissioner Neil West seconded.

The vote was 7-0. Zone Change No. 2010-05Z was postponed.

CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2010-06Z

A request of the City of Pearland for proposed Single-Family Estate District (R-E) zoning for Annexation Area 3&4, on the following described property, on the following described property, to wit:

General Location: Generally located along Kingsley Drive south of Broadway Street and near the intersection of CR 59 and CR 48 and to the west up to Woodfin.

P&Z Vice-Chairperson Ron Capehart made the motion to postpone Zone Change No. 2010-06Z, and P&Z Commissioner Neil West seconded.

The vote was 7-0. Zone Change No. 2010-06Z was postponed.

P&Z Chairperson Jerry Koza, Jr. stated he would drive the area known as Area 1 and Area 2 to better determine the uses of the land, while P&Z Commissioner Henry Fuertes would drive the area know as Area 3 & 4. A recommendation would be made to City Council.

CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF PROVINCE VILLAGE SECTION THREE

Request of Warren Escovy, LJA Engineering & Surveying, Inc., applicant, for TEXPROJ2008 L.L.C., owner, for approval of a Preliminary Plat of Province Village Section Three located within the Province Village Planned Development between Pearland Parkway and Country Club Drive east of Broadway. The applicant is proposing 28 lots in two blocks and five reserve areas on the following described property:

Being a subdivision of 5.125 acres out of the W.D.C. Hall Survey, Abstract 23, City of Pearland, Harris County, Texas.

Plans and Plat Administrator Richard Keller read the staff report stating there were no outstanding items.

P&Z Commissioner Susan Sherrouse made the motion to approve, and P&Z Commissioner Richard Golden seconded.

The vote was 7-0. Preliminary Plat of Province Village Section Three was approved.

CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP 2010-06

A request of Jack McGuff Jr., applicant, on behalf of Brazoria Cardiology, owners of Pearland Heart Institute for a conditional use permit to allow an increase in height, being located in the General Business (GB) Zoning District, on the following described property

Legal Description: Approximately 3.101 Acre Tract of Land in the H.T. & B.R.R. CO. Survey, Abstract 309, Being Part of Lot 7 of the Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision, as recorded in Volume 2, Page 23, of the Brazoria County Plat Records, City of Pearland, Brazoria County, Texas, Lot 1, 1 Block.

General Location: South side of Broadway, East of Ower Ln.

P&Z Vice-Chairperson Ron Capehart made the motion to approve, and P&Z Commissioner Darrell Diggs seconded.

P&Z Chairperson Jerry Koza, Jr. inquired if this was an overnight hospital. Planner I Ian Clowes stated it was outpatient only.

The vote was 7-0. Conditional Use Permit No. CUP 2010-06 was approved.

CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2010-03Z

A request of Crown Warehouse Service Inc, applicant and owner, for approval of a zone change from Botanical Landscape Design Planned Development (PD) Zoning District to General Business (GB) Zoning District, on the following described property

Legal Description: Approximately 3.0 Acre Tract of land out of a 10 Acre Tract, a residue of D. H, Stripling 12.000 Acre Tract recorded Volume 868, Page 239 of the Brazoria County Deed Records. All being part of the South 99 Acres of the H.T. & B. R. R. Co. Survey, Sec. 7, A-219 as recorded in Volume 595, Page 63 of the Deed of Records of Brazoria County, Texas

General Location: 6301 Broadway Street

P&Z Vice-Chairperson Ron Capehart made the motion to approve, and P&Z Commissioner Darrell Diggs seconded.

P&Z Commissioner Henry Fuertes inquired about keeping the Planned Development (PD) in place with adjustments for the use, storage and fence.

Planner I Ian Clowes addressed this and explained that the Commission should rely on the codes and leave the zoning as General Business (GB).

P&Z Commissioner Susan Sherrouse brought up the discussion of Office Professional (OP) zone with a Conditional Use Permit. P&Z Commissioner Richard Golden mentioned keeping the PD for now and having the underlying zone as GB or OP.

Much discussion ensued.

Mr. Marlin Marsh, one of three Presidents and owner of Crown Warehouse Service, 6301 Broadway, Pearland, Texas commented on how his father began the Crown Warehouse Services in the 1970's, before there were residential homes in the area.

P&Z Vice-Chairperson Ron Capehart stated he was comfortable with the General Business (GB) zone.

The vote was 6-1. Zone Change No. 2010-03Z was approved. P&Z Commissioner Henry Fuertes voted in opposition, as he feels this should remain a PD with conditions.

DISCUSSION ITEMS:

1. Commissioners Activity Report – There was nothing to report.
2. Telecommunication Project - Presented by P&Z Commissioner Neil West. Mr. West talked about his research, and how he is still working on gathering information. Mr. West presented maps for the Commission to view, and will request to be placed on the agenda at a future date, after more research is gathered.
3. No meeting September 6, 2010 - Labor Day Holiday
4. Next P&Z and JPH September 20, 2010
5. Pearland Gateway - Project Stars. Planner I Ian Clowes stated he is working with Chris McBride of Knudson Services. Presentation will be on September 20, 2010.
6. Land Use Matrix, to be presented by Evan DuVall on September 20, 2010. P&Z Chairperson Jerry Koza, Jr. stated he would like to see a reverse Land Use Matrix that listed all the uses under each Zone.

ADJOURNMENT

P&Z Chairperson Jerry Koza, Jr. adjourned the meeting at 12:17 a.m., August 17, 2010.

These minutes are respectfully submitted by:

Judy Krajca, Planning Office Coordinator

Minutes approved as submitted and/or corrected on this 20th day of September 2010, A.D.

P&Z Vice-Chairperson Ron Capehart

MINUTES OF THE SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, ON AUGUST 30, 2010 AT 6:00 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Chairperson Jerry Koza, Jr. called the Special Meeting of the Planning & Zoning Commission to order at 6:14 p.m.

Members Present were:

P&Z Chairperson Jerry Koza, Jr.
P&Z Vice-Chairperson Ron Capehart
P&Z Commissioner Henry Fuentes
P&Z Commissioner Neil West

P&Z Commissioner Darrell Diggs
P&Z Commissioner Susan Sherrouse
P&Z Commissioner Richard Golden

NEW BUSINESS

CONSIDERATION & POSSIBLE ACTION – PROJECT STARS GATEWAY

Planner I Ian Clowes introduced Chris McBride of Knudson Services, and also introduced Projects Director Trent Epperson and Project Coordinator Susan Johnson.

Mr. McBride presented a power point slide depicting two ideas for the epic art wall and the tower to be located in the Pearland Parkway roundabout, at the McHard Road intersection.

There was much discussion about the site location with reconsideration of the Old Townsite gateway at McHard Rd. and Broadway St., the area just before the roundabout on Pearland Parkway heading south, and the first site as you enter Pearland over the Clear Creek Bridge on Pearland Parkway heading south.

There was also much discussion about the look of the tower and the height while staying within the allowable amount.

No action was taken.

Staff reminded the Commission of the timeline and that a presentation from Knudson would be presented at the next meeting with more detailed pictures and graphics.

ADJOURNMENT

P&Z Chairperson Jerry Koza, Jr. adjourned the meeting at 7:30 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Planning Office Coordinator

Minutes approved as submitted and/or corrected on this 20th day of September 2010,
A.D.

P&Z Vice-Chairperson Ron Capehart

MINUTES OF THE SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, ON SEPTEMBER 13, 2010 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

Acting P&Z Chairperson Susan Sherrouse called the Special Meeting of the Planning & Zoning Commission to order at 6:31 p.m.

Members Present were:

Acting P&Z Chairperson Susan Sherrouse
P&Z Commissioner Henry Fuertes
P&Z Commissioner Neil West
P&Z Commissioner Richard Golden

OLD BUSINESS

CONSIDERATION & POSSIBLE ACTION – PROJECT STARS GATEWAY

Planner I Ian Clowes made a power point presentation showing the three sites located at Pearland Parkway just over the Clear Creek Bridge, the median area just before the round-about on Pearland Parkway, and the Old Townsite Gateway on Broadway and McLean Rd.

Planner I Ian Clowes introduced Chris McBride of Knudson Services, who also made a power point presentation detailing the actual monuments.

There was much discussion about.

The location known as Pearland Parkway, just over the Clear Creek Bridge was chosen as the best location, and the first view make it slimmer and adding height, with the city logo removed and the Pear added was chosen as the best monument. The star at the top would be lighted.

P&Z Commissioner Richard Golden made the motion to approve, and P&Z Commissioner Henry Fuertes seconded.

The vote was 4-0.

A backup plan was chosen with the same location, but using the second photo, with long slender columns.

P&Z Commissioner Richard Golden made the motion to approve, and P&Z Commissioner Henry Fuyertes seconded.

The vote was 4-0.

A workshop will be presented to City Council on September 20, 2010.

ADJOURNMENT

Acting P&Z Chairperson Susan Sherrouse adjourned the meeting at 7:05 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Planning Office Coordinator

Minutes approved as submitted and/or corrected on this 20th day of September 2010, A.D.

P&Z Vice-Chairperson Ron Capehart

OLD BUSINESS

P&Z Agenda Item

A



CITY OF PEARLAND PLANNING & ZONING

TO: Planning and Zoning Commission

FROM: Evan DuVall

DATE: 09/15/2010

SUBJECT: Zoning of Annexation Area 1

The City of Pearland is requesting the Annexation of Area 1, which is composed of approximately 126 acres within Pearland's Extraterritorial Jurisdiction (ETJ). This area is a majority of single-family residences and vacant land; however, there are a few commercial or retail uses. As required by Texas State Statutes, two public hearings were conducted for the Annexation, the first on August 2nd, 2010 and the second on August 16th, 2010. The City Council voted 3-2 to approve the first reading of the Annexation Ordinance on September 13th, 2010. The second reading is scheduled for September 27th, 2010. On August 16th, 2010 a Joint Public Hearing was held regarding the zoning of Annexation Area 1.

Several concerns regarding the zoning of Annexation of Area 1 were voiced by the audience and City Council during the Joint Public Hearing on August 16th, 2010. These concerns included the lack of citizen participation during the public hearing regarding zoning and the blanket zoning of R-E (Single-Family Estate District) zoning for Area 1. The City Council advised staff and the Planning and Zoning Commission to examine the proposed zoning and determine a more effective plan for the subject properties. On August 16, 2010 the Planning and Zoning Commission conducted a meeting to discuss a recommendation for the Zoning of Annexation of Area 1. These discussions lead to the Planning Commission tabling the Zoning of Annexation Area 1 in order to conduct research and work with staff on another zoning proposal. A site visit was conducted by Jerry Kosa Jr., the Chair of the Planning and Zoning Commission and staff of the planning department. This site visit along with the Future Land Use Plan yielded planning staff with an alternative proposal for the zoning of Annexation Area 1.

A new proposal for zoning has been established with several changes from the August 16th, 2010 Joint Public Hearing. Several properties located at a minor retail node at of Bailey Road and Cullen Parkway changed from Single-Family Estate District (R-E) to Neighborhood Services (N-S). The Neighborhood Services (N-S) Zoning District is a commercial designation that allows for a multitude of

commercial uses that would not be permitted with the residential district of the Single-Family Estate District (R-E).

Upon Annexation, these properties will obtain the default zoning of Suburban Development District (SD) as dictated by the Unified Development Code. This default zoning will remain until either this zoning case (2010-04Z) is approved or other zoning action is taken. The Planning and Zoning Commission currently has several options regarding the zoning of Annexation Area 1.

Option 1:

Recommend approval of the original zoning proposal of Single-Family Estate District (R-E) for Annexation Area 1 (See Attached Annexation Schedule).

Option 2:

Deny the original zoning proposal and proceed with a new proposal for zoning of Annexation Area 1 (See Attached Annexation Schedule).

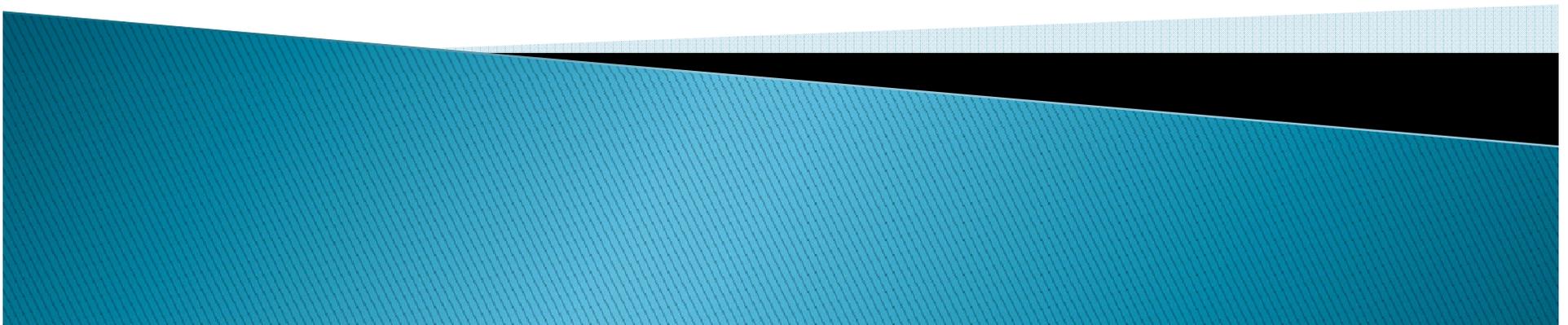
Exhibits

P & Z September 20th, Presentation
Area 1 New Zoning Proposal
2010 Annexation and Zoning Schedule
August 16th, 2010 JPH Staff Report

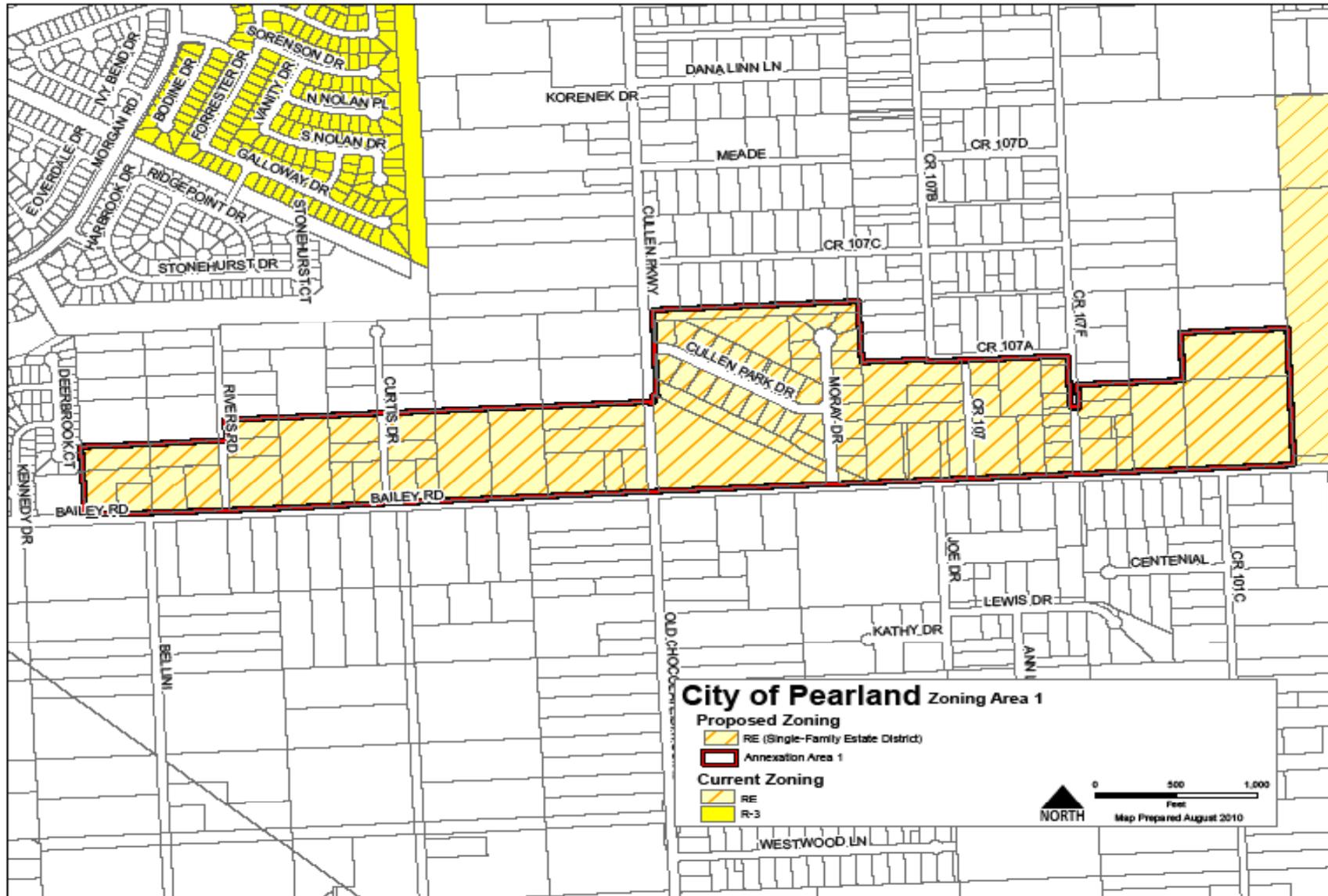
Annexation Areas 1, 2, 3&4

September 20th, 2010

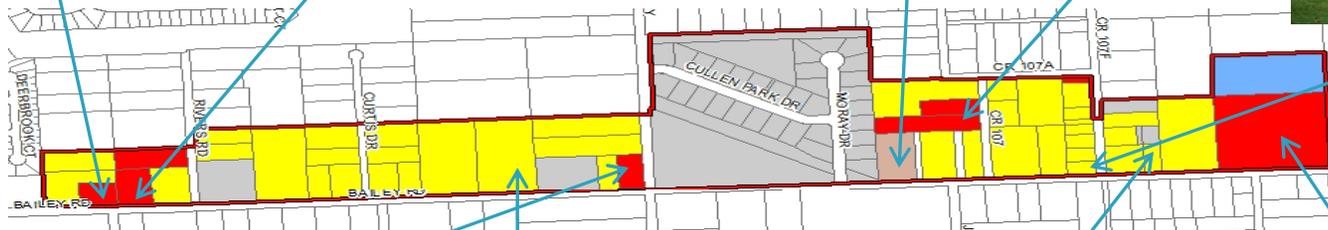
Planning and Zoning Commission



Area 1: Original Proposed Zoning

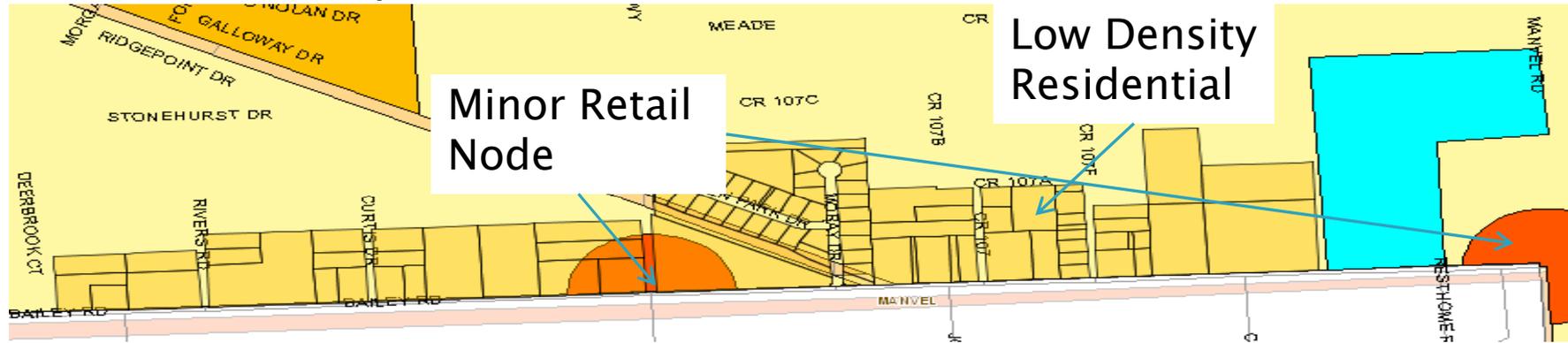


Area 1: Current Uses



ANNEXATION AREA 1: COMPARISON

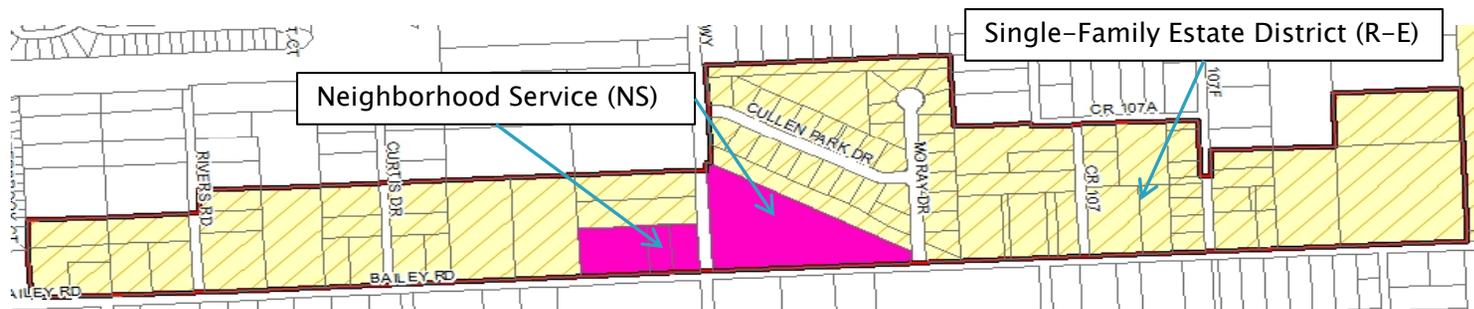
Future Land Use Map

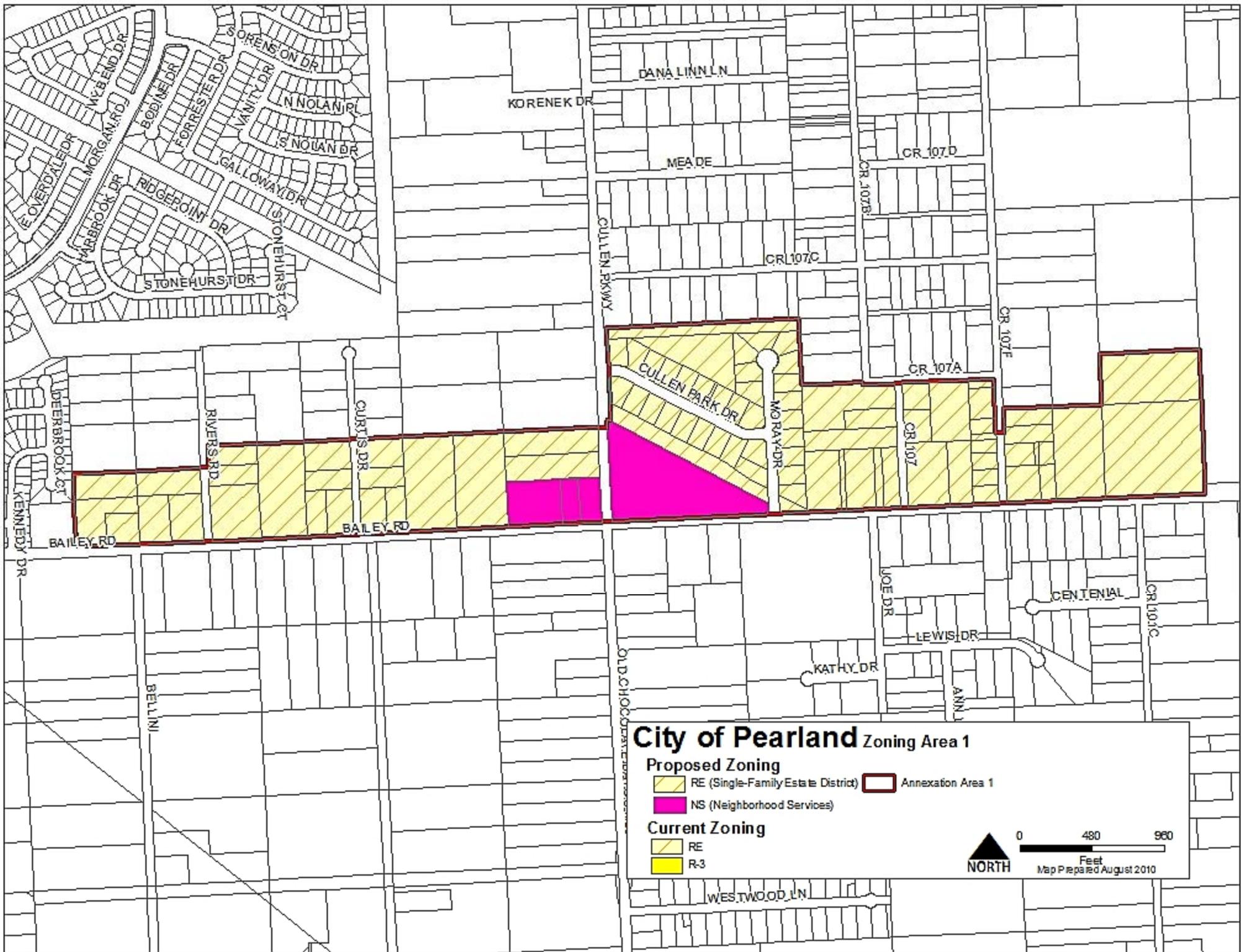


Current Land Use Survey



Proposed Zoning:





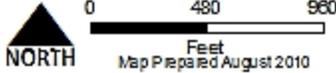
City of Pearland Zoning Area 1

Proposed Zoning

- RE (Single-Family Estate District)
- NS (Neighborhood Services)
- Annexation Area 1

Current Zoning

- RE
- R-3



WESTWOOD LN

2010 Annexation and Zoning Schedule - Tentative

Please contact Planning Department at 281-652-1768, if you have any questions

August 31, 2010

Dates in Red indicate the future meeting dates with City Council and/or Planning and Zoning Commission

Annexation Schedule	City Council 1st PH	City Council 2nd PH	First Reading	Second Reading	Zoning
Area 1	8/2/2010	8/16/2010	9/13/2010	9/27/2010	SD**
Area 2	8/2/2010	8/16/2010	9/13/2010	9/27/2010	SD**
Area 3&4	8/2/2010	8/16/2010	9/13/2010	9/27/2010	SD**
Area 5***	TBD in November	TBD in November	TBD in December	TBD in December	TBD
Area 6	TBD	TBD	TBD	TBD	TBD

* Legal department determined that annexation process needs to start again in November, with two public hearings.

** As per legal department, no notification is required for default zoning to SD (Suburban Development)

*** Tentative - To be finalized after September 20, 2010.

Zoning Schedule	Legal ads to Newspaper	Last Day for Mailing Notices	P & Z Meeting Recommendation from JPH on 8/16/10	First Reading	Second Reading
Area 1 (RE)	8/27/2010	9/10/2010	9/20/2010	10/11/2010	10/25/2010
Area 2 (RE)	8/27/2010	9/10/2010	9/20/2010****	10/11/2010	10/25/2010
Area 3/4 (RE)	8/27/2010	9/10/2010	9/20/2010	10/11/2010	10/25/2010

Staff may withdraw any zone change that is denied by the P & Z.

**** Staff to recommend alternate zoning and meet with residents before this meeting.

For zone changes denied by P & Z due to a second public hearing requirement, or deferred

Zoning Schedule	Legal ads to Newspaper (12:00 PM)	Last Day for Mailing	Second JPH (As per P & Z's directive)	First Reading	Second Reading
Area 1 (RE & NS)	9/24/2010	10/8/2010	10/18/2010***	11/8/2010	11/22/2010
Area 2 (RE & GB)****	9/24/2010	10/8/2010	10/18/2010	11/8/2010	11/22/2010
Area 3/4 (RE)****	9/24/2010	10/8/2010	10/18/2010	11/8/2010	11/22/2010
Area 5 (Mix)	10/29/2010*	11/12/2010*	11/15/2010	12/13/2010	12/13/2010*****
Area 6 (TBD)	TBD (Consultant)	TBD	TBD	TBD	TBD

***** In December, typically the two readings are held on the same night, due to the holidays.

JOINT PUBLIC HEARING AGENDA ITEM MEETING OF AUGUST 16, 2010

Zone Designation No. 2010-04Z Annexation Area 1

A request of the City of Pearland for proposed Single-Family Estate District (R-E) zoning for Annexation Area 1, on the following described property, to wit:

General Location: Generally located north of Bailey Road between Kennedy Road and 1350 West of FM1128/Manvel.

APPROVAL PROCESS: After this Joint Public Hearing, the requested zone change application will be considered as follows:

Planning and Zoning Commission: August 16, 2010*

City Council for First Reading: September 13, 2010*

City Council for Second Reading: September 27, 2010*

(*dates subject to change if item is tabled)

SUMMARY: The City of Pearland is considering Annexation of Area 1 and has conducted the first Public Hearing on 08/02/2010. The second Public Hearing is being held on 08/16/2010, and the first reading of the Annexation ordinance will occur on 09/13/2010. Subsequent to Annexation, the City of Pearland proposes to zone the properties.

The City of Pearland is requesting approval of Single-Family Estate District (R-E) zoning for approximately 126 acres within Annexation Area 1. As the Capital Improvement Project (CIP) and Service Plans dictate, the City of Pearland is committed to providing infrastructure improvements such as roads, water & sewer and drainage for the subject area. The existing condition of incompatible uses located in close proximity to each other will be exacerbated by unplanned growth. The adoption of Single-Family Estate District (R-E) zoning for Area 1 will ensure that development will occur in collaboration with the City of Pearland's infrastructure improvements.

The subject area has a majority of single-family residential uses and vacant land. The majority of property within this proposed zoning district will be compatible with the principle

uses of the Single-Family Estate District (R-E) zoning. In addition, there are two single-family residences that have home occupations and a single-family residence that has an agricultural exemption.

The Single-Family Estate District (R-E) zoning will match the majority of uses within Annexation Area 1 and conform to Comprehensive Plan.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	City of Pearland ETJ	Single-Family Residences and Undeveloped Land*
East	Single-Family Estate District (R-E)	Massey Ranch Elementary School*
South	City of Manvel ETJ	Single-Family Residences and Undeveloped Land*
West	City of Pearland ETJ	Single-Family Residences and Undeveloped Land*

* Note: These are the predominant uses, there may be other uses not listed.

CONFORMANCE TO THROUGHFARE PLAN: The Thoroughfare Plan designates Bailey Road as a Major Thoroughfare (120 feet right of way) and Cullen Blvd/Old Chocolate Bayou as a Secondary Thoroughfare to be developed as a 100-foot right-of-way.

Bailey Road and Cullen Boulevard are not in conformance with the recommendations of the Thoroughfare Plan. The City has constructed Cullen as a Secondary Thoroughfare up to Southfork. The City of Pearland plans to improve Bailey Avenue in the near future.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends “Low Density Residential” for the subject property. A typical lot of 8,800-22,500 square feet in size is considered appropriate in Low Density Residential areas. The proposed Single-Family Estate District (R-E) zoning designation conforms to this land-use designation. In addition, there is a proposed retail node at the intersection of Cullen Blvd and Bailey Road.

AVAILABILITY OF UTILITIES: Currently, no public water or sewer systems within this area. A future water line is proposed along Bailey Road and the City’s Waste Water Master Plan has identified this as a future project that would provide additional service as the area grows. This project is currently identified as long-term project and is not currently within the City’s 5-Year Capital Improvement Program.

However, the City of Pearland will provide a level of service consistent with other areas of the City with similar topography, land use and population density.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: For all new uses or development, the subject properties will have to satisfy the requirements of the current Unified Development Code (UDC). The established non-conforming buildings and uses will be allowed to continue, however any new development will be required to meet all of the standards within Unified Development Code (UDC).

PUBLIC NOTIFICATION: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper.

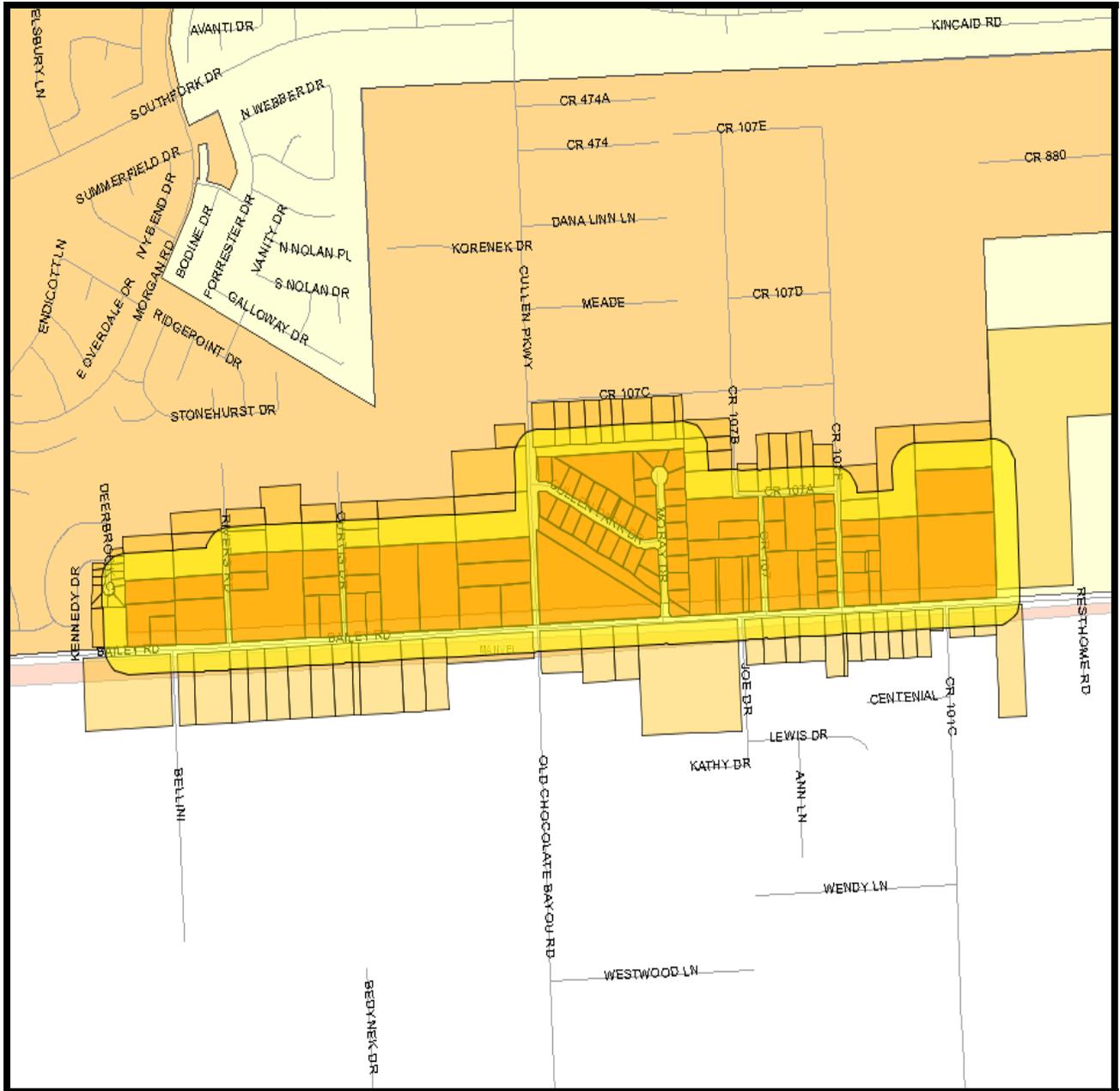
OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST: No opposition has been received for this Public Hearing, but opposition was received for the Annexation of Area 1.

STAFF RECOMMENDATION: Staff recommends approval of the proposed zoning of Single-Family Estate District (R-E) zoning for Annexation Area 1 for the following reasons:

1. Conformance to the Future Land Use Plan & collaboration with infrastructure improvements.
2. Encourage planned growth in conformance with city standards including the Unified Development Code, and other city codes.

SUPPORTING DOCUMENTS:

- Abutter Map
- Abutters & Owners Area 1
- City of Pearland Zoning Area 1
- Future Land Use Map
- Aerial Map



ABUTTER MAP AREA 1

↑
NORTH

PROPERTY GENERALLY LOCATED NORTH OF BAILEY ROAD BETWEEN
KENNEDY ROAD AND 1350 FEET WEST OF FM1128/MANVEL.

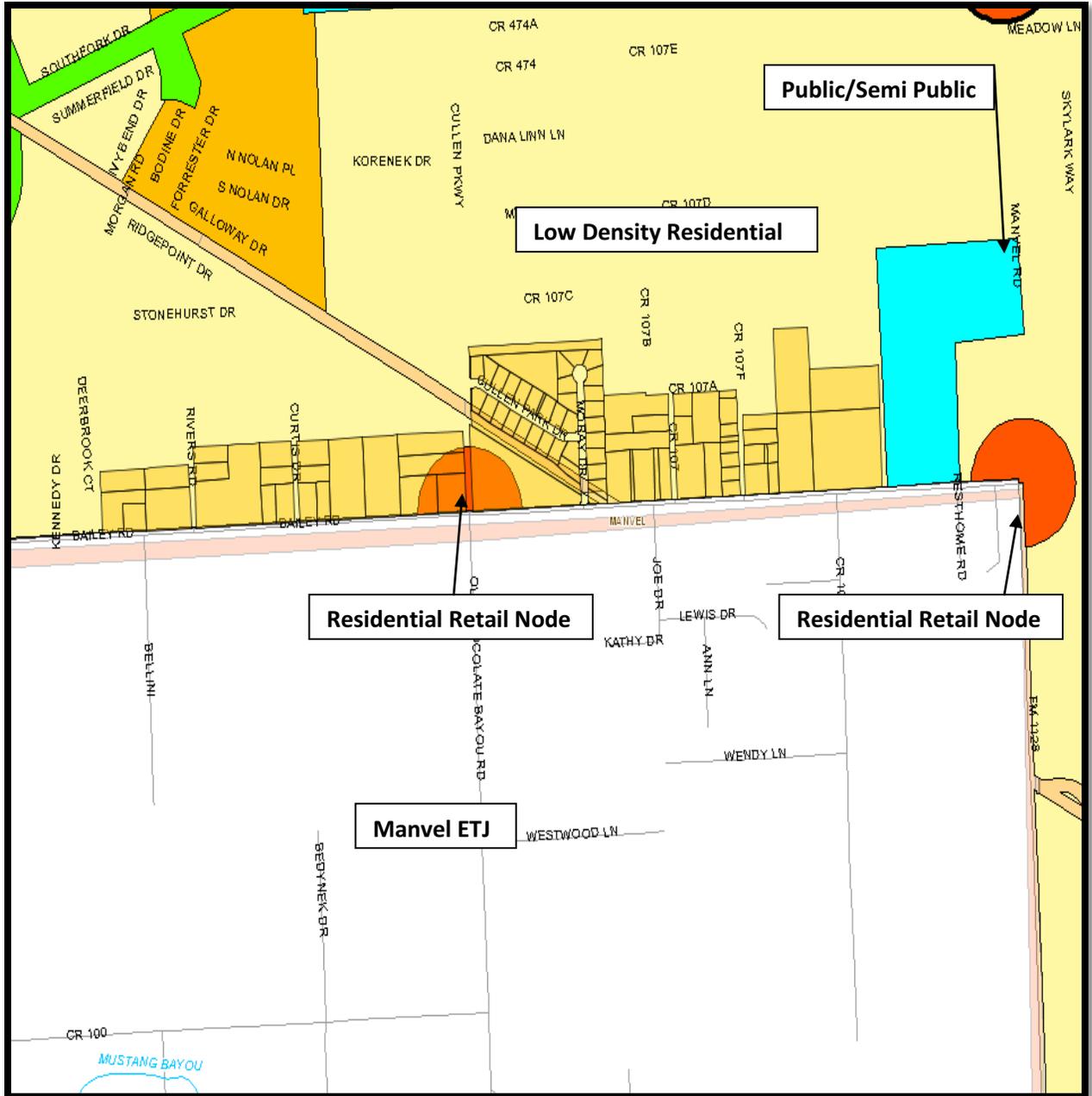
Abutters & Owners Area 1

Property Owner	Address	City	State	Zip
HALL SANDRA J LENARDUZZI	20826 DEAUVILLE DR	SPRING	TX	77388
COCHRAN JOHN WESLEY	4819 LOUISE	PEARLAND	TX	77584
GARCIA S FABRICATING INC	3602 MONA ST	PEARLAND	TX	77584
HICKS NORMAN W SR	7409 BAILEY RD	PEARLAND	TX	77584
WAGONER MARTIN L & STEPHANIE E FOLEY	3619 DEERBROOK CT	PEARLAND	TX	77584
PYLATE KENNETH L	2224 MANCHESTER LN	PEARLAND	TX	77581
ROSWELL LARRY & CHRISTINE ROSWELL	7621 BAILEY RD	PEARLAND	TX	77584
BELL VESTER R	2314 N AUSTIN AVE	PEARLAND	TX	77581
RIOS RICHARD & DENISE	7633 BAILEY RD	PEARLAND	TX	77584
PHIPPS JOHN & MARIE PHIPPS	3623 DEERBROOK CT	PEARLAND	TX	77584
SHURTLEFF ROSS	PO BOX 738	MANVEL	TX	77578
PRIDDY WILLIAM ARCHER	3611 MONA ST	PEARLAND	TX	77584
GONZALEZ FERNANDO	3602 CURTISS RD	MANVEL	TX	77578
DELGADO JUAN	4512 MAGNOLIA PINES DR	PEARLAND	TX	77584
GONZALEZ RICARDO J	3611 DEERBROOK	PEARLAND	TX	77584
STEWART LAWRENCE & ARLENE	7412 BAILEY RD	PEARLAND	TX	77584
SPENIK DAVID M	7810 BAILEY RD	PEARLAND	TX	77584
VAVRECKA ANNETTE MARIE SILVERLAKE HOMEOWNERS ASSOC	3415 RIVERS RD	MANVEL	TX	77578
HAYCRAFT WILLIAM A	15995 N BARKERS LANDING RD	HOUSTON	TX	77079
GARCIA S FABRICATING INC	3635 RIVERS RD	MANVEL	TX	77578
MEDINA ERASMO	3602 MONA ST	PEARLAND	TX	77584
GONZALES JOHN JR & ANITA	4614 ARNOLD DR	PEARLAND	TX	77584
REAGAN JAMES HENRY	4818 LOUISE LN	PEARLAND	TX	77584
SILVA MARK	4506 ARNOLD DR	PEARLAND	TX	77584
COBB RANDY D & SANDRA K	4714 ARNOLD	PEARLAND	TX	77584
JONES G R	3520 HELEN DR	PEARLAND	TX	77584
ABDULLATIF OSAMA	3530 HELEN DR	PEARLAND	TX	77584
MAY ROGER H ETUX	5445 ALMEDA RD STE 500	HOUSTON	TX	77004
VENABLE JERRY S	612 TARLTON RD	CIRCLEVILLE	OH	43113
FELTS DAVID RODRICK & SUSAN	8022 BAILEY RD	PEARLAND	TX	77584
KUBERA NIDHI LLC	2305 ANTHONY LN	PEARLAND	TX	77581
KUBERA NIDHI LLC	54 STALYBRIDGE ST	SUGARLAND	TX	77479
SALINAS SALVADOR JR	54 STALYBRIDGE ST	SUGARLAND	TX	77479
BEHAVIOR TRAINING RESEARCH	4225 COUNTY ROAD 158	ALVIN	TX	77511
SCHMELTER KATHERINE L	PO BOX 307	LAKE JACKSON	TX	77566
	6111 BEVERLY HILL ST #46	HOUSTON	TX	77057

RAMIREZ ROBERT LEE	3620 CR 89	PEARLAND	TX	77584
DRENNAN RUSSELL D	4405 BAILEY AVE	MANVEL	TX	77578
CAVAZOS JUANITA	525 WHITE WING CT	DICKINSON	TX	77539
SUAREZ LEO R	3614 DEERBROOK CT	PEARLAND	TX	77584
KRAMER JOSHUA & KELLY CAYCE	3618 DEERBROOK CT	PEARLAND	TX	77584
DOHERTY MAUREEN ANNE	3409 RIVERS RD	MANVEL	TX	77578
ROE JAMES & JESSICA LINDSAY-ROE	3611 CURTISS RD	MANVEL	TX	77578
MCGUIRE AUDREY MAE	3622 DEERBROOK CT	PEARLAND	TX	77584
DOHERTY THOMAS J	3905 BAILEY AVE	MANVEL	TX	77578
FERNANDEZ PINAGPALA	3626 DEERBROOK CT	PEARLAND	TX	77584
TUSCHMAN JAMES SIDNEY & KELI DEANN	152 SUGARBERRY CIR	HOUSTON	TX	77024
HOANG THINH XUAN & DUNG THUY NGUYEN	3355 BEACON VIEW CT	PEARLAND	TX	77584
WINSON JAMES D JR	3630 DEERBROOK CT	PEARLAND	TX	77584
LANDA VERDE JOSE R & MARIA	3631 DEERBROOK CT	PEARLAND	TX	77584
	3702 OLD CHOCOLATE BAYOU			
JKWS INVESTMENTS LLC	RD	MANVEL	TX	77578
FRANCIS RUTH L	4106 BAILEY AVE	MANVEL	TX	77578
HOANG NAM & VANESSA BUI	2631 HEATHERBEND DR	PEARLAND	TX	77584
KUBERA NIDHI LLC	54 STALYBRIDGE ST	SUGARLAND	TX	77479
KUBERA NIDHI LLC	54 STALYBRIDGE ST	SUGARLAND	TX	77479
LANGFORD DONALD W	4030 BAILEY AVE	MANVEL	TX	77578
FORTENBERRY BENNY A & BERNICE	3508 COUNTY ROAD 89	PEARLAND	TX	77584
DONALDSON RODGER	1023 SUGAR LAKES DR	SUGAR LAND	TX	77478
	3606 OLD CHOCOLATE BAYOU			
WALLACE ALLEN & DEBORAH J	RD	PEARLAND	TX	77584
	3606 OLD CHOCOLATE BAYOU			
WALLACE ALLEN & DEBORAH J	RD	PEARLAND	TX	77584
SOLIS COSME	3634 SAN PEDRO ST	HOUSTON	TX	77013
SAAVEDRA POMPEYO	3510 CURTISS RD	MANVEL	TX	77578
JABOURI AL S	3602 RIVERS RD	MANVEL	TX	77578
JABOURI AL S	3602 RIVERS RD	MANVEL	TX	77578
DE LA FUENTE JUAN A & MAGDA A	3633 CHARLES AVE	PEARLAND	TX	77584
GONZALES JOHN JR & ANITA	4818 LOUISE LN	PEARLAND	TX	77584
MANLEY CORNELIUS JR	3607 CURTISS RD	MANVEL	TX	77578
HENDON WILLIAM T & BROOKE L	3607 DEERBROOK CT	PEARLAND	TX	77584
GARCIA MARIBEL	3636 CHARLES AVE	PEARLAND	TX	77584
ADAMS JACQUELYN R	7713 BAILEY RD	PEARLAND	TX	77584
PYLATE KENNETH L	2224 MANCHESTER LN	PEARLAND	TX	77581
DEBORD JERRY D & ANN G	3629 MONA ST	PEARLAND	TX	77584

ROSWELL LARRY & CHRISTINE ROSWELL	7621 BAILEY RD	PEARLAND	TX	77584
MUTINA LOUIS JR ET UX	3618 MANVEL RD	PEARLAND	TX	77584
DUNN E D JR	3630 MONA ST	PEARLAND	TX	77584
WESTBROOK KIMBERLY GLYNDON	3603 CURTISS	MANVEL	TX	77578
PHILLIPS SHAWN MICHAEL	2701 OLD ALVIN RD #108	PEARLAND	TX	77581
DOHERTY FRANK	8735 BROADWAY ST	PEARLAND	TX	77584
KIRBY BRUCE V & DEBBIE	3610 CURTISS RD	MANVEL	TX	77578
KIRBY BRUCE V & DEBBIE	3610 CURTISS RD	MANVEL	TX	77578
BEHAVIOR TRAINING RESEARCH	PO BOX 307	LAKE JACKSON	TX	77566
DOHERTY THOMAS J	3905 BAILEY AVE	MANVEL	TX	77578
BELL VESTER R	2314 N AUSTIN AVE	PEARLAND	TX	77581
JABOURI AL S	3602 RIVERS RD	MANVEL	TX	77578
EARNEST CATHERINE	3618 RAINDROPS RD	PASADENA	TX	77505
MOODY DENNIS M	7837 BAILEY RD	PEARLAND	TX	77584
TITAN LAND DEVELOPMENT INC	1215 GESSNER DR	HOUSTON	TX	77055
HELLMAN ROGER V & ELIZABETH	3614 MONA ST	PEARLAND	TX	77584
SHAW EARL M	4811 LOUISE LN	PEARLAND	TX	77584
SHAW EARL M	4811 LOUISE LN	PEARLAND	TX	77584
PEARLAND ISD	PO BOX 7	PEARLAND	TX	77588
GARZA ORLANDO JR	4634 ARNOLD RD	PEARLAND	TX	77581
RODRIGUEZ MICHAEL & MARGARITA	2005 ORCHARD FROST DR	PEARLAND	TX	77581
GONZALEZ BENITO & MARIA ANGELES	4536 ARNOLD DR	PEARLAND	TX	77584
BUSTAMANTE MARIE I	7526 RED ROBIN LN	HOUSTON	TX	77075
BEJARANO ROLANDO	4528 ARNOLD DR	PEARLAND	TX	77584
KELLEY RONALD EDWARD	4510 ARNOLD DR	PEARLAND	TX	77584
SILVA MARK	4714 ARNOLD	PEARLAND	TX	77584
LOZANO JOSE ALBERTO & LILLIAN	2820 WHITE OAK LN	PEARLAND	TX	77584
DRAGER MARY L	PO BOX 1654	PEARLAND	TX	77588
YBARRO PEDRO M & MARY	4807 LOUISE LN	PEARLAND	TX	77584
MONSEES NANCY KATHLEEN	3524 CHARLES AVE	PEARLAND	TX	77584
GONZALEZ JORGE & BENITA	4803 1/2 LOUISE LN	PEARLAND	TX	77584
DRAGER TERRY M & MARY L	PO BOX 1654	PEARLAND	TX	77588
HICKS NORMAN W SR	7409 BAILEY RD	PEARLAND	TX	77584
DOHERTY FRANK	8735 BROADWAY ST	PEARLAND	TX	77584
GONZALES JOHN	4818 LOUISE LN	PEARLAND	TX	77584
GONZALES JOHN JR	4818 LOUISE LN	PEARLAND	TX	77584
JASSO EMILIO & MARIA	3603 MONA ST	PEARLAND	TX	77584
BITTICK RICHARD	6810 LOUISIANA ST	MANVEL	TX	77578
BITTICK RICHARD	6810 LOUISIANA ST	MANVEL	TX	77578
DUNN E D JR	3630 MONA ST	PEARLAND	TX	77584

LEACH DAVID	7829 BAILEY RD	PEARLAND	TX	77584
MOODY DENNIS M	7837 BAILEY RD	PEARLAND	TX	77584
VENABLE WILLIAM A	3636 COUNTY ROAD 89	PEARLAND	TX	77584
UPTON RANDALL & JULIE	3524 DAPPLED RIDGE WAY	PEARLAND	TX	77581
REED BARBARA A	3615 DEERBROOK CT	PEARLAND	TX	77584
NGUYEN THACH	4311 KENSTON PL	MISSOURI CITY	TX	77459
KOON JAMES H	3650 CR 89	MANVEL	TX	77578
SKONDRAS JANIE C	9211 COUNTY ROAD 200	ALVIN	TX	77511
RIOS RICHARD & DENISE	7633 BAILEY RD	PEARLAND	TX	77584
LAFFERTY HAROLD LEWIS & JANET JOSEPHINE LAFFERTY				
REVOCABLE LIVING TRUS	3630 CURTISS LANE	MANVEL	TX	77578
GARCIA LORENZO	4155 BAILEY AVE	MANVEL	TX	77578
MAI DINH VAN-TRAC THAO V-	16702 COUNTY ROAD 831	PEARLAND	TX	77584
GUERRERO ERLINDA	PO BOX 3367	PEARLAND	TX	77588
ALEJANDRO OMAR & MARIA DE L	7728 BAILEY RD	PEARLAND	TX	77584
ANDERSON RONALD W & ROBIN	7730 BAILEY RD	PEARLAND	TX	77584
PHAM DUC MINH & SACHIKO THANH	3702 ALLEN RD	PEARLAND	TX	77584
GEST LOUIS H	7514 BAILEY AVE	PEARLAND	TX	77581
GARCIA LORENZO	4155 BAILEY AVE	MANVEL	TX	77578
FLOWERS HILMAR E	7534 BAILEY RD	PEARLAND	TX	77584
JIMENEZ PRIMITIVO & LISA	7602 BAILEY RD	PEARLAND	TX	77584
GONZALEZ PEDRO	11926 WESSEX DR	HOUSTON	TX	77089
BRAVO REFUGIO & DOLORES	7618 BAILEY RD	PEARLAND	TX	77584
COURTNEY DAVID L & JOY L	3829 MEADOWLARK WAY	PEARLAND	TX	77584
ALEJANDRO OMAR & MARIA DE L	7728 BAILEY RD	PEARLAND	TX	77584



FUTURE LAND USE MAP



AREA 1

NORTH

PROPERTY GENERALLY LOCATED NORTH OF BAILEY ROAD BETWEEN KENNEDY ROAD AND 1350 FEET WEST OF FM1128/MANVEL.

P&Z Agenda Item

B



CITY OF PEARLAND PLANNING & ZONING

TO: Planning and Zoning Commission

FROM: Evan DuVall

DATE: 09/15/2010

SUBJECT: Zoning of Annexation Area 2

The City of Pearland is requesting the Annexation of Area 2, which is composed of approximately 189 acres within Pearland's Extraterritorial Jurisdiction (ETJ). This area is a majority of single-family residences and vacant land; however, there are a few commercial or retail uses. As required by Texas State Statutes, two public hearings were conducted for the Annexation, the first on August 2nd, 2010 and the second on August 16th, 2010. The City Council voted 3-2 to approve the first reading of the Annexation Ordinance on September 13th, 2010. The second reading is scheduled for September 27th, 2010. On August 16th, 2010 a Joint Public Hearing was held regarding the zoning of Annexation Area 2.

Several concerns regarding the zoning of Annexation of Area 2 were voiced by the audience and City Council during the Joint Public Hearing on August 16th, 2010. These concerns included the lack of citizen participation during the public hearing regarding zoning and the blanket zoning of R-E (Single-Family Estate District) zoning for Area 2. The City Council advised staff and the Planning and Zoning Commission to examine the proposed zoning and determine an accurate and effective plan for the subject properties. After the Joint Public Hearing was concluded, the Planning and Zoning Commission meet to discuss a recommendation for the Zoning of Annexation of Area 2.

The Planning and Zoning Commission discussed the concerns of the Joint Public Hearing and decided to table the items pending a site visit for Area 2. A site visit was conducted by the Chair of the Planning and Zoning Commission, Jerry Kosa Jr. and planning department staff. This site visit along with the Future Land Use Plan allowed planning staff to prepare an alternative proposal for the zoning of Annexation Area 2. This modified proposal includes several additional zoning districts, in order to better accommodate the existing uses and the Future Land Use Plan.

A new proposal for zoning has been established with several changes from the zoning proposed on the August 16th, 2010 Joint Public Hearing. Several properties located minor retail nodes on Bailey were changed from Single-Family Estate District (R-E) to Neighborhood Services (N-S) and General Business (GB). The Neighborhood Services (N-S) and General Business (GB) Zoning Districts are commercial designations which allow for a multitude of uses that would not be permitted with the residential district of the Single-Family Estate District (R-E). Another modification occurred when examining the minimum lot size for a Single-Family Estate District (R-E), which is a ½ acre lot, several properties were not able to satisfy this minimum size. These residential parcels were changed from a proposal of Single-Family Estate District (R-E) to Suburban Residential (SR-15). The Suburban Residential (SR-15) requires a minimum of 15,000 square-foot lots and provides the opportunity for every use allowed in the Single-Family Estate District (R-E) except for Municipal Public Administration Offices.

The Planning Department has also been meeting with commercial property owners to communicate the effects of Annexation and also to get their input regarding the zoning of their properties. These meetings have facilitated a better understanding of the process of Annexation and also have yielded several recommendations. As these meetings are still currently ongoing, these findings will be presented during the Planning and Zoning Commission Meeting on September 20th, 2010.

The City of Pearland is pursuing an associated Zoning Case (2010-05Z), which is currently being rescheduled to address concerns from City Council and residents voiced during the Joint Public Hearing on August 16th, 2010. The Planning and Zoning Commission will offer a recommendation on September 20th, 2010, which will more accurately zone the subject properties. Upon Annexation, the properties will obtain the default zoning of Suburban Development District (SD) as dictated by the Unified Development Code. This default zoning will remain until either the associated zoning case (2010-05Z) is approved or other zoning action is taken.

Option 1:

Recommend approval of the original zoning proposal of Single-Family Estate District (R-E) for Annexation Area 2 (See Attached 2010 Annexation Schedule).

Option 2:

Deny the original zoning case and proceed with a new proposal for zoning of Annexation Area 2 (See Attached 2010 Annexation Schedule).

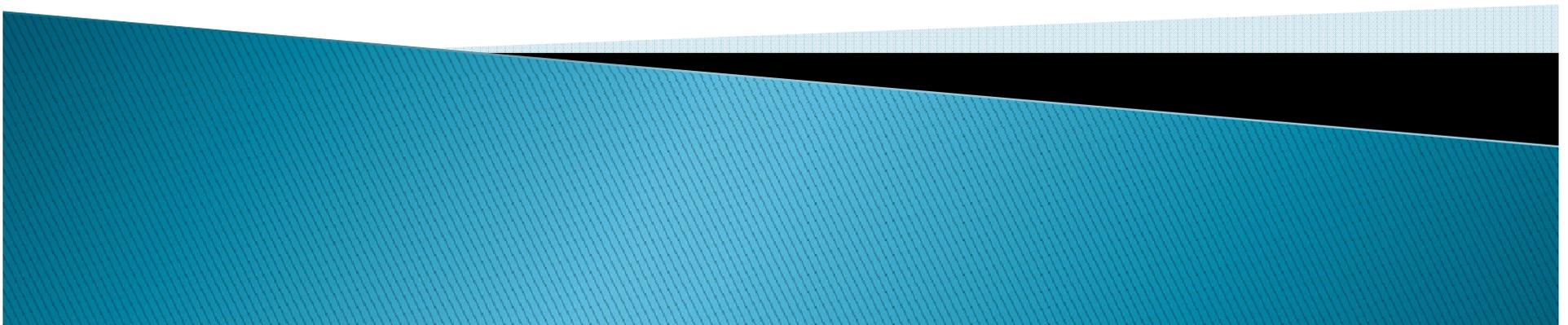
Exhibits

P & Z September 20th, Presentation
Area 2 New Zoning Proposal
2010 Annexation and Zoning Schedule
August 16th, 2010 JPH Staff Report

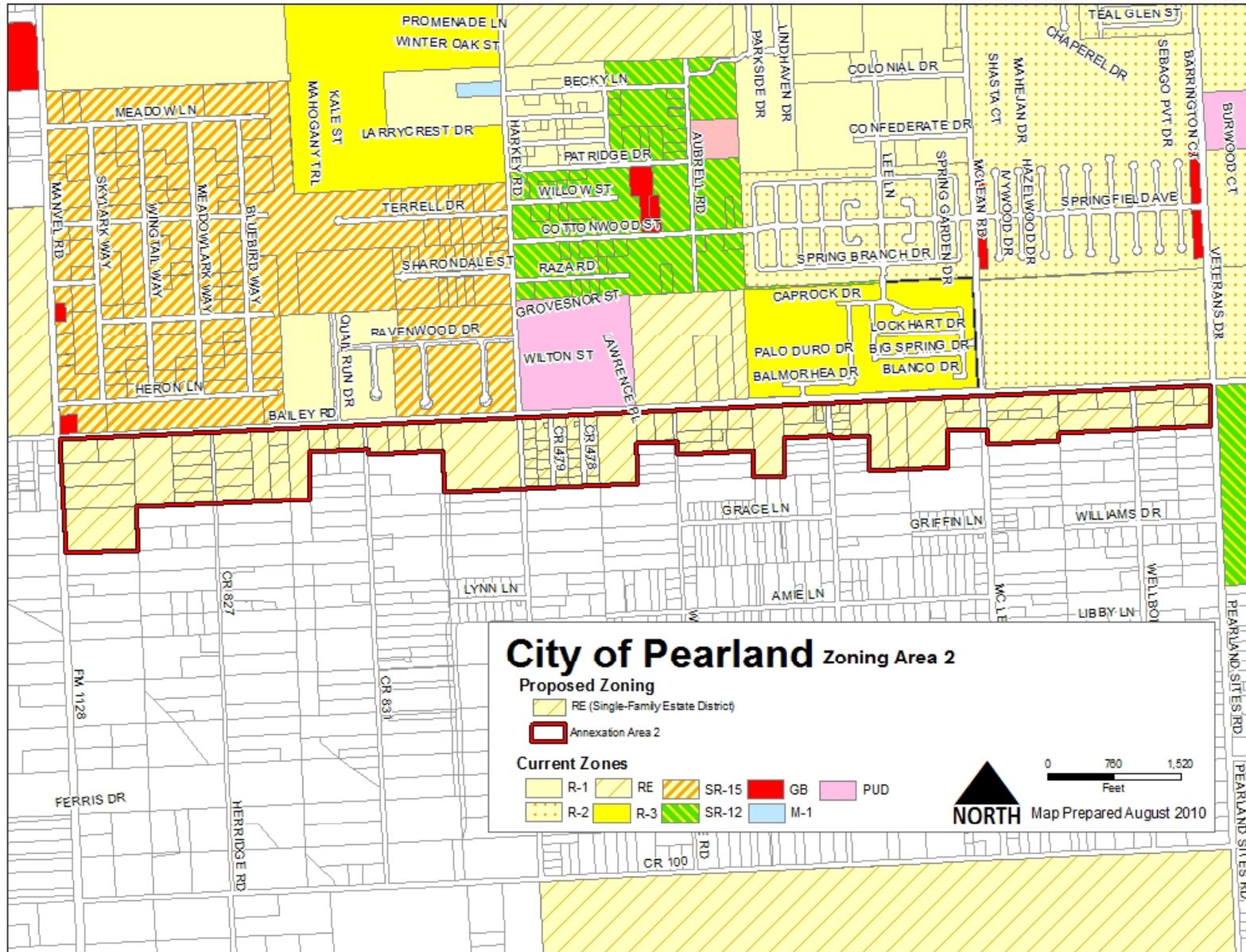
Annexation Areas 1, 2, 3&4

September 20th, 2010

Planning and Zoning Commission



Area 2: Original Proposed Zoning

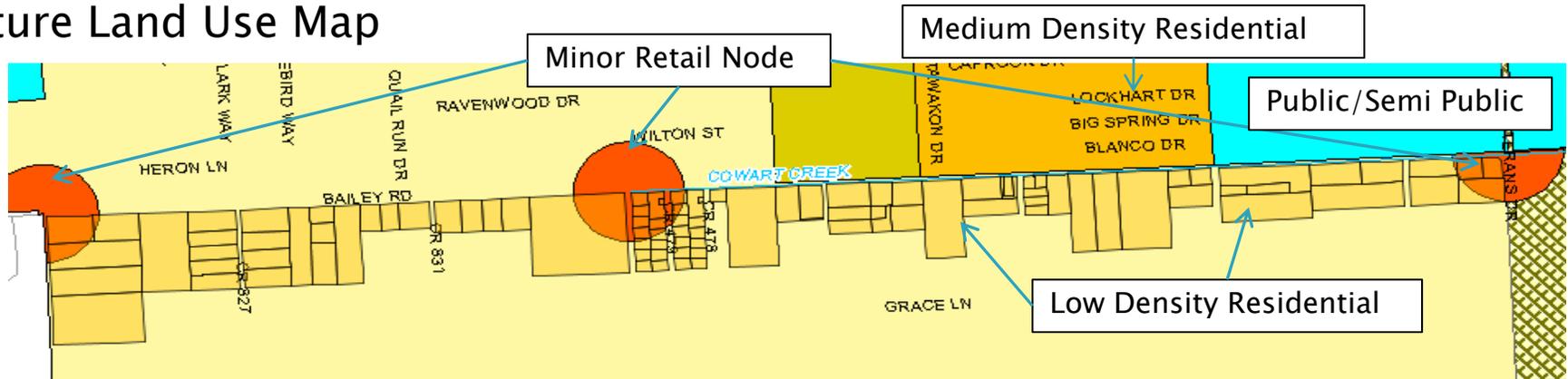


Area 2: Current Uses

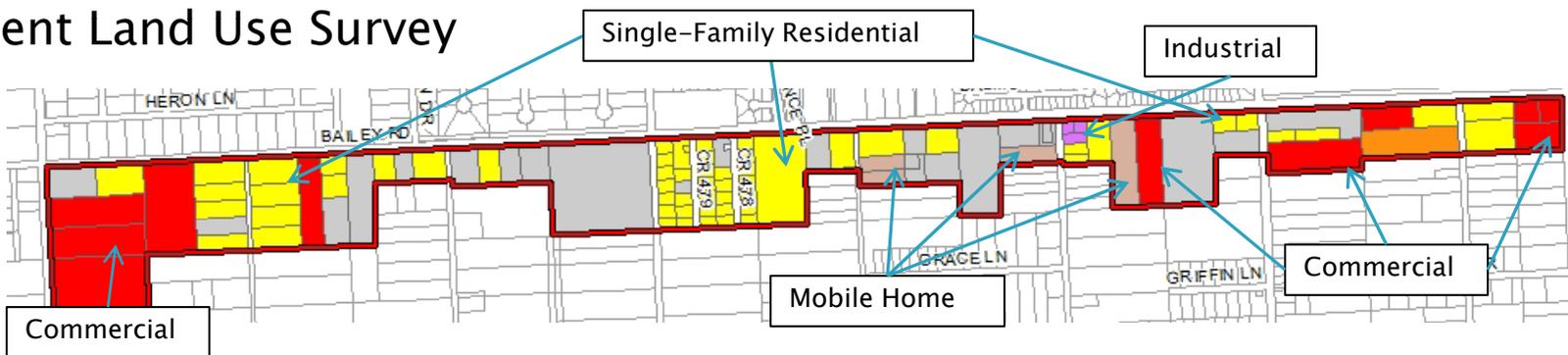


ANNEXATION AREA 2: COMPARISON

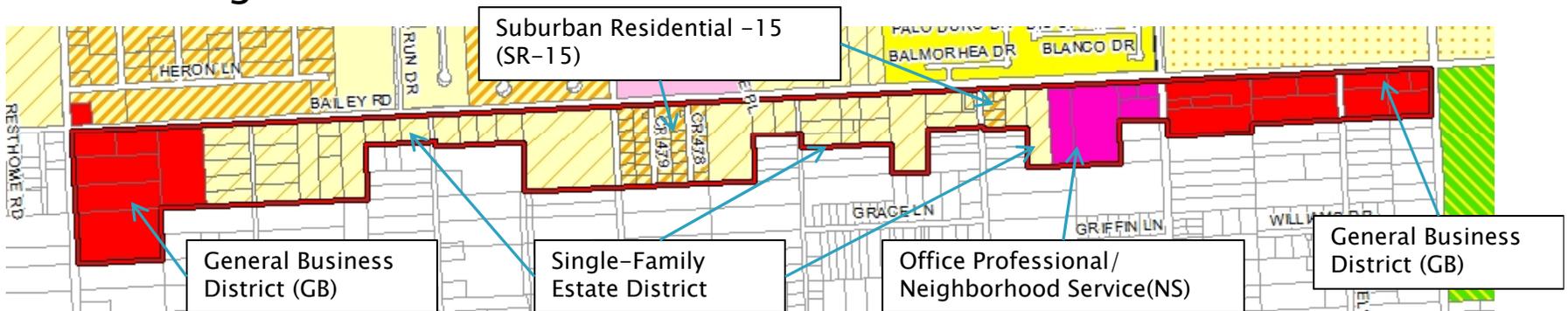
Future Land Use Map

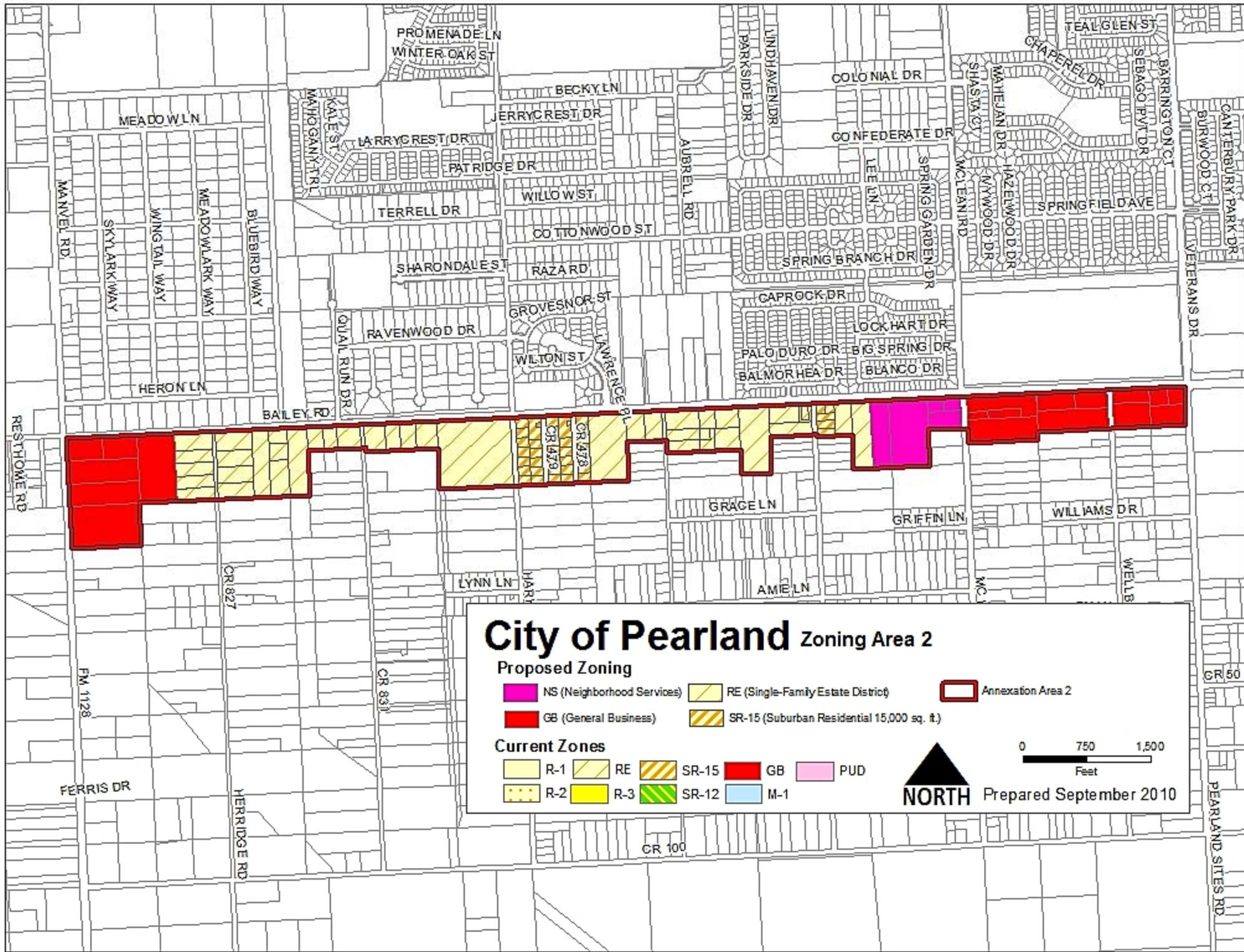


Current Land Use Survey



Proposed Zoning:





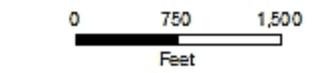
City of Pearland Zoning Area 2

Proposed Zoning

- NS (Neighborhood Services)
- RE (Single-Family Estate District)
- Annexation Area 2
- GB (General Business)
- SR-15 (Suburban Residential 15,000 sq. ft.)

Current Zones

- R-1
- RE
- SR-15
- GB
- PUD
- R-2
- R-3
- SR-12
- M-1



Prepared September 2010

2010 Annexation and Zoning Schedule - Tentative

Please contact Planning Department at 281-652-1768, if you have any questions

August 31, 2010

Dates in Red indicate the future meeting dates with City Council and/or Planning and Zoning Commission

Annexation Schedule	City Council 1st PH	City Council 2nd PH	First Reading	Second Reading	Zoning
Area 1	8/2/2010	8/16/2010	9/13/2010	9/27/2010	SD**
Area 2	8/2/2010	8/16/2010	9/13/2010	9/27/2010	SD**
Area 3&4	8/2/2010	8/16/2010	9/13/2010	9/27/2010	SD**
Area 5***	TBD in November	TBD in November	TBD in December	TBD in December	TBD
Area 6	TBD	TBD	TBD	TBD	TBD

* Legal department determined that annexation process needs to start again in November, with two public hearings.

** As per legal department, no notification is required for default zoning to SD (Suburban Development)

*** Tentative - To be finalized after September 20, 2010.

Zoning Schedule	Legal ads to Newspaper	Last Day for Mailing Notices	P & Z Meeting Recommendation from JPH on 8/16/10	First Reading	Second Reading
Area 1 (RE)	8/27/2010	9/10/2010	9/20/2010	10/11/2010	10/25/2010
Area 2 (RE)	8/27/2010	9/10/2010	9/20/2010****	10/11/2010	10/25/2010
Area 3/4 (RE)	8/27/2010	9/10/2010	9/20/2010	10/11/2010	10/25/2010

Staff may withdraw any zone change that is denied by the P & Z.

**** Staff to recommend alternate zoning and meet with residents before this meeting.

For zone changes denied by P & Z due to a second public hearing requirement, or deferred

Zoning Schedule	Legal ads to Newspaper (12:00 PM)	Last Day for Mailing	Second JPH (As per P & Z's directive)	First Reading	Second Reading
Area 1 (RE & NS)	9/24/2010	10/8/2010	10/18/2010****	11/8/2010	11/22/2010
Area 2 (RE & GB)****	9/24/2010	10/8/2010	10/18/2010	11/8/2010	11/22/2010
Area 3/4 (RE)****	9/24/2010	10/8/2010	10/18/2010	11/8/2010	11/22/2010
Area 5 (Mix)	10/29/2010*	11/12/2010*	11/15/2010	12/13/2010	12/13/2010*****
Area 6 (TBD)	TBD (Consultant)	TBD	TBD	TBD	TBD

***** In December, typically the two readings are held on the same night, due to the holidays.

JOINT PUBLIC HEARING AGENDA ITEM MEETING OF AUGUST 16, 2010

Zone Designation No. 2010-05Z Annexation Area 2

A request of the City of Pearland for proposed Single-Family Estate District (R-E) zoning for Annexation Area 2, on the following described property, to wit:

General Location: Generally located south of Bailey Road from FM 1128/Manvel to Veterans Road.

APPROVAL PROCESS: After this Joint Public Hearing, the requested zone change application will be considered as follows:

Planning and Zoning Commission: August 16, 2010*

City Council for First Reading: September 13, 2010*

City Council for Second Reading: September 27, 2010*

(*dates subject to change if item is tabled)

SUMMARY: The City of Pearland is considering Annexation of Area 2 and has conducted the first Public Hearing on 08/02/2010. The second Public Hearing is being held on 08/16/2010 and the first reading of the Annexation Ordinance will occur on 09/13/2010. Subsequent to Annexation, the City of Pearland proposes to zone the properties.

The City of Pearland is requesting approval of Single-Family Estate District (R-E) zoning for 189 acres within Area 2 of the 2010 Annexation Plan. As the Capital Improvement Project (CIP) and Service Plans dictate, the City of Pearland is committed to providing infrastructure improvements such as roads, water & sewer and drainage for the subject area. The existing condition of incompatible uses located in close proximity to each other will be exacerbated by unplanned growth. The adoption of Single-Family Estate District (R-E) zoning for Area 2 will ensure that development will occur in collaboration with the City of Pearland's infrastructure improvements.

The subject area has single-family residential uses, commercial uses, agricultural land, vacant and undeveloped tracts. The commercial uses in this area are Joe's Nursery, ATV

sales and rental, batting cages, gymnasium, multi-family apartments, a mobile home park and several retail shops. The foremost uses within Annexation Area 2 are single-family residential, vacant and undeveloped land. The majority of uses are compatible with the principle uses of the Single-Family Estate District (R-E) zoning.

The Single-Family Estate District (R-E) zoning will match the majority of uses within Annexation Area 2 and conform to Comprehensive Plan.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Single-Family Residential - 1 (R-1), Suburban Residential - 15 (SR-15), PUD, Single-Family Estate District (R-E), Single-Family Residential (R-3) and Single-Family Residential (R-2)	Single-Family and undeveloped Land*
East	Suburban Residential (SR-12)	Public School and Undeveloped Land*
South	City of Pearland ETJ	Single-Family Residential Undeveloped Land*
West	Manvel ETJ	Single-Family, Undeveloped Land and Elementary School*

* Note: These are the predominant uses, there may be other uses not listed.

CONFORMANCE TO THROUGHFARE PLAN: The Thoroughfare Plan designates the roads within Area 2 in the following manner:

Name of Street	Length of Street Added	Type of Road	ROW Required
CR 827	782	Collector Street	60' to be widened
CR 831	300	Collector Street	60' to be widened
CR 478	800	Collector Street	60' to be widened
CR 479	800	Collector Street	60' to be widened
Harkey Road	800	Major Collector	80' to be widened
Wayne Road	500	Collector Street	60' to be widened
Berry Road	500	Collector Street	60' to be widened
McLean Road	550	Collector Street	60' to be widened
CR 829/Wellborn	450	Secondary Thoroughfare	60' to be widened

Veterans	450	Secondary Thoroughfare	100' to be widened
FM 1128/Manvel	1,312	Secondary Thoroughfare	100' to be widened
Bailey Road	13,175	Major Thoroughfare	120' to be widened

The above roads are not in conformance of the recommendations of the Thoroughfare Plan. The City of Pearland plans to improve Bailey Road in the future.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends “Low Density Residential” for the subject property and the surrounding properties. A typical lot of 8,800-22,500 square feet in size is considered appropriate in Low Density Residential Areas. The proposed Single-Family Estate District (R-E) zoning designation conforms to this land-use designation. In addition, there are three commercial nodes located at Bailey Road & Harkey Road, Bailey Road & Veterans Road, and a partial commercial node at Bailey Road & FM 1128/Manvel.

AVAILABILITY OF UTILITIES: Capital improvements are not scheduled at this time to service the tract. The cost of future connections to available water and sewer lines will be the responsibility of the tract owners.

However, the City of Pearland will provide a level of service consistent with other areas of the City with similar topography, land use and population density.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: For all new uses or development, the subject properties will have to satisfy the requirements of the current Unified Development Code (UDC). The established non-conforming buildings and uses will be allowed to continue, however any new development will be required to meet all of the standards within Unified Development Code (UDC).

PUBLIC NOTIFICATION: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper.

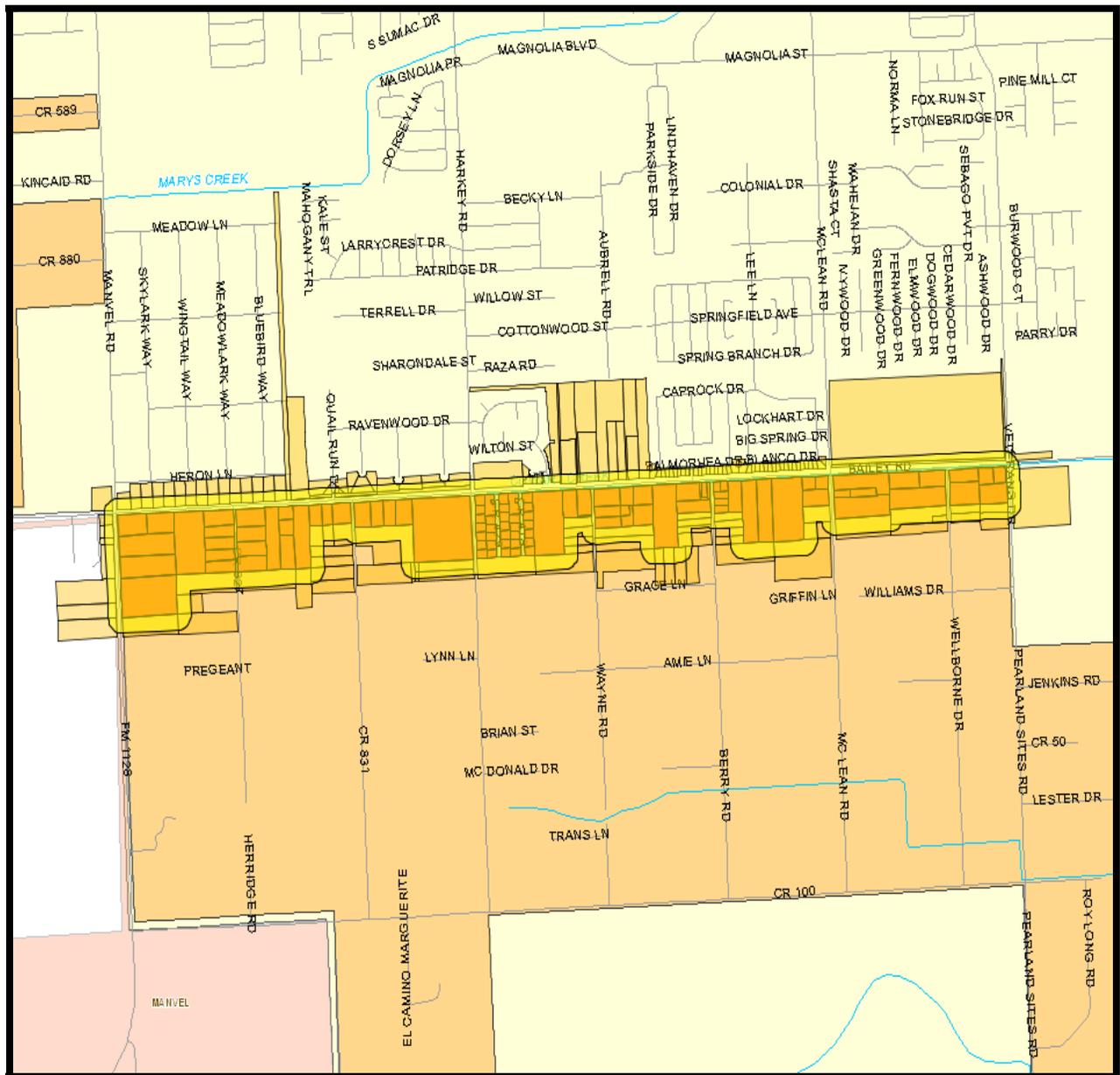
OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST: No opposition has been received for this Public Hearing, but opposition was received for the Annexation of Area 2.

STAFF RECOMMENDATION: Staff recommends approval of the proposed zoning of Single-Family Estate District (R-E) for Annexation Area 2 for the following reasons:

1. Conformance to the Future Land Use Plan & Collaboration with infrastructure improvements.
2. Encourage planned growth in conformance with city standards, including the Unified Development Code, and other city codes.

SUPPORTING DOCUMENTS:

- Abutter Map
- Abutters & Owners Area 2
- City of Pearland Zoning Area 2
- Future Land Use Map
- Aerial Map



ABUTTER MAP AREA 2

↑
NORTH

Property generally located south of Bailey Road from FM 1128/Manvel to Veterans Road.

Abutters & Owners Area 2

Property Owner	Address	City	State	Zip
ALEMAN TERESO	16607 EWING LN	PEARLAND	TX	77584
ALFARO CARLOS	10109 LUCORE ST	HOUSTON	TX	77017
ALI NOORMOHAMMED & AKBAR MOMIN	14203 FAIR KNOLL WAY	HOUSTON	TX	77062
ALI NOORMOHAMMED & AKBAR MOMIN	14203 FAIR KNOLL WAY	HOUSTON	TX	77062
ALI NOORMOHAMMED & AKBAR MOMIN	14203 FAIR KNOLL WAY	HOUSTON	TX	77062
ALI SHARIF & NAFISHA MOMIN	14203 FAIRKNOLL WAY	HOUSTON	TX	77062
ANDERSON LARRY G & MARILYN J	16701 EWING LN	PEARLAND	TX	77584
ANDREWS NATHAN ZENE	5108 BLANCO DR	PEARLAND	TX	77584
ANSEL LAURA F	16702 N WAYNE LN	PEARLAND	TX	77584
ARDLEY JEFF S	16516 EL CAMINO REAL #246	HOUSTON	TX	77062
BAILEY HELEN	16713 HARKEY RD	PEARLAND	TX	77584
BARNES DOROTHY R	6718 HERON LN	PEARLAND	TX	77584
BEAUGH JEREL L & SANDRA K	5102 BLANCO DR	PEARLAND	TX	77584
BENETIZ MARTIN AVILA	2710 MAPLE	PEARLAND	TX	77584
BENNETT KALISHA J HUDSON	5110 BLANCO DR	PEARLAND	TX	77584
BHATTAR SWAMINATHAN R & GAYATHRI S	5226 BAILEY ROAD	PEARLAND	TX	77584
BOSLEY STEVEN L	2702 SHAKESPEARE ST	PEARLAND	TX	77581
BOULMAY RICHARD CECIL & BOULMAY THOMAS MATTHEW	2317 RIVER RD	GRANBURY	TX	76048
BRASHIER CLARENCE WAYNE	16720 COUNTY ROAD 831	PEARLAND	TX	77584
BRASHIER JAMES RANDY	16808 COUNTY ROAD 831	PEARLAND	TX	77584
BRASHIER JAMES RANDY	16808 COUNTY ROAD 831	PEARLAND	TX	77584
BRAVO REFUGIO & DOLORES	7618 BAILEY RD	PEARLAND	TX	77584
BRIZENDINE PERRY J	4710 BAILEY RD	PEARLAND	TX	77584
BROWN HAROLD K & SANDRA	2707 ASPEN LN	PEARLAND	TX	77584
BROWN MISTY & CHARLES	6703 GRACE LANE	PEARLAND	TX	77584
CANTERBURY EARNEST D & GYLNDA J	PO BOX 2433	PEARLAND	TX	77588
CAO JULIE M MYERS & JAMES CAO	5006 BLANCO DR	PEARLAND	TX	77584
CARDER DARRELL JR & ANITA	5112 BLANCO DR	PEARLAND	TX	77584
CASTILLO CARLOS & BERTHA R	16619 HARKEY RD	PEARLAND	TX	77584
CASTILLO CARLOS & BERTHA R	16619 HARKEY RD	PEARLAND	TX	77584
CASTILLO SAUL	16704 HERRIDGE RD	PEARLAND	TX	77584
CENTERPOINT ENERGY INC	PO BOX 1475	HOUSTON	TX	77251
CENTERPOINT ENERGY INC	PO BOX 1475	HOUSTON	TX	77251
CHILDS ERAKA	4041 RAVENWOOD CT	PEARLAND	TX	77584

CHRISTMAN H BOYD & BILLIE	12546 MIDLANE DR	PEARLAND	TX	77581
CHRISTMAN H BOYD & BILLIE	12546 MIDLANE DR	PEARLAND	TX	77581
CHUKWUEMEKA EDITH	4208 CLEBURNE DR	PEARLAND	TX	77584
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
CLAWSON R DAVID & LINDA R	4042 QUAIL RUN DR	PEARLAND	TX	77584
COBLE BILLY & ELIZABETH	4042 RAVENCREST CT	PEARLAND	TX	77584
COEN KEITH	16622 BERRY RD	PEARLAND	TX	77584
COLBERT M L SR & JOYCE	216 POLK ROAD 282	HATFIELD	AR	71945
CORNEJO DOMINGO S	16608 EWING LN	PEARLAND	TX	77584
CORTINAS MANUEL JR & SHARLA	16617 N WAYNE LN	PEARLAND	TX	77584
CORTINAS MANUEL JR & SHARLA	16617 N WAYNE LN	PEARLAND	TX	77584
CROASDAILE MICHELLE T & NELSON				
CROASDAILE JR	5603 BAILEY RD	PEARLAND	TX	77584
DAVIDSON RAYMOND L & JANICE A	16701 HARKEY RD	PEARLAND	TX	77584
DEFORD JANE N & KENNETH E	5617 BAILEY RD	PEARLAND	TX	77584
		FOUNTAIN		
DINH SON CONG & TAM THI NGUYEN	16311 FARNHAM ST	VLY	CA	92708
DOAN NGUYET THI ETAL	16645 HOLLAND DR	PEARLAND	TX	77584
DOAN NGUYET THI ETAL	16645 HOLLAND DR	PEARLAND	TX	77584
DUHON TERESA	4618 CHAPEREL DR	PEARLAND	TX	77584
EARNEST ROBERT L	16708 EWING LN	PEARLAND	TX	77584
FINLEY BUBA D	5406 BALMORHEA DR	PEARLAND	TX	77584
FLORY STEPHEN E	5204 BALMORHEA DR	PEARLAND	TX	77584
FRANCIS RUTH L	4106 BAILEY AVE	MANVEL	TX	77578
FRAZIER MICKEY & JOHN B	16801 BERRY RD	PEARLAND	TX	77584
FREEDKIN AARON & DAWN	5522 BAILEY RD	PEARLAND	TX	77584
GARCIA ARTEMIO & RAFAELA	6201 TERRELL DR	PEARLAND	TX	77584
GARCIA JOSE & CELIA	16707 EWING LN	PEARLAND	TX	77584
GARRETT KERRI & RANDOLPH T	4211 MUSTANG RD	PEARLAND	TX	77584
GARZA MARCO A & LISA W	5016 BLANCO DR	PEARLAND	TX	77584
GHODRATI SAEIDEH	5008 BLANCO DR	PEARLAND	TX	77584
GIBSON CHARLES	16810 WELLBORNE RD	PEARLAND	TX	77584
GILLIAM KEITH A & ZANA	16703 HERRIDGE RD	PEARLAND	TX	77584
GILLIS TRAVIS & GEORGETTE M LOPEZ	5314 BALMORHEA DR	PEARLAND	TX	77584
GILMORE LINDA M & COCHRAN				
KATHLEEN T	5004 BLANCO DR	PEARLAND	TX	77584
GOBLE DAVID	5535 FURNACE RD	MANVEL	TX	77578
GOFF ERNEST E	16803 WELLBORN DR	PEARLAND	TX	77584
GOFF ERNEST E	16803 WELLBORN DR	PEARLAND	TX	77584
GONZALES ALBERT	4911 SILSBEE DR	PEARLAND	TX	77584

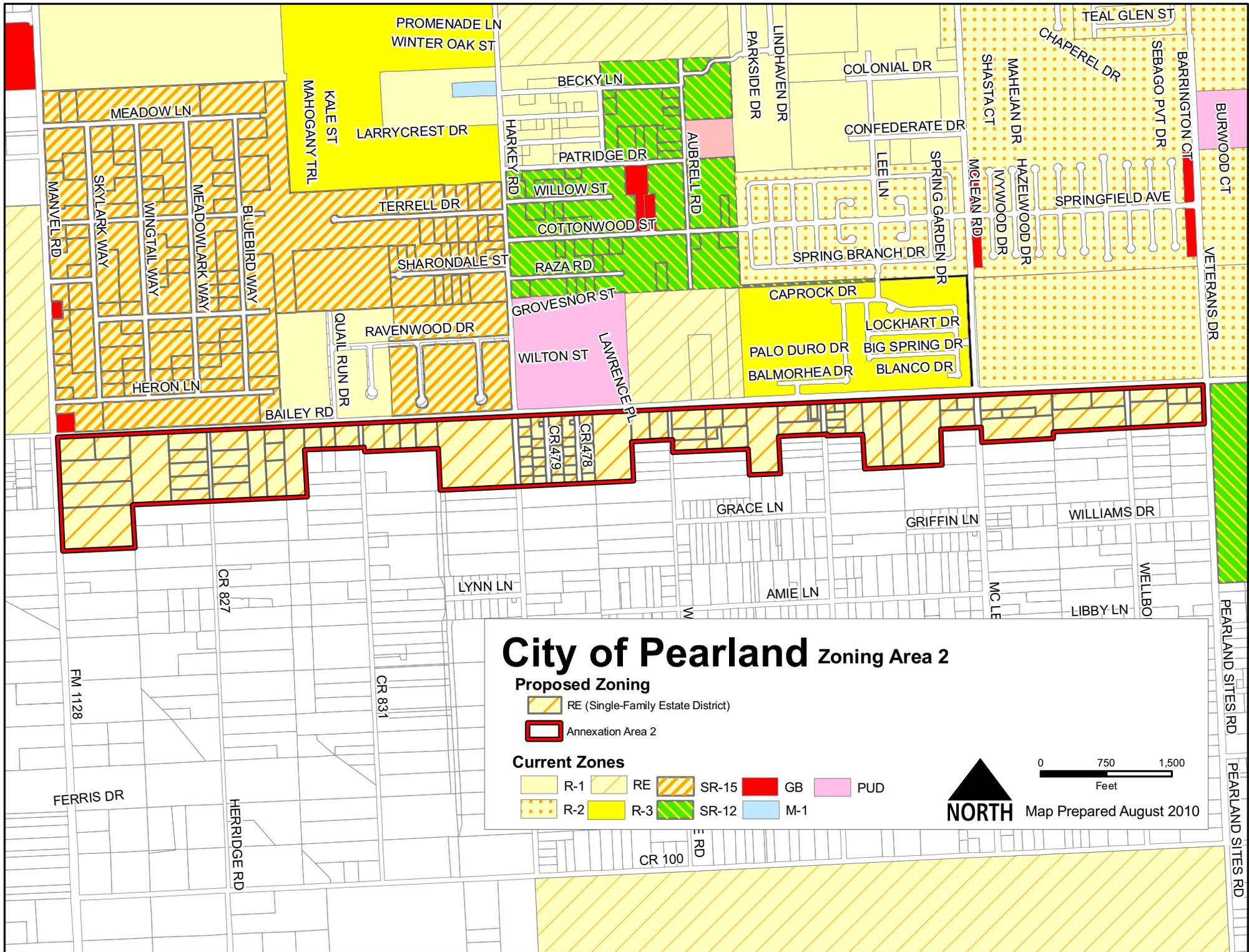
GONZALEZ EZEQUIEL & JESSICA	10111 MELLENBROOK 16708 GLENN LANE	HOUSTON	TX	77075
GONZALEZ MARIA DEL ROSARIO	COUNTY ROAD 479	PEARLAND	TX	77584
GRAVES COLUMBUS A			TX	
GREENE ALBERT EARL	16701 GLENN LN	PEARLAND	TX	77584
GRIFFIN ANTHONY	16626 BERRY RD	PEARLAND	TX	77584
GRIFFIN BILLY E	PO BOX 996	PEARLAND	TX	77588
GRIFFIN BILLY E	PO BOX 996	PEARLAND	TX	77588
GRIFFIN BILLY E	PO BOX 996	PEARLAND	TX	77588
GRIFFIN DOMINICA	PO BOX 1381	PEARLAND	TX	77588
GROVES EMMA JEAN ESTATE	7010 HERON LANE	PEARLAND	TX	77584
GUERRA DONACIANO JR	4042 RAVENWOOD CT	PEARLAND	TX	77584
GUTIERREZ BENNY M & IVY D	3603 BARRINGTON CT	PEARLAND	TX	77584
HADLEY MARK A	PO BOX 1973	PEARLAND	TX	77588
HART GEORGE LESTER	6822 HERON LN	PEARLAND	TX	77584
HAYNES DELORES A	5404 BALMORHEA DR	PEARLAND	TX	77584
HELPESTILL MATT & NICOLE	5010 BLANCO DR	PEARLAND	TX	77584
HENRY RICKY A	16638 HERRIDGE RD	PEARLAND	TX	77584
HERNANDEZ NOE NERY	16601 EWING LN	PEARLAND	TX	77584
HERNANDEZ NOE NERY	16601 EWING LN	PEARLAND	TX	77584
HILL RAYMOND A	5806 BAILEY RD	PEARLAND	TX	77584
HOANG JOSEPH H & MAI THI XUAN	16675 COUNTY ROAD 831	PEARLAND	TX	77584
HOPKINS PHILANDER S & KIMETRE R	4211 SEMINOLE DR	PEARLAND	TX	77584
IGNJATOVIC LOVRE	5014 BLANCO DR	PEARLAND	TX	77584
ILAHY RABIA	1706 MORSE ST	HOUSTON	TX	77019
ILIE IOAN & MARILENA	7026 HERON LN	PEARLAND	TX	77584
IRISH SHERMAN L & DENISE D	16722 HARKEY RD	PEARLAND	TX	77584
IRISH SHERMAN L & DENISE D	16722 HARKEY RD	PEARLAND	TX	77584
IZAGUIRRE JAIME	5120 BLANCO DR	PEARLAND	TX	77584
J PATRICK HOMES LTD	9700 RICHMOND AVE	HOUSTON	TX	77042
J PATRICK HOMES LTD	9700 RICHMOND AVE	HOUSTON	TX	77042
J PATRICK HOMES LTD	9700 RICHMOND AVE	HOUSTON	TX	77042
JENSEN TERESA LYNN	16711 CR 827 HERRIDGE RD	PEARLAND	TX	77581
JESKE DOUGLAS W & DEANNA	16803 COUNTY ROAD 831	PEARLAND	TX	77584
JUBERT LISA	5402 BALMORHEA DR	PEARLAND	TX	77584
KARSTEN JOHN JR	6910 HERON LN	PEARLAND	TX	77584
KELLY SCOTT M	5106 BLANCO DR	PEARLAND	TX	77581
KENT JERRY DONALD & BRENDA LEE	16802 HERRIDGE	PEARLAND	TX	77584
KIMBLE DOUGLAS A	5414 BALMORHEA DR	PEARLAND	TX	77584
KIRBY RUN ASSOCIATES LP	3411 PARKSIDE DR	PEARLAND	TX	77584
KIRBY RUN ASSOCIATES LP	3411 PARKSIDE DR	PEARLAND	TX	77584
KIRBY RUN ASSOCIATES LP	3411 PARKSIDE DR	PEARLAND	TX	77584

KIRK JEAN L	PO BOX 1638	PEARLAND	TX	77588
KNIGHT WANDA	3908 MASTERS RD	PEARLAND	TX	77584
KNJ ENTERPRISES INC	4915 SHAPIRO CT	MISSOURI	TX	77478
KOCH LORENA	6618 HERON LN	CITY	TX	77584
KRUVALIS MICHAEL J ET UX	16629 BERRY RD	PEARLAND	TX	77584
KRUVALIS MICHAEL J ET UX	16629 BERRY RD	PEARLAND	TX	77584
LAGRONE JAMES D & SARI L	4041 RAVENCREST CT	PEARLAND	TX	77584
LARRIVEE IRENE J	4702 KATHY DR	PEARLAND	TX	77584
LAWRENCE PLACE HOA INC	4001 HANS ST	PEARLAND	TX	77584
LONG RONNIE D & MARGARET E	5118 BLANCO DR	PEARLAND	TX	77584
MACASKIE DONALD B	16705 HERRIDGE RD	PEARLAND	TX	77584
MACHADO FRANCISCO & MARIA	6619 GRACE	PEARLAND	TX	77511
MAI BINH D	5920 BAILEY RD	PEARLAND	TX	77584
MAI DINH VAN & VINH THI PHAN	16702 COUNTY ROAD 831	PEARLAND	TX	77584
MAI PHUC ETUX NGUYET DOAN	16645 HOLLAND	PEARLAND	TX	77584
MAI PHUC ETUX NGUYET DOAN	16645 HOLLAND	PEARLAND	TX	77584
MAI PHUC ETUX NGUYET DOAN	16645 HOLLAND	PEARLAND	TX	77584
MAI THANG & XUAN-MAI	3807 N MASTERS	PEARLAND	TX	77584
MAI THANG D & LIEN T DINH	3807 N MASTERS RD	PEARLAND	TX	77584
MAI THANH D	3807 N MASTERS DR	PEARLAND	TX	77584
MAI VAN DINH	16903 WELLBORNE DR	PEARLAND	TX	77584
MAI VAN DINH	16903 WELLBORNE DR	PEARLAND	TX	77584
MANN BEVERLY J	PO BOX 3054	PEARLAND	TX	77588
MANSEL MARILYN R	5206 BALMORHEA DR	PEARLAND	TX	77584
MANUEL JULIE LOUISE	16714 EWING LN	PEARLAND	TX	77584
MARKS JOHN CLYDE	PO BOX 1268	MANVEL	TX	77578
MARTINEZ BRYAN C	5308 BALMORHEA DR	PEARLAND	TX	77584
MASSEY MARSHALL & FRANKIE	16714 GLENN LN	PEARLAND	TX	77584
MATZ ENTERPRISES LLC	3938 WINGTAIL	PEARLAND	TX	77584
MCGUIRE MICHAEL C & LYNA L	5511 BAILEY RD	PEARLAND	TX	77584
MCHUGH PATRICK C & M KATHY	5613 BAILEY RD	PEARLAND	TX	77584
MCKENDREE JIM A	PO BOX 1699	PEARLAND	TX	77588
MCQUIRE MICHAEL C & LYNA L	451 OLD SAN ANTONIO			
MEADE MYRTLE MASSEY ESTATE	HWY #207	BANDERA	TX	78003
MEDINA LORRAINE	16631 BERRY RD	PEARLAND	TX	77584
MENDOZA ANGEL & ANDREA	5514 NIGHTINGALE DR	HOUSTON	TX	77017
MENDOZA JOSE AGUILERA & GLORIA				
MENDOZA AGUILERA	16702 EWING	PEARLAND	TX	77581
MEYER MILTON F	16629 N WAYNE LN	PEARLAND	TX	77584
MEYER MILTON F	16629 N WAYNE LN	PEARLAND	TX	77584

MIDDLETON MARIA B & JOSEFINA B BARON	PO BOX 193	PEARLAND	TX	77588
MILLS GREGORY W & PATSY L	7010 HERON LN	PEARLAND	TX	77584
MILLS KEVIN & CHERIE	5122 BLANCO DR	PEARLAND	TX	77584
	14311 HARVEST GLEN			
MMSN ENTERPRISE OF TEXAS #1	COURT	HOUSTON	TX	77062
MMSN ENTERPRISE OF TEXAS #2 LLC	14311 HARVEST GLEN CT	HOUSTON	TX	77062
MOLINA ALMA T	5202 BALMORHEA	PEARLAND	TX	77584
MORALEZ LEONOR BEATRIZ & HERMILO	5018 BAILEY RD	PEARLAND	TX	77584
MORENO ISIDRO & HERNANDEZ ANGELICA	16614 EWING LN CR 478	PEARLAND	TX	77584
MORENO JOSE L & ROSA	5722 OCHOA RD	PEARLAND	TX	77584
MORGAN DONNA	1907 LOST PLACE	PEARLAND	TX	77581
MORGAN DONNA	1907 LOST PLACE	PEARLAND	TX	77581
MORGENTHALER EDWIN T	2120 YUPON CIRCLE	PEARLAND	TX	77581
MUNOZ ANGEL	16900 WELLBORN DR	PEARLAND	TX	77584
MURPHY JEANNIE	5304 BALMORHEA DR	PEARLAND	TX	77584
NEELY LEWIS L	16713 EWING LN	PEARLAND	TX	77584
NGUYEN HOA KIM	3814 FM 1128 RD	PEARLAND	TX	77584
NGUYEN TUAN QUOC & KIM HUONG THI	16909 WELLBORN DR	PEARLAND	TX	77584
NIXON LYNN FACIANE	16509 HERRIDGE RD	PEARLAND	TX	77584
NWOBI CHINAEMELUM	5312 BALMORHEA DRIVE	PEARLAND	TX	77581
OLSEN KENNETH & CHRISTINE	16619 EWING LN	PEARLAND	TX	77584
ORDENEUX MICHALYN & JACALYN DELANGE	PO BOX 1721	PEARLAND	TX	77588
ORTIZ BRIAN & SHEILA	5116 BLANCO DR	PEARLAND	TX	77584
ORTIZ GUSTAVO	2611 EVERGREEN RD	ODENTON	MD	21113
OSIDIPE TOLULOPE O & OSOWO OLUGBENGA	4214 TAWAKON DR	PEARLAND	TX	77584
	2000 DAIRY ASHFORD			
PARK VILLAGE EST COMM ASSN	SUITE 590	HOUSTON	TX	77077
	2000 DAIRY ASHFORD			
PARK VILLAGE EST COMM ASSN	SUITE 590	HOUSTON	TX	77077
PARSON KAREN	5416 BALMORHEA DR	PEARLAND	TX	77581
PATKE JOHNNY FLOYD	6706 HERON LN	PEARLAND	TX	77584
PAUL MARGARET	16714 N WAYNE LN	PEARLAND	TX	77584
PEARLAND ISD	PO BOX 7	PEARLAND	TX	77588
PENNINGTON STERLING D	5302 BALMORHEA DR	PEARLAND	TX	77584
PINA ALFRED	16607 GLENN LN	PEARLAND	TX	77584
PITTS KELLY B JR ETAL	2108 VERONA DR	PEARLAND	TX	77581
PORTER R WILLIAM	6630 BAILEY RD	PEARLAND	TX	77584
PROCK BRIAN W	5002 BLANCO DR	PEARLAND	TX	77584

R WEST DEVELOPMENT CO INC	7918 BROADWAY STE 106	PEARLAND	TX	77581
R WEST DEVELOPMENT CO INC	7918 BROADWAY ST #106	PEARLAND	TX	77581
RANEY MELISSA & RUSTIN	5412 BALMORHEA DR	PEARLAND	TX	77584
RAVENWOOD ESTATES HOMEOWNERS	PO BOX 1279	PEARLAND	TX	77588
RAVENWOOD ESTATES HOMEOWNERS	PO BOX 1279	PEARLAND	TX	77588
RAVENWOOD ESTATES HOMEOWNERS	PO BOX 1279	PEARLAND	TX	77588
RICE WILLIAM M JR	6609 GRACE LN	PEARLAND	TX	77584
RIZZO JOHN E & ROSA M	16723 HARKEY RD	PEARLAND	TX	77584
ROCK OF POWER	4118 VETERANS DR	PEARLAND	TX	77584
ROEBER S L	16702 MCLEAN RD	PEARLAND	TX	77584
ROEBER S L	16702 MCLEAN RD	PEARLAND	TX	77584
ROEBER S L	16702 MCLEAN RD	PEARLAND	TX	77584
ROSAS FELIPE & EXIE	PO BOX 976	PEARLAND	TX	77588
ROSENTHAL DAVID BARTON & MAY RENEE	5306 BALMORHEA	PEARLAND	TX	77584
SAENZ JOEL H	409 E PARK ST	ALVIN	TX	77511
SAENZ JOEL H	409 E PARK ST	ALVIN	TX	77511
SAENZ MICHAEL & RUTH	16707 HARKEY RD	PEARLAND	TX	77584
SCHAATT NORBERT & GEORGETTE	6918 HERON LN	PEARLAND	TX	77584
SCOTT JACLYN	5410 BALDMORHEA DR	PEARLAND	TX	77584
SELLARS MICHAEL K & SCHON	6610 BAILEY RD	PEARLAND	TX	77584
SELLARS MICHAEL K & SCHON	6610 BAILEY RD	PEARLAND	TX	77584
SEMINOLE PIPELINE CO	PO BOX 4018	HOUSTON	TX	77210
SHOW-ME-PROPERTIES LLC	119 CASON	BROUSSARD	LA	70518
SHURTLEFF FREDA NOTHNAGEL	6730 HERON LN	PEARLAND	TX	77584
SIMPSON WILLIAM BYRON & CAROLYN M	4034 RAVENSWAY COURT	PEARLAND	TX	77584
SMITH KEN B & PATRICIA J	5509 BAILEY RD	PEARLAND	TX	77584
SNYDER TERRENCE E & PATRICIA	2120 KILKENNY DR	PEARLAND	TX	77581
SOLIS OSCAR SR	918 W 12TH ST	FREEPORT	TX	77541
SOLIZ REYNALDO D	6315 AMIE LN COUNTY ROAD 819	PEARLAND	TX	77584
SPENCER MARY	16654 BERRY RD	PEARLAND	TX	77584
SPENCER MARY BURCH	16654 BERRY RD	PEARLAND	TX	77584
STEGALL MARK	16613 EWING LN	PEARLAND	TX	77584
STEVENS C A	PO BOX 280	PEARLAND	TX	77588
STOLZ MARK W & CHARON A	16710 N WAYNE LN	PEARLAND	TX	77584
SUNIGA SAM	16620 EWING LN	PEARLAND	TX	77584
TAYLOR CORINA R	5012 BLANCO DR	PEARLAND	TX	77584
TEXAS GLOBAL INVESTMENT GROUP LLC	2804 GREEN MOUNTAIN DR	PEARLAND	TX	77584

THOMAS E E JR	16701 COUNTY ROAD 104	PEARLAND	TX	77584
THOMPSON WILLIAM B & SUSAN K	5806 LAWRENCE CT	PEARLAND	TX	77584
THUMANN CHAD ALLEN	4002 QUAIL RUN DR	PEARLAND	TX	77584
TIGNER MARCELLA G & BENJAMIN F GRAY	1030 JIMMY PHILLIPS BLVD	ANGLETON	TX	77515
TIGNER MARCELLA G & BENJAMIN F GRAY	1030 JIMMY PHILLIPS BLVD	ANGLETON	TX	77515
TMTB INC	3723 FM 1128	PEARLAND	TX	77584
TRAN LOAN	6506 BAILEY RD #C	PEARLAND	TX	77584
TRAN THANH & DUC THI	PO BOX 841631	PEARLAND	TX	77584
TREVINO FRANK SR	4022 SKYLARK WAY	PEARLAND	TX	77584
TREVINO FRANK SR	4022 SKYLARK WAY	PEARLAND	TX	77584
TREVINO FRANK SR	4022 SKYLARK WAY	PEARLAND	TX	77584
UPSHAW CHARLES & MARGIE	6634 HERON LN	PEARLAND	TX	77584
VEGIL CHARLES & PEGGY	16724 HARKEY RD	PEARLAND	TX	77584
VEGIL CHARLES & PEGGY	16724 HARKEY RD	PEARLAND	TX	77584
VILLAMIEL DOMINGO L	16502 HERRIDGE ROAD	PEARLAND	TX	77584
VILLAMIN ROLAND	5104 BLANCO DR	PEARLAND	TX	77584
VU HA D	6506 BAILEY RD	PEARLAND	TX	77584
WALKER WATER WORKS INC	PO BOX 907	EL CAMPO	TX	77437
WALKER WATER WORKS INC	PO BOX 907	EL CAMPO	TX	77437
WARREN MARIAN S	4823 LEWIS DR	PEARLAND	TX	77584
WHITE LEON & MOLLY	16630 HERRIDGE RD	PEARLAND	TX	77584
WILLIAMS DAVID A & ROBIN S	6930 HERON LN	PEARLAND	TX	77584
WILLIAMS PATRICIA A	6615 GRACE LN	PEARLAND	TX	77584
WILLIAMS TRAVIS W & CRYSTAL	4216 TAWAKON DR	PEARLAND	TX	77584
WILSON RICHARD L	16806 COUNTY ROAD 831	PEARLAND	TX	77584
WISEMAN RODGER & CHARLENE	6818 HERON LN	PEARLAND	TX	77584
WOOD JEREMY M & TRACY M	5408 BALMORHEA DR	PEARLAND	TX	77584
WOOD KENNETH D JR	16505 HERRIDGE RD	PEARLAND	TX	77584
ZUELKE MICHAEL A	3929 QUAIL RUN DR	PEARLAND	TX	77584



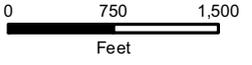
City of Pearland Zoning Area 2

Proposed Zoning

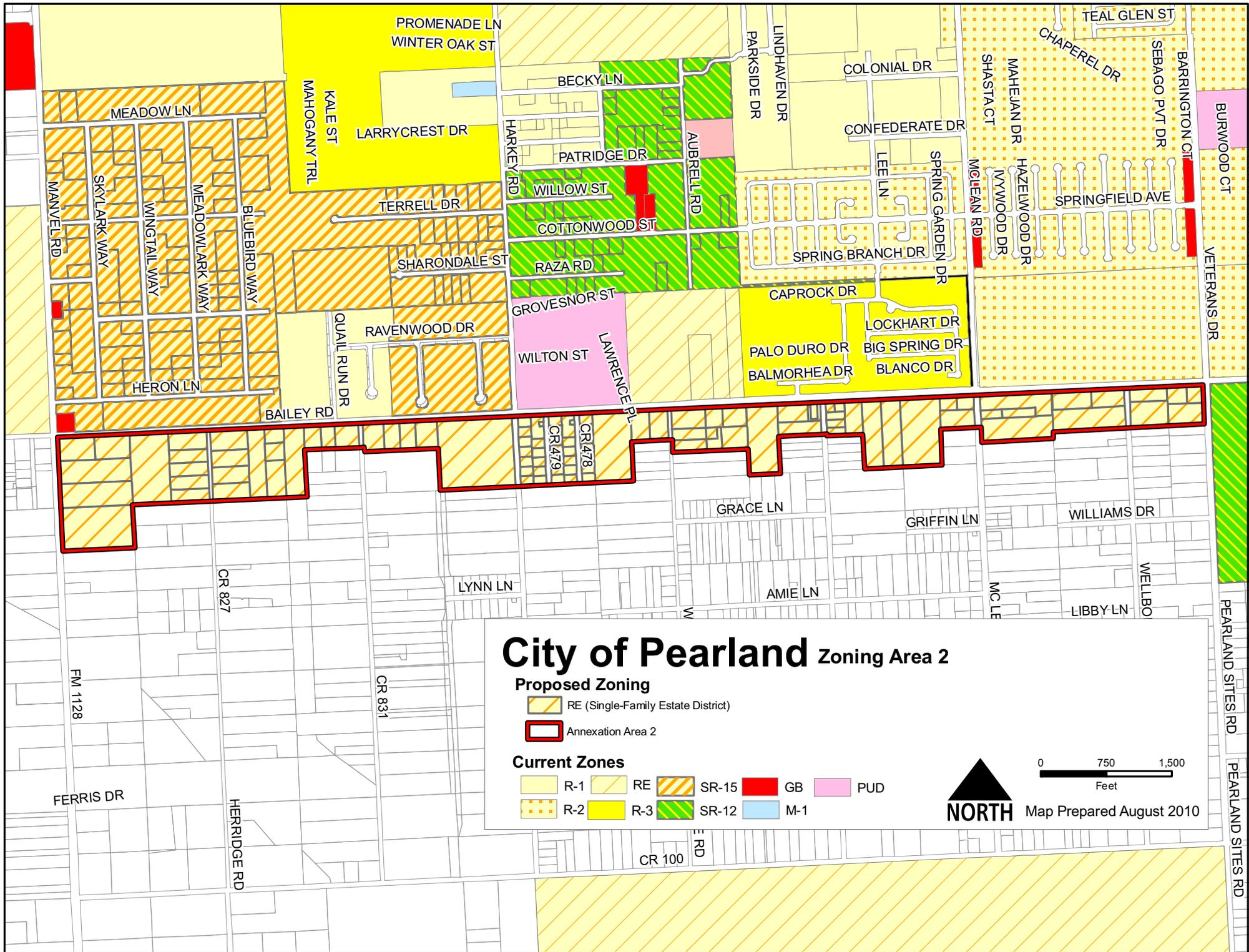
-  RE (Single-Family Estate District)
-  Annexation Area 2

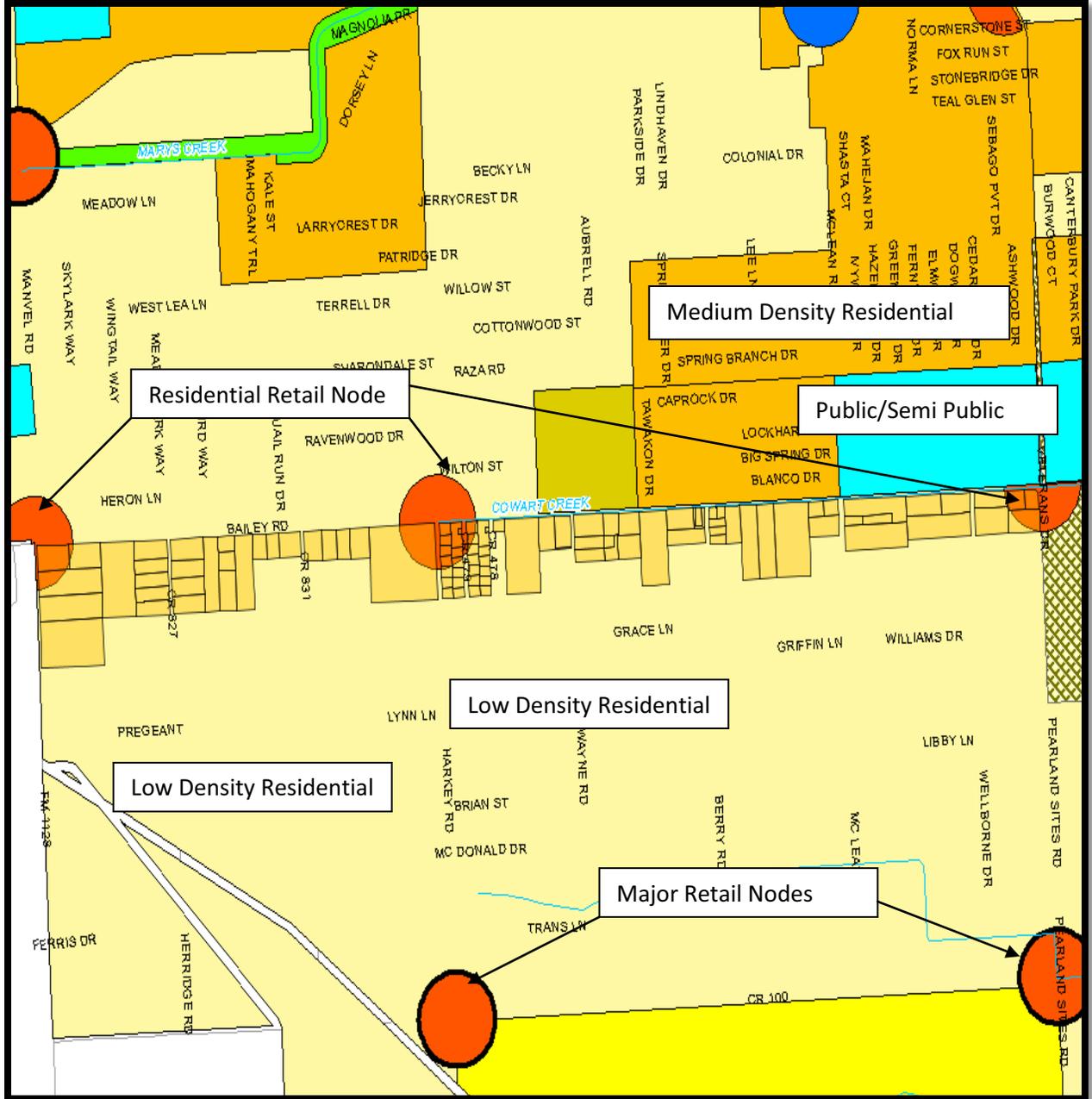
Current Zones

-  R-1
-  RE
-  SR-15
-  GB
-  PUD
-  R-2
-  R-3
-  SR-12
-  M-1



Map Prepared August 2010





FUTURE LAND USE MAP

AREA 2



NORTH

Property generally located south of Bailey Road from FM 1128/Manvel to Veterans Road.



**AERIAL MAP
AREA 2**

↑
NORTH

Property generally located south of Bailey Road from FM 1128/Manvel to Veterans Road.

P&Z Agenda Item

C



CITY OF PEARLAND PLANNING & ZONING

TO: Planning and Zoning Commission

FROM: Evan DuVall

DATE: 09/15/2010

SUBJECT: Zoning of Annexation Area 3

The City of Pearland is requesting the Annexation of Areas 3&4, which is composed of approximately 307 acres within Pearland's Extraterritorial Jurisdiction (ETJ). These areas are a majority of single-family residences and vacant land; however, there are a few commercial or retail uses. As required by Texas State Statutes, two public hearings were conducted for the Annexation, the first on August 2nd, 2010 and the second on August 16th, 2010. The City Council voted 3-2 to approve the first reading of the Annexation Ordinance on September 13th, 2010. The second reading is scheduled for September 27th, 2010. On August 16th, 2010 a Joint Public Hearing was held regarding the zoning of Annexation Areas 3&4.

Several concerns regarding the zoning of Annexation of Areas 3&4 were voiced by the audience and City Council during the Joint Public Hearing on August 16th, 2010. These concerns included the lack of citizen participation during the public hearing regarding zoning and the blanket zoning of R-E (Single-Family Estate District) zoning for Areas 3&4. The City Council advised staff and the Planning and Zoning Commission to examine the proposed zoning and determine a more effective plan for the subject properties. On August 16, 2010 the Planning and Zoning Commission conducted a meeting to discuss a recommendation for the Zoning of Annexation of Areas 3&4.

The Planning and Zoning Commission discussed the zoning of Annexation Areas 3&4. This discussion eventually lead to the Planning Commission tabling the Zoning of Annexation Areas 3&4 in order to conduct more research and work with staff on another zoning proposal. A site visit was conducted by Henry Fuyertes, a Planning and Zoning Commissioner and Planning Staff, but did yield a new zoning proposal for Annexation Areas 3&4.

This Planning and Zoning Commission meeting will be an opportunity to examine a new proposal for zoning proposal for Annexation Areas 3&4. There are two

nodes within Annexation Areas 3&4; a Minor Retail Node is located at the intersection of Broadway and CR 48 and a Major Retail Node is located at the intersection of CR 59 and CR 48. These retail nodes would be an opportunity to zone these properties commercial, as they would be in conformance with the Future Land Use Plan. The Planning Commission will make a zoning recommendation on 09/20/2010 for Annexation Areas 3&4.

Upon Annexation, these properties will obtain the default zoning of Suburban Development District (SD) as dictated by the Unified Development Code. This default zoning will remain until either this zoning case (2010-06Z) is approved or other zoning action is taken. The Planning and Zoning Commission currently has several options regarding the zoning of Annexation Areas 3&4.

Option 1:

Recommend approval of the original zoning proposal of Single-Family Estate District (R-E) for Annexation Areas 3&4 (See Attached Annexation Schedule).

Option 2:

Proceed with a new proposal for zoning of Annexation Areas 3&4 (See Attached Annexation Schedule).

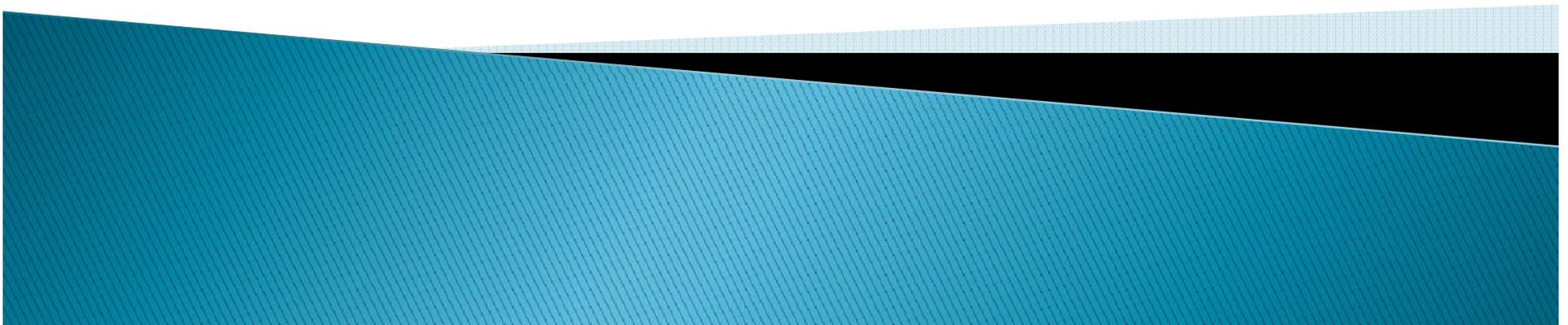
Exhibits

P & Z September 20th, Presentation
Areas 3&4 Original Zoning Proposal
2010 Annexation and Zoning Schedule
August 16th, 2010 JPH Staff Report

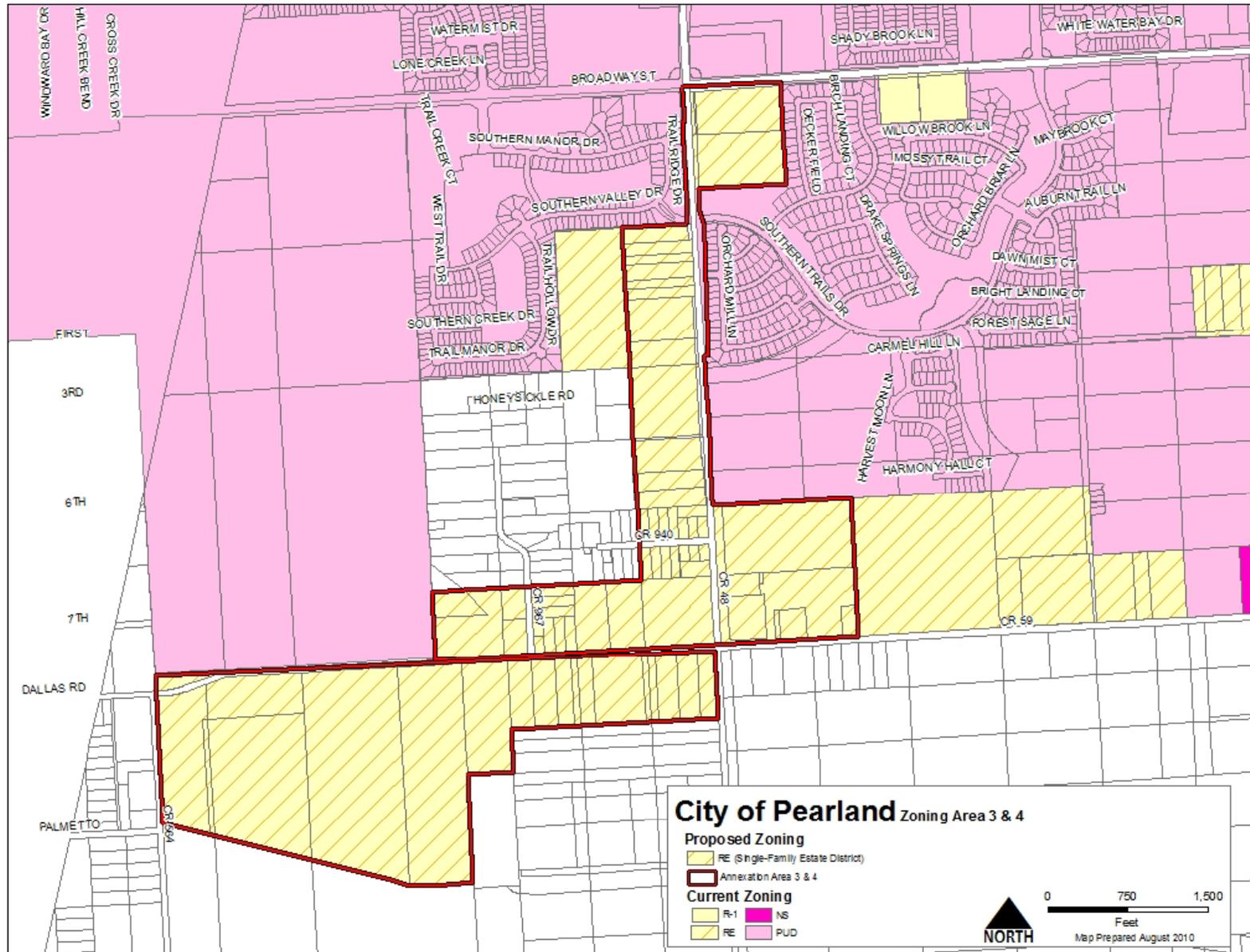
Annexation Areas 1, 2, 3&4

September 20th, 2010

Planning and Zoning Commission



Areas 3&4: Original Proposed Zoning

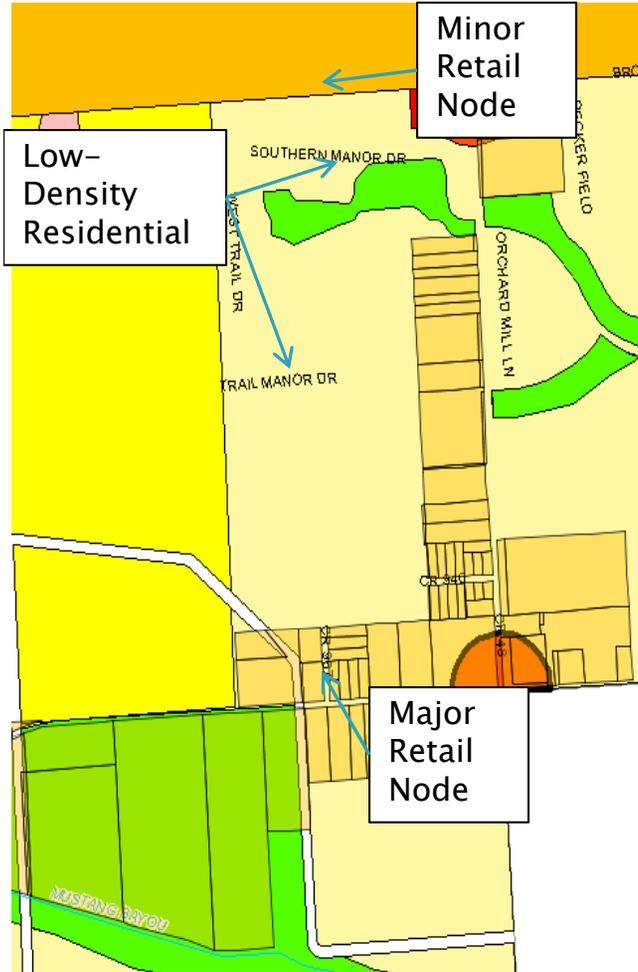


Areas 3 & 4: Current Uses

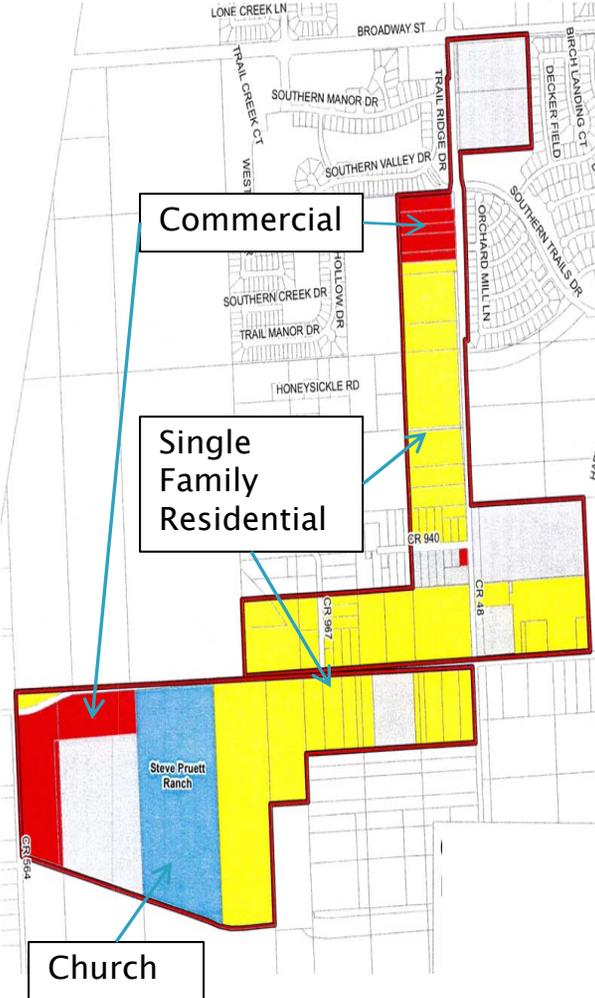


ANNEXATION AREA 3&4: COMPARISON

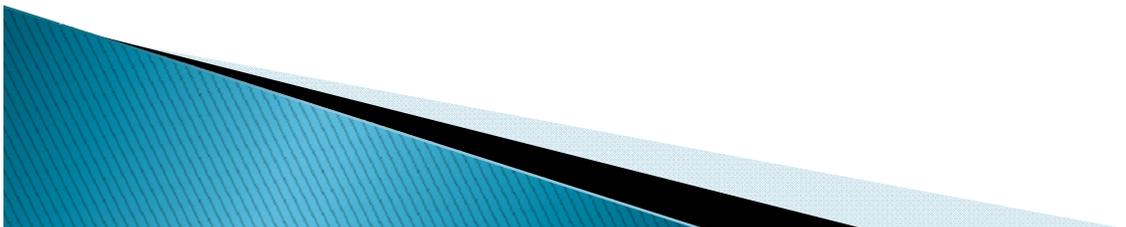
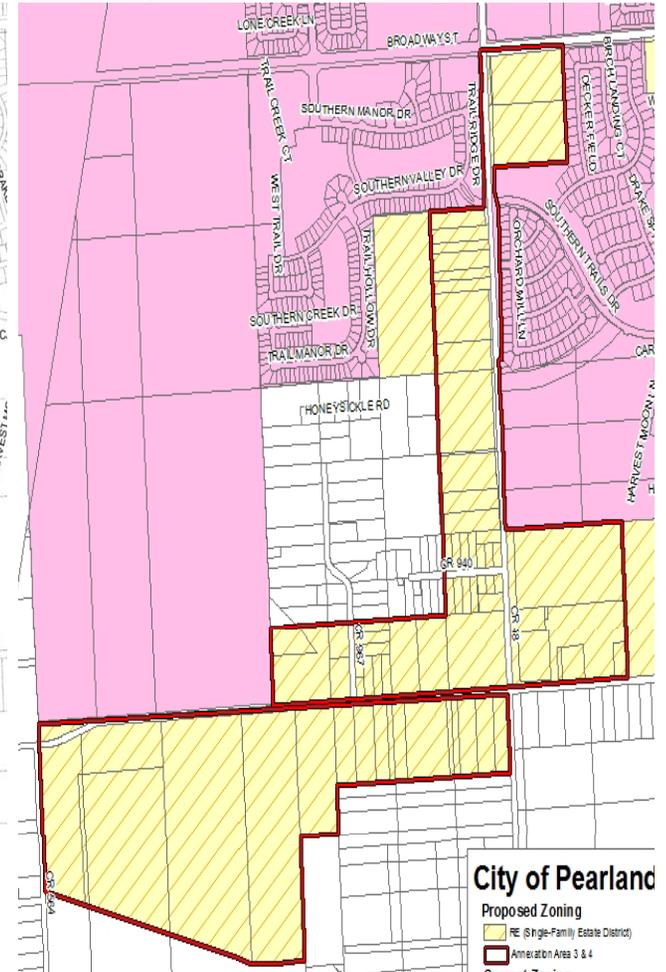
Future Land Use Map

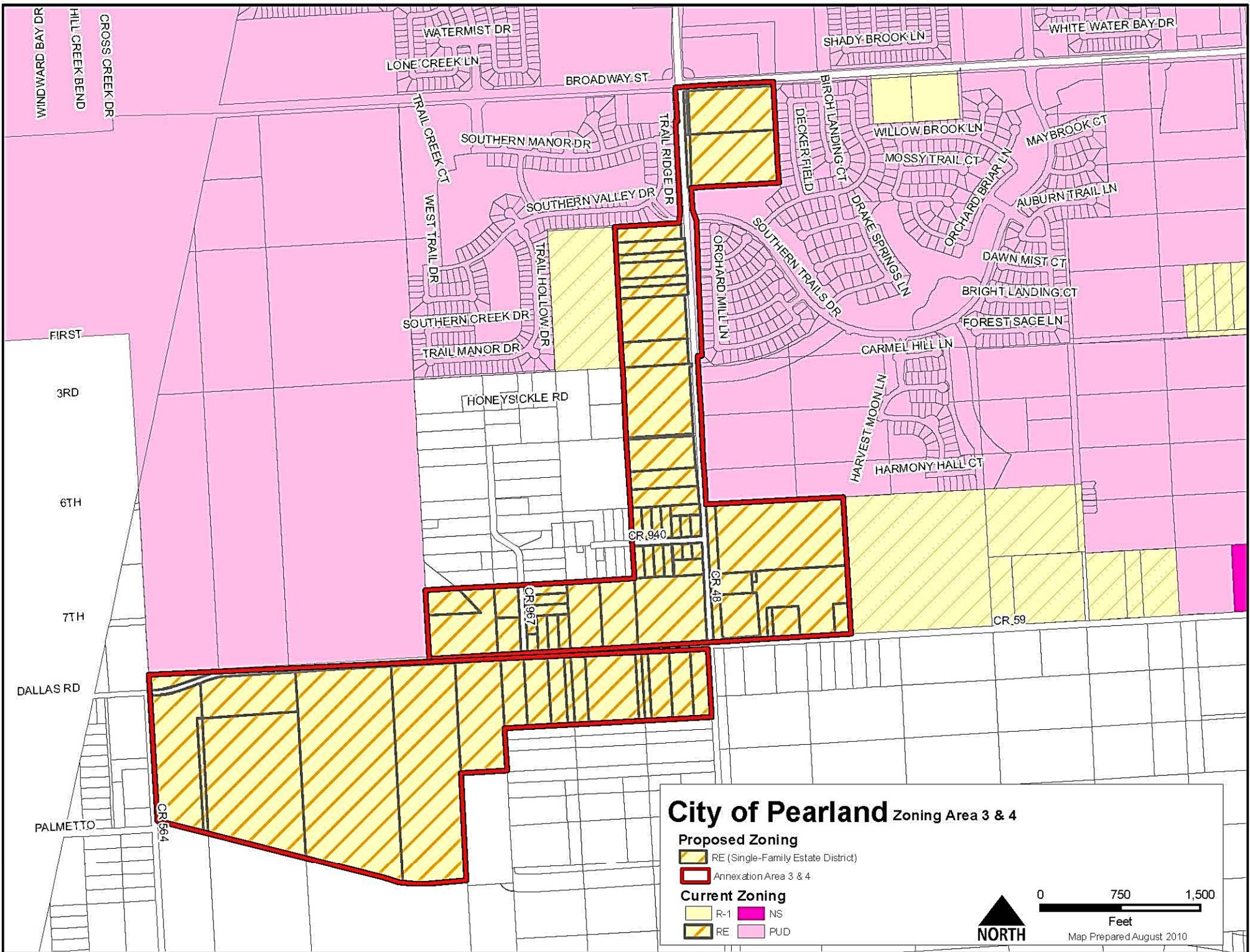


Current Land Use Survey



Proposed Zoning:





City of Pearland Zoning Area 3 & 4

Proposed Zoning

- RE (Single-Family Estate District)
- Annexation Area 3 & 4

Current Zoning

- R-1
- RE
- NS
- PUD

Scale: 0 750 1,500 Feet

Map Prepared August 2010

NORTH

2010 Annexation and Zoning Schedule - Tentative

Please contact Planning Department at 281-652-1768, if you have any questions

August 31, 2010

Dates in Red indicate the future meeting dates with City Council and/or Planning and Zoning Commission

Annexation Schedule	City Council 1st PH	City Council 2nd PH	First Reading	Second Reading	Zoning
Area 1	8/2/2010	8/16/2010	9/13/2010	9/27/2010	SD**
Area 2	8/2/2010	8/16/2010	9/13/2010	9/27/2010	SD**
Area 3&4	8/2/2010	8/16/2010	9/13/2010	9/27/2010	SD**
Area 5***	TBD in November	TBD in November	TBD in December	TBD in December	TBD
Area 6	TBD	TBD	TBD	TBD	TBD

* Legal department determined that annexation process needs to start again in November, with two public hearings.

** As per legal department, no notification is required for default zoning to SD (Suburban Development)

*** Tentative - To be finalized after September 20, 2010.

Zoning Schedule	Legal ads to Newspaper	Last Day for Mailing Notices	P & Z Meeting Recommendation from JPH on 8/16/10	First Reading	Second Reading
Area 1 (RE)	8/27/2010	9/10/2010	9/20/2010	10/11/2010	10/25/2010
Area 2 (RE)	8/27/2010	9/10/2010	9/20/2010****	10/11/2010	10/25/2010
Area 3/4 (RE)	8/27/2010	9/10/2010	9/20/2010	10/11/2010	10/25/2010

Staff may withdraw any zone change that is denied by the P & Z.

**** Staff to recommend alternate zoning and meet with residents before this meeting.

For zone changes denied by P & Z due to a second public hearing requirement, or deferred

Zoning Schedule	Legal ads to Newspaper (12:00 PM)	Last Day for Mailing	Second JPH (As per P & Z's directive)	First Reading	Second Reading
Area 1 (RE & NS)	9/24/2010	10/8/2010	10/18/2010****	11/8/2010	11/22/2010
Area 2 (RE & GB)****	9/24/2010	10/8/2010	10/18/2010	11/8/2010	11/22/2010
Area 3/4 (RE)****	9/24/2010	10/8/2010	10/18/2010	11/8/2010	11/22/2010
Area 5 (Mix)	10/29/2010*	11/12/2010*	11/15/2010	12/13/2010	12/13/2010*****
Area 6 (TBD)	TBD (Consultant)	TBD	TBD	TBD	TBD

***** In December, typically the two readings are held on the same night, due to the holidays.

JOINT PUBLIC HEARING AGENDA ITEM MEETING OF AUGUST 16, 2010

Zone Designation No. 2010-06Z Annexation Area 3 & 4

A request of the City of Pearland for proposed Single-Family Estate District (R-E) zoning for Annexation Areas 3 & 4, on the following described property, to wit:

General Location: Generally located along Kingsley Drive south of Broadway Street and near the intersection of CR 59 and CR 48 and to the west up to Woodfin.

APPROVAL PROCESS: After this Joint Public Hearing, the requested zone change application will be considered as follows:

Planning and Zoning Commission: August 16, 2010*

City Council for First Reading: September 13, 2010*

City Council for Second Reading: September 27, 2010*

(*dates subject to change if item is tabled)

SUMMARY: The City of Pearland is considering Annexation of Areas 3&4 and has conducted the first Public Hearing on 08/02/2010. The second Public Hearing is being held on 08/16/2010 and the first reading of the Annexation Ordinance will occur on 09/13/2010. Subsequent to Annexation the City of Pearland proposes to zone the properties.

The City of Pearland is requesting approval of Single-Family Estate District (R-E) zoning for 307 acres within Areas 3 & 4 of the 2010 Annexation Plan. As the Capital Improvement Project (CIP) and Service Plans dictate, the City of Pearland is committed to providing infrastructure improvements such as roads, water & sewer and drainage for the subject areas. The existing condition of incompatible uses located in close proximity to each other will be exacerbated by unplanned growth. The adoption of Single-Family Estate District (R-E) zoning for Areas 3 & 4 will ensure that development will occur in collaboration with the

City of Pearland's infrastructure improvements.

The subject area has single-family residential uses, several commercial uses and vacant tracks of land. The majority of land is being used for single-family residences. According to a staff survey conducted in May 2010, indicated that this area contains fifty-three (53) single-family residences, two (2) single-family residences with commercial uses and ten (10) commercial uses and ten (10) vacant parcels. The commercial uses include equipment storage, parking, a gas & oil business, a warehouse, a fuel station, a commercial garage, a neighborhood icehouse, bar, restaurant, a new building under construction, a storage warehouse, a church, Steve Pruett Ranch and a junk yard.

The Single-Family Estate District (R-E) zoning will match the majority of uses within Annexation Areas 3&4 and conform to Comprehensive Plan.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	PUD and Single-Family Estate District (R-E)	Single-Family Residential (Southern Trails)*
East	PUD and Single-Family Estate District (R-E)	Single-Family Residential, Undeveloped Land and Agriculture*
South	City of Pearland ETJ	Mustang Bayou and Gravel Pits*
West	PUD, City of Pearland ETJ	Single-Family Residential, Undeveloped Land and Agriculture*

* Note: These are the predominant uses, there may be other uses not listed.

CONFORMANCE TO THROUGHFARE PLAN: The Thoroughfare Plan designates CR 48 as a Major Thoroughfare to be widened to a 120-foot right of way and CR 59 as a Secondary Thoroughfare to be developed with a 100-foot right-of-way.

Currently, the existing CR 48 and CR 59 are not in conformance with the recommendations of the Thoroughfare Plan.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends "Low Density Residential" for the subject property. A typical lot of 8,800-22,500 square feet in size is considered appropriate in Low Density Residential Areas. The proposed Single-Family Estate District (R-E) zoning designation conforms to this land-

use designation. In addition, the Comprehensive Plan also designates the intersections of CR 48 & Broadway and CR 48 & CR 59 as being appropriate locations for retail/office nodes.

AVAILABILITY OF UTILITIES: The City's current Water Model and Master Plan has identified future projects that would provide additional service as the area grows. The Master Plan currently has identified a location for a future water treatment plant on the west side of Pearland, which would require the need for a future 20" and 30" transmission lines along Area 3 and Area 4.

However, the City of Pearland will provide a level of service consistent with other areas of the City with similar topography, land use and population density.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: For all new uses or development, the subject properties will have to satisfy the requirements of the current Unified Development Code (UDC). The established non-conforming buildings and uses will be allowed to continue, however any new development will be required to meet all of the standards within Unified Development Code (UDC).

PUBLIC NOTIFICATION: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper.

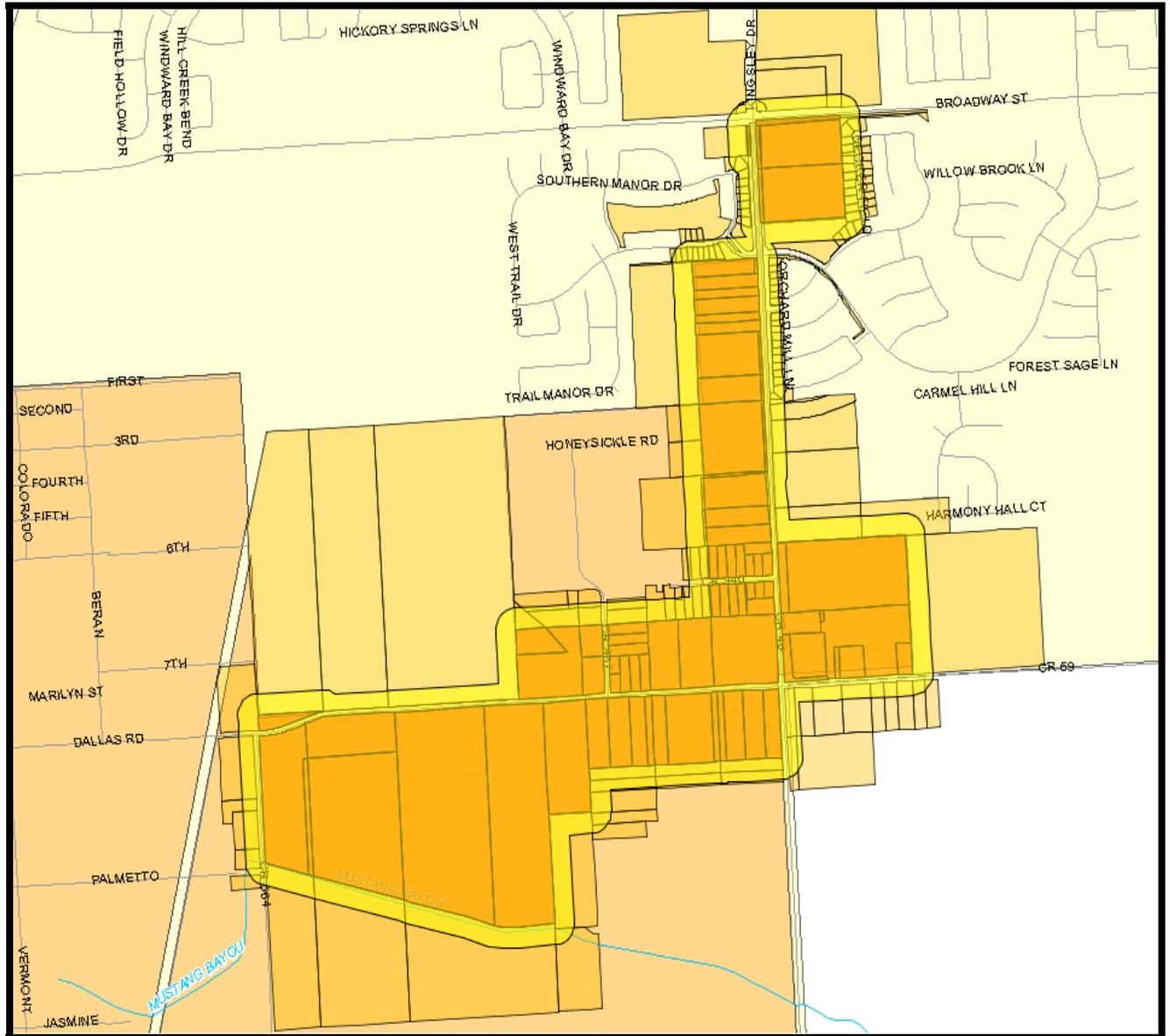
OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST: No opposition has been received for this Public Hearing, but opposition was received for the Annexation of Area 3&4.

STAFF RECOMMENDATION: Staff recommends approval of the proposed zoning of Single-Family Estate District (R-E) for Annexation Areas 3&4 for the following reasons:

1. Conformance to the Future Land Use Plan & Collaboration with infrastructure improvements.
2. Encourage planned growth in conformance with city standards including the Unified Development Code, and other city codes.

SUPPORTING DOCUMENTS:

- Abutter Map
- Abutters and Owners Area 3&4
- City of Pearland Zoning Area 3&4
- Future Land Use Map
- Aerial Map



ABUTTER MAP AREAS 3 & 4

↑
NORTH

LOCATED ALONG KINGSLEY DRIVE SOUTH OF BROADWAY STREET AND NEAR THE INTERSECTION OF CR 59 AND CR48 AND TO THE WEST UP TO WOODFIN

**Abutters and Owners
Area 3&4**

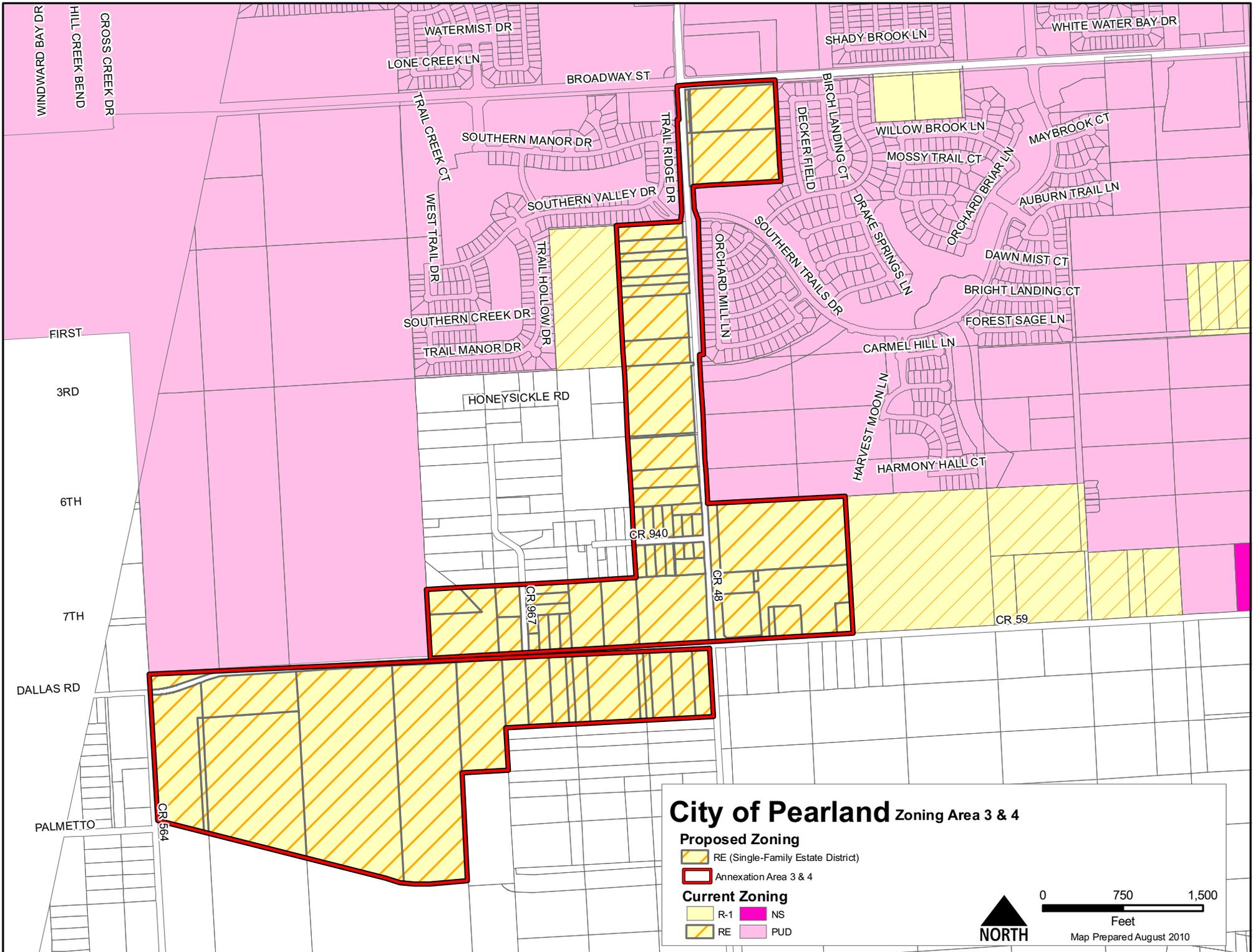
Property Owner	Property Owner Address	City	State	Zip
2004 MUSTANG CREEK LTD	7676 WOODWAY DR	HOUSTON	TX	77063
ADAIR JIM & LINDA	3011 HONEYSICKLE ST	ROSHARON	TX	77583
ALVARADO JOSE & GUADALUPE	1139 WOODBRIDGE AVE	PEARLAND	TX	77584
ARMSTRONG JAMES DONALD	1440 COUNTY ROAD 59	ROSHARON	TX	77583
ASHTON HOUSTON RESIDENTIAL LLC	11375 S SAM HOUSTON PKWY W STE 100	HOUSTON	TX	77031
ATCHISON MARTIN V III & HEATHER M	12818 SOUTHERN VALLEY DR	PEARLAND	TX	77581
BALLIS BILLY T	382 LEONA LANE	BAY CITY	TX	77414
BEAMAN NED L	1422 COUNTY ROAD 59	ROSHARON	TX	77583
BELLOW LESTER JR & SHEILA H	3110 DECKER FIELD LN	PEARLAND	TX	77584
BELTWAY 23 LTD	5855 SOVEREIGN DR	HOUSTON	TX	77036
BERNARDO FROILAN A & LUCITA BRAZORIA COUNTY COURT HOUSE	1003 HUNTINGTON DR 451 N VELASCO SUITE 230 3200 SOUTHWEST FRWY STE	PEARLAND ANGLETON	TX TX	77584 77515
BRAZORIA COUNTY MUD #34	2600 3200 SOUTHWEST FRWY STE	HOUSTON	TX	77027
BRAZORIA COUNTY MUD #34	2600	HOUSTON	TX	77027
BROWN RAYMOND S	3007 1/2 HONEYSICKLE STREET	ROSHARON	TX	77583
BURT CHRISTOPHER C	3001 DECKER FIELD LANE	PEARLAND	TX	77584
BUSH LINDA DENISE	PO BOX 53	STOCKDALE	TX	78160
CAMPBELL LARRY	1835 COUNTY ROAD 59	PEARLAND	TX	77584
CANCINO JOSE L & MARGO	1515 COUNTY ROAD 59	ROSHARON	TX	77583
CANTU DANIEL & SILVIA R	1710 COUNTY ROAD 59	ROSHARON	TX	77583
CANTU GINA DEL RIO	1602 CR 59	ROSHARON	TX	77583
CANTU MARGARITO & MARIA	3004 HONEYSICKLE ST	ROSHARON	TX	77583
CANTU RAMON G & GINA D	3202 COUNTY ROAD 48	ROSHARON	TX	77583
CASTRO BLADIMIR & LAREIN A	1700 COUNTY ROAD 59	ROSHARON	TX	77583
CHAMBERS JAMES M JR	3107 HONEYSICKLE ST	ROSHARON	TX	77583
CHURCHILL JOHN	2406 COUNTY ROAD 48 11375 W SAM HOUSTON PARKWAY S STE 100	ROSHARON HOUSTON	TX TX	77583 77031
CL ASHTON WOODS LP	5524 PALM ROYALE	SUGARLAND	TX	77479
COLLINS RICKY				
DAO HOI DUY & VO GIAO-LINH THI	10 LANCELOT LN	CONROE	TX	77304
DEL RIO LENORA GUTIERREZ	PO BOX 481	FRESNO	TX	77545
DELGADO JUAN & MARIA	7112 SCHLEY ST	HOUSTON	TX	77087
DOWNING NICHOLAS & JENNIFER	12805 SOUTHERN VALLEY DRIVE	PEARLAND	TX	77584

DUBOSE ACQUISITION PARTNERS	14405 WALTERS RD	HOUSTON	TX	77014
EVANS ALLEN	1901 COUNTY ROAD 59	PEARLAND	TX	77584
FERNANDEZ ABELARDO	2810 LELIA ST	STAFFORD	TX	77477
FERRER FLORENCE & FERNANDO JR	1335 COUNTY ROAD 59	ROSHARON	TX	77583
FLORENDO JESUS BAUTISTA & JOSEPHINE	1335 CR 59 LOT 2	ROSHARON	TX	77583
GEORGE BENETTA & FLEMING G PANJIKKARAN	3111 TRAIL RIDGE DR	PEARLAND	TX	77581
GEORGE RONALD D & DONNA M VELA	2310 COUNTY ROAD 59	MANVEL	TX	77578
GMAC MODEL HOME FINANCE INC	6802 PARAGON PL STE 350	RICHMOND	VA	23230
GODINEZ REYNALDO D & SUSAN M	3109 DECKER FIELD LN	PEARLAND	TX	77584
GONZALES RAY & ADA	1519 COUNTY ROAD 59	ROSHARON	TX	77583
GONZALEZ JAIME & CAROLINA & ROBERTO S	13126 SYCAMORE HEIGHTS	HOUSTON	TX	77065
GONZALEZ JAIME & CAROLINA & ROBERTO S	13126 SYCAMORE HEIGHTS	HOUSTON	TX	77065
GREEN MARCUS NEAL & CHANDRA M	3008 DECKER FIELD LN	PEARLAND	TX	77584
GROUNDS CYNTHIA LYNN (RIVAS)	PO BOX 1289	FRESNO	TX	77545
GUERRA MARTIN & ILIANA	3011 HONEYSICKLE ST	ROSHARON	TX	77583
GUILLORY BERTINE	2940 COUNTY ROAD 48	ROSHARON	TX	77583
HABARI TRUST NO 2	2101 CRAWFORD ST	HOUSTON	TX	77002
HADDOCK CONSTRUCTION CO	P O BOX 1263	FRIENDSWOOD	TX	77549
HAMMACK CAROL	1434 COUNTY ROAD 59	ROSHARON	TX	77583
HARPER ERIC L & TERI L	3105 TRAIL RIDGE DR	PEARLAND	TX	77584
HEARN LOUIS & SHIRLEY	4142 COUNTY ROAD 48	ROSHARON	TX	77583
HOANG MINHCHAU	11305 PALM BAY ST	PEARLAND	TX	77584
IMPERIAL HOMES TEXAS LTD	10555 RICHMOND AVE	HOUSTON	TX	77042
JESSIE ADRIANNE J	12816 SOUTHERN VALLEY DR	PEARLAND	TX	77584
JOHNSON ANDREW W	2710 COUNTY ROAD 48	ROSHARON	TX	77583
JOHNSON MARGARET C	1711 OLEANDER ST	ROSHARON	TX	77583
JOHNSON ROBERT D	1713 OLEANDER ST	ROSHARON	TX	77583
JOWERS BRIAN T	1618 OLEANDER ST	ROSHARON	TX	77583
KINGSLEY PARTNERS LP	1050 EAGLES LANDING PKWY STE 300	STOCKBRIDGE	GA	30281
KOSHY MATHEW	3106 ALEXANDROS CT	PEARLAND	TX	77584
LAM JOHN & SAWEE P	3320 COUNTY ROAD 48	ROSHARON	TX	77583
LANEY JOE R	2018 MUSTANG LN	ROSHARON	TX	77583
LE TRAM	12503 PEPPER CREEK	PEARLAND	TX	77584
LEE JENNIFER C	3107 DECKER FIELD LN	PEARLAND	TX	77584

LEONARD SCOTT P	12507 PEPPER CREEK LN	PEARLAND	TX	77584
LILLEY JUANITA	1714 OLEANDER	ROSHARON	TX	77583
LUPO CATHY LEE	2819 CR 48	ROSHARON	TX	77583
MANESS FERRIS M	PO BOX 482	FRESNO	TX	77545
MAYER CHRISTIAN H	1619 OLEANDER ST	ROSHARON	TX	77583
MCDONALD JOHN & TERRI	3101 DECKER FIELD LN	PEARLAND	TX	77584
MCMAHAN JOHN T	6 HUNTERS RIDGE CT	HOUSTON	TX	77024
MENDOZA LARRY & BRENDA J	2818 COUNTY ROAD 48	ROSHARON	TX	77583
MENIFEE HOWARD S	1507 COUNTY ROAD 59	ROSHARON	TX	77583
	8300 W AIRPORT BLVD APT			
MENIFEE SHANDRA ROCHELLE	1111	HOUSTON	TX	77071
MONGE SANTIAGO & TEJANO				
FRANK	6018 BROUSSARD	ARCOLA	TX	77583
MOORE WAYNE	925 CR 59	ROSHARON	TX	77583
NELSON JACK OR DAWN	1719 OLEANDER ST	ROSHARON	TX	77583
NELSON JACK THOMAS ESTATE	1719 OLEANDER	ROSHARON	TX	77583
NEPOMUCENO SERAFIN & LEISHA	2764 SPRUCE STREET	UNION	NJ	7083
NEWMARK HOMES LP	10455 BRIAR FOREST DR	HOUSTON	TX	77042
NEWMARK HOMES LP	10455 BRIAR FOREST DR	HOUSTON	TX	77042
NG JAYSON & MYLAN NGO &				
KIEM NGO	3108 DECKER FIELD LN	PEARLAND	TX	77584
NGO THONG	3105 DECKER FIELD LN	PEARLAND	TX	77584
NGUYEN DAT V & CYNDI M	3112 DECKER FIELD LN	PEARLAND	TX	77584
NGUYEN PHONG THUY &BANG				
VAN TRAN	4734 LINCOLNSHIRE RD	HOUSTON	TX	77048
NGUYEN PHONG THUY &BANG				
VAN TRAN	4734 LINCOLNSHIRE RD	HOUSTON	TX	77048
NGUYEN STEVEN PHI & HOA LE				
TANG	3109 TRAIL RIDGE DR	PEARLAND	TX	77584
NGUYEN TONY	12807 SOUTHERN VALLEY DR	PEARLAND	TX	77584
NGUYEN TUAN	4106 N WEBBER DR	PEARLAND	TX	77584
NGUYEN VIET LINH	11002 CORONA LN	HOUSTON	TX	77072
NTT FAMILY SUPPLEMENTAL				
NEEDS TRUST	13026 CRESCENT MANOR LN	HOUSTON	TX	77072
OLIVA EPIFANIO G	1503 COUNTY ROAD 59	ROSHARON	TX	77583
OLMOS REYNALDO	1727 OLEANDER	ROSHARON	TX	77583
PAUL PRINCY & SHAJAN U				
POULOSE	3107 TRAIL RIDGE DR	PEARLAND	TX	77584
PEARLAND 5948 LTD	1520 OLIVER ST	HOUSTON	TX	77007
PEARLAND INVESTMENTS LTD	PO BOX 95398	LAS VEGAS	NV	89193
PEDRAZA RAFAEL III	PO BOX 430	MANVEL	TX	77578
PEREZ JESSE & JANET SPRINGS	1622 OLEANDER ST	ROSHARON	TX	77583
PHAM TILLY TRANG	8001 S LOOP EAST 410	HOUSTON	TX	77012
PONDEROSA AT LONESOME PINE,	P O BOX 36069	HOUSTON	TX	77236

LLC

RAGER EARLINE	PO BOX 253	FRESNO	TX	77545
RIVAS KATHRYN	PO BOX 1254	FRESNO	TX	77545
SANCHEZ ANGEL	3608 COUNTY ROAD 564	ROSHARON	TX	77583
SCHILD MELVIN R & DIANNA L	2342 COUNTY ROAD 48	ROSHARON	TX	77583
SCR C20B DEVELOPMENT LP	4201 W BROADWAY	PEARLAND	TX	77584
SHADOW CREEK RANCH MAINTENANCE	% AMI	HOUSTON	TX	77040
SMART LENORAY & ROSALYN	3115 COUNTY ROAD 48	ROSHARON	TX	77583
SPRINT PIPELINE SERVICES LP	3511 COUNTY ROAD 564A	ROSHARON	TX	77583
STEVENS & PRUETT FOUNDATION FOR	PO BOX 100	FRESNO	TX	77545
STODDARD GROUP LTD	6505 W PARK BLVD	PLANO	TX	75093
SUPPATKUL TOMMY SUWAT & JURAIWAN	2750 COUNTY ROAD 48	ROSHARON	TX	77583
SUPPATKUL TOMMY SUWAT & JURAIWAN	2750 COUNTY ROAD 48	ROSHARON	TX	77583
TDW ENTERPRISES LLC	2606 SHADY SPRINGS CT	PEARLAND	TX	77584
TEP LARRY M & KELLEY	3338 COUNTY ROAD 48	ROSHARON	TX	77583
TEP SOK	3336 CR 48	ROSHARON	TX	77583
THAI CHINH V & LY K	12019 PALMETTO SHORE DR	HOUSTON	TX	77065
TIERRA GRANDE LLC	11411 GLADEWATER	PEARLAND	TX	77581
TORRES AMILCAR RENE & ROSA ORBELINA	3206 DRAGONWICK DR	HOUSTON	TX	77045
VARUGHESE THOTTINAL A & ANEETA	12801 SOUTHERN MANOR TRL	PEARLAND	TX	77584
VASQUEZ JOHN G & YOLANDA	2330 COUNTY ROAD 48	ROSHARON	TX	77583
VASQUEZ RUFINO	1702 OLEANDER ST	ROSHARON	TX	77583
VILLAZANA JOSE L	1631 COUNTY ROAD 59	ROSHARON	TX	77583
VU NGUYEN T & LUU T BUI	12814 SOUTHERN VALLEY DR	PEARLAND	TX	77584
WILLIAMS JARED & SHACARLA	3101 TRAIL RIDGE DR	PEARLAND	TX	77584
ZHENG ZHONG & SWEE TENG CHIN	3103 DECKER FIELD LN	PEARLAND	TX	77584



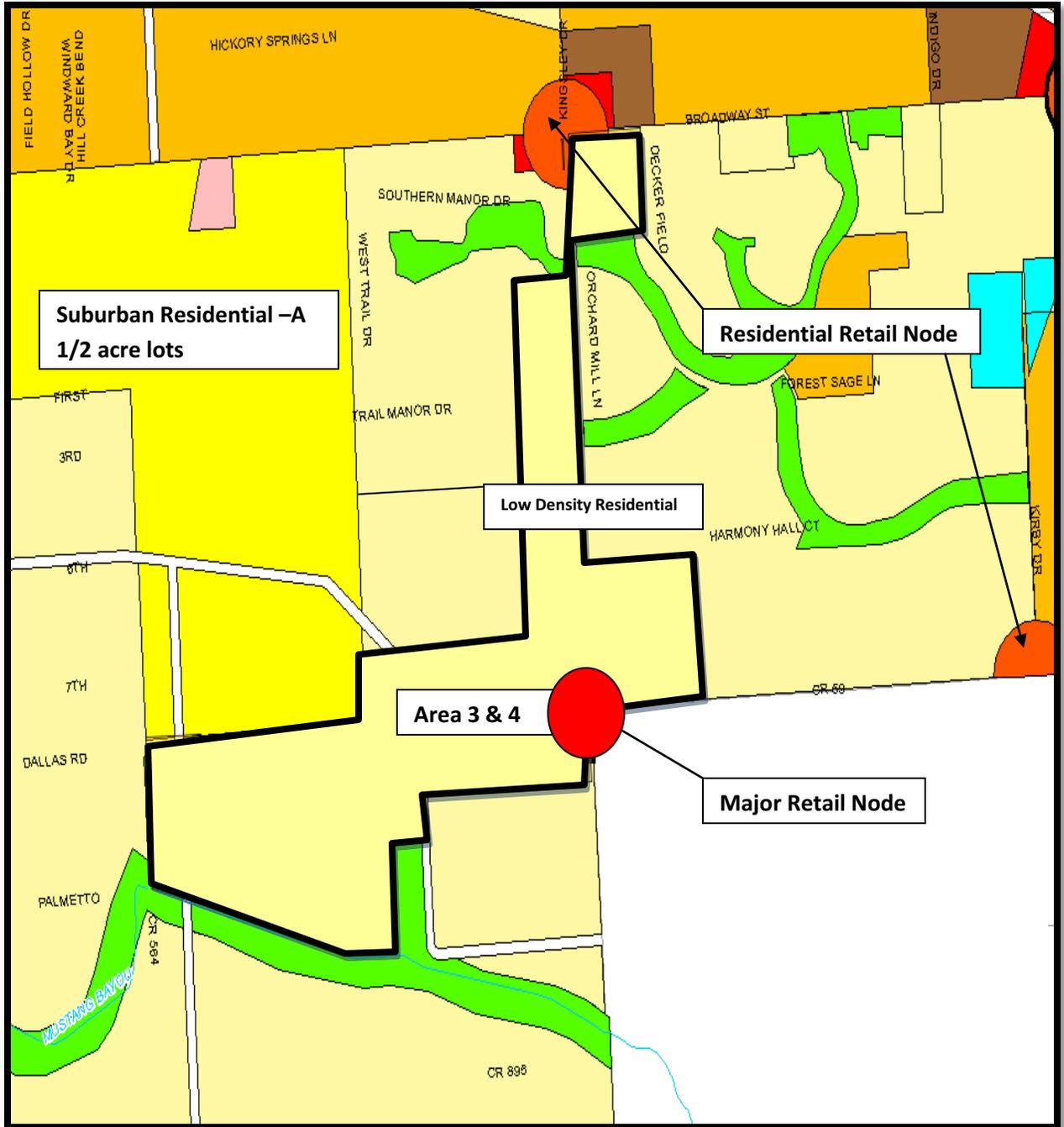
City of Pearland Zoning Area 3 & 4

- Proposed Zoning**
-  RE (Single-Family Estate District)
 -  Annexation Area 3 & 4

- Current Zoning**
-  R-1
 -  PUD
 -  NS



Map Prepared August 2010



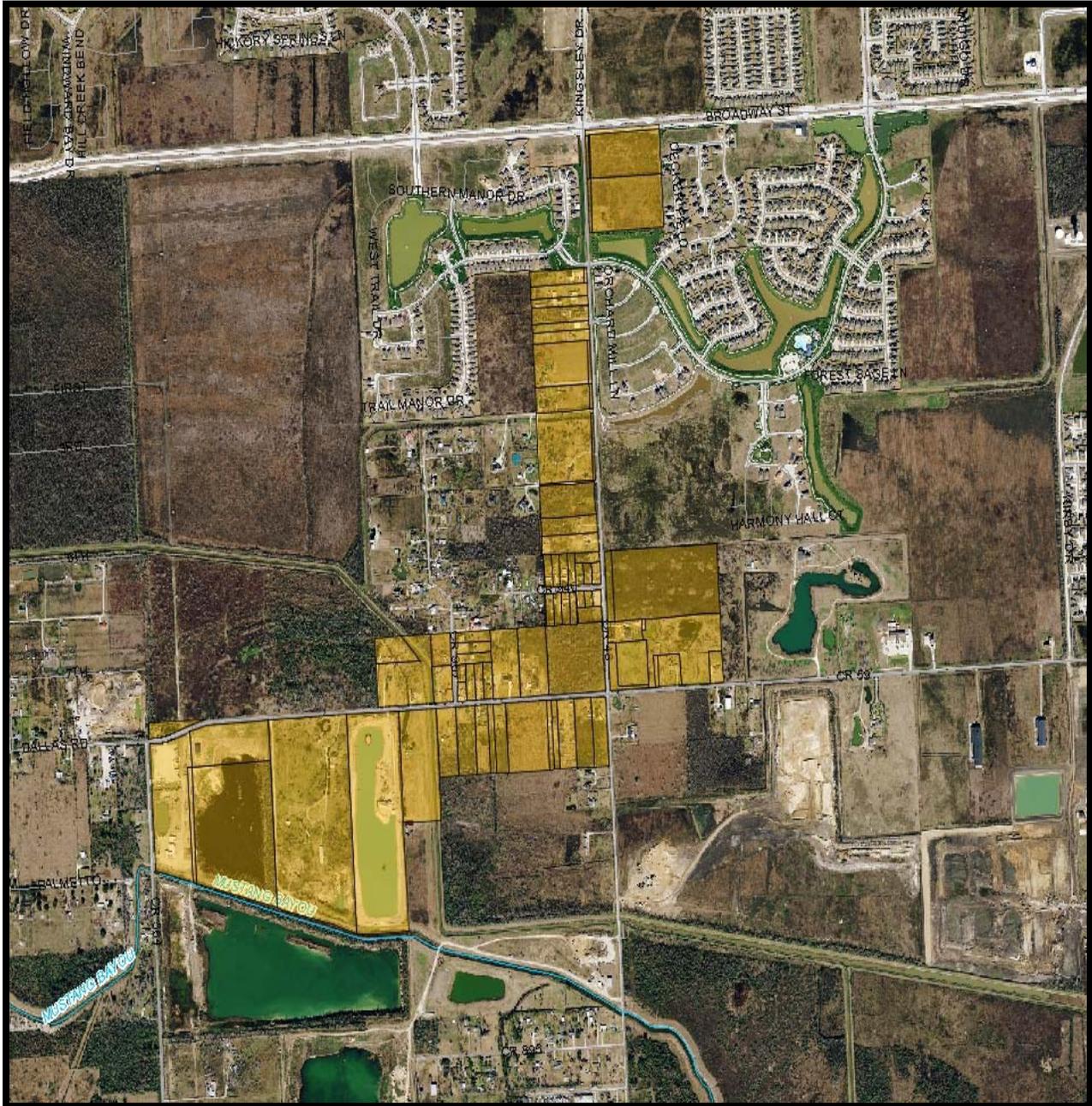
FUTURE LAND USE MAP



AREAS 3 & 4

NORTH

LOCATED ALONG KINGSLEY DRIVE SOUTH OF BROADWAY STREET AND NEAR THE INTERSECTION OF CR 59 AND CR48 AND TO THE WEST UP TO WOODFIN



AERIAL MAP AREAS 3 & 4

↑
NORTH

LOCATED ALONG KINGSLEY DRIVE SOUTH OF BROADWAY STREET AND NEAR THE INTERSECTION OF CR 59 AND CR48 AND TO THE WEST UP TO WOODFIN

P&Z Agenda Item

D

NEW BUSINESS

P&Z Agenda Item

A



CITY OF PEARLAND PLANNING & ZONING

TO: Planning & Zoning Commission

FROM: Richard Keller, Plans and Plat Administrator

DATE: September 14, 2010

SUBJECT: Preliminary Plat of Southern Trails West Section Three Approval Extension

The Preliminary Plat of Southern Trails West Section Three was conditionally approved on December 1, 2008. A condition of approval was provision of a breakdown of densities for the entire development. Current status of platted lots in both sections of Southern Trails was provided on August 16, 2010. I have compared this to the Southern Trails Master Development Plan dated October 4, 2005 and find that platted lots to date are in compliance with the approved Master Development Plan.

Section 3.1.3.5(a) of the Unified Development Code (UDC) establishes a two-year period during which final plats must be approved for areas included in an approved preliminary plat. A final plat has not yet been approved for Southern Trails West Section Three due, in part, to a change in ownership. This section of the UDC provides that preliminary plat approval may be extended beyond the two-year period in accordance with Article 2, Division 5, of Chapter 1 of the UDC. Section 1.2.5.3 makes provisions for a one-year extension of the time for expiration of the original application. Applicant wishes to follow this procedure for Southern Trails West Section Three and an application has been filed in a timely manner. Their application letter is attached. This Article of the UDC allows an extension of approval by the Planning & Zoning Commission for a period not to exceed one year.

Staff recommends that the one-year extension of approval be granted.

Attachments:
Location Sketch
Applicant's letter

July 7, 2010

City of Pearland
Planning Department
and Planning and Zoning Commission
3523 Liberty Drive
Pearland, Texas 77581

JUL 07 2010

Re: "Southern Trails West, Section 3"

Dear Planning & Zoning Commission/Planning Director:

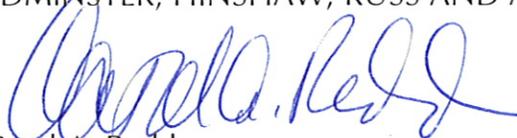
On behalf of our client, Taylor-Morrison, please accept for consideration this request for an Extension of Approval for the plat of "Southern Trails West, Sec. 3". The plat currently has preliminary approval, granted by the Planning and Zoning Commission on December 1, 2008. The plat was originally submitted for preliminary approval on November 5, 2008.

Construction for this project is anticipated to begin in July, 2010 and to be completed on or about January, 2011. Infrastructure will not be constructed and accepted by the City of Pearland before the preliminary plat expires. Therefore, in accordance with Section 3.1.3.5 of the Unified Development Code, we request a one-year extension of approval, effective November 5, 2010, extending through November 5, 2011.

If you have any questions, you may contact me at 713-784-4500.

Sincerely,

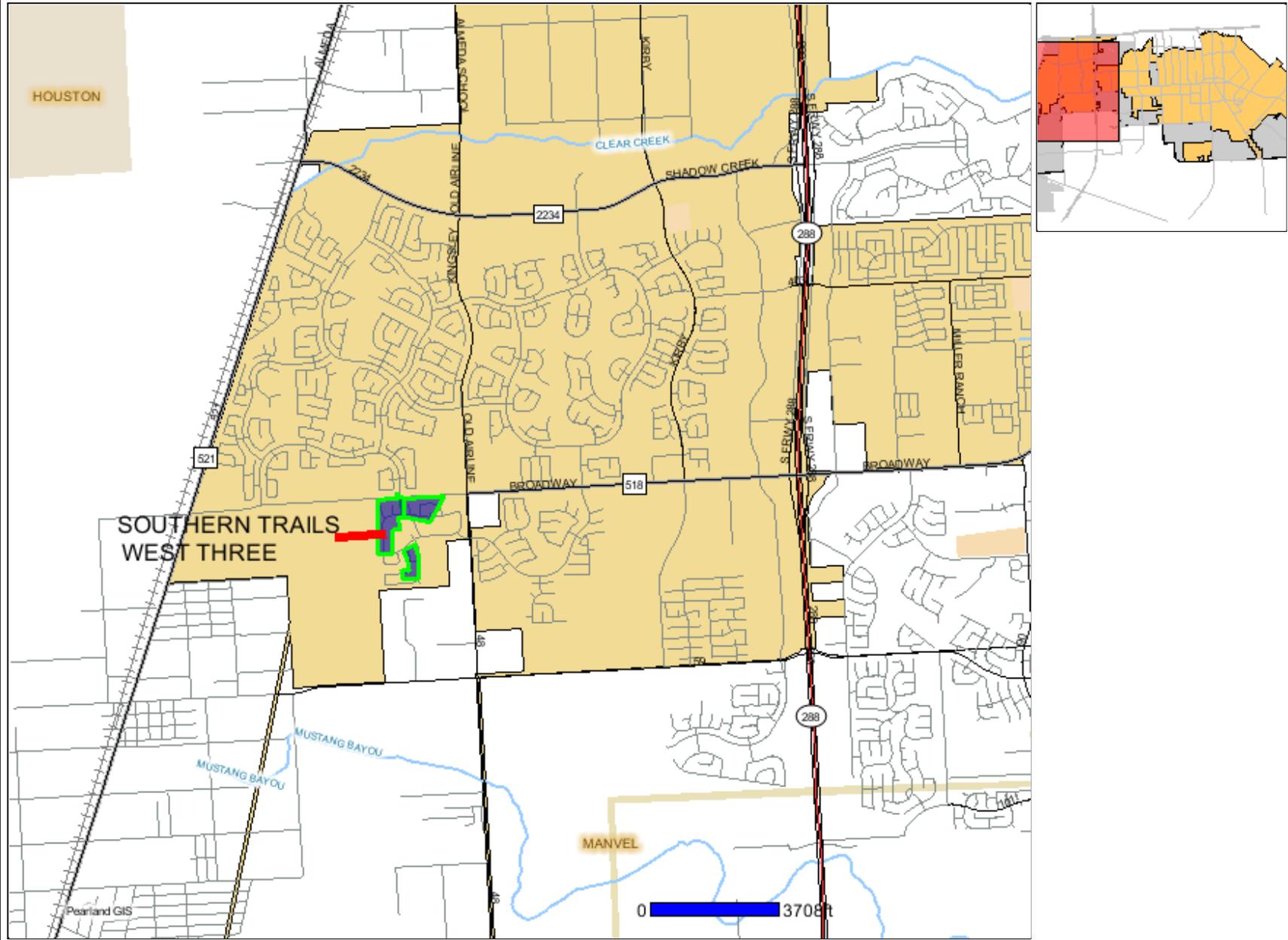
EDMINSTER, HINSHAW, RUSS AND ASSOCIATES



Carol A. Redd
Platting Supervisor
713-784-4500, x2235

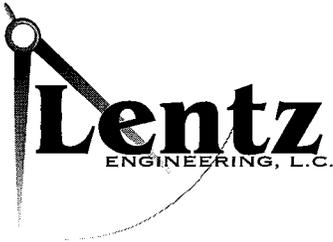
*\$150 Rec'd
7-7-10*

SOUTHERN TRAILS WEST THREE



P&Z Agenda Item

B



September 10, 2010

Planning Department
City of Pearland
3523 Liberty Drive
Pearland, Texas 77581

RE: Pearland Farms, Section Two
LE 05055

Dear Planning & Zoning Commission/Planning Director:

Please accept for consideration the following request for waiver of decision time pursuant to Section 3.1.1.4 (b) of the Pearland Unified Development Code. Lentz Engineering, L.C., hereby requests an additional 40 days before the Planning & Zoning Commission must act upon the plat known as Pearland Farms, Section Two. This extension is to allow time to address the City's plat comments.

Lentz Engineering, L.C., agrees that the above waiver, if granted, shall be construed as tolling the official filing date of the above plat by the number of days granted pursuant to this request.

Sincerely,
Lentz Engineering, L.C.

A handwritten signature in black ink, appearing to read "Aaron Bourgeois", written over a horizontal line.

Aaron Bourgeois, LEED AP
Urban Planner

P&Z Agenda Item

C

SAVANNAH MEADOWS SECTION NINE
PRELIMINARY PLAT– STAFF REPORT

P & Z MEETING DATE: SEPTEMBER 20, 2010

APPLICANT: Christy Smidt, Kerry R. Gilbert & Associates, for Savannah Development, Ltd., owner.

REQUEST: Preliminary Plat of 12.8+/- acres in the Savannah PUD for single-family residential and recreational use.

GENERAL LOCATION: The plat is located south of C.R. 58 and east of Savannah Parkway.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: none (E.T.J.)

SURROUNDING USES: The surrounding areas north, east and west are or will be platted as single family residential. Area to the south is a proposed lake. Submittal of this plat was a condition of approval of the Preliminary Plat of Savannah Meadows Section Eight to the west.

COMPREHENSIVE PLAN: Low density residential

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis was submitted and approved as a part of the original P.U.D.

UTILITIES AND INFRASTRUCTURE: Water and sewer will be extended by the developer to serve this property.

STORMWATER MANAGEMENT: Stormwater detention will be provided offsite in accordance with the Savannah master plan.

PARKS, OPEN SPACE, AND TREES: park fees due for final plat approval

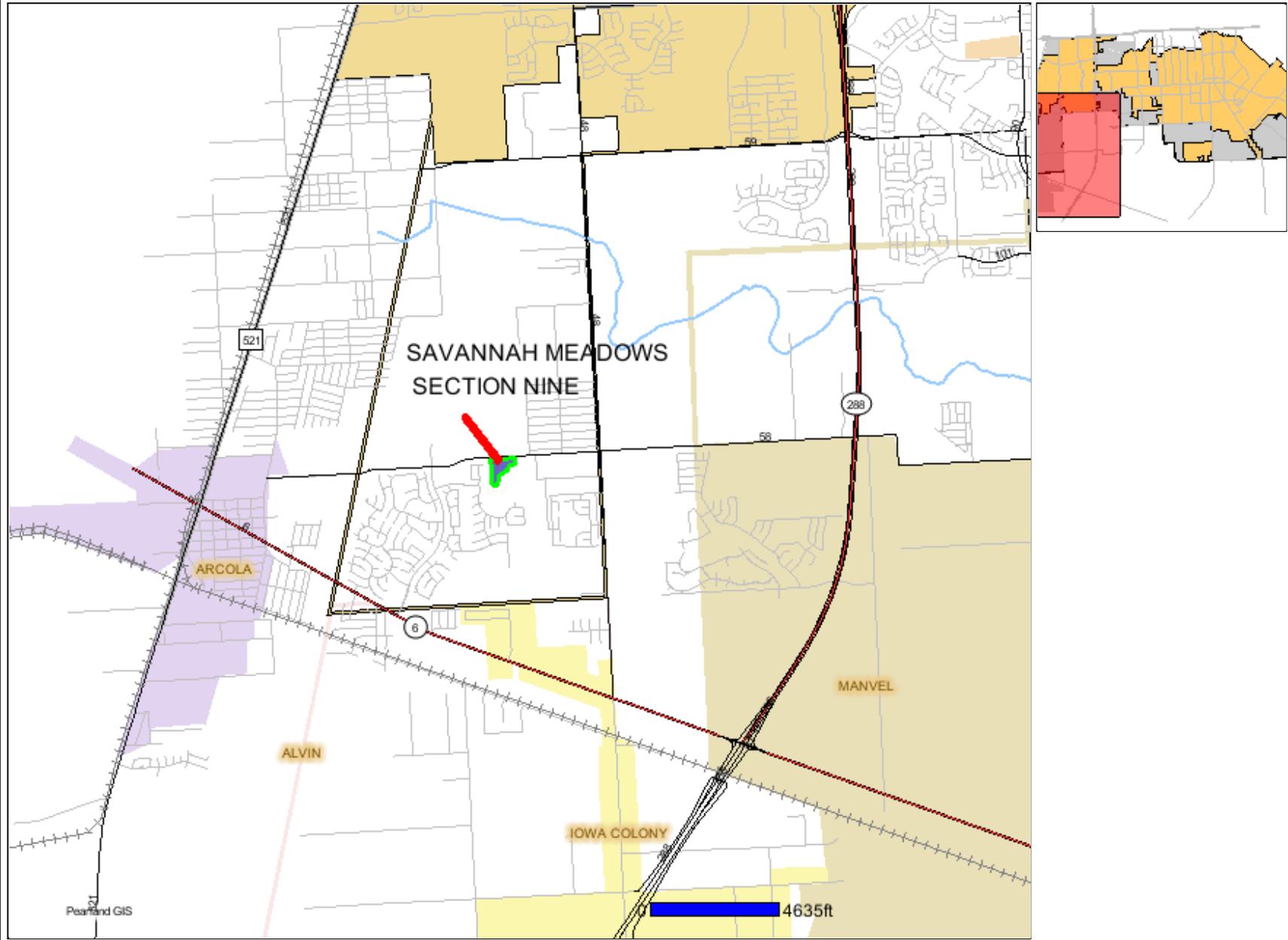
OUTSTANDING ITEMS:

none

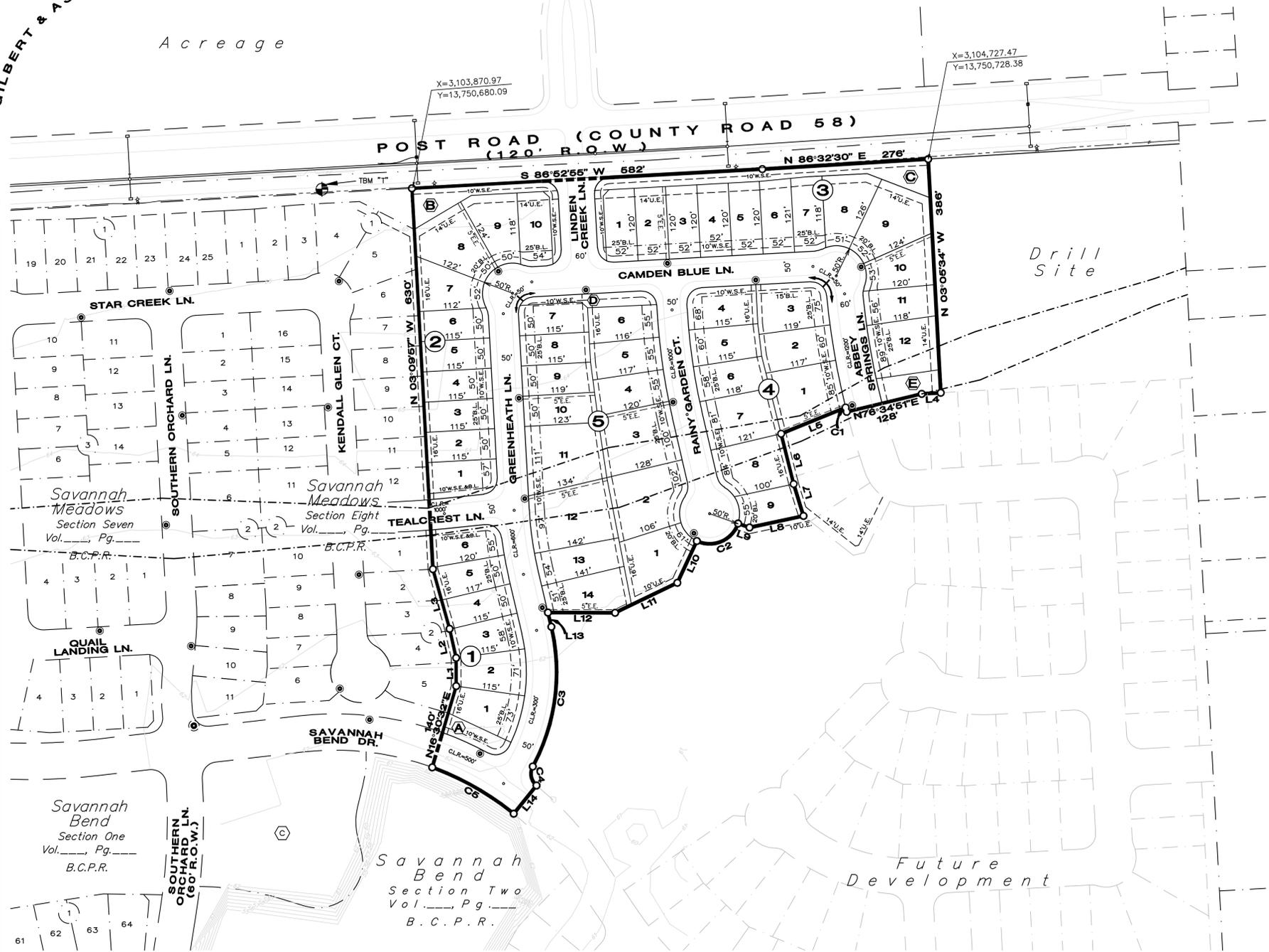
ATTACHMENTS:

1. Application Form
2. Preliminary Plat
3. Location sketch

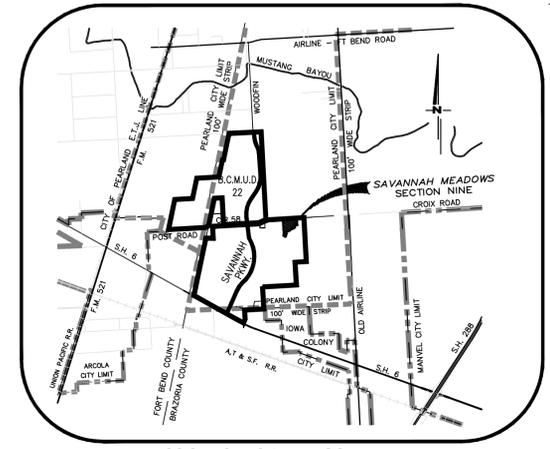
SAVANNAH MEADOWS NINE



Acreage



- GENERAL NOTE:
- "C.L.R." INDICATES CENTERLINE RADIUS.
 - "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "W.L.E." INDICATES WATER LINE EASEMENT.
 - "S.M. SWR. ESMT." INDICATES STORM SEWER EASEMENT.
 - "S.S.E." INDICATES SANITARY SEWER EASEMENT.
 - "W.S.E." INDICATES WATER LINE / SANITARY SEWER EASEMENT.
 - "D.E." INDICATES DRAINAGE EASEMENT.
 - "S.L." INDICATES STREET LIGHT LOCATION.
 - "E.E." INDICATES ELECTRICAL EASEMENT.
 - "B.C.P.R." INDICATES BRAZORIA COUNTY PLAT RECORDS.
 - "B.C.D.R." INDICATES BRAZORIA COUNTY DEED RECORDS.
 - "B.C.C.F." INDICATES BRAZORIA COUNTY CLERK FILE.
 - "B.C.R.P.R." INDICATES BRAZORIA COUNTY REAL PROPERTY RECORDS.
 - "B.C.M.U.D." INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT.
 - THERE ARE 12 STREETLIGHTS ON THIS PLAT.
 - THIS TRACT LIES IN ZONE X OF THE F.I.R.M. FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED JUNE 8, 1998. MAP NO. 480300000. CONTACT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION.
 - CITY OF PEARLAND C.P. 63 BENCHMARK IS A 5/8-INCH IRON ROD WITH CAP STAMPED "CITY OF PEARLAND" AND IS LOCATED APPROXIMATELY 8440 FEET EAST OF THE EAST R.O.W. LINE OF B.C.R. 48, (OLD AIRLINE) AND APPROXIMATELY 10.00 FEET SOUTH OF THE SOUTH R.O.W. LINE OF B.C.R. 58 (POST RD.). ELEVATION: 56.94 1987 ADJUSTMENT.
 - CITY OF PEARLAND C.P. 64 BENCHMARK IS A 5/8-INCH IRON ROD WITH CAP STAMPED "CITY OF PEARLAND" AND IS LOCATED APPROXIMATELY 1100 FEET NORTH OF THE CENTERLINE OF HWY 6 AND APPROXIMATELY 37.80 FEET WEST OF THE WEST R.O.W. LINE OF B.C.R. 48, (OLD AIRLINE). ELEVATION: 56.94 1987 ADJUSTMENT.
 - TBM 1-27-3: "C" Cut on N.W. corner of concrete H.L. & P. lower leg Tower No. 08788 Elevation: 65.68 1978 Adjustment
 - TBM "T": Top Metal "T" fence post set in ground approx. 55 ft. south of County Road 58 and approx. 1425 ft. west of the BOMUD 21 east boundary. Elevation: 65.75 1978 Adjustment
 - NOTE: TO CONVERT PROJECTS BENCHMARKS TO CITY OF PEARLAND VERTICAL DATUM, NGVD 29, 1987 ADJUSTMENT (BASED ON THE HARRIS GALVESTON COASTAL SUBSIDENCE DISTRICT (H.G.C.S.) MONUMENTATION), SUBTRACT 1.28 FEET FROM THE PROJECT BENCHMARKS.
 - NOTE: ALL ELEVATIONS ARE BASED ON THE VERTICAL CONTROL ESTABLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE WIDENING OF STATE HIGHWAY 6, FEDERAL AID PROJECT NO. 3122000(140)RM, CSJ 192-02-039, DATED OCTOBER 5, 1999, BROWN & GAY ENGINEERS PROJECT ELEVATIONS WERE ESTABLISHED FROM TYPICAL POINT "102" AS SHOWN IN "TODOT" FIELD BOOK NO. 240, PAGE 16, FOR PROJECT NO. CSJ 192-02-039. CONTROL POINT "102" IS SHOWN IN "SAD FIELD BOOK" TO HAVE A TEXAS STATE PLANE COORDINATE OF X = 313580.5764, Y = 820799.6878 AND AN ELEVATION OF 59.52 FEET, NGVD 29 AND BEING ON THE 1978 ADJUSTMENT.
 - NOTE: ALL BEARING AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.99990.
 - ALL SIDE LOT LINES ARE THE CENTERLINE OF 6" DRAINAGE EASEMENT TO EACH ADJACENT LOT.
 - A FOUR-FOOT SIDEWALK IS REQUIRED ON BOTH SIDES OF ALL STREETS CONTAINED WITHIN THIS PLAT. NO SIDEWALK ALONG POST ROAD (C.R.58) IS REQUIRED WITHIN THIS PLAT PER THE DEVELOPMENT AGREEMENT REFERENCED BELOW IN NOTE #22.
 - THIS SUBDIVISION IS CONSISTENT WITH THE THIRD AMENDMENT SINGLE FAMILY DWELLING DISTRICT IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN SAVANNAH DEVELOPMENT LTD., A TEXAS LIMITED PARTNERSHIP AND THE CITY OF PEARLAND DATED JUNE 13, 2005.
 - THIS PROPERTY IS WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 21, AT THE TIME OF PLATING.
 - LOTS WHICH SIDE ONTO A PUBLIC STREET RIGHT-OF-WAY ARE DENIED DIRECT DRIVEWAY ACCESS TO THE SIDING PUBLIC STREET. ALL CORNER LOTS ARE FRONT ENTRY ONLY.
 - A SIX (6) FOOT HIGH MASONRY WALL SHALL BE PROVIDED ALONG POST ROAD (C.R.58) AT THE TIME OF DEVELOPMENT.



LINE	BEARING	DISTANCE
L1	S 00°13'22" E	47'
L2	S 12°43'37" E	49'
L3	N 16°41'51" W	102'
L4	N 86°42'57" E	32'
L5	S 67°57'46" W	115'
L6	N 14°06'20" W	86'
L7	S 17°12'18" E	55'
L8	S 77°57'56" W	92'
L9	S 70°53'23" E	20'
L10	N 26°06'30" E	76'
L11	S 64°26'48" W	115'
L12	N 89°49'20" W	111'
L13	N 13°22'40" W	24'
L14	S 39°02'17" W	60'

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	1230'	00°20'48"	7'	4'	N 14°16'00" W	7'
C2	60'	95°59'53"	84'	56'	S 67°08'34" W	74'
C3	325'	41°57'25"	238'	125'	N 07°36'02" E	233'
C4	25'	79°32'28"	35'	21'	N 11°11'29" W	32'
C5	470'	19°01'48"	156'	79'	N 60°28'37" W	155'

13500 BLOCK OF POST ROAD (C.R. 58)
A PRELIMINARY PLAT OF
SAVANNAH MEADOWS
SECTION NINE
BEING ±12.8 ACRES OF LAND

CONTAINING 51 LOTS (60' X 115' TYP) AND FIVE RESERVES (0.78 AC.) FIVE BLOCKS.

OUT OF THE
A.C.H.&B. SURVEY, A-403 AND
J.S. TALMAGE SURVEY, A-562
BRAZORIA COUNTY, TEXAS

SURVEYOR / CONSULTING ENGINEER:
BROWN & GAY ENGINEERS, INC.
EDWARD F. TAYLOR, R.P.L.S. (281) 558-8700
RANDY RANDERMAN, P.E. (281) 658-5700
10777 WESTHEIMER, SUITE 400
HOUSTON, TEXAS 77042

OWNER:
SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP
MR. KEITH SCHOONOVER (281) 875-1000
650 GREENS PARKWAY, SUITE 100
HOUSTON, TEXAS 77067

KERRY R. GILBERT & ASSOCIATES, INC.
CONTACT: CHRISTY SMIDT
Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281)579-0340

SCALE: 1" = 100'
PLAT NO. P-652F-2010-0040
AUGUST 25, 2010
KGA# 4708

ENCUMBRANCE CERTIFICATE
This is to certify that I, Edward F. Taylor, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; that all exterior boundary corners of the actual survey have been set; that all block corners, reserve corners, lot corners, permanent reference monuments and permanent control points will be set at completion of construction; and that this plat correctly represents that survey made by me. All corners will be marked by iron rods 5/8-inch in diameter and 3-feet long. Except lot corners which will be marked with iron rods 1/2-inch in diameter. This tract is within two miles of the City Limits of Pearland.

Edward F. Taylor, R.P.L.S.
Registration No. 1615

APPROVED by Brazoria Drainage District No. 4, Brazoria County Texas, this _____ day of _____, 2010

JEFF BRENNAN
Commissioner / Chairman
Drainage District No. 4
Brazoria County, Texas

DAN KELLER
Secretary
Drainage District No. 4
Brazoria County, Texas

APPROVED for the City of Pearland, Texas, this _____ day of _____, 2010

Darrin Coker
City Attorney

Narciso Lira, P.E.
City of Pearland, City Engineer.

RESERVE	LAND USE	ACREAGE	SQ. FT.
A	LANDSCAPE / OPEN SPACE	0.08	3,409
B	LANDSCAPE / OPEN SPACE	0.19	8,222
C	LANDSCAPE / OPEN SPACE	0.33	14,421
D	LANDSCAPE / OPEN SPACE	0.09	3,934
E	LANDSCAPE / OPEN SPACE	0.09	3,937

BLOCK 1			BLOCK 3			BLOCK 4			BLOCK 5		
LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.
1	73'	7,354	1	52'	6,180	1	85'	10,532	1	61'	10,515
2	71'	7,225	2	52'	6,240	2	60'	7,371	2	102'	12,580
3	58'	6,307	3	52'	6,240	3	76'	8,952	3	100'	12,531
4	50'	5,758	4	52'	6,240	4	68'	7,562	4	55'	6,734
5	50'	6,179	5	52'	6,240	5	60'	6,641	5	55'	6,645
6	55'	6,586	6	52'	6,275	6	58'	6,611	6	55'	6,500
			7	52'	6,349	7	81'	9,494	7	50'	5,686
			8	51'	8,415	8	51'	8,415	8	50'	5,750
			9	52'	11,413	9	55'	9,821	9	50'	5,847
			10	53'	7,539				10	50'	6,041
			4	50'	5,750				11	111'	13,196
			5	50'	5,750				12	97'	13,638
			6	50'	5,737				13	54'	7,285
			7	52'	7,329				14	51'	6,382
			8	50'	10,353						
			9	50'	8,030						
			10	54'	6,495						

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF PEARLAND SUBDIVISION AND ZONING ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED. ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE PEARLAND PLANNING COMMISSION AND/OR CITY COUNCIL, THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES, MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

P&Z Agenda Item

D

PUBLIC HEARING

CALL TO ORDER

PURPOSE OF HEARING

APPLICATION INFORMATION AND CASE SUMMARY

STAFF REPORT

APPLICANT PRESENTATION

PERSONS WISHING TO SPEAK FOR OR AGAINST THE
PROPOSED REQUEST

PLANNING COMMISSION/STAFF DISCUSSION

ADJOURNMENT

LAKES AT HIGHLAND GLEN SECTION ELEVEN – RESERVE “A”

REPLAT – STAFF REPORT

P & Z MEETING DATE: September 20, 2010

APPLICANT: Chuck Davis, C.L. Davis & Company, for Beazer Homes Texas, L.P., et al, owners.

REQUEST: Replat of 12.5079 acres zoned PUD for subdivision into two reserve areas for landscaping, park/recreational, detention and drainage easement/open space.

GENERAL LOCATION: The property is located east of Pearland Parkway north of Hidden Glen Lane.

PROPERTY DESCRIPTION: The property is developed with amenities.

ZONING: PUD, the proposed plat is consistent with the zoning.

SURROUNDING USES: Property adjoins Pearland Parkway to the west, platted streets and building lots of Lakes at Highland Glen Sections Eleven and Twelve to the east, and undeveloped property to the north.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Low Density Residential.

TRAFFIC AND TRANSPORTATION: The Traffic Impact Analysis has been approved.

UTILITIES AND INFRASTRUCTURE: Water and sewer service available.

STORMWATER MANAGEMENT: Stormwater detention will be provided offsite in a detention reserve.

PARKS, OPEN SPACE, AND TREES: purpose of replat is to convey parkland to City of Pearland

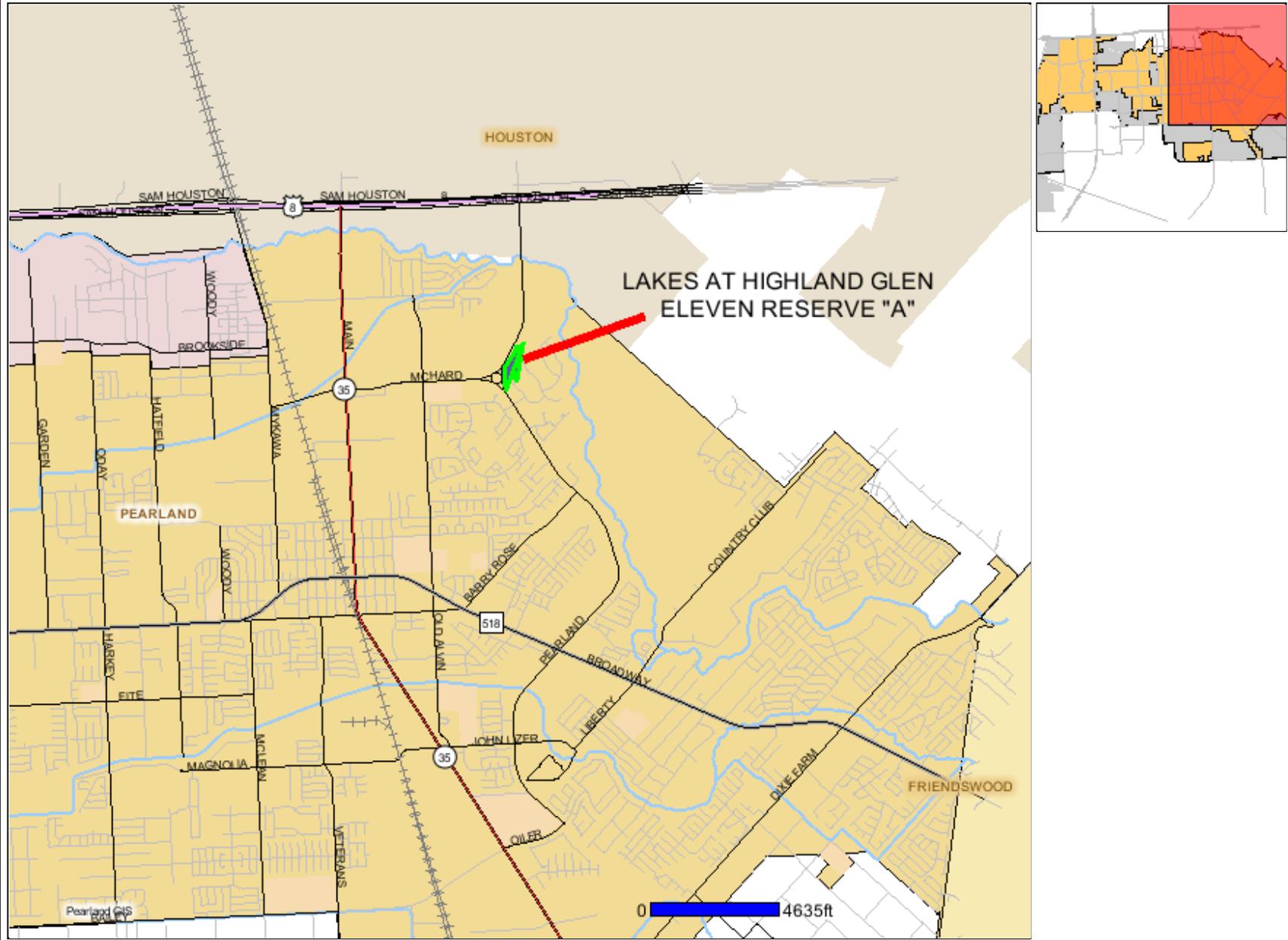
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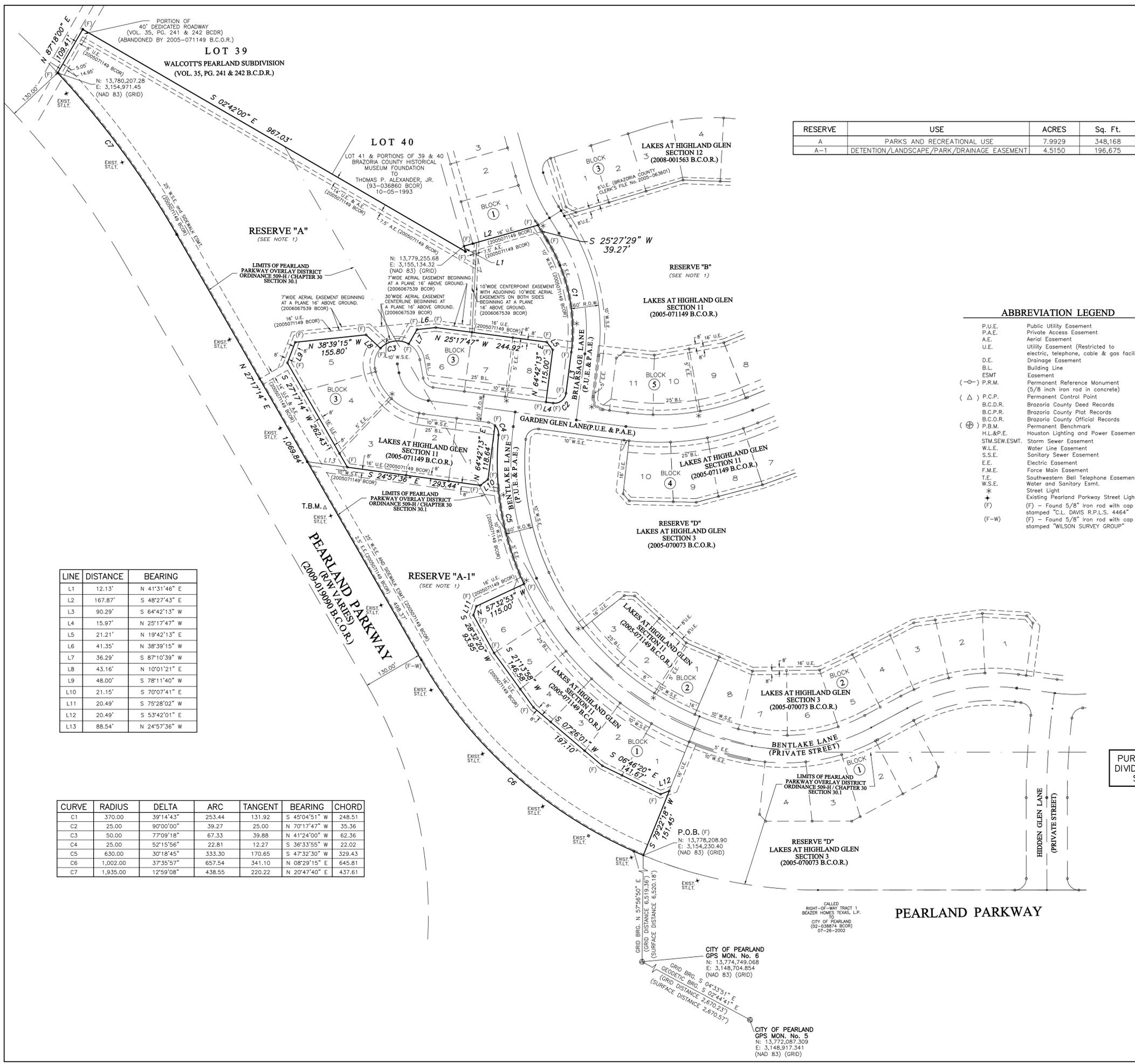
- 1.) Provision of original signed mylar copies for signatures and recordation.

ATTACHMENTS:

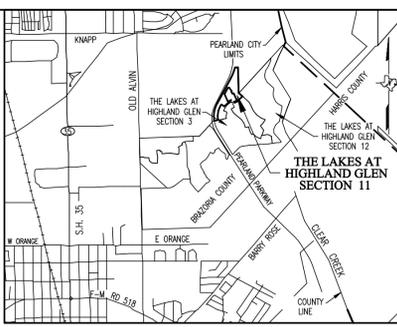
1. Application Form
2. Replat
3. Location Sketch

LAKES AT HIGHLAND GLEN ELEVEN RESERVE "A"





RESERVE	USE	ACRES	Sq. Ft.
A	PARKS AND RECREATIONAL USE	7.9929	348,168
A-1	DETENTION/LANDSCAPE/PARK/DRAINAGE EASEMENT	4.5150	196,675



VICINITY MAP
SCALE: 1" = 3,000'

ABBREVIATION LEGEND

- P.U.E. Public Utility Easement
- P.A.E. Private Access Easement
- A.E. Aerial Easement
- U.E. Utility Easement (Restricted to electric, telephone, cable & gas facilities)
- D.E. Drainage Easement
- B.L. Building Line
- ESMT Easement
- (-O-) P.R.M. Permanent Reference Monument (5/8 inch iron rod in concrete)
- (Δ) P.C.P. Permanent Control Point
- B.C.D.R. Brazoria County Deed Records
- B.C.P.R. Brazoria County Plat Records
- B.C.O.R. Brazoria County Official Records
- (⊕) P.B.M. Permanent Benchmark
- H.L.&P.E. Houston Lighting and Power Easement
- SIM,SEW,ESMT. Storm Sewer Easement
- W.L.E. Water Line Easement
- S.S.E. Sanitary Sewer Easement
- E.E. Electric Easement
- F.M.E. Force Main Easement
- S.W.B.E. Southwestern Bell Telephone Easement
- T.E. Water and Sanitary Easmt.
- W.S.E. Street Light
- * Existing Pearland Parkway Street Light
- (F) Found 5/8" Iron rod with cap stamped "C.L. DAVIS R.P.L.S. 4464"
- (F-W) Found 5/8" Iron rod with cap stamped "WILSON SURVEY GROUP"

GENERAL NOTES

1. Detention Reserves also serve as drainage easements.
2. All building line transitions to be at a forty-five (45') angle.
3. All easement line transitions to be at a forty-five (45') angle.
4. There are no pipelines or pipeline easements inside the boundary or within 100 feet of the boundary of this plat.
5. Drainage easements may be used by any government body for purposes of drainage work.
6. All drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility, side lot fences are an exception.
7. All easement cut-back corners to be located ten feet from the intersection point measured parallel to the lot lines.
8. This tract lies in Zone "AE", "X" & Zone "X-Shaded" per FEMA flood insurance rate map, Community panel no. 4803900035-1, dated 09-22-1999 the base flood elevation is 43.5 (1973 adjustment). Contours and elevations shown are based on H.G.C.S.D. 1987 adjustment. A conversion factor of 1.3" was established based on RM 2-35 (NGS Monument M-456) and RM 3-35 (NGS Monument N-693). Applying the conversion factor, 42.0 contour is shown for base flood elevation.
9. Bench Mark - City of Pearland G.P.S. Monument No. 6 being a brass cap in concrete located on the west side of State Highway 35 and the south side of the north entrance to Walmart. Elevation 47.43 (H.G.C.S.D. 1987 ADJ.). T.B.M. - Brass disc in concrete set on a "C" inlet located along easterly side of Pearland Parkway approximately 101.26' southwest of the southwest corner of Lot 3, Block 3, The Lakes at Highland Glen Section 11. (Exact location shown on survey). Elevation 43.32 (H.G.C.S.D. 1987 ADJ.).
10. Maintenance of detention facilities is not the responsibility of the Brazoria Drainage District No. 4 or the City of Pearland.
11. All Detention Facilities shall be maintained by the Owner or the Homeowners Association or M.U.D. 23. The Brazoria Drainage District No. 4 shall not be responsible for any such facility maintenance.
12. All side lot lines are the centerline of a 6" drainage easement to each adjacent lot. Fences will be permitted along centerline.
13. There are 0 street lights in this subdivision.
14. This property is zoned a Planned Unit Development consisting of commercial, residential and open space uses. (Ordinance Number 509-489). Zone Category F-1.
15. All lots are restricted to front entry only.
16. Plat complies with Ordinance 509-G with regard to side lot building lines.
17. All Utility Easements are for electrical, gas, telephone, cable, and similar dry utilities.
18. Coordinates and bearings shown are based on the Texas State Plane Coordinate System South Central Zone (NAD 83). Distances shown are surface and can be converted to grid by multiplying by a combined scale factor of 0.999874.
19. 8' curvilinear sidewalk required on Pearland Parkway per P.U.D.
20. Land is in Brazoria County M.U.D. 23 at time of platting.
21. Masonry facades required on fences visible from Pearland Parkway.
22. Property subject to Pearland Parkway Overlay District.
23. 10' Sanitary sewer easement in Vol.(86)188, Pg. 192, Vol.(86)325, Pg. 373, Vol.(86)323, Pg. 234, Vol.(86)308, Pg. 150 Brazoria County Deed Records. Abandoned by City of Pearland Ordinance No. 1315.

LINE	DISTANCE	BEARING
L1	12.13'	N 41°31'46" E
L2	167.87'	S 48°27'43" E
L3	90.29'	S 64°42'13" W
L4	15.97'	N 25°17'47" W
L5	21.21'	N 19°42'13" E
L6	41.35'	N 38°39'15" W
L7	36.29'	S 87°10'39" W
L8	43.16'	N 10°01'21" E
L9	48.00'	S 78°11'40" W
L10	21.15'	S 70°07'41" E
L11	20.49'	S 75°28'02" W
L12	20.49'	S 53°42'01" E
L13	88.54'	N 24°57'36" W

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	370.00	39°14'43"	253.44	131.92	S 45°04'51" W	248.51
C2	25.00	90°00'00"	39.27	25.00	N 70°17'47" W	35.36
C3	50.00	77°09'18"	67.33	39.88	N 41°24'00" W	62.36
C4	25.00	52°15'56"	22.81	12.27	S 36°33'55" W	22.02
C5	630.00	30°18'45"	333.30	170.65	S 47°32'30" W	329.43
C6	1,002.00	37°35'57"	657.54	341.10	N 08°29'15" E	645.81
C7	1,935.00	12°59'08"	438.55	220.22	N 20°47'40" E	437.61

PURPOSE OF REPLAT IS TO DIVIDE RESERVE A INTO TWO SEPARATE RESERVES

REPLAT OF RESERVE "A" FINAL PLAT OF THE LAKES AT HIGHLAND GLEN SECTION ELEVEN

12.5079 ACRES BEING ALL OF RESERVE "A", LAKES AT HIGHLAND GLEN, SECTION 11 (DOCUMENT NO. 2005-071149 B.C.O.R.) CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

0 LOTS 0 BLOCKS 2 RESERVES (12.5079 ACRES) AUGUST, 2010

OWNER:
BEAZER HOMES TEXAS, L.P.
MHI PARTNERSHIP, LTD.
TOUSA TEXAS, LTD.
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT No. 23

SURVEYOR:
C.L. DAVIS & CO. LAND SURVEYING
C.L. DAVIS, R.P.L.S.
1500 WINDING WAY
FRIENDSWOOD, TEXAS 77546
281-482-9490

GREG COLEMAN
10235 WEST LITTLE YORK, SUITE 240
HOUSTON, TEXAS 77040
713-849-5017

P&Z Agenda Item

E

LAKES AT HIGHLAND GLEN SECTION ELEVEN – RESERVE “A”

REPLAT – STAFF REPORT

P & Z MEETING DATE: September 20, 2010

APPLICANT: Chuck Davis, C.L. Davis & Company, for Beazer Homes Texas, L.P., et al, owners.

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GENERAL LOCATION: The property is located east of Pearland Parkway north of Hidden Glen Lane.

PROPERTY DESCRIPTION: The property is developed with amenities.

ZONING: PUD, the proposed plat is consistent with the zoning.

SURROUNDING USES: Property adjoins Pearland Parkway to the west, platted streets and building lots of Lakes at Highland Glen Sections Eleven and Twelve to the east, and undeveloped property to the north.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Low Density Residential.

TRAFFIC AND TRANSPORTATION: The Traffic Impact Analysis has been approved.

UTILITIES AND INFRASTRUCTURE: Water and sewer service available.

STORMWATER MANAGEMENT: Stormwater detention will be provided offsite in a detention reserve.

PARKS, OPEN SPACE, AND TREES: purpose of replat is to convey parkland to City of Pearland

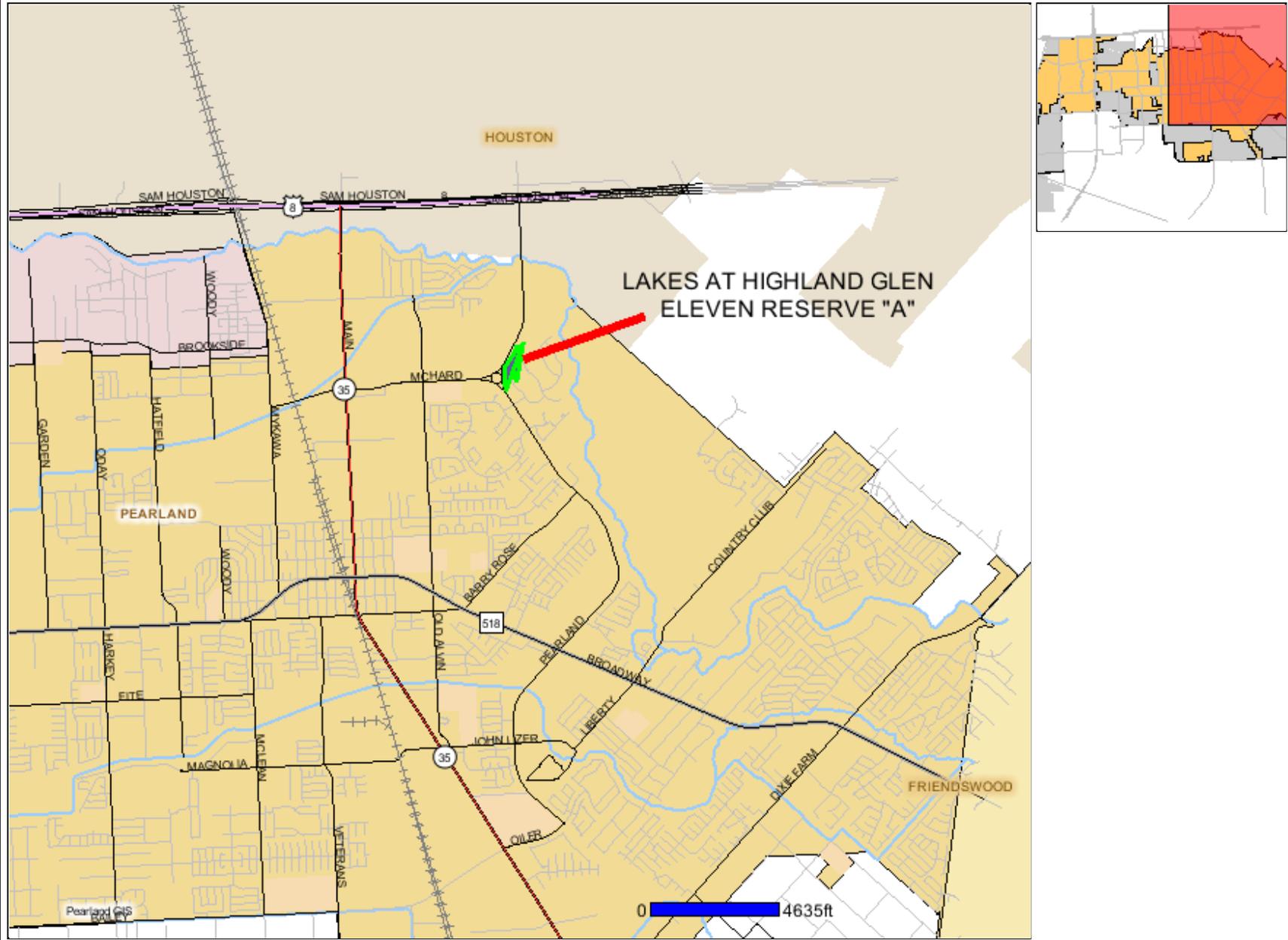
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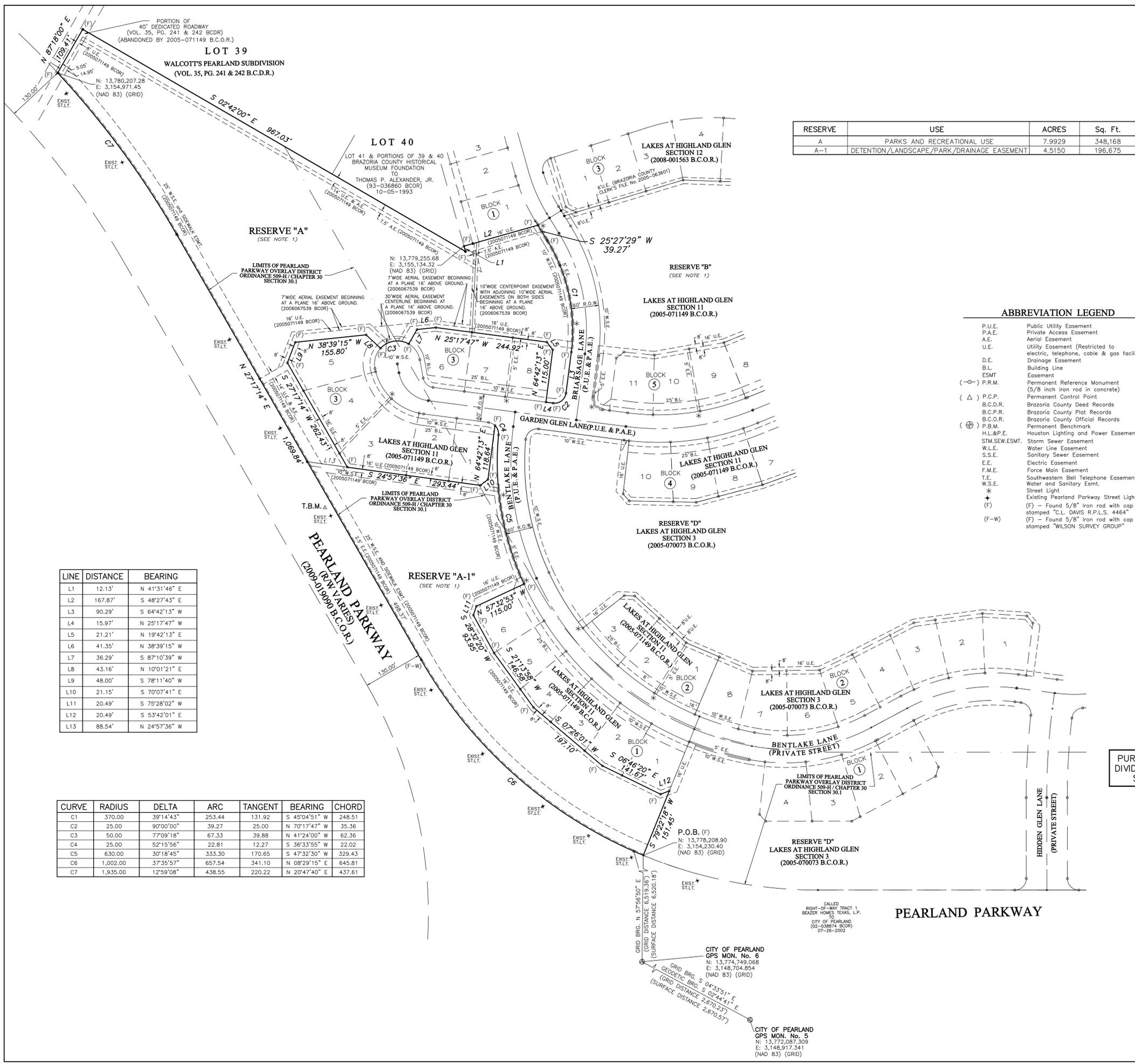
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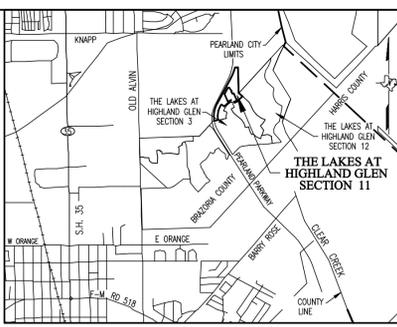
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2. Replat
3. Location Sketch

LAKES AT HIGHLAND GLEN ELEVEN RESERVE "A"





RESERVE	USE	ACRES	Sq. Ft.
A	PARKS AND RECREATIONAL USE	7.9929	348,168
A-1	DETENTION/LANDSCAPE/PARK/DRAINAGE EASEMENT	4.5150	196,675



VICINITY MAP
SCALE: 1" = 3,000'

LINE	DISTANCE	BEARING
L1	12.13'	N 41°31'46" E
L2	167.87'	S 48°27'43" E
L3	90.29'	S 64°42'13" W
L4	15.97'	N 25°17'47" W
L5	21.21'	N 19°42'13" E
L6	41.35'	N 38°39'15" W
L7	36.29'	S 87°10'39" W
L8	43.16'	N 10°01'21" E
L9	48.00'	S 78°11'40" W
L10	21.15'	S 70°07'41" E
L11	20.49'	S 75°28'02" W
L12	20.49'	S 53°42'01" E
L13	88.54'	N 24°57'36" W

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	370.00	39°14'43"	253.44	131.92	S 45°04'51" W	248.51
C2	25.00	90°00'00"	39.27	25.00	N 70°17'47" W	35.36
C3	50.00	77°09'18"	67.33	39.88	N 41°24'00" W	62.36
C4	25.00	52°15'56"	22.81	12.27	S 36°33'55" W	22.02
C5	630.00	30°18'45"	333.30	170.65	S 47°32'30" W	329.43
C6	1,002.00	37°35'57"	657.54	341.10	N 08°29'15" E	645.81
C7	1,935.00	12°59'08"	438.55	220.22	N 20°47'40" E	437.61

ABBREVIATION LEGEND

P.U.E.	Public Utility Easement
P.A.E.	Private Access Easement
A.E.	Aerial Easement
U.E.	Utility Easement (Restricted to electric, telephone, cable & gas facilities)
D.E.	Drainage Easement
B.L.	Building Line
ESMT	Easement
(-O-)	P.R.M. Permanent Reference Monument (5/8 inch iron rod in concrete)
(Δ)	P.C.P. Permanent Control Point
B.C.D.R.	Brazoria County Deed Records
B.C.P.R.	Brazoria County Plat Records
B.C.O.R.	Brazoria County Official Records
(⊕)	P.B.M. Permanent Benchmark
H.L.&P.E.	Houston Lighting and Power Easement
STM,SEW,ESMT.	Storm Sewer Easement
W.L.E.	Water Line Easement
S.S.E.	Sanitary Sewer Easement
E.E.	Electric Easement
F.M.E.	Force Main Easement
T.E.	Southwestern Bell Telephone Easement
W.S.E.	Water and Sanitary Easmt.
*	Street Light
+	Existing Pearland Parkway Street Light
(F)	(F) - Found 5/8" Iron rod with cap stamped "C.L. DAVIS R.P.L.S. 4464"
(F-W)	(F) - Found 5/8" Iron rod with cap stamped "WILSON SURVEY GROUP"

- GENERAL NOTES**
- Detention Reserves also serve as drainage easements.
 - All building line transitions to be at a forty-five (45') angle.
 - All easement line transitions to be at a forty-five (45') angle.
 - There are no pipelines or pipeline easements inside the boundary or within 100 feet of the boundary of this plat.
 - Drainage easements may be used by any government body for purposes of drainage work.
 - All drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility, side lot fences are an exception.
 - All easement cut-back corners to be located ten feet from the intersection point measured parallel to the lot lines.
 - This tract lies in Zone "AE", "X" & Zone "X-Shaded" per FEMA flood insurance rate map, Community panel no. 4803900035-1, dated 09-22-1999 the base flood elevation is 43.5 (1973 adjustment). Contours and elevations shown are based on H.G.C.S.D. 1987 adjustment. A conversion factor of 1.3" was established based on RM 2-35 (NGS Monument M-456) and RM 3-35 (NGS Monument N-693). Applying the conversion factor, 42.0 contour is shown for base flood elevation.
 - Bench Mark - City of Pearland G.P.S. Monument No. 6 being a brass cap in concrete located on the west side of State Highway 35 and the south side of the north entrance to Walmart. Elevation 47.43 (H.G.C.S.D. 1987 ADJ.). T.B.M. - Brass disc in concrete set on a "C" inlet located along easterly side of Pearland Parkway approximately 101.26' southwest of the southwest corner of Lot 3, Block 3, The Lakes at Highland Glen Section 11. (Exact location shown on survey). Elevation 43.32 (H.G.C.S.D. 1987 ADJ.).
 - Maintenance of detention facilities is not the responsibility of the Brazoria Drainage District No. 4 or the City of Pearland.
 - All Detention Facilities shall be maintained by the Owner or the Homeowners Association or M.U.D. 23. The Brazoria Drainage District No. 4 shall not be responsible for any such facility maintenance.
 - All side lot lines are the centerline of a 6" drainage easement to each adjacent lot. Fences will be permitted along centerline.
 - There are 0 street lights in this subdivision.
 - This property is zoned a Planned Unit Development consisting of commercial, residential and open space uses. (Ordinance Number 509-489). Zone Category F-1.
 - All lots are restricted to front entry only.
 - Plat complies with Ordinance 509-G with regard to side lot building lines.
 - All Utility Easements are for electrical, gas, telephone, cable, and similar dry utilities.
 - Coordinates and bearings shown are based on the Texas State Plane Coordinate System South Central Zone (NAD 83). Distances shown are surface and can be converted to grid by multiplying by a combined scale factor of 0.999874.
 - 8' curvilinear sidewalk required on Pearland Parkway per P.U.D.
 - Land is in Brazoria County M.U.D. 23 at time of platting.
 - Masonry facades required on fences visible from Pearland Parkway.
 - Property subject to Pearland Parkway Overlay District.
 - 10' Sanitary sewer easement in Vol.(86)188, Pg. 192, Vol.(86)325, Pg. 373, Vol.(86)323, Pg. 234, Vol.(86)308, Pg. 150 Brazoria County Deed Records. Abandoned by City of Pearland Ordinance No. 1315.

PURPOSE OF REPLAT IS TO DIVIDE RESERVE A INTO TWO SEPARATE RESERVES

REPLAT OF RESERVE "A" FINAL PLAT OF THE LAKES AT HIGHLAND GLEN SECTION ELEVEN

12.5079 ACRES BEING ALL OF RESERVE "A", LAKES AT HIGHLAND GLEN, SECTION 11 (DOCUMENT NO. 2005-071149 B.C.O.R.) CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

0 LOTS 0 BLOCKS 2 RESERVES (12.5079 ACRES) AUGUST, 2010

OWNER:
BEAZER HOMES TEXAS, L.P.
MHI PARTNERSHIP, LTD.
TOUSA TEXAS, LTD.
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT No. 23

SURVEYOR:
C.L. DAVIS & CO. LAND SURVEYING
C.L. DAVIS, R.P.L.S.
1500 WINDING WAY
FRIENDSWOOD, TEXAS 77546
281-482-9490

GREG COLEMAN
10235 WEST LITTLE YORK, SUITE 240
HOUSTON, TEXAS 77040
713-849-5017

PLAT No. P-6156-2010-0043
SHEET 1 of 2

PEARLAND PARKWAY

CITY OF PEARLAND
GPS MON. No. 6
N: 13,774,749.068
E: 3,148,704.854
(NAD 83) (GRID)

CITY OF PEARLAND
GPS MON. No. 5
N: 13,772,087.309
E: 3,148,917.341
(NAD 83) (GRID)

P&Z Agenda Item

F



You're Invited!

**City of Pearland
Planning Day Presentation**

Where: 3519 Liberty Drive (City Hall – Council Chambers)

When: Thursday, September 23, 2010, at 9:00 a.m.

Topic: Amendments to the Unified Development Code &
Comprehensive Plan, and
Update of Development in the Old Townsite

Light refreshments will be provided.

We look forward to seeing you!



Please RSVP to Judy @
Tel: 281-652-1768 or
e-mail: jkrajca@ci.pearland.tx.us

**ADJOURN
MEETING**