

SUMMARY

PLANNING & ZONING COMMISSION

May 16, 2011

5:15 P.M.

Dinner will arrive at 5:15 p.m.
Menu is from Gringo's Mexican Kitchen

Enchilada's (beef, chicken, cheese)
Refried beans
Spanish rice
Side salad
Chips and salsa

Dessert - Churro's

❖ (2 Chicken Fajita salads – Susan, Darrell)

6:00 P.M.

Planning & Zoning Commission Regular Meeting
Council Chambers

6:00 P.M.

Worshops: P&Z
1) 5-Year Capital Improvement Plan 2012-2016
2) Unified Development Code Amendments
Council Chambers

[City Council](#)
No meetings scheduled

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

MAY 16, 2011

6:00 p.m.

Jerry Koza, Jr.
P&Z CHAIRPERSON

Susan Sherrouse
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Neil West

Henry Fuertes



Darrell Diggs

Richard Golden

Vacant

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.

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 16, 2011 AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

Regular Meeting of May 2, 2011

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – WAIVER OF DECISION FOR THE PRELIMINARY PLAT OF OAKBROOK ESTATES SECTION 8

Decision Date
May 16, 2011

A request of Alex Van Duzer, applicant, on behalf of Oakbrook Estates, LTD for approval of a Preliminary Plat for Section Eight of The Oakbrook Estates Subdivision, generally located southwest of the intersection of Glen Oak Drive and Grand Oak Drive for approximately 12.3456 acres, on the following described property, to wit

Legal Description: Being all that certain 12.3456 acres (537,776 sq. ft) of land situated in the W.D.C. Hall League, A-70, Brazoria County, Texas, and being out of called 45.5143 acre tract conveyed to Oakbrook Estates, LTD. As recorded under File No. 03-003446 of the Brazoria County Deed Records (B.C.D.R.) dated December 26, 2002, and also being the remainder of a called 26.9108 acre tract conveyed to Oakbrook Estates, LTD.

B. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF OAKBROOK ESTATES SECTION 8

Decision Date
May 16, 2011

A request of Alex Van Duzer, applicant, on behalf of Oakbrook Estates, LTD for approval of a Preliminary Plat for Section Eight of The Oakbrook Estates Subdivision, generally located southwest of the intersection of Glen Oak Drive and Grand Oak Drive for approximately 12.3456 acres, on the following described property, to wit

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C. CONSIDERATION & POSSIBLE ACTION – VARIANCE REQUEST NO. 2011-03 - REQUESTING A VARIANCE FROM SECTION 2.4.4.5 (c)(1)(b) REQUIRING A MINIMUM LOT WIDTH IN THE GB (GENERAL BUSINESS RETAIL DISTRICT.

A request by E.I.C Surveying Co, applicant, on behalf of Minh Cong Le & Mai Ngoc Le, owner, for approval of a Planning and Zoning Variance to allow a minimum of 125-foot lot width where 150 feet is required, generally located 560 feet south of the southwest corner of Broadway Street and Manvel Road, on the following described property, to wit:

Legal Description: All that certain tract or parcel containing 0.8551 acre, (37,250.00 square feet), of land known as Lot 32 in Westchester Estates, an unrecorded subdivision situation in the H.T. & B. Railroad Survey, A-242 in Brazoria County, Texas, said Lot 32 being that same tract of land as described in a deed filed for record under Clerk's File No. 2010040823.

D. DISCUSSION ITEMS

1. Commissioners Activity Report
2. 2011 P&Z Strategic Priorities
3. Update of Annexation Area 5
4. Communication regarding HEB
5. Next P&Z meeting June 6, 2011
6. Election Update

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 16th day of May 2011 A.D., at 5:30 p.m.

Judy Krajca, Planning Office Coordinator

Agenda removed _____ day of May 2011 A.D.

APPROVAL

OF

MINUTES

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD MAY 2, 2011 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 meeting to order at 6:12 p.m. with the following present:

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

Also in attendance were: Planning Director Lata Krishnarao, Senior Planner Harold Ellis, Planner II Evan DuVall, Planner I Ian Clowes, Deputy City Attorney Nghiem Doan and Planning Office Coordinator Judy Krajca.

APPROVAL OF MINUTES

P&Z Commissioner Darrell Diggs made the motion to approve the minutes of the Regular Meeting of April 18, 2011, and P&Z Commissioner Neil West seconded.

The vote was 5-0. The minutes of April 18, 2011 were approved.

NEW BUSINESS

CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SOUTHERN TRAILS WEST SECTION THREE

A request by Carol Redd, Edminster Hinshaw Russ and Associates, for Stoddard Group, Ltd., owner, for approval of a Final Plat of 31.5723 acres in the Southern Trails Planned Unit Development. The applicant is proposing 125 single-family lots and 5 reserve areas for landscaping and utilities located south of Broadway west of Kingsley Drive and the property is described as follows:

Legal Description: Being a subdivision of 31.5723 acres in the H.T & B. R.R. Survey, Section 84, A-538, City of Pearland, Brazoria County, Texas.

Planner II Evan DuVall read the staff report stating the City Engineer said the infrastructure has been completed. There was only one outstanding item:

1. No Objection Letter needed from Center Point Energy

P&Z Commissioner Neil West asked if the applicant had met all the timelines. Planner II Evan DuVall replied they have.

P&Z Vice-Chairperson Susan Sherrouse made the motion to approve with staffs comments, and P&Z Commissioner Richard Golden seconded.

The vote was 5-0. The Final Plat of Southern Trails West Section Three was approved with the following conditions:

1. No Objection Letter needed from Center Point Energy

DISCUSSION ITEMS

Under Commissioners Activity Report, P&Z Vice-Chairperson Susan Sherrouse stated her sub-committee group has been meeting on the 2011 Strategic Priorities. Vice-Chairperson Sherrouse also stated she has been speaking on her campaign.

P&Z Commissioner Neil West stated he had met with Planner II Evan DuVall with regards to annexation.

P&Z Chairperson Jerry Koza, Jr. spoke briefly about the bullet train he had the experience of riding on.

Senior Planner Harold Ellis gave the Update of Zoning Cases.

Planning Director Lata Krishnarao spoke briefly of the second public hearing taking place after the P&Z meeting on the Annexation of Area 5, and inquired if the Commission wished to sit in on the hearing. Director Krishnarao also gave the timeline for the upcoming hearings for the zone case, if the annexation is approved.

Planning Director Lata Krishnarao directed the Commission to their packet where several emails were received pertaining to HEB.

Senior Planner Harold Ellis spoke of his National APA experience with particular interest in the town of Quincy, Massachussets.

P&Z Chairperson Jerry Koza, Jr. recessed the P&Z Meeting at 6:29 p.m. for the Commission and staff to attend the Annexation hearing.

P&Z Chairperson Jerry Koza, Jr. reconvened the P&Z Meeting at 7:47 p.m.

Planning Director Lata Krisharao talked about her experience at the National APA Conference and showed a brief presentation from the APA Conference on Ethics.

The next P&Z meeting will be on May 16, 2011. There will not be a Joint Public Hearing, as no applications were submitted. The Commission will have a Workshop for the Amendments to the Unified Development Code.

ADJOURNMENT

P&Z Chairperson Jerry Koza, Jr. adjourned the P&Z Regular Meeting at 8:25 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Planning Office Coordinator

Minutes approved as submitted and/or corrected on this 16th day of May 2011, A.D.

P&Z Chairperson Jerry Koza, Jr.

NEW BUSINESS

P&Z Agenda Item

A

May 9, 2011

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

VIA EMAIL/
ORIGINAL BY MAIL

Re: Oakbrook Estates Section 8
Waiver for Additional Time
For Preliminary Plat Corrections

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 Pearland's Unified Development Code. CobbFendley acting as a dully authorized agent of Oakbrook Estates, LTD. hereby requests an additional forty days before the Planning & Zoning Commission/Planning Director must act upon the plat know as Oakbrook Estates Section 8. This extension is for additional time to coordinate easement dedication of Brazoria Drainage Ditch C110-00-00 in said plat.

CobbFendley acting as a dully authorized agent of Oakbrook Estates, LTD. 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,



Alex Van Duzer, E.I.T.
Project Engineer
CobbFendley

P&Z Agenda Item

B

PLANNING AND ZONING COMMISSION MEETING OF MAY 16, 2011

Preliminary Plat of the Oakbrook Estates Section 8

A request of Alex Van Duzer, applicant, on behalf of Oakbrook Estates, LTD for approval of a Preliminary Plat for Section Eight of The Oakbrook Estates Subdivision, generally located southwest of the intersection of Glen Oak Drive and Grand Oak Drive for approximately 12.3456 acres, on the following described property, to wit

Legal Description: Being all that certain 12.3456 acres (537,776 sq. ft) of land situated in the W.D.C. Hall League, A-70, Brazoria County, Texas, and being out of called 45.5143 acre tract conveyed to Oakbrook Estates, LTD. As recorded under File No. 03-003446 of the Brazoria County Deed Records (B.C.D.R.) dated December 26, 2002, and also being the remainder of a called 26.9108 acre tract conveyed to Oakbrook Estates, LTD.

General Location: Southwest of the intersection of Glen Oak Drive and Grand Oak Drive

SUMMARY: On behalf of Oakbrook Estates, Alex Van Duzer of Cobb Fendley has applied for a Preliminary Plat for Section Eight of Oakbrook Estates, which includes 31 single family lots and three reserves.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Current Land Use</u>
North	PUD (Oakbrook)	Single-Family Residential
South	M-1 (Light Industrial) & R-4 (Single-Family Residential-4 District)	Vacant and Drainage
East	PUD (Oakbrook)	Single-Family Residential and Vacant
West	R-4 (Single-Family Residential-4 District)	Vacant and Drainage

CONFORMANCE WITH THE OAKBROOK PLANNED UNIT DEVELOPMENT (PUD):

The above submittal is in conformance with the Oakbrook Planned Unit Development. This single family residential development at build-out has a total of 388 dwelling units. As in conformance with the goals of the Planned Development, reserve a will be platted with this portion of the subdivision in conformance with the Park Dedication requirements of this Planned Development.

PLATTING STATUS: This is the Preliminary Plat for Oakbrook Section Eight, if approved the applicant can go forward with the further development of this subdivision and eventually complete a Final Plat of the subject property.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The Future Land Use designation for the subject land is Medium Density Residential. This designation allows for a maximum of 10 dwelling units an acre. As the Oakbrook Planned Unit Development States, this development will have a gross residential density of 3.22 units an acre.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property is served by two local roads within the existing Oakbrook Planned Development. These local roads include Grand Oak Drive and Penny Oak Drive, both 50-foot local roads on the Thoroughfare Plan. The future alignment of the Pearland Parkway Major Thoroughfare will be on the southwest boundary of this subdivision, this will require a 120-foot dedication for Pearland Parkway.

AVAILABILITY OF UTILITIES: The subject parcel is served by public water and sewer lines, from the existing Oakbrook Subdivision.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed Preliminary Plat should not have any significant adverse impacts on any surrounding structures or uses.

ADDITIONAL COMMENTS: There has been several comments from several departments regarding this subdivision. These include the future expansion of Pearland Parkway and requiring the dedication of 120-foot of right-of-way and also a possible issue with the Brazoria County Drainage Easement on the southerly portion of this subdivision.

STAFF RECOMMENDATION: Staff recommends denial of this Preliminary Plat as proposed by the applicant for the following reasons:

Reasons for recommending denial:

1. The applicant has not re-submitted after the original submittal.
2. There are several major issues to resolve, include the alignment of Pearland Parkway and also the other easements.

OUTSTANDING ITEMS:

1. Complete Re-submittal of the Preliminary Plat of Oakbrook Section Eight.
2. Pearland Parkway Alignment and possible conflict with the BDD4 Drainage Easement.

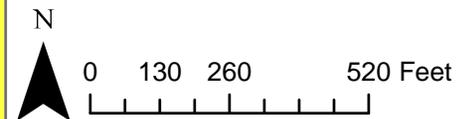
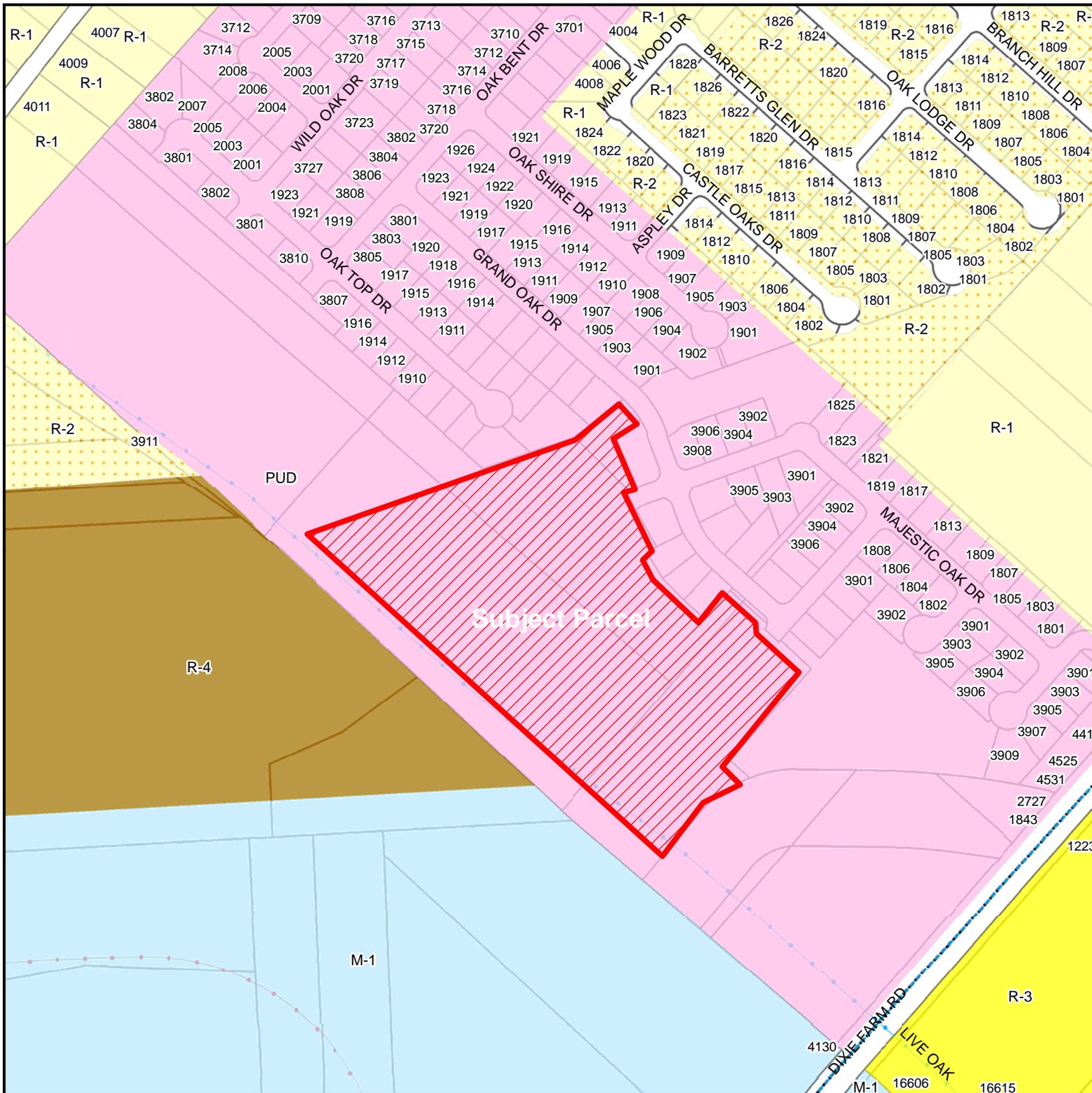
SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Future Land Use Plan
- Aerial Photograph
- Preliminary Plat of Oakbrook Section Eight

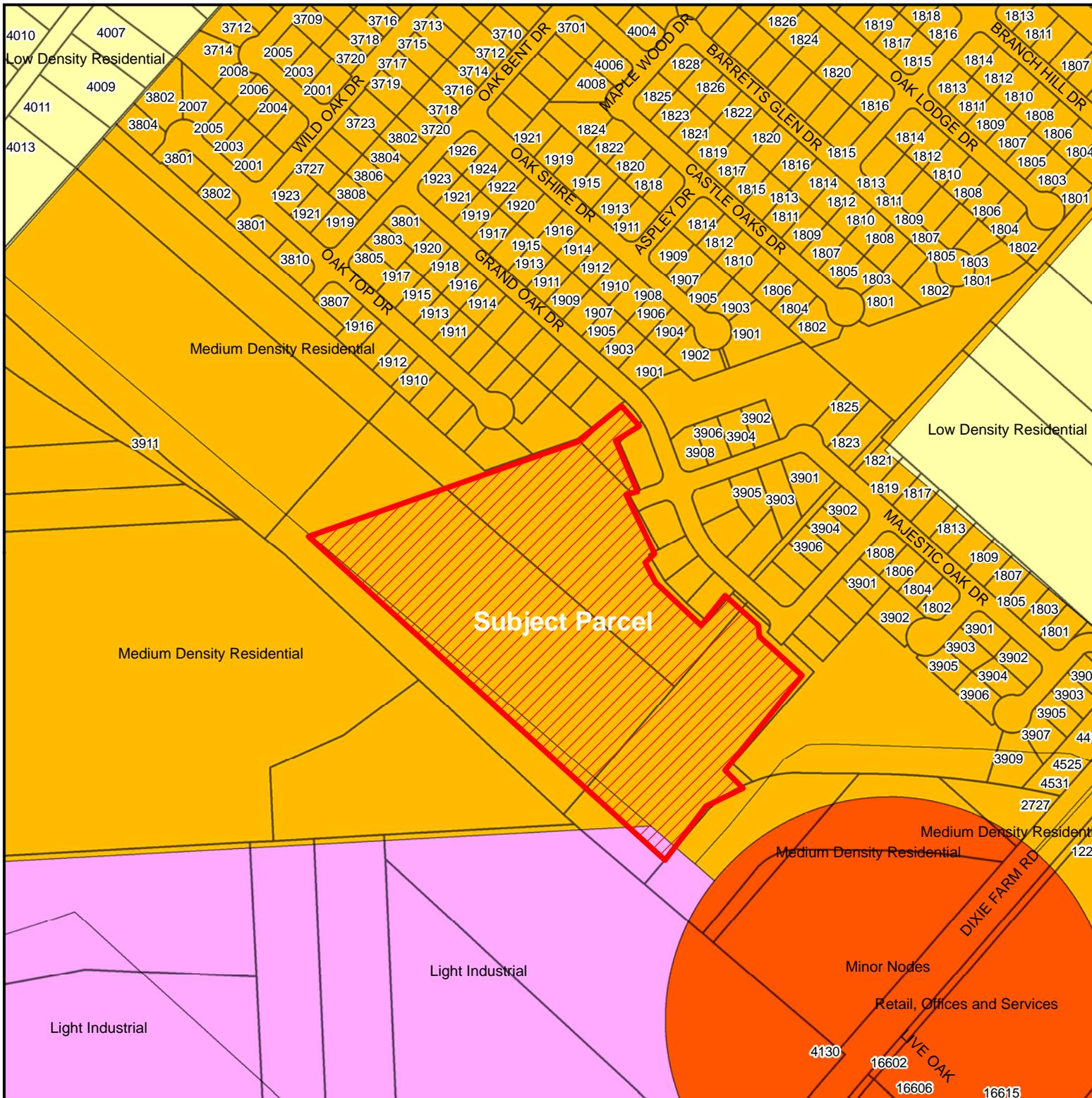


Preliminary Plat of
Oakbrook Estate Section 8

Zoning and Vicinity Map

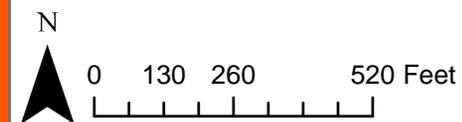


Map created on 05/04/2011



Preliminary Plat of
Oakbrook Estate Section 8

Future Land Use Map

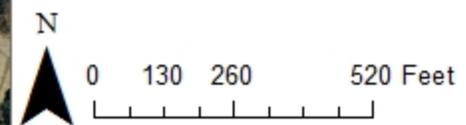


Map created on 05/04/2011



Preliminary Plat of
Oakbrook Estate Section 8

Aerial



Map created on 05/04/2011

THIS PROJECT IS LOCATED OUTSIDE OF FLOOD ZONE 'AE' AND IS LOCATED WITHIN THE UNSHADED FLOOD ZONE 'X'. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FIRM MAPS ARE UPDATED.

100-YEAR FLOOD PLAIN WATER SURFACE ELEV.=40.0 AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 48039C0045J DATED SEPTEMBER 22, 1999.

CALLED 45.5143 ACRES OAKBROOK ESTATES, LTD. FILE NO. 03-003446 B.C.D.R. DECEMBER 26, 2002

CALLED 30' WIDE PIPE LINE LOCATION TRACT HUMBLE PIPE LINE COMPANY BY JUDGEMENT VOL. 7, PG. 164 BRAZORIA COUNTY COURT RECORDS

CALLED 0.9917 ACRES HUMBLE PIPE LINE COMPANY BY JUDGEMENT VOL. 1364, PG. 581 B.C.D.R.

30' PIPE LINE EASEMENT HUMBLE OIL & REFINING COMPANY VOL. 710, PG. 576 B.C.D.R.

30' WIDE PIPE LINE EASEMENT EXXON GAS SYSTEMS VOL. 18501, PG. 195 B.C.D.R.

CALLED 38.5705 ACRES RAVENWOOD SECTION 3, LTD. TO FORGOTTEN ANGELS, INC. FILE NO. 2005002608 B.C.D.R. JANUARY 12, 2005

H.T. & R.R. COMPANY SURVEY NO. 28 A-551

PARTIAL REPEAT OF OAKBROOK ESTATES SECTION SIX FILE NO. 2007004022 B.C.M.R.

CALLED 0.1176 ACRE U.E. TO CITY OF PEARLAND FILE NO. 2004071456 B.C.D.R. NOVEMBER 30, 2004

N=13760529.85 E=3159204.70

REMAINDER OF A CALLED 26.9108 ACRE TRACT TOM McMICHAEL & ESTATE OF ALMA BARNES SNYDER FILE NO. 2004071457 B.C.D.R. DECEMBER 2, 1999

L=71.77, R=281.43' CH=N36° 02' 07"W, 71.58' DELTA=14° 36' 45"

L=31.53, R=325.00' CH=N67° 53' 20"E, 31.52' DELTA=5° 33' 33"

L=25° 13' 37"W ~ 163.19'

L=39.37, R=25.00' CH=N00° 04' 27"E, 35.43' DELTA=90° 14' 26"

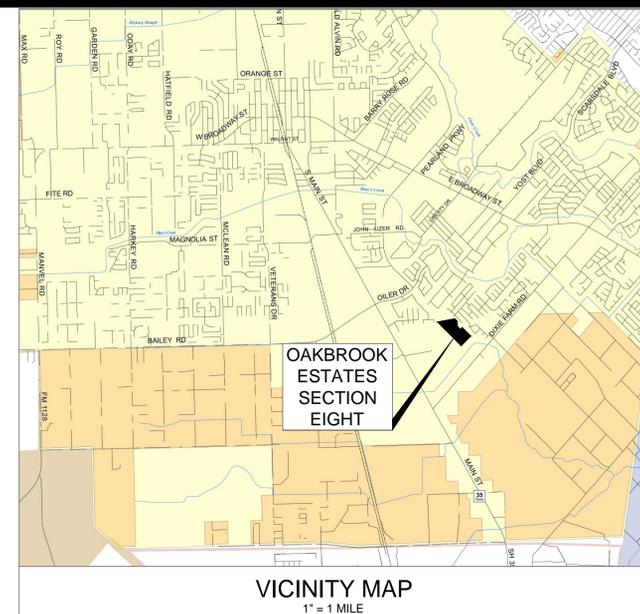
L=166.27, R=345.00' CH=N58° 48' 35"E, 164.67' DELTA=27° 36' 48"

CALLED 10 ACRES GEORGE LIEBERMAN TO QUINTON JAMISON VOL. 651, PG. 617 B.C.D.R. APRIL 6, 1956

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	0.12'	275.00'	0° 01' 32"	0.12'	S65° 09' 28"W
C2	94.59'	275.00'	19° 42' 31"	94.13'	S54° 50' 44"W
C3	103.19'	300.00'	19° 42' 31"	102.69'	S54° 50' 44"W
C4	111.79'	325.00'	19° 42' 31"	111.24'	N54° 50' 44"E
C5	39.27'	25.00'	90° 00' 00"	35.36'	S00° 00' 32"E
C6	78.54'	50.00'	90° 00' 00"	70.71'	S00° 00' 32"E
C7	13.29'	25.00'	30° 27' 58"	13.14'	N60° 13' 28"E
C8	131.71'	50.00'	150° 55' 56"	96.80'	N00° 00' 32"W
C9	13.29'	25.00'	30° 27' 58"	13.14'	N60° 14' 31"W
C10	39.27'	25.00'	90° 00' 00"	35.36'	N89° 59' 28"E
C11	39.27'	25.00'	90° 00' 00"	35.36'	N00° 00' 32"W
C12	218.63'	50.00'	250° 31' 44"	81.65'	S80° 16' 23"E
C13	39.27'	25.00'	90° 00' 00"	35.36'	S00° 00' 32"E
C14	13.27'	25.00'	30° 24' 39"	13.11'	N29° 48' 12"W
C15	131.72'	50.00'	150° 56' 26"	96.80'	S89° 55' 54"W
C16	13.27'	25.00'	30° 24' 39"	13.11'	S29° 40' 00"W
C17	78.64'	50.00'	90° 07' 09"	70.78'	N89° 55' 54"E
C18	39.32'	25.00'	90° 07' 09"	35.39'	N89° 55' 54"E

RESERVE TABLE		
RESERVE	ACREAGE	PURPOSE
A	3.883	PARKLAND/LANDSCAPING
B	0.363	PARKLAND/LANDSCAPING
C	0.051	PARKLAND/LANDSCAPING
D	0.563	LANDSCAPE BUFFER

LINE TABLE		
LINE #	LENGTH	BEARING
L1	27.384	S44° 59' 28.43"W
L2	25.000	N45° 00' 31.57"W
L3	20.000	N45° 00' 31.57"W
L4	20.000	S45° 00' 31.57"E
L5	15.708	S72° 43' 39.62"E
L7	111.000	N44° 59' 28.43"E
L8	111.000	S44° 59' 28.43"W



GENERAL PROPERTY ADDRESS:
1920 GRAND OAK DRIVE
PEARLAND, TEXAS 77581

PRELIMINARY PLAT OF OAKBROOK ESTATES SECTION EIGHT

A SUBDIVISION OF 12.3456 ACRES IN THE W.D.C. HALL LEAGUE, ABSTRACT NO. 70 BRAZORIA COUNTY MUD 17 CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS 31 LOTS, 3 RESERVES (4.297 AC.), 3 BLOCKS SCALE: 1"=60' APRIL 2011

OWNER:
OAKBROOK ESTATES, LTD.,
GREATMARK INTERNATIONAL, INC., GENERAL PARTNER
CLINTON F. WONG, PRESIDENT
7676 WOODWAY, SUITE 238
HOUSTON, TEXAS 77063
713-784-6102

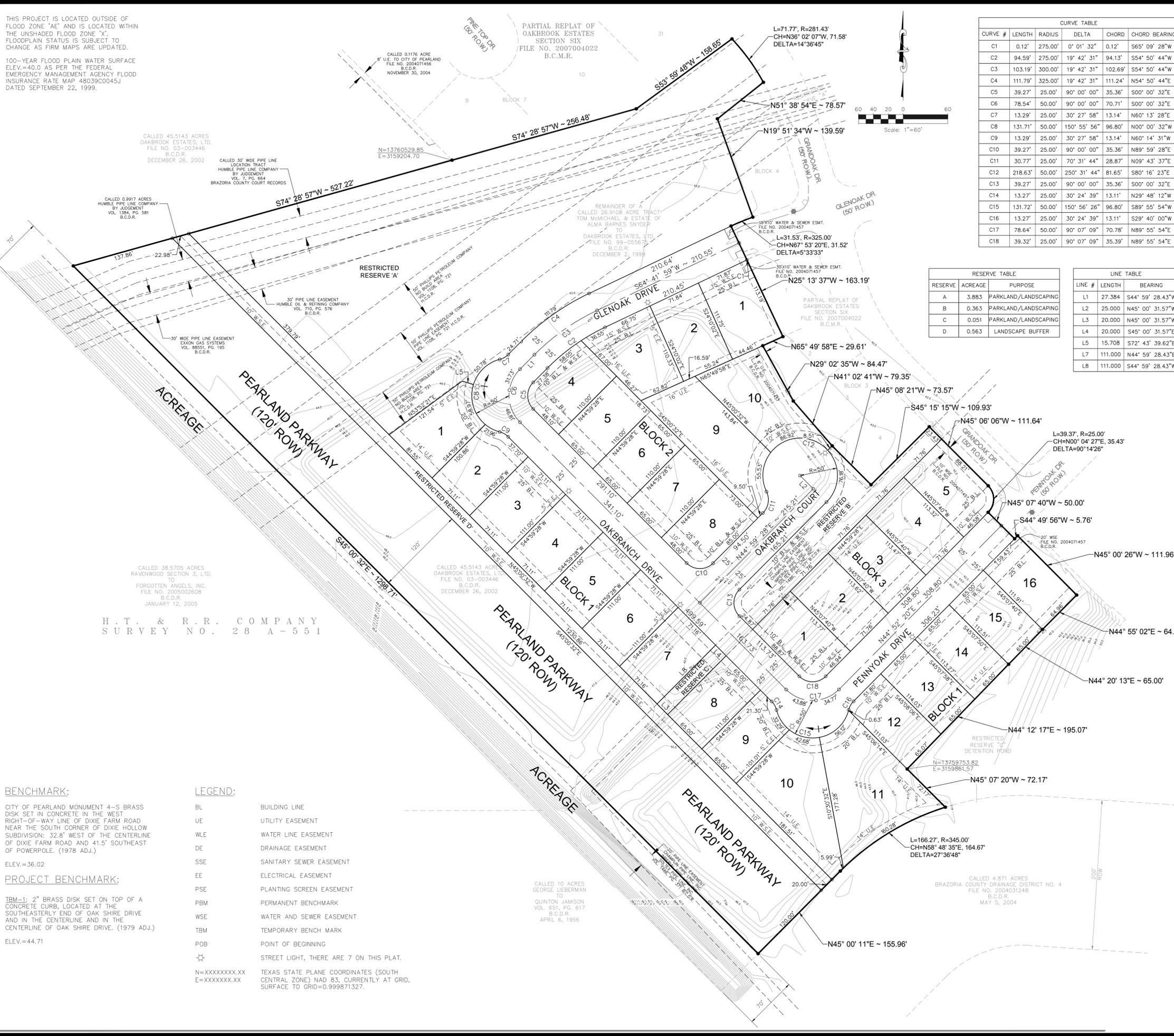
CobbFendley
Texas Registration No. 274
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262
www.cobbfendley.com
BILL ODLE, P.E.

BENCHMARK:
CITY OF PEARLAND MONUMENT 4-S BRASS DISK SET IN CONCRETE IN THE WEST RIGHT-OF-WAY LINE OF DIXIE FARM ROAD NEAR THE SOUTH CORNER OF DIXIE HOLLOW SUBDIVISION: 32.8' WEST OF THE CENTERLINE OF DIXIE FARM ROAD AND 41.5' SOUTHEAST OF POWERPOLE. (1978 ADJ.)
ELEV.=36.02

PROJECT BENCHMARK:
TBM-1: 2" BRASS DISK SET ON TOP OF A CONCRETE CURB, LOCATED AT THE SOUTHEASTERLY END OF OAK SHIRE DRIVE AND IN THE CENTERLINE AND IN THE CENTERLINE OF OAK SHIRE DRIVE. (1979 ADJ.)
ELEV.=44.71

LEGEND:

BL	BUILDING LINE
UE	UTILITY EASEMENT
WLE	WATER LINE EASEMENT
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
EE	ELECTRICAL EASEMENT
PSE	PLANTING SCREEN EASEMENT
PBM	PERMANENT BENCHMARK
WSE	WATER AND SEWER EASEMENT
TBM	TEMPORARY BENCH MARK
POB	POINT OF BEGINNING
☼	STREET LIGHT, THERE ARE 7 ON THIS PLAT.
N=XXXXXXX.XX E=XXXXXXX.XX	TEXAS STATE PLANE COORDINATES (SOUTH CENTRAL ZONE) NAD 83, CURRENTLY AT GRID, SURFACE TO GRID=0.999871327.



P&Z Agenda Item

C

PLANNING AND ZONING COMMISSION MEETING OF MAY 16, 2011

PLANNING AND ZONING VARIANCE NO. 2011-03

A request by E.I.C Surveying Co, applicant, on behalf of Minh Cong Le & Mai Ngoc Le, owner, for approval of a Planning and Zoning Variance to allow a minimum of 125-foot lot width where 150 feet is required, generally located 560 feet south of the southwest corner of Broadway Street and Manvel Road, on the following described property, to wit:

Legal Description: All that certain tract or parcel containing 0.8551 acre, (37,250.00 square feet), of land known as Lot 32 in Westchester Estates, an unrecorded subdivision situation in the H.T. & B. Railroad Survey, A-242 in Brazoria County, Texas, said Lot 32 being that same tract of land as described in a deed filed for record under Clerk's File No. 2010040823.

General Location: 1746 Manvel Rd.

Planning and Zoning Commission: May 16, 2011

SUMMARY: The applicant is proposing a 125-foot wide lot where 150-foot is required within a GB (General Business) Zoning District.

UNIFIED DEVELOPMENT CODE: GB (General Business Retail District):

Area Regulations: R-E (Single-Family Estate District)		
Size of Lots	Required	Proposed
a) Minimum Lot Area	22,000 SF	36,000 SF
b) Minimum Lot Width	150 Feet	125 Feet
c) Minimum Lot Depth	125 Feet	298 Feet
d) Maximum Lot Coverage	N/A	N/A

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Current Land Use</u>
North	GB(General Business Retail District)	Car Wash
South	OP (Office Professional District)	Vacant
East	GB(General Business Retail District)	Existing Business
West	R-1 (Single-Family Residential District)	Single-Family Home

PLATTING STATUS: The property has not been platted; A Minor Plat is has been submitted for Le Investment, this Variance request is required to complete this minor plat.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Retail, Offices and Services for the subject property as are the surrounding properties to the north, east and south. The property to the west has a land use designation of Low Density Residential. This request is in compliance for the Land Use Designation of Retail, Offices and Services.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Manvel Road a 120' Major Thoroughfare as designated on the City of Pearland Thoroughfare Plan. Currently, this right-of-way is 110-foot, but during the Minor Plat process an additional 10-foot of right-of-way will be dedicated.

ADDITIONAL COMMENTS: No additional comments have been provided.

IMPACT ON NEIGHBORING PROPERTIES:

LOT SIZE AND DEPTH: The lot depth of 298 feet is substantially over the minimum permitted depth of 120 feet in the GB (General Business Retail District) and the proposed square-footage of 36,000 is substantially over the minimum requirement of 22,000 square-feet.

HISTORY OF LOT: The abovementioned lot has existed in its current form as a portion of the unrecorded subdivision of Westchester Estates. This lot has remained unchanged since it was originally divided. The property owner does not own any adjacent lots, which would allow this property to conform to the lot width requirements of the GB (General Business Retail District). All other requirements

STAFF RECOMMENDATION: Staff recommends approval of the subject Variance as proposed by the applicant, for the following reasons:

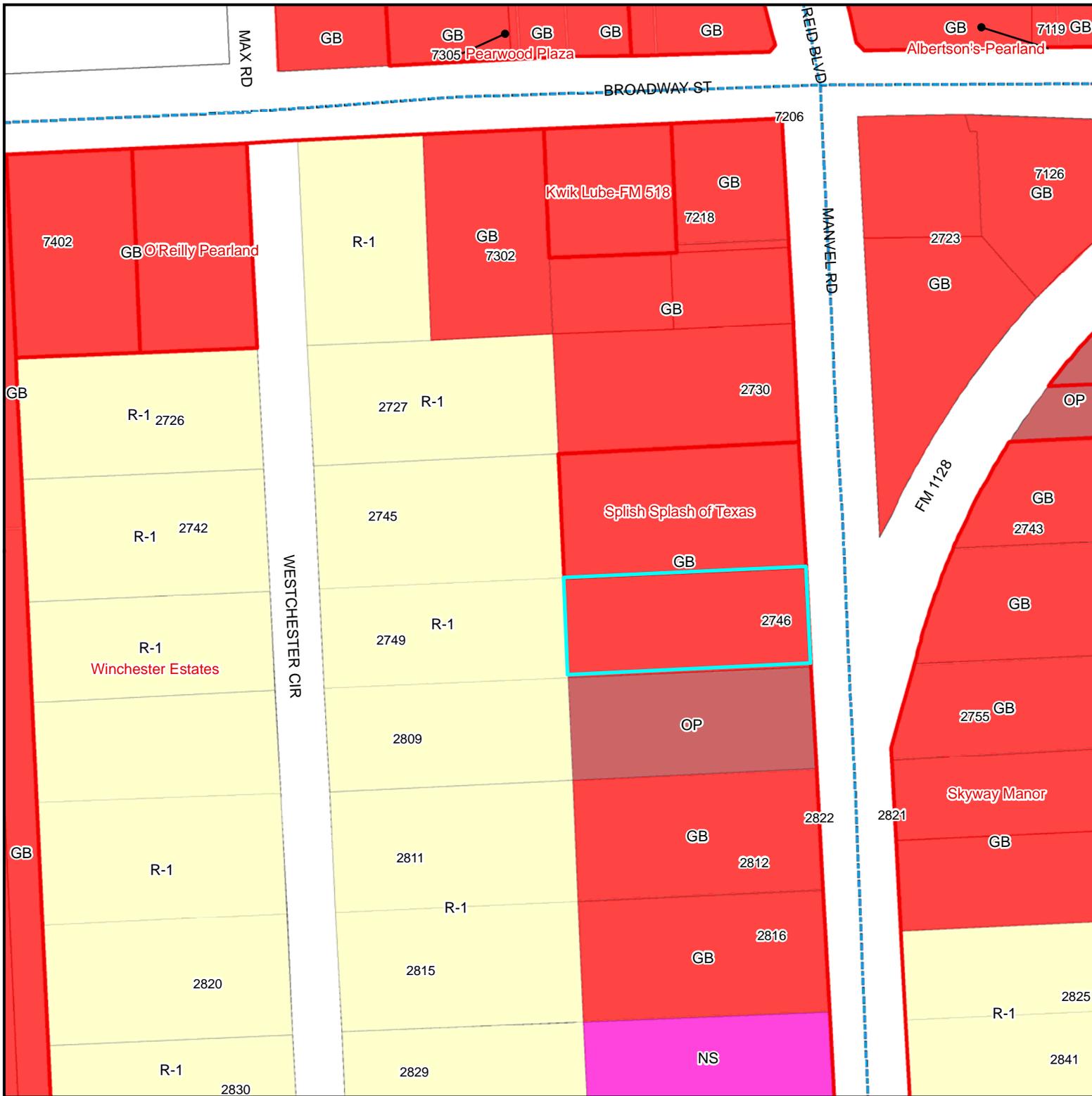
1. The proposed width reduction will not cause any adverse impacts on the surrounding properties.
2. The approval of this request will not decrease the lot size below that of the GB (General Business Retail District), as the proposed lot will exceed the 22,000 square foot requirement.
3. The Unified Development Code will assure the development of this property is in conformance with the goals of the city.

CONDITIONS OF APPROVAL:

Staff has no outstanding items related to this application.

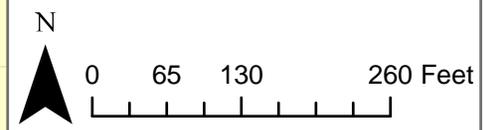
SUPPORTING DOCUMENTS:

- Location/Zoning Map
- Future Land Use Plan
- Aerial Map
- Application Package



P&Z VARIANCE 2011-03

Vicinity and Zoning Map

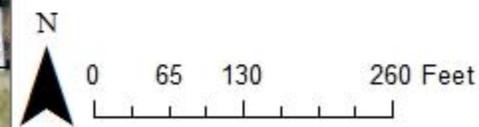


Map created on 05/09/2011



P&Z VARIANCE 2011-03

Future Land Use Plan



Map created on 05/09/2011

PLANNING & ZONING VARIANCE APPLICATION

City of Pearland
 Community Development
 3523 Liberty Drive (Community Center)
 Pearland, Texas 77581
 281-652-1768
 281-652-1702 fax
 www.cityofpearland.com

Variance from Section No. : Section 2.4.4.5(c)(1)(b)
(list section number from the Unified Development Code that pertains to requested variance)

General Description: 0.8551 ACRE TRACT KNOWN AS LOT 32
WESTCHESTER ESTATES "UNRECORDED SUBD"

Property Information:

Address or General Location of Property: _____

In order for a variance to be considered, the property must be platted.

Has the property ever been platted: Yes No

Subdivision: _____

Lot: _____ Block: _____

PROPERTY OWNER INFORMATION (required):

NAME MINH CONG LE & MAINGOC LE
 ADDRESS 3401 LONG MEADOW COURT
 CITY PEARLAND STATE TX ZIP 77584
 PHONE (408) 387-3667
 FAX () N/A
 E-MAIL ADDRESS N/A

APPLICANT INFORMATION:

NAME E.I.C. SURVEYING Co.
 ADDRESS 12345 JONES RD. #270
 CITY HOUSTON STATE TX ZIP 77070
 PHONE (281) 955-2772
 FAX (281) 955-6678
 E-MAIL ADDRESS ric@ricsurveying.com

A Complete Application must include all of this information:

- Fee of \$250.00
- Legal Description and/or Survey of the Property
- Site Plan, Plot Plan, or Drawing showing the requested variance
- Letter Explaining the variance in detail, including Description of Hardship
- Other necessary information (maps, drawings, pictures, etc.) to explain the variance

As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: [Signature] Date: 5/9/11

Agent's Signature: [Signature] Date: 5/9/11

OFFICE USE ONLY:

FEES PAID: <u>250.00</u>	DATE PAID: <u>05/09/2011</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER:
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Application No. 2011-03

To whom it may Concern.

This is for proposed LE INVESTMENTS SUBDIVISION For Variance
From sec. No. 2.4.5 (c)(1)(b) to allow an existing property to have
a width of 125m instead of 150m as required in the
~~the~~ GB (General Business Retail District)

Thank you.

Sincerely



EMIL HADDAD R.P.L.S.

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, MINH CONG LE AND MAI NGOC LE, OWNERS, HEREINAFTER REFERRED TO AS OWNERS, OF THE 0.8551 ACRE, (37,250.00 SQUARE FOOT) TRACT OF LAND DESCRIBED IN THE ABOVE AND FOREGOING MAP OF LE INVESTMENT, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENT. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN (16' 0") BACK-TO-BACK GROUND EASEMENT, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

WITNESS OUR HANDS IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, THIS _____ DAY OF _____, 2011.

BY: MINH CONG LE BY: MAI NGOC LE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITIES, ON THIS DAY PERSONALLY APPEARED MINH CONG LE AND MAI NGOC LE, KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2011.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, PATRIOT BANK, ACTING BY AND THROUGH LOY TREVINO, EXECUTIVE VICE PRESIDENT, BEING THE HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, DOES HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DECLARATION. THE SAID LIEN DOES HEREBY CONFIRM THAT PATRIOT BANK IS THE PRESENT OWNER OF SAID LIEN AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

LOY TREVINO, EXECUTIVE VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LOY TREVINO, EXECUTIVE VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2011.

NOTARY PUBLIC IN AND OFR THE STATE OF TEXAS

THIS IS TO CERTIFY THAT THE CITY PLANNING DIRECTOR OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS MINOR PLAT OF LE INVESTMENT IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2011.

LATA KRISHNARAO, AICP
DIRECTOR OF PLANNING
CITY OF PEARLAND, TEXAS

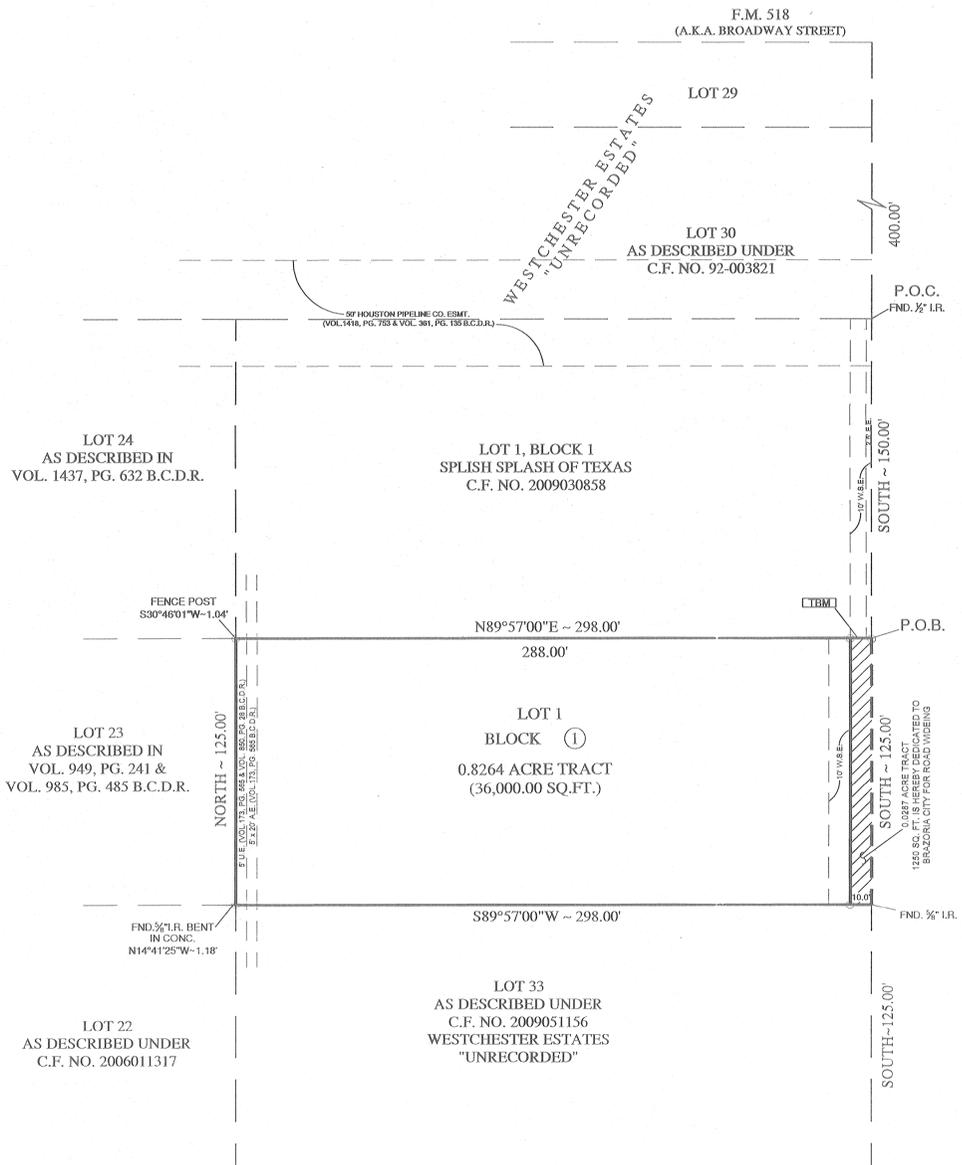
APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS _____ DAY OF _____, 2011.

BY: NARCISO LIRA III, P.E. BY: DARRIN COKER
CITY ENGINEER CITY ATTORNEY

I, EMIL HADDAD, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTER (3/4") INCH AND A LENGTH OF NOT LESS THAN THREE FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED IN TO THE NEAREST INTERSECTION OF PUBLIC STREET RIGHT-OF-WAY.

Emil Haddad
EMIL HADDAD, R.P.L.S.
TEXAS REGISTRATION NO. 5072

WESTCHESTER ESTATES "UNRECORDED"



METES AND BOUNDS DESCRIPTION

All that certain tract or parcel containing 0.8551 acre, (37,250.00 square feet), of land known as Lot 32 in Westchester Estates, an unrecorded subdivision situated in the H.T. & B. Railroad Survey, A-242 in Brazoria County, Texas, said Lot 32 being that same tract of land as described in a deed filed for record under Clerk's File No. 2010040823 and being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8" iron rod (found) in the West right-of-way line of F. M. 1128, aka Manvel Road, (110.00 feet in width), marking the Southeast corner of Lot 30 in said Westchester Estates as described in a deed filed for record under Clerk's File No. 92-003821 and the Northeast corner of Lot 1 in Block 1 of Splish Splash of Texas, a subdivision in said Brazoria County, Texas according to the map or plat thereof filed for record under Clerk's File No. 2009030858;

THENCE SOUTH, a distance of 150.00 feet along the West right-of-way line of said F. M. 1128 and the East line of said Lot 1 to a 5/8" iron rod with EIC cap (set) marking the Southeast corner of said Lot 1 and the Northeast corner and POINT OF BEGINNING of the herein described Lot 32;

THENCE continuing SOUTH, a distance of 125.00 feet along the West right-of-way line of said F. M. 1128 and the East line of said Lot 32 to a 5/8" iron rod (found) marking the Northeast corner of Lot 33 in said Westchester Estates as described in a deed filed for record under Clerk's File No. 2009051156 and the Southeast corner of the herein described Lot 32;

THENCE S 89°57'00" W, a distance of 298.00 feet along the common line of said Lots 32 and 33 to a 5/8" iron rod with EIC cap (set) marking the Northwest corner of said Lot 33, the Northeast corner of Lot 22 in said Westchester Estates as described in a deed filed for record under Clerk's File No. 2006011317, the Southeast corner of Lot 23 in said Westchester Estates as described in a deed filed for record in Volume 949, Page 241 and Volume 985, Page 485, both in the Brazoria County Deed Records, and the Southwest corner of the herein described Lot 32, from this point a 5/8" iron rod in concrete (found bent), bears N 14°41'25" W, 1.18 feet;

THENCE NORTH, a distance of 125.00 feet along the common line of said Lots 23 and 32 to a 5/8" iron rod with EIC cap (set) marking the Northeast corner of said Lot 23, the Southeast corner of Lot 24 in said Westchester Estates as described in a deed filed for record in Volume 1437, Page 632 of the Brazoria County Deed Records, the Southwest corner of said Lot 1 and the Northwest corner of the herein described Lot 32;

THENCE N 89°57'00" E, a distance of 298.00 feet along the common line of said Lots 1 and 32 to the POINT OF BEGINNING and containing 37,250.00 square feet of land.

LOT #	BLOCK #	ACRES	FRONTAGE AT BUILDING LINE
1	1	0.8551	125.00

BENCHMARK: CITY OF PEARLAND MONUMENT 37 - BRASS CAP SET FLUSH IN CONCRETE, STAMPED "CITY OF PEARLAND GPS MON. #7", 1995. THE MONUMENT IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF F.M. 518 AND WEST OAKS BOULEVARD. MONUMENT IS 8.3 FEET EASTERLY OF THE EAST BACK OF CURB OF WEST OAKS BOULEVARD AND 7.2 FEET SOUTH-WESTERLY OF THE SOUTHWEST CORNER OF CONCRETE DRAIN RIP-RAP.

X=3138911.254
Y=13769335.619

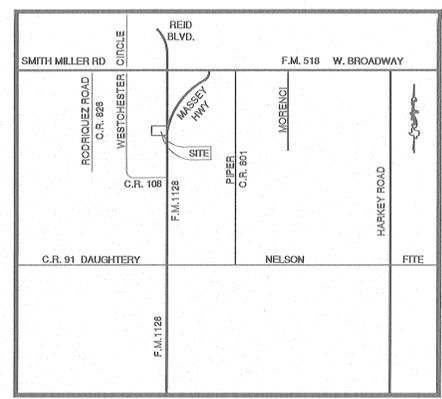
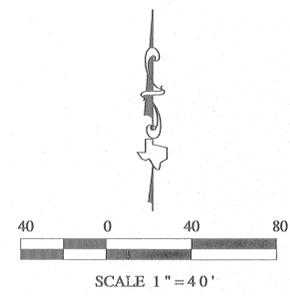
TEMPORARY BENCHMARK ELEVATION: 53.56 FEET 1987 ADJUSTED.

SQUARE CUT ON CORNER OF SIDEWALK LOCATED APPROXIMATELY 6.0 FEET WEST OF THE NORTHEAST CORNER OF THE SUBJECT TRACT.

FLOOD STATEMENT:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039c 000401, WITH THE EFFECTIVE DATE OF 09/22/99, THE PROPERTY IS LOCATED IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN.

ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.



VICINITY MAP
NOT TO SCALE

LEGEND:

- 1. VOL. INDICATES "VOLUME"
- 2. PG. INDICATES "PAGE"
- 3. B.L. INDICATES "BUILDING LINE"
- 4. U.E. INDICATES "UTILITY EASEMENT"
- 5. I.P. INDICATES "IRON PIPE"
- 6. R.O.W. INDICATES "RIGHT-OF-WAY"
- 7. C.F. NO. INDICATES "CLERK'S FILE NUMBER"
- 8. F.C. NO. INDICATES "FILM CODE NUMBER"
- 9. B.C.M.R. INDICATES "BRAZORIA COUNTY MAP RECORDS"
- 10. B.C.D.R. INDICATES "BRAZORIA COUNTY DEED RECORDS"
- 11. W.S.E. INDICATES "WATER AND SEWER EASEMENT"
- 12. O INDICATES "SET 5/8" IRON ROD WITH E.I.C. CAP"

GENERAL NOTES:

- 1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
- 2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY ALAMO TITLE COMPANY. CPL NO.: ATHC51100395, EFFECTIVE DATE: MARCH 13, 2011.
- 3. DISTANCES SHOWN ARE GROUND DISTANCES.
- 4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMBOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.
- 5. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- 6. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- 7. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND/OR BRAZORIA COUNTY DISTRICT #4. LOT LINES SHALL BE THE CENTER OF A 6 FOOT WIDE DRAINAGE EASEMENT.
- 8. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- 9. DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CHAPTER 7 OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL.
- 10. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLAT BOUNDARY.

MINOR PLAT
LE INVESTMENT

BEING A SUBDIVISION OF
0.8551 ACRE, (37,250.00 SQUARE FEET), OF LAND
KNOWN AS LOT 32,
IN WESTCHESTER ESTATES,
AN UNRECORDED SUBDIVISION
CITY OF PEARLAND
SITUATED IN THE
H. T. & B. RAILROAD SURVEY, A-242,
BRAZORIA COUNTY, TEXAS

CONTAINING

1 LOT 1 BLOCK

APRIL 2011

OWNER

MINH CONG LE & MAI NGOC LE

3401 LONG MEADOW COURT
PEARLAND, TEXAS 77584
1 (408) 387-3667

SURVEYOR

E.I.C. SURVEYING COMPANY

12345 JONES ROAD # 270
HOUSTON, TEXAS 77070
(281) 955 - 2772

APR 21 2011
Submitted Date
APR 26 2011
DRC Date
PLEASE REVIEW PLAT, AND RETURN TO
E.I.C. SURVEYING COMPANY, PLANNING DEPT.
NO LATER THAN APR 28 2011
Date

File

P&Z Agenda Item

**DISCUSSION
ITEMS**

City of Pearland
Planning & Zoning Commission
2011 Priorities
March 7, 2010

Work Teams:

1. Establish Annexation Process
 - a. Assist in developing a Communication Plan
 - b. Assist in conducting a Cost/Benefit Analysis within the defined boundaries

Neil West, Henry Fuertes, Evan Duvall, Lata Krishnarao

2. Conduct quarterly or as needed conferences with EDC and Chamber for the purpose of increasing communication/understanding.

Richard Golden, Henry Fuertes, Ian Clowes, Lata Krishnarao

3. Develop strategy to address Brownfield Development (opportunities).

Darrell Diggs, Jerry Koza, Ian Clowes, Lata Krishnarao

4. Develop a plan to address:
 - a. Transportation
 - b. Mass Transit
 - c. Connectivity (pedestrian access/ mobility)

Susan Sherrouse, Richard Golden, Harold Ellis, Lata Krishnarao

5. Update Land Use Matrix. Done

6. Update Comprehensive Plan.

Susan Sherrouse, Henry Fuertes, Evan DuVall, Lata Krishnarao

7. Develop a strategy for cell towers in the City.

Neil West, Darrell Diggs, Harold Ellis, Lata Krishnarao

Possible Annexation Plan Schedule

Area 5

Updated March 31, 2011

<u>Action</u>	<u>Target Date</u>	<u>Statutory Requirement</u>	<u>Actual</u>	<u>Send By</u>
Council Direction to Prepare Service Plan	February 14, 2011	Prior to Advertisement of 1st hearing		
Notify Justice Dept.	Thursday, March 24, 2010	90 Days before adoption	24 Days	
Notify property owners, utilities, service providers, and railroads of Annexation PH	Monday, March 10, 2011	Before 30 days before the first Public Hearing	39 Days	
Notify Schools of Annexation PH	Wednesday, March 10, 2011	30 Days Prior to First Public Hearing	39 Days	
Send legals to the newspaper	Thursday, March 24, 2011			
Advertise Annexation First Public Hearing and post to web site	Wednesday, March 30, 2011	11-20 Days Prior to First Public Hearing	18 Days	
Send agenda request and report to Young for Annexation	Thursday, April 7, 2011	10 Days prior to Public Hearing	11 Days	
Annexation First Public Hearing	Monday, April 18, 2011	21-40 Days Before the First Reading of the Ordinance	35 Days	
Advertise 2 nd Annexation Public Hearing	Wednesday, April 13, 2011	11-20 Days Prior to Second Public Hearing	19 Days	
Annexation 2 nd Public Hearing	May 2, 2011 (2 weeks after the first hearing)	21-40 Days Before the First Reading of the Ordinance	21 Days	

First Reading of the Annexation Ordinance	Monday, May 23, 2011	Within 90 days after the first Public Hearing of the ordinance	34 Days	
Second Reading and Adoption of the Annexation Ordinance	Monday, June 6, 2011		7 Days	
Notify Justice Department Post annexation list	Monday, June 13, 2011	Within 90 Days of adoption		

**ADJOURN
MEETING**