

PLANNING AND ZONING COMMISSION

AGENDA OF A REGULAR MEETING FOR THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON AUGUST 2, 2004 AT 6:30 P.M., IN THE SECOND FLOOR CONFERENCE ROOM OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES – July 19, 2004

III. NEW BUSINESS

4-0
A. **CONSIDERATION & POSSIBLE ACTION** – Amended Final Plat of Bellavita at Green Tee Section 4 being a Subdivision of 32.6281 Acres of Land out of the W.D.C.Hall Survey, A-23 City of Pearland, Harris County, Texas

4-0
B. **CONSIDERATION & POSSIBLE ACTION** – Final Plat Bandali Daycare, a Survey of 1.9024 Acres or 82,268 Square Feet of Land out of a 16.399 Acres tract of Land being the residue of 597.6155 acres tract of land recorded in Volume 431, Page 1 of the Deed Records also in the J. Crawley Survey Abstract 174, Brazoria County, Texas

4-0
C. **CONSIDERATION & POSSIBLE ACTION** – Final Plat of Elizondo Subdivision, 1 Block, 1 Lot, 0.891 Acres in the H.T. & B.R.R. Company Survey Section 13, Abstract 240, City of Pearland, Brazoria County, Texas

4-0
D. **CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat including Replat of 18.0971 Acres being a replat of Commercial Reserves A and B in W. C. Properties Commercial Center 11.737 Acres, Recorded in Vol. 21, Pg. 291-292 P.R.B.C.T. and a Preliminary Plat of 6.3601 Acre Tract conveyed to Peterson Group, Inc. Recorded in C.F. No. 03-059491 B.C.D.R. Out of the Allison Richey Gulf Coast Home Company, Section 85, Vol. 2, Pg. 107 B.C.P.R. located in the H.T. & B.R.R. Company Survey, A-304 City of Pearland, Brazoria County, Texas

Public Hearing

4-0
E. **CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Savannah Bend, Section 1 being 27.5 Acres of land containing 73 lots (55' X 115' TYP) and Six Reserves (7.5 AC) in Two Blocks out of the A.C.H. & B. Survey, A-403 and J.S. Talmage Survey, A-562 Brazoria County, Texas

4-0
F. **CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Portions of Savannah Parkway and Savannah Bend Drive Street Dedication being 5.34 Acres of land out of the H.C.H. & B. Survey, A-403 Brazoria County, Texas

G. **CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Shadow Creek Ranch SF-45C, 19.731 Acres being out of the H. Levering Survey, Abstract

PLANNING AND ZONING COMMISSION

279 and the I.C. Stafford Survey, Abstract 668, City of Pearland, Fort Bend County, Texas

4-0
H. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-46A, 21.344 acres being out of the George Mac Donald Survey, Abstract 557, and the I.C. Stafford Survey, Abstract 668, and the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas

4-0
I. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch, SF-46B, 15.554 Acres being out of the George Mac Donald Survey, Abstract 557, and the H.T. & B.R.R. Company Survey, Section 83, Abstract 761, City of Pearland, Fort Bend County, Texas

4-0
J. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-47, 30.488 Acres being out of the S.G. Haynie Survey, Abstract 212 and Abstract 620, City of Pearland, Brazoria County and Fort Bend County, Texas

4-0
K. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-48 20.972 Acres being out the George Mac Donald Survey, A-557, the S.G. Haynie Survey, A-620, the H.T. & B.R.R. Company Survey, Section 83, A-761, City of Pearland, Fort Bend County, Texas, and the S.G. Haynie Survey, A-212, City of Pearland, Brazoria County, Texas

4-0
L. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat Shadow Creek Ranch Business Center Drive Extension, 6.289 Acres being out of the William Morris Survey, Abstract 344, City of Pearland, Brazoria County, Texas

✓
M. DISCUSSION ITEM – Regarding an Amendment to the approved Planned Unit Development (PUD), located on the North Side of Orange Street, on the East Side of Old Alvin Road, and on the East and West sides of Pearland Parkway, consisting of approximately 123 acres of land

✓
N. CONSIDERATION & POSSIBLE ACTION – Final Draft Wastewater CIP Master Plan

✓
O. CONSIDERATION & POSSIBLE ACTION – Final Draft Transportation CIP Master Plan

NEXT MEETING DATES:

August 16, 2004 – JPH & Regular P & Z

September 20, 2004 – JPH & Regular P & Z

III. ADJOURNMENT

PLANNING AND ZONING COMMISSION

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



CITY OF PEARLAND PLANNING & ZONING

DISCUSSION ITEM

DATE: July 29, 2004

TO: Planning and Zoning Commission

FROM: Lata Krishnarao, Planning Manager

SUBJECT: Proposed Amendment to PUD located between Pearland Parkway and Old Alvin Road.

The City Council approved this 123 acre PUD located on the east side of Pearland Parkway and west side of Old Alvin Road on April 26, 2004.

Since then the City Council has shown interest in pursuing a possible fire station within the PUD and thus has directed staff to initiate an amendment for the PUD. Staff discussed this possibility with the applicant Mr. Grohmann and the following amendments have been proposed:

1. Increase in maximum number of lots from 288 to 302 (by 14 lots). This would change the gross density from 2.34 units per acre to 2.45 and the net residential density from 3.29 units per acre to 3.79.
2. The restrictions on the specific mix of lot sizes would be removed.
3. The minimum lot width would be 60' versus 70' in the current PUD.
4. The applicant would donate 2.0 acres for a fire station site in the northeast corner of Old Alvin Road and Orange Street.
5. Detention for the fire station would be included in the development's detention pond, but the City would pay its proportionate share of excavation.

6. The City would be the "applicant" for the PUD and bear any costs associated with updating the PUD document.

This item has been placed on the Planning and Zoning Commission agenda for information. The PUD amendment will be discussed at the joint public hearing on August 16th, 2004.

**AGENDA REQUEST
BUSINESS OF THE PLANNING AND ZONING BOARD
CITY OF PEARLAND, TEXAS**

AGENDA OF: July 19, 2004	ITEM NO. _____
DATE SUBMITTED: June 17, 2004	ORIGIN: Projects
PREPARED BY: Jennifer Phan	PRESENTOR: Joe Wertz, Jr.
SUBJECT: Wastewater CIP Master Plan	
EXHIBITS: Cost Spreadsheet, Wastewater Map	
EXPENDITURE REQUIRED: N/A	
FUNDS AVAILABLE _____ (Finance Department Approval)	

EXECUTIVE SUMMARY

Presented before the Planning and Zoning Board for review and consideration is a final draft of the Wastewater CIP Master Plan. Staff has completed a thorough evaluation of the City's wastewater needs for the next twenty years and developed a cost spreadsheet for the various project considerations. Maps outlining the approximate project locations are included with the packet. The following paragraphs explain the evolution of the wastewater master plan and the calculated results.

The spreadsheet outlines preliminary cost information for each of the proposed projects. This information was collected from various sources, including the 2002 Impact Fee Study, MWH Water Study, and input from staff regarding priorities based on population growth, maintenance requirements, and service needs. With the assistance of an engineering consultant, cost forecasts were provided based upon past bid tabulation data and potential right-of-way costs. The projects have been designated for the appropriate 5 year phase in which the demand for wastewater services will be realized. These phases are differentiated on both the maps and the spreadsheet with specific colors.

Upon completion of the wastewater master plan, staff will compile this information for the water and sewer rate studies, and prepare it for FY 2005 budget adoption. Future workshops will be scheduled to update the Planning and Zoning Board, including a future presentation on transportation requirements.

**AGENDA REQUEST
BUSINESS OF THE PLANNING AND ZONING BOARD
CITY OF PEARLAND, TEXAS**

AGENDA OF: July 19, 2004	ITEM NO. _____
DATE SUBMITTED: June 17, 2004	ORIGIN: Projects
PREPARED BY: Jennifer Phan	PRESENTOR: Joe Wertz, Jr.
SUBJECT: Transportation CIP Master Plan	
EXHIBITS: Cost Spreadsheet, Transportation Map	
EXPENDITURE REQUIRED: N/A	
FUNDS AVAILABLE _____ (Finance Department Approval)	

EXECUTIVE SUMMARY

Presented before the Planning and Zoning Board for review and consideration is a final draft of the Transportation CIP Master Plan. Staff has completed a thorough evaluation of the City's transportation needs for the next twenty years and developed a cost spreadsheet for the various project considerations. Maps outlining the approximate project locations are included with the packet.

The spreadsheet outlines preliminary cost information for each of the proposed projects. This information was collected from various sources, including the Transportation Impact Fee Study and input from staff regarding priorities based on population growth, maintenance requirements, and service needs. With the assistance of an engineering consultant, cost forecasts were provided based upon past bid tabulation data and potential right-of-way costs. The projects have been designated for the appropriate 5 year phase in which the transportation needs will be realized. These phases are differentiated on both the maps and the spreadsheet with specific colors.

Upon completion of the transportation master plan, staff will prepare it for FY 2005 budget adoption. Future workshops will be scheduled to update the Planning and Zoning Board.

1

L

**AGENDA REQUEST
BUSINESS OF THE PLANNING AND ZONING BOARD
CITY OF PEARLAND, TEXAS**

AGENDA OF: July 19, 2004	ITEM NO. _____
DATE SUBMITTED: June 17, 2004	ORIGIN: Projects
PREPARED BY: Jennifer Phan	PRESENTOR: Joe Wertz, Jr.
SUBJECT: Wastewater CIP Master Plan	
EXHIBITS: Cost Spreadsheet, Wastewater Map	
EXPENDITURE REQUIRED: N/A	
FUNDS AVAILABLE _____ (Finance Department Approval)	

EXECUTIVE SUMMARY

Presented before the Planning and Zoning Board for review and consideration is a final draft of the Wastewater CIP Master Plan. Staff has completed a thorough evaluation of the City's wastewater needs for the next twenty years and developed a cost spreadsheet for the various project considerations. Maps outlining the approximate project locations are included with the packet. The following paragraphs explain the evolution of the wastewater master plan and the calculated results.

The spreadsheet outlines preliminary cost information for each of the proposed projects. This information was collected from various sources, including the 2002 Impact Fee Study, MWH Water Study, and input from staff regarding priorities based on population growth, maintenance requirements, and service needs. With the assistance of an engineering consultant, cost forecasts were provided based upon past bid tabulation data and potential right-of-way costs. The projects have been designated for the appropriate 5 year phase in which the demand for wastewater services will be realized. These phases are differentiated on both the maps and the spreadsheet with specific colors.

Upon completion of the wastewater master plan, staff will compile this information for the water and sewer rate studies, and prepare it for FY 2005 budget adoption. Future workshops will be scheduled to update the Planning and Zoning Board, including a future presentation on transportation requirements.

Pa 2 8/2/01

Neil

n

David

Linda

Ruby

6:33pm Ruby

M/milk Lund David up
Neil 2nd

"to motion"

Neil West - net Dandel

fun -
4-0

A

Richard - owner name missing 2 loc
lein holder missing
Ruby ask

David app 2nd Linda
no 4-0

B.

Richard ETJ no zoning

SE Richard

carried common

David Motz

New 2nd

C.

David

Linda 2nd

no dice

4-0

D.

Richard flat additional

resale through mutual access require

between tracts

Neqha

David Motz apses w/ Staff cont

New 2nd

address Denise Way

E.

Richard

3 items minor can address myself (see list)

put back in

David w/ Staff

New 2nd

4-0

F. Prelim Plat

plat sheet ROW then lots

2 minor ite

critique

David 1st/Staff

Neil 2nd

David: How km sidewalk requirements

Richard - do it in both

David note 20

4-0

G. Richard

made agreement w/ Steve 1/2 Pa

Commit + 1

change commit titles for final

David 1st/Staff

Neil 2nd

Neil handles any man

Richard: no on other plat

4-0

H. Richard

Need base first elements

David mott 4th staff
Neil 2nd

engue

Josa - crowd my

4-0

I Richard

Sam

David 4th staff

Neil 2nd

4-0

D. Richard

no out

David

Neil 2nd

4-0

K. Richard

David

Neil 2nd

4-0

L. Richard

last side panels SH 288
now out

David

Neil 2nd

4.0

Leide SCR Ft Bend fillway

how many right now

Jason Ahmad

Neil private enter account down

how not settled payment - freeway for 3

BW8 to highway 6-

M. Planner I Thereon

I bullet point initiated by City

so get F.S. since density sheets to be

plotted on lot Howard

Richard

Richard now - fire shot NE area

old Alvin strange - original det

David going up sensible urban plans

Zacres - suburbs

give up intelligence + get Zacc

Old houses

3.79 density

Don't examine + Dig lots

David going for FS + keep

smaller lots for first stage

Don't write against urban

Ruby - no urban ideas

House

50ac 70ft lots

17ac

R-1

74ac park

R-2

27ac det. + 2

80 50 x 121

110 70 x 130

70 x 121

min lot 60ft

not change let size
do not give up my
ful of s - get Pac rather than increase

Al Eufor. White, que describe
still refining,

Neil which have been mixed for
vs bond

Import to
1800 - same
1900 White

increase capacity change limit for

Ruby

Eddie Kist

Adyuan 7:50

David absent 8/16

Hamilton Homes, LLP
4119 Montrose, Ste.230
Houston, TX 77006

Dear Ms. Krishnarao,
Planning Manager
City of Pearland
3523 Liberty Drive
Pearland, Texas 77581

Dear Ms. Krishnarao,

This letter is to request to be put on the docket for clarification of one of the stipulations for development of Parkside at Pearland. Hamilton Homes agrees with the stipulation regarding the emergency access gate.

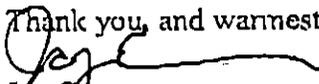
Our understanding of the stipulation in question is as follows:

A direct point of access for construction development work to the site must be available and agreed to be used, prior to any permits being available from the city.

In essence, this stipulation is in place to restrict heavy equipment vehicles from the use of sunrise lakes subdivision public roads.

This does not seem to stipulate that after development is complete and homes are constructed, that residents would be forced to use this construction access to gain entrance to their homes.

Thank you, and warmest regards,


Jay Carr
Hamilton Homes, LLP

PLANNING & ZONING COMMISSION MEETING OF AUGUST 2, 2004

AGENDA ITEM

SUBJECT: Consideration of Amending Plat of Bellavita at Green Tee Section Four

LOCATION: East of Clear Creek and south of Scarsdale Boulevard in Harris County

APPLICANT: Terry Brooks, R. West Development Company, Inc.

ANALYSIS:

Zoning – PUD R-4

Traffic and Transportation – Traffic Impact Analysis (T.I.A.) previously approved.

Utility Considerations – Provided by M.U.D. No. 18

Stormwater Management – Stormwater detention provided offsite.

Parks and Open Space – provided offsite

ATTACHMENTS:

Application Form

Amended Plat

COMMENT: Original plat inadvertently recorded with clerk's file number in lienholder's statement and the owner's name missing.

OUTSTANDING ITEM:

- 1.) Updated title report
- 2.) 1% inspection fee

PLANNING & ZONING COMMISSION MEETING OF AUGUST 2, 2004

AGENDA ITEM

SUBJECT: Consideration of Final Plat of Bandali Daycare

LOCATION: West side of Country Place Parkway (County Road 94) south of McHard Road

APPLICANT: Andy Lee, K. Chen Engineering

ANALYSIS:

Zoning – none, property is in E.T.J.

Traffic and Transportation – Traffic Impact Analysis (T.I.A.) required, see outstanding item.

Utility Considerations – Utilities provided by M.U.D. 4

Stormwater Management – Stormwater detention provided offsite by M.U.D. 5

Parks and Open Space – not required

ATTACHMENTS:

Application Form

Final Plat

OUTSTANDING ITEMS:

- 1.) Revise P & Z Commissioners' titles



FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 07-26-04 P&Z MEETING DATE: 08-02-04

SUBDIVISION NAME/LOCATION: BANDALI DAYCARE
COUNTRY PLACE PARKWAY (CR94) SOUTH OF MCHARD

Lot(s): Block(s): Reserve(s):

PRIMARY CONTACT(Print or Type): ANDY LEE Phone: 7139526888

MAILING ADDRESS: 6161 SAUDY # 310
HOUSTON TX 77036

OWNER NAME(Print or Type): AL BANDALI Phone: 2814157050

MAILING ADDRESS: 3626 GARRETTESVILLE DR.
PEARLAND, TX 77484

AGENT'S NAME(Print or Type): ANDY LEE, KCE Phone: 7139526888

MAILING ADDRESS: 6161 SAUDY # 310
HOUSTON TX 77036

The following required documents must accompany the final plat when submitted to staff:

- 22 Folded Prints of Final Plat
2 sets of Final Plat mylars (3 sets if ETJ)
Show Approval of Construction Plans
Show Approval of Drainage Report
Show Approval of Traffic Impact Analysis
Park Fees (if required)
Completed Checklist
Current Title Report
Any Variance Request(s) in Letter Form
Certified Tax Certificates (no taxes can be due)
Final Plat Staff Review Mark-Up
Application fee (\$400 plus \$4 per lot or \$25 per acre)

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: (Owner)

Signature: (Agent)

Fee: \$ 450.00

Date Paid: 7/26/04

Receipt No.: 148259

PLANNING & ZONING COMMISSION MEETING OF AUGUST 2, 2004

AGENDA ITEM

SUBJECT: Consideration of Final Plat for Elizondo Subdivision

LOCATION: North side of Figland Street east of Harkey Road

APPLICANT: Gregg Wiltshire, The Wilson Survey Group, Inc.

ANALYSIS:

Zoning – RE

Traffic and Transportation – Traffic Impact Analysis not required

Utility Considerations – Water and sewer available.

Stormwater Management – Buy into regional detention

Parks and Open Space – park fee paid

ATTACHMENTS:

Application Form

Final Plat

OUTSTANDING ITEMS:

None



FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: July 12, 2004 P&Z MEETING DATE: July 19, 2004

SUBDIVISION NAME/LOCATION: ELIZONDO SUBDIVISION

Lot(s): 1, Block(s): 1, Reserve(s): 0

PRIMARY CONTACT(Print or Type): GREGG WILTSHIRE Phone: 281-485-3991

MAILING ADDRESS: 2006 E. BROADWAY, STE. 105
PEARLAND, TX 77581

OWNER NAME(Print or Type): LEONARD ELIZONDO Phone: 281-431-3073

MAILING ADDRESS: 3057 HARKEY RD
PEARLAND, TX 77584

AGENT'S NAME(Print or Type): The Wilson Survey Grp. Phone: 281-485-3991

MAILING ADDRESS: same as primary

The following required documents must accompany the final plat when submitted to staff:

- 22 Folded Prints of Final Plat
 - 2 sets of Final Plat mylars (3 sets if ETJ)
 - Show Approval of Drainage Report
 - Park Fees (if required)
 - Completed Checklist
 - Current Title Report
 - Any Variance Request(s) in Letter Form
 - Certified Tax Certificates (no taxes can be due)
 - Final Plat Staff Review Mark-Up
 - Application fee (\$400 plus \$4 per lot or \$25 per acre)
- N/A* Show Approval of Construction Plans
- N/A* Show Approval of Traffic Impact Analysis

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: [Signature]
(Owner)

Signature: [Signature]
(Agent)

Plat # 408.00
Fee: \$408.00 + 350.00
Drawn fee 708.00

Date Paid: 7/26/04

Receipt No.: 148402

PLANNING & ZONING COMMISSION MEETING OF AUGUST 2, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat for W. C. Properties

LOCATION: Northeast corner of Broadway (F.M. 518) and Miller Ranch Road (C.R. 93)

APPLICANT: Steven P. Gardner, Huitt-Zollars, Inc.

ANALYSIS:

Zoning – Property is zoned GB – General Business

Traffic and Transportation – A Traffic Impact Analysis has been prepared

Utility Considerations – Water and sewer available.

Stormwater Management – Stormwater detention provided onsite

Parks and Open Space – not required

ATTACHMENTS:

Application Form

Preliminary Plat

OUTSTANDING ITEMS:

- 1.) Tree survey
- 2.) Mutual access agreement needed between adjoining reserves due to driveway restrictions on F. M. 518



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 07-26-04

P&Z MEETING DATE: 08-02-04

SUBDIVISION NAME/LOCATION: W.C. Properties
At intersection of FM 518 and County Road 93

Lot(s): N/A, Block(s): N/A, Reserve(s): 4

PRIMARY CONTACT(Print or Type): STEVEN P. GARDNER Phone: 281-496-0066

MAILING ADDRESS: 1500 S. Diary Ashford, # 200
Houston, TX 77077

OWNER NAME(Print or Type): TOMMY WATTS, SR. Phone: 281-335-3191

MAILING ADDRESS: P.O. Box 580426
Houston, TX 77258

AGENT'S NAME(Print or Type): STEVEN P. GARDNER Phone: 281-496-0066

MAILING ADDRESS: 1500 S. Diary Ashford, # 200
Houston, TX 77077

The following required documents must accompany the preliminary plat when submitted to staff:

- 22 folded prints of Preliminary Plat
- 3 copies of preliminary drainage report
- Traffic Impact Analysis (if required)
- Application fee (\$400 plus \$6 per lot or \$30 per acre)
- Title Report or Certificate of Title
- Staff Review Mark-Up
- Tree Survey (same scale as plat)
- Completed Checklist
- Variance request(s) submitted in letter form

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: Tommy Watts Sr. 7/21/04
(Owner)

Signature: Steve Gardner
(Agent)
STEVE GARDNER

Fee: \$ 943.00

Date Paid: 7/26/04

Receipt No.: 148515

PLANNING & ZONING COMMISSION MEETING OF AUGUST 2, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat for Savannah Bend Section One

LOCATION: Eastern portion of Savannah Development in far southwest part of Pearland E.T.J.

APPLICANT: Randall L. Riley, Kerry R. Gilbert Associates, Inc.

ANALYSIS:

Zoning – Savannah PUD R-1

Traffic and Transportation – Traffic Impact Analysis provided for entire development.

Utility Considerations – Water and sewer will be extended to site by developer.

Stormwater Management – Stormwater detention will be provided as per master plan for entire development.

Parks and Open Space – Park fees will be collected as per previous agreement

ATTACHMENTS:

Application Form

Preliminary Plat

OUTSTANDING ITEMS:

- 1.) Replace contour lines
- 2.) Add a note restricting corner lots to front access
- 3.) Add note: “A six foot wide sidewalk will be provided along Savannah Bend Drive at time of development”.



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: July 12, 2004

SUBDIVISION NAME/LOCATION: Savannah Bend, Section One

Lot(s): 73 Block(s): 2 Reserve(s): 6

PRIMARY CONTACT (Print or Type): Mr. Randall Riley Phone: (281) 579-0340

MAILING ADDRESS: Kerry R. Gilbert & Associates, Inc.
15810 Park Ten Place, Suite 160 Houston, TX 77084

OWNER NAME (Print or Type): Savannah Development, Ltd Phone: (281) 875-1552

MAILING ADDRESS: 550 Greens Parkway, Suite 100 Houston, Texas 77067

AGENT'S NAME (Print or Type): Kerry R. Gilbert & Associates, Inc. Phone: (281) 579-0340

MAILING ADDRESS: 15810 Park Ten Place, Suite 160 Houston, TX 77084

The following required documents must accompany the preliminary plat when submitted to staff:

- | | |
|---|--|
| <input checked="" type="checkbox"/> 22 folded prints of Preliminary Plat | <input checked="" type="checkbox"/> Title Report or Certificate of Title |
| <input checked="" type="checkbox"/> 3 copies of preliminary drainage report | <input checked="" type="checkbox"/> Staff Review Mark-Up |
| <input type="checkbox"/> Traffic Impact Analysis (if required) | <input type="checkbox"/> Tree Survey (same scale as plat) |
| <input checked="" type="checkbox"/> Application fee (\$400 plus \$6 per lot or \$30 per acre) | <input type="checkbox"/> Variance request(s) submitted in letter form |
| <input checked="" type="checkbox"/> Completed Checklist | <input checked="" type="checkbox"/> Letters from utility companies |

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL BE NOT ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: *J.R. Gilbert*
(Owner)

Signature: *[Signature]*
AGENT

Fee: \$ 838.00

Date Paid: 7/23/04

Receipt No.: 148255

PLANNING & ZONING COMMISSION MEETING OF AUGUST 2, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat for Portions of Savannah Parkway and Savannah Bend Drive

LOCATION: Northern extension of Savannah Parkway in Savannah development in far southwest portion of Pearland E.T.J.

APPLICANT: Randall L. Riley, Kerry L. Gilbert & Associates, Inc.

ANALYSIS:

Zoning – Savannah PUD Right-of-Way

Traffic and Transportation – Traffic impact analysis was prepared for the entire development.

Utility Considerations – Water and sewer to be extended by developer to serve this area.

Stormwater Management – Stormwater detention provided as per master plan for entire development.

Parks and Open Space – not required

ATTACHMENTS:

Application Form

Preliminary Plat

OUTSTANDING ITEMS:

- 1.) Replace contour lines
- 2.) Plot T.B.M. location on the plat



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: July 12, 2004

SUBDIVISION NAME/LOCATION: Portions of Savannah Parkway and Savannah Bend Drive Street Dedication

Lot(s): 0 Block(s): 0 Reserve(s): 0

PRIMARY CONTACT (Print or Type): Mr. Randall Riley Phone: (281) 579-0340
MAILING ADDRESS: Kerry R. Gilbert & Associates, Inc.
15810 Park Ten Place, Suite 160 Houston, TX 77084

OWNER NAME (Print or Type): Savannah Development, Ltd Phone: (281) 875-1552
MAILING ADDRESS: 550 Greens Parkway, Suite 100 Houston, Texas 77067

AGENT'S NAME (Print or Type): Kerry R. Gilbert & Associates, Inc. Phone: (281) 579-0340
MAILING ADDRESS: 15810 Park Ten Place, Suite 160 Houston, TX 77084

The following required documents must accompany the preliminary plat when submitted to staff:

- | | |
|---|--|
| <input checked="" type="checkbox"/> 22 folded prints of Preliminary Plat | <input checked="" type="checkbox"/> Title Report or Certificate of Title |
| <input checked="" type="checkbox"/> 3 copies of preliminary drainage report | <input checked="" type="checkbox"/> Staff Review Mark-Up |
| <input type="checkbox"/> Traffic Impact Analysis (if required) | <input type="checkbox"/> Tree Survey (same scale as plat) |
| <input checked="" type="checkbox"/> Application fee (\$400 plus \$6 per lot or \$30 per acre) | <input type="checkbox"/> Variance request(s) submitted in letter form |
| <input checked="" type="checkbox"/> Completed Checklist | <input checked="" type="checkbox"/> Letters from utility companies |

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL BE NOT ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: *[Handwritten Signature]*
(Owner)

Signature: *[Handwritten Signature]*
AGENT

Fee: \$ 400.00

Date Paid: 7/23/04

Receipt No.: 148258

PLANNING & ZONING COMMISSION MEETING OF AUGUST 2, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat for Shadow Creek Ranch SF-45C

LOCATION: Western edge of Shadow Creek Ranch south of Clear Creek and east of F. M. 521

APPLICANT: Steven D. Tinnin, LJA Engineering & Surveying, Inc.

ANALYSIS:

Zoning – Property is zoned SCR PUD R-6.

Traffic and Transportation – Traffic impact issues addressed by master plan for entire development.

Utility Considerations – Water and sewer not presently available. Developer will extend utilities to the site.

Stormwater Management – Utilizes the multi-lake retention system designed for stormwater control in Shadow Creek Ranch.

Parks and Open Space – Parkland provided offsite as part of master plan.

ATTACHMENTS:

Application Form

Preliminary Plat

OUTSTANDING ITEMS:

- 1.) Show 25' W.S.E. behind proposed right-of-way line of F. M. 521
- 2.) Revise P & Z Commissioners' titles for final plat



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: July 26, 2004 P&Z MEETING DATE: August 2, 2004

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch SF-45C

Lot(s): 80 Block(s): 3 Reserve(s): 3

PRIMARY CONTACT(Print or Type): Steven D. Tinnin Phone: (713) 953-5023

MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600

Houston, TX 77042

OWNER NAME(Print or Type): Pearland Investments, LP Phone: (702) 736-6151

MAILING ADDRESS: 5195 Las Vegas Boulevard South, Las Vegas, NV 89119

AGENT'S NAME(Print or Type): Jason R. Banda Phone: (713) 953-5067

MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600

Houston, TX 77042

The following required documents must accompany the final plat when submitted to staff:

- | | |
|---|--|
| <input checked="" type="checkbox"/> 22 Folded Prints of Preliminary Plat | <input checked="" type="checkbox"/> Title Report or Certificate of Title |
| <input checked="" type="checkbox"/> 3 copies of preliminary drainage report | <input checked="" type="checkbox"/> Staff Review Mark-Up |
| <input type="checkbox"/> Traffic Impact Analysis (if required) | <input checked="" type="checkbox"/> Utility Letters |
| <input checked="" type="checkbox"/> Application fee (\$400 plus \$6 per lot or \$30 per acre) | <input checked="" type="checkbox"/> Completed Checklist |
| | <input type="checkbox"/> Variance request(s) submitted in letter form |

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____
(Owner)

Signature: 
(Agent)

Fee: \$ 880.00

Date Paid: 7/23/04

Receipt No.: 148223

PLANNING & ZONING COMMISSION MEETING OF AUGUST 2, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat for Shadow Creek Ranch SF-46A

LOCATION: western portion of Shadow Creek Ranch west of Trinity Bay Drive

APPLICANT: Steven Tinnin – LJA Engineering & Surveying, Inc.

ANALYSIS:

Zoning – SCR PUD R-7

Traffic and Transportation – T.I.A. previously approved for entire development

Utility Considerations – Water and sewer will be extended by the developer to serve this area.

Stormwater Management – Multi-Lake system as per Master Plan

Parks and Open Space – Offsite as per Master Plan

ATTACHMENTS:

Application Form

Preliminary Plat

OUTSTANDING ITEMS:

- 1.) Revise P & Z Commissioners' titles for final plat
- 2.) Provide base flood elevation with year of adjustment for 100-year floodplain



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: July 26, 2004 P&Z MEETING DATE: August 2, 2004

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch SF-46A

Lot(s): 81 Block(s): 3 Reserve(s): 5

PRIMARY CONTACT(Print or Type): Steven D. Tinnin Phone: (713) 953-5023

MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600
Houston, TX 77042

OWNER NAME(Print or Type): Pearland Investments, LP Phone: (702) 736-6151

MAILING ADDRESS: 5195 Las Vegas Boulevard South, Las Vegas, NV 89119

AGENT'S NAME(Print or Type): Jason R. Banda Phone: (713) 953-5067

MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600
Houston, TX 77042

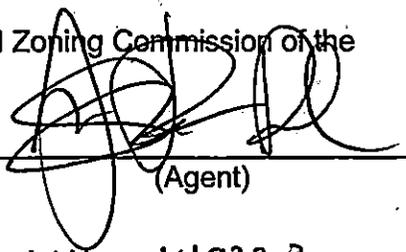
The following required documents must accompany the final plat when submitted to staff:

- 22 Folded Prints of Preliminary Plat
- 3 copies of preliminary drainage report
- Traffic Impact Analysis (if required)
- Application fee (\$400 plus \$6 per lot or \$30 per acre)
- Title Report or Certificate of Title
- Staff Review Mark-Up
- Utility Letters
- Completed Checklist
- Variance request(s) submitted in letter form

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____
(Owner)

Signature: 
(Agent)

Fee: \$ 886.00

Date Paid: 7/23/04

Receipt No.: 148223

PLANNING & ZONING COMMISSION MEETING OF AUGUST 2, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat for Shadow Creek Ranch SF-46B

LOCATION: western portion of Shadow Creek Ranch west of Trinity Bay Drive

APPLICANT: Steven D. Tinnin, LJA Engineering & Surveying, Inc.

ANALYSIS:

Zoning – SCR PUD R-7

Traffic and Transportation – A traffic impact analysis (T.I.A.) was previously approved for this project.

Utility Considerations – Water and sewer service will be extended to this area by the developer

Stormwater Management – Stormwater detention will be provided by a multi-lake system in accordance with the Master Plan.

Parks and Open Space – Offsite as per master plan

ATTACHMENTS:

Application Form

Preliminary Plat

OUTSTANDING ITEMS:

- 1.) Revise P & Z Commissioners' titles for final plat
- 2.) Provide Base Flood Elevation with year of adjustment for 100-year floodplain



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: July 26, 2004 P&Z MEETING DATE: August 2, 2004

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch SF-46B

Lot(s): 70 Block(s): 2 Reserve(s): 5

PRIMARY CONTACT(Print or Type): Steven D. Tinnin Phone: (713) 953-5023

MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600

Houston, TX 77042

OWNER NAME(Print or Type): Pearland Investments, LP Phone: (702) 736-6151

MAILING ADDRESS: 5195 Las Vegas Boulevard South, Las Vegas, NV 89119

AGENT'S NAME(Print or Type): Jason R. Banda Phone: (713) 953-5067

MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600

Houston, TX 77042

The following required documents must accompany the final plat when submitted to staff:

- | | |
|---|--|
| <input checked="" type="checkbox"/> 22 Folded Prints of Preliminary Plat | <input checked="" type="checkbox"/> Title Report or Certificate of Title |
| <input checked="" type="checkbox"/> 3 copies of preliminary drainage report | <input checked="" type="checkbox"/> Staff Review Mark-Up |
| <input type="checkbox"/> Traffic Impact Analysis (if required) | <input checked="" type="checkbox"/> Utility Letters |
| <input checked="" type="checkbox"/> Application fee (\$400 plus \$6 per lot or \$30 per acre) | <input checked="" type="checkbox"/> Completed Checklist |
| | <input type="checkbox"/> Variance request(s) submitted in letter form |

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____
(Owner)

Signature: _____
(Agent)

Fee: \$ 820.00

Date Paid: 7/23/04

Receipt No.: 148223

PLANNING & ZONING COMMISSION MEETING OF AUGUST 2, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat for Shadow Creek Ranch SF-47

LOCATION: western portion of Shadow Creek Ranch southeast of Trinity Bay Drive and Biscayne Bay Drive

APPLICANT: Steve Tinnin – LJA Engineering & Surveying, Inc.

ANALYSIS:

Zoning – SCR PUD R-7

Traffic and Transportation – Traffic Impact Analysis previously approved for entire Shadow Creek Ranch development.

Utility Considerations – Water and sewer will be extended by developer to serve this area.

Stormwater Management – Multi-lake retention system as per drainage master plan.

Parks and Open Space – Offsite as per master plan

ATTACHMENTS:

Application Form

Preliminary Plat

OUTSTANDING ITEMS:

- 1.) **Revise titles of P & Z Commissioners for final plat**



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: July 26, 2004 P&Z MEETING DATE: August 2, 2004

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch SF-47

Lot(s): 24 Block(s): 1 Reserve(s): 7

PRIMARY CONTACT(Print or Type): Steven D. Tinnin

Phone: (713) 953-5023

MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600

Houston, TX 77042

OWNER NAME(Print or Type): Pearland Investments, LP Phone: (702) 736-6151

MAILING ADDRESS: 5195 Las Vegas Boulevard South, Las Vegas, NV 89119

AGENT'S NAME(Print or Type): Jason R. Banda Phone: (713) 953-5067

MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600

Houston, TX 77042

The following required documents must accompany the final plat when submitted to staff:

- | | |
|---|--|
| <input checked="" type="checkbox"/> 22 Folded Prints of Preliminary Plat | <input checked="" type="checkbox"/> Title Report or Certificate of Title |
| <input checked="" type="checkbox"/> 3 copies of preliminary drainage report | <input checked="" type="checkbox"/> Staff Review Mark-Up |
| <input type="checkbox"/> Traffic Impact Analysis (if required) | <input checked="" type="checkbox"/> Utility Letters |
| <input checked="" type="checkbox"/> Application fee (\$400 plus \$6 per lot or \$30 per acre) | <input checked="" type="checkbox"/> Completed Checklist |
| | <input type="checkbox"/> Variance request(s) submitted in letter form |

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____
(Owner)

Signature: 
(Agent)

Fee: \$ 544.00

Date Paid: 7/23/04

Receipt No.: 148223

PLANNING & ZONING COMMISSION MEETING OF AUGUST 2, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat of Shadow Creek Ranch SF-48

LOCATION: western portion of Shadow Creek Ranch east of Trinity Bay Drive

APPLICANT: Steven D. Tinnin, LJA Engineering & Surveying, Inc.

ANALYSIS:

Zoning – SCR R-6

Traffic and Transportation – Traffic Impact Analysis previously approved for entire Shadow Creek Ranch development.

Utility Considerations – Water and sewer will be extended by the developer to serve this area.

Stormwater Management – Stormwater detention provided in accordance with master plan for the development using a system of retention lakes.

Parks and Open Space – Provided offsite as per Master Plan

ATTACHMENTS:

Application Form

Preliminary Plat

OUTSTANDING ITEMS:

- 1.) **Revise titles of P & Z Commissioners for final plat**



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: July 26, 2004 P&Z MEETING DATE: August 2, 2004

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch SF-48

Lot(s): 49 Block(s): 2 Reserve(s): 8

PRIMARY CONTACT(Print or Type): Steven D. Tinnin Phone: (713) 953-5023

MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600
Houston, TX 77042

OWNER NAME(Print or Type): Pearland Investments, LP Phone: (702) 736-6151

MAILING ADDRESS: 5195 Las Vegas Boulevard South, Las Vegas, NV 89119

AGENT'S NAME(Print or Type): Jason R. Banda Phone: (713) 953-5067

MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600
Houston, TX 77042

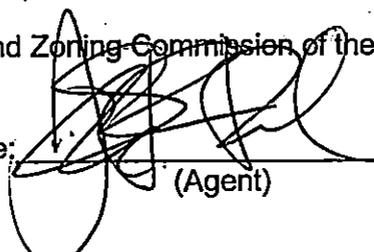
The following required documents must accompany the final plat when submitted to staff:

- | | |
|--|--|
| <input checked="" type="checkbox"/> 22 Folded Prints of Preliminary Plat | <input checked="" type="checkbox"/> Title Report or Certificate of Title |
| <input checked="" type="checkbox"/> 3 copies of preliminary drainage report | <input checked="" type="checkbox"/> Staff Review Mark-Up |
| <input type="checkbox"/> Traffic Impact Analysis (if required) | <input checked="" type="checkbox"/> Utility Letters |
| <input checked="" type="checkbox"/> Application fee (\$400 plus \$6 per lot
or \$30 per acre) | <input checked="" type="checkbox"/> Completed Checklist |
| | <input type="checkbox"/> Variance request(s) submitted in letter form |

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____
(Owner)

Signature: 
(Agent)

Fee: \$ 694.00

Date Paid: 7/23/04

Receipt No.: 148223

PLANNING & ZONING COMMISSION MEETING OF AUGUST 2, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Right-of-Way Plat for Shadow Creek Ranch Business Center Drive Extension

LOCATION: Extends Business Center Drive south from Discovery Bay Drive to limits of property

APPLICANT: Steven D. Tinnin, LJA Engineering & Surveying, Inc.

ANALYSIS:

Zoning – SCR PUD Right-of-Way

Traffic and Transportation – Traffic Impact Analysis (T.I.A.) provided as part of Shadow Creek Master Plan.

Utility Considerations – Water and sewer will be extended by the developer to serve this area.

Stormwater Management – Stormwater detention will be provided as per Shadow Creek Master Plan (Multi-Lake System).

Parks and Open Space – not required

ATTACHMENTS:

Application Form

Preliminary Plat

OUTSTANDING ITEMS:

- 1.) Revise titles of P & Z Commissioners for final plat



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: July 26, 2004 P&Z MEETING DATE: August 2, 2004

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch Business Center Drive Extension

Lot(s): 0 Block(s): 0 Reserve(s): 0

PRIMARY CONTACT(Print or Type): Steven D. Tinnin Phone: (713) 953-5023

MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600

Houston, TX 77042

OWNER NAME(Print or Type): Shadow Creek Ranch, LP Phone: (281) 412-3733

MAILING ADDRESS: 2947 East Broadway Suite 300, Pearland, TX 77581

AGENT'S NAME(Print or Type): Jason R. Banda Phone: (713) 953-5067

MAILING ADDRESS: LJA Engineering & Surveying, Inc., 2929 Briarpark, Suite 600

Houston, TX 77042

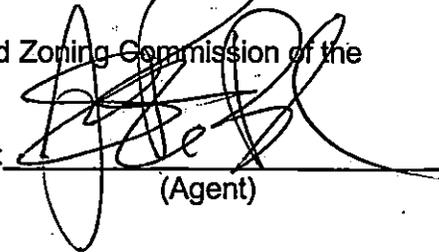
The following required documents must accompany the final plat when submitted to staff:

- | | |
|---|--|
| <input checked="" type="checkbox"/> 22 Folded Prints of Preliminary Plat | <input checked="" type="checkbox"/> Title Report or Certificate of Title |
| <input checked="" type="checkbox"/> 3 copies of preliminary drainage report | <input checked="" type="checkbox"/> Staff Review Mark-Up |
| <input type="checkbox"/> Traffic Impact Analysis (if required) | <input checked="" type="checkbox"/> Utility Letters |
| <input checked="" type="checkbox"/> Application fee (\$400 plus \$6 per lot or \$30 per acre) | <input type="checkbox"/> Completed Checklist |
| | <input type="checkbox"/> Variance request(s) submitted in letter form |

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____
(Owner)

Signature: 
(Agent)

Fee: \$ 110.00

Date Paid: 7/23/04

Receipt No.: 148223

ZONING CASES

Zone Changes January 2004 - June 2004

Date of JPH	Application Number	Property Address	Property Area	Zone Change Request	Action by P&Z	Date of P & Z action	P & Z Vote Favor-Against	Action by City Council 1st Reading	Date of First Reading	Action by City Council 2nd Reading	Date of Second Reading	Comments
Jan 19, 2004	1138	West side of Harkey, North side of Terell Dr	1.98 Acres	SD to R-1	Approved	Jan 19, 2004	7-0	Approved	Feb 9, 2004	Approved	Feb 23, 2004	
Jan 19, 2004	1143	1637 Garden Road	1.118 Acres	SD to R-1	Approved	Jan 19, 2004	7-0	Withdrawn	Feb 9, 2004	Withdrawn	Feb 23, 2004	
Jan 19, 2004	1144	3742 Meadowlark Way	0.9 Acres	SD to R-1	Approved	Jan 19, 2004	7-0	Approved	Feb 9, 2004	Approved	Feb 23, 2004	
Jan 19, 2004	SU 131	3202 E. Plum St	22.085 Acres	SD to SD (S)	Denied	Jan 19, 2004	2-5	Withdrawn	Feb 9, 2004	Withdrawn	Feb 23, 2004	Bus barn
Jan 19, 2004	1137	East side of Miller Ranch, N of Summer Breeze	0.635 Acres	R-1 to OP	Denied	Jan 19, 2004	7-0	Denied	Feb 9, 2004	Denied	Feb 23, 2004	
Jan 19, 2004	1146	4706 & 4709 West Broadway	0.401 Acres	R-2 to GB	Approved	Jan 19, 2004	7-0	Approved	Feb 9, 2004	Approved	Feb 23, 2004	
Jan 19, 2004	1139	East side of Dixie Farm Rd	3.0 Acres	SD to C	Table	Jan 19, 2004	7-0	Withdrawn	Feb 9, 2004	Withdrawn	Feb 23, 2004	
Jan 19, 2004	1145	1430 O'Day Rd	1.0 Acre	SD to M-1	Denied	Jan 19, 2004	7-0	Denied	Feb 9, 2004	Denied	Feb 23, 2004	
Jan 19, 2004	1136	2806 Miller Ranch Rd	1.867 Acres	SD to C	Denied	Jan 19, 2004	7-0	Withdrawn	Feb 9, 2004	Withdrawn	Feb 23, 2004	
Jan 19, 2004	1147	South of Broadway, N of CR 59, E & W of CR 48	522.62 Acres	SD to PUD	Approved	Jan 19, 2004	7-0	Approved	Feb 9, 2004	Approved	Feb 23, 2004	Southern Trails-amendment
Feb 16, 2004	1148	1610 Stone Road	1.0 Acre	SD TO R-1	Approved	Feb 16, 2004	6-0	Approved	Mar 8, 2004	Approved	Mar 22, 2004	
Feb 16, 2004	1149	3618 West Sterling Drive	.785 Acres	MF to R-1	Approved	Feb 16, 2004	6-0	Approved	Mar 8, 2004	Approved	Mar 22, 2004	
Feb 16, 2004	1151	West Side of Washington Ave, N of Broadway	0.11 Acres	SD to R-1	Approved	Feb 16, 2004	6-0	Approved	Mar 8, 2004	Approved	Mar 22, 2004	
Feb 16, 2004	1139	East side of Dixie Farm Rd, N of SH 35	3.0 acres	SD to M-1	Approved	Feb 16, 2004	6-0	Approved	Mar 8, 2004	Approved	Mar 22, 2004	
Feb 16, 2004	1152	Veteran's Dr PUD	65.43 Acres	M-1 to PUD	Denied	Feb 16, 2004	3-3	Approved	Mar 8, 2004	Approved	Mar 22, 2004	Twin Lakes - Single Family
Feb 16, 2004	1150	West Side of Washington Ave, N of Broadway	0.29 Acres	MF to R-1	Approved	Feb 16, 2004	6-0	Approved	Mar 8, 2004	Approved	Mar 22, 2004	
Feb 16, 2004	SUP 130	6618 Fite Rd	32 Acres	SD to SD(S)	Approved	Feb 16, 2004	6-0	Approved	Mar 8, 2004	Approved	Mar 22, 2004	Dad's Club
Feb 16, 2004	1141	NW corner of Hughes Ranch Rd & Cullen Blvd.	4.9 Acres	SD to GB	Approved	Feb 16, 2004	6-0	Approved	Mar 8, 2004	Approved	Mar 22, 2004	
Mar 15 2004	1154	3801 Bluebird Way		SD to R-1	Approved	Mar 15, 2004	6-0	Withdrawn	April 12, 2004	Withdrawn	April 26, 2004	
Mar 15 2004	1153	Wagon Trail & Bardet St	1.5 Acres	SD to NS	Approved	Mar 15, 2004	6-0	Approved	April 12, 2004	Approved	April 26, 2004	
Mar 15 2004	1142	Manvel Road, north of Westchester Circle	0.9 Acres	SD to GB	Approved	Mar 15, 2004	6-0	Rec. NS	April 12, 2004	Approved-NS	April 26, 2004	
Mar 15 2004	1156	Pearland Parkway, Old Alvin Rd	123.34 Acres	SD to PUD	Denied	April 12, 2004	5-1	Approved	April 12, 2004	Approved w/ r	April 26, 2004	Single Family Residential
Mar 15 2004	1160	South side of FM 518, east of Pine Hollow	14.1 Acres	MF to R-4	Approved	April 12, 2004	6-0	Approved	April 12, 2004	Approved	April 26, 2004	
Mar 15 2004	1161	West of future Pearland Pkwy, N of Industrial. We	63.2 Acres	MF to R-4	Approved	Mar 15, 2004	5-1	Tabled	April 12, 2004	Approved	April 26, 2004	
Mar 15 2004	1159	North side of Walnut, E of Galveston	6.9 Acres	MF to GB	Approved	Mar 15, 2004	6-0	Approved	April 12, 2004	Approved	April 26, 2004	
Mar 15 2004	1158	West side of Main St, S of Industrial Dr	29.4 Acres	MF to M-2	Approved	Mar 15, 2004	6-0	Approved	April 12, 2004	Approved	April 26, 2004	
Mar 15 2004	1157	West side of Main St, S of Industrial Dr	5.2 Acres	MF to M-2	Approved	Mar 15, 2004	6-0	Approved	April 12, 2004	Approved	April 26, 2004	
April 19, 2004	1163	2823 Morenci Street	0.310 Acres	SD to R-1	Approved	April 19, 2004	5-0	Approved	May 10, 2004	Approved	May 24, 2004	
April 19, 2004	1164	2535 Thelma Street	0.45 Acres	SD to R-1	Approved	April 19, 2004	5-0	Approved	May 10, 2004	Approved	May 24, 2004	
April 19, 2004	1165	6201 Terrell Drive	0.99 Acres	SD to R-1	Approved	April 19, 2004	5-0	Approved	May 10, 2004	Approved	May 24, 2004	

Date of JPH	Application Number	Property Address	Property Area	Zone Change Request	Action by P&Z	Date of P & Z action	P & Z Vote Favor-Against	Action by City Council 1st Reading	Date of First Reading	Action by City Council 2nd Reading	Date of Second Reading	Comments
April 19, 2004	1162	South side of Cantu St, E Wagon Trail Rd	0.21 Acres	SD to R-3	Approved	April 19, 2004	5-0	Approved	May 10, 2004	Approved	May 24, 2004	
April 19, 2004	1166	2218 North Pearland Av.	0.14 Acres	SD to R-4	Approved	April 19, 2004	5-0	Approved	May 10, 2004	Approved	May 24, 2004	
April 19, 2004	SUP 134	9809 Broadway St	6.3 Acres	GB to GB(S)	Approved	April 19, 2004	5-0	Approved	May 10, 2004	Approved	May 24, 2004	Self Storage addition
April 19, 2004	1140	2951 Manvel Rd	1.0 Acres	SD to GB	Approved	April 19, 2004	5-0	Denied	May 10, 2004		May 24, 2004	
April 19, 2004	1155	2106 O'Day Rd	0.67 Acres	SD to C	Approved	April 19, 2004	5-0	Approved	May 10, 2004	Approved	May 24, 2004	
April 19, 2004	1168	Spectrum PUD /LNR	148 Acres	SD to PUD	Approved	April 19, 2004	5-0	Approved	May 10, 2004	Approved	May 24, 2004	Business Park
April 19, 2004	Text Amend	Amendment to Sign Ordinance			Approved	April 19, 2004	5-0	Approved	May 10, 2004	Approved	May 24, 2004	
April 19, 2004	1167	2120 Grand Blvd	6,250,s.f.	GB to R-4	Approved	19-Apr-04	5'0	Approved	10-May-04	Approved	May 24, 2004	
May 17, 2004	1171	5230 Colonial Drive	1.4 Acres	SD to R-1	Approved	May 17, 2004	4-0	Approved	June 14, 2004	Approved	June 28, 2004	
May 17, 2004	1173	South of 518, E of Ower Lane	2.7 Acres	SD to GB	Approved	May 17, 2004	4-0	Approved	June 14, 2004	Approved	June 28, 2004	
May 17, 2004	1172	NW corner of 518 & Hamm Road	5 acres	NS to PUD	Approved	May 17, 2004	4-0	Approved	June 14, 2004	Approved	June 28, 2004	Ellis Plaza
June 21, 2004	1176	3418 Warren Road	2 acres	SD to R-1	Approved	June 21, 2004	5-0	Approved	July 12, 2004	Approved	July 26, 2004	
June 21, 2004	1177	2109 Linda Lane	1 acre	SD to R-1	Approved	June 21, 2004	5-0	Approved	July 12, 2004	Approved	July 26, 2004	
June 21, 2004	1175	West side of Hooks Rd, south of Sunrise Lakes	10 acres	SD to PUD	Approved	July 19, 2004	5-1		Aug 9, 2004		Aug 23, 2004	Single Family Residential

The Land Use Districts are subject to the following provisions.

Land Use – Residential Districts

Residential land uses encompass both attached and detached single family and multi-family uses. The following district abbreviations, R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, MF, and MF – S are subject to the following residential land use provisions:

R-1 SINGLE FAMILY DWELLING DISTRICT

Purpose of District

The R-1 Dwelling District provides for large lot, single family detached dwellings. The district is the most restrictive of all residential districts, requiring large lots, and encourages a grouping of dwelling units to achieve larger open space areas and community recreational uses.

General Conditions

Additional Allowed Uses: See Compliant Use Matrix – Figure 11.

1. Area Requirements:

- (a) Minimum Lot Size – Every lot within the zoning district shall be at least 10,000 square feet in area. (125' deep)
- (b) Minimum lot width – Every lot within this zoning district shall be at least 80 feet in width, measured at the front building line.
- (c) Maximum Coverage – No more than 60% of the total lot area shall be covered by structures.

2. Yard Requirements (Setbacks)

- (a) Front yards shall be at least twenty-five (25) feet.
- (b) Rear yards shall be at least twenty (20) feet.

- (c) There shall be one side yard of at least five (5) feet, with an aggregate adjacent dwelling separation of fifteen (15) feet.

Every part of a required side yard shall be open and unobstructed.

Accessory buildings must meet all setback requirements. Additionally, the ordinary projections of window sills, belt courses, cornices and other architectural features projecting not to exceed twelve (12) inches into the required side yard, and roof eaves projecting not to exceed forty-eight (48) inches into the required side yard, except that no projections shall be permitted closer than twelve (12) inches to a common property line.

3. Height Restrictions:

No building shall exceed thirty-five (35) feet in height.

4. Accessory Buildings:

Accessory buildings, including garages, tool sheds, and greenhouses shall be permitted behind the front building line; provided, however, that no structure shall be allowed in any dedicated easement, or setback.

R-2 SINGLE FAMILY DWELLING DISTRICT

Purpose of District

The R-2 Dwelling District provides for large lot, single family detached dwelling units, and encourages a grouping of dwelling units to achieve larger open space areas and community recreational uses.

General Conditions

Additional Allowed Uses: See Compliant Use Matrix – Figure 11.

R-2

1. **Area Requirements:**

- (a) Minimum Lot Size – Every lot within the zoning district shall be at least 8,000 square feet in area.
- (b) Minimum lot width – Every lot within this zoning district shall be at least 80 feet in width, measured at the front building line.
- (c) Maximum Coverage – No more than 60% of the total lot area shall be covered by structures.

(100' deep)

2. **Yard Requirements (Setbacks)**

- (a) Front yards shall be at least twenty-five (25) feet for all lots of one hundred (100) feet or more in depth and twenty (20) feet for lots of less than one hundred (100) feet in depth.
- (b) Rear yards shall be at least twenty (20) feet.
- (c) There shall be one side yard of at least five (5) feet, with an aggregate adjacent dwelling separation of fifteen (15) feet.

Every part of a required side yard shall be open and unobstructed. Accessory buildings must meet all setback requirements. Additionally, the ordinary projections of window sills, belt courses, cornices and other architectural features projecting not to exceed twelve (12) inches into the required side yard, and roof eaves projecting not to exceed forty-eight (48) inches into the required side yard, except that no projections shall be permitted closer than twelve (12) inches to a common property line.

3. **Height Restrictions:**

No building shall exceed thirty-five (35) feet in height.

4. **Accessory Buildings:**

Accessory buildings, including garages, tool sheds, and greenhouses shall be permitted behind the front building line; provided, however, that no structure shall be allowed in any dedicated easement, or setback.

R-2 15 15' SIDE YARD
R-3 1R+4 15 10' SIDE YARD

R-3 SINGLE FAMILY DWELLING DISTRICT

Purpose of District

The R-3 Dwelling District provides for medium lot, single family detached dwelling units, and encourages a grouping of dwelling units to achieve larger open space areas and community recreational uses.

General Conditions

Additional Allowed Uses: See Compliant Use Matrix – Figure 11.

1. Area Requirements:

- (a) Minimum Lot Size – Every lot within the zoning district shall be at least 8,000 square feet in area. (115' deep)
- (b) Minimum lot width – Every lot within this zoning district shall be at least 70 feet in width, measured at the front building line.
- (c) Maximum Coverage – No more than 60% of the total lot area shall be covered by structures.

2. Yard Requirements (Setbacks)

- (a) Front yards shall be at least twenty-five (25) feet for all lots of one hundred (100) feet or more in depth and twenty (20) feet for lots of less than one hundred (100) feet in depth.
- (b) Rear yards shall be at least twenty (20) feet.
- (c) There shall be one side yard of at least five (5) feet, with an aggregate side yard of at least ten (10) feet.

Every part of a required side yard shall be open and unobstructed.

Accessory buildings must meet all setback requirements. The ordinary projections of window sills, belt courses, cornices and other architectural features projecting not to exceed twelve (12) inches into the required side

yard, and roof eaves projecting not to exceed forty-eight (48) inches into the required side yard, except that no projections shall be permitted closer than twelve (12) inches to a common property line.

3. **Height Restrictions:**

No building shall exceed thirty-five (35) feet in height.

4. **Accessory Buildings:**

Accessory buildings, including garages, tool sheds, and greenhouses shall be permitted behind the front building line; provided, however, that no structure shall be allowed in any dedicated easement, setback.

R-4 SINGLE FAMILY DWELLING DISTRICT

Purpose of District

The R-4 Dwelling District provides for medium lot, single family detached dwelling units, and encourages a grouping of dwelling units to achieve larger open space areas and community recreational uses.

General Conditions

Additional Allowed Uses: See Compliant Use Matrix – Figure 11.

1. **Area Requirements:**

(a) **Minimum Lot Size** – Every lot within the zoning district shall be at least 7,000 square feet in area.

(b) **Minimum lot width** – Every lot within this zoning district shall be at least 60 feet in width, measured at the front building line.

(c) **Maximum Coverage** – No more than 60% of the total lot area shall be covered by structures.

(117' deep)

R-4

2. **Yard Requirements (Setbacks)**

- (a) Front yards shall be at least twenty-five (25) feet for all lots of one hundred (100) feet or more in depth and twenty (20) feet for lots of less than one hundred (100) feet in depth.
- (b) Rear yards shall be at least twenty (20) feet.
- (c) There shall be one side yard of at least five (5) feet, with an aggregate side yard of at least 10'.

Every part of a required side yard shall be open and unobstructed. Accessory buildings must meet all setback requirements. The ordinary projections of window sills, belt courses, cornices and other architectural features projecting not to exceed twelve (12) inches into the required side yard, and roof eaves projecting not to exceed forty-eight (48) inches into the required side yard, except that no projections shall be permitted closer than twelve (12) inches to a common property line.

3. **Height Restrictions:**

No building shall exceed thirty-five (35) feet in height.

4. **Accessory Buildings**

Accessory buildings, including garages, tool sheds, and greenhouses shall be permitted behind the front building line; provided, however, that no structure shall be allowed in any dedicated easement, or setback.

R-5 SINGLE FAMILY DWELLING DISTRICT

Purpose of District

The R-5 Dwelling District provides for small lot, single family detached dwelling units, and encourages a grouping of dwelling units to achieve larger open space areas and community recreational uses, and higher densities.

General Conditions

Additional Allowed Uses: See Compliant Use Matrix - Figure 11.

1. Area Requirements:

- (a) Minimum Lot Size - Every lot within the zoning district shall be at least 6,000 square feet in area. (100' deep)
- (b) Minimum lot width - Every lot within this zoning district shall be at least 60 feet in width, measured at the front building line.
- (c) Maximum Coverage - No more than 60% of the total lot area shall be covered by structures.

2. Yard Requirements (Setbacks)

- (a) Front yards shall be at least twenty-five (25) feet for all lots of one hundred (100) feet or more in depth and twenty (20) feet for lots of less than one hundred (100) feet in depth.
- (b) Rear yards shall be at least twenty (20) feet.
- (c) There shall be one side yard of at least five (5) feet, with an aggregate side yard of at least ten (10) feet.

Every part of a required side yard shall be open and unobstructed.

Accessory buildings must meet all setback requirements. As permitted herein, and the ordinary projections of window sills, belt courses, cornices and other architectural features projecting not to exceed twelve (12) inches

into the required side yard, and roof eaves projecting not to exceed forty-eight (48) inches into the required side yard, except that no projections shall be permitted closer than twelve (12) inches to a common property line.

3. Height Restrictions:

No building shall exceed thirty-five (35) feet in height.

4. Accessory Buildings:

Accessory buildings, including garages, tool sheds, and greenhouses shall be permitted behind the front building line; provided, however, that no structure shall be allowed in any dedicated easement, or setback.

R-6 SINGLE FAMILY DWELLING DISTRICT

Purpose of District

The R-6 Dwelling District provides for small lot, single family detached dwelling units, and encourages a grouping of dwelling units to achieve larger open space areas and community recreational uses, and higher densities.

General Conditions

Additional Allowed Uses: See Compliant Use Matrix – Figure 11.

1. Area Requirements:

- (a) Minimum Lot Size – Every lot within the zoning district shall be at least 6,000 square feet in area.
- (b) Minimum lot width – Every lot within this zoning district shall be at least 50 feet in width, measured at the front building line.

(120' deep)

R - 6

- (c) Maximum Coverage - No more than 60% of the total lot area shall be covered by structures.

2. **Yard Requirements (Setbacks)**

- (a) Front yards shall be at least twenty-five (25) feet for all lots of one hundred (100) feet or more in depth and twenty (20) feet for lots of less than one hundred (100) feet in depth.
- (b) Rear yards shall be at least twenty (20) feet.
- (c) There shall be one side yard of at least five (5) feet, with an aggregate side yard of at least ten (10) feet.

Every part of a required side yard shall be open and unobstructed. Accessory buildings must meet all setback requirements. As permitted herein, and the ordinary projections of window sills, belt courses, cornices and other architectural features projecting not to exceed twelve (12) inches into the required side yard, and roof eaves projecting not to exceed forty-eight (48) inches into the required side yard, except that no projections shall be permitted closer than twelve (12) inches to a common property line.

3. **Height Restrictions:**

No building shall exceed thirty-five (35) feet in height.

4. **Accessory Buildings:**

Accessory buildings, including garages, tool sheds, and greenhouses shall be permitted behind the front building line; provided, however, that no structure shall be allowed in any dedicated easement, or setback.

R-7 SINGLE FAMILY DWELLING DISTRICT - PATIO HOMES AND CLUSTER HOMES

Purpose of District

The R-7 Dwelling District provides for small lot, single family patio homes, and encourages a grouping of dwelling units to achieve larger open space areas and community recreational uses.

General Conditions

Additional Allowed Uses: See Compliant Use Matrix - Figure 11.

1. Area Requirements:

- (a) Minimum Lot Size - Every lot within the zoning district shall be at least 5,000 square feet in area. (100' deep)
- (b) Minimum lot width - Every lot within this zoning district shall be at least 50 feet in width, measured at the front building line.
- (c) Maximum Coverage - No more than 60% of the total lot area shall be covered.
- (d) Common recreation areas for Patio Homes and Cluster Homes shall exist as greenways, trails, parks, recreation areas, and other passive and active open space amenities provided throughout the Shadow Creek Ranch Development. Based on the Development's provision of 1577 square feet of open space per unit, no specific requirements shall apply to common recreation areas for this residential district.

2. Yard Requirements (Setbacks)

- (a) Front yards shall be at least twenty-five (25) feet for all lots of one hundred (100) feet or more in depth and twenty (20) feet for lots of less than one hundred (100) feet in depth.
- (b) Rear yards shall be at least twenty (20) feet.

- (c) There shall be one side yard of at least five (5) feet, with an aggregate side yard of at least ten (10) feet.

Every part of a required side yard shall be open and unobstructed.

Accessory buildings must meet all setback requirements. As permitted herein, and the ordinary projections of window sills, belt courses, cornices and other architectural features projecting not to exceed twelve (12) inches into the required side yard, and roof eaves projecting not to exceed forty-eight (48) inches into the required side yard, except that no projections shall be permitted closer than twelve (12) inches to a common property line.

3. **Height Restrictions:**

No building shall exceed thirty-five (35) feet in height.

4. **Accessory Buildings:**

Accessory buildings, including garages, tool sheds, and greenhouses shall be permitted behind the front building line; provided, however, that no structure shall be allowed in any dedicated easement, or setback.

R-8 SINGLE FAMILY DWELLING DISTRICT - TOWNHOMES

Purpose of District

The R-8 Dwelling District provides for maximum density single family dwelling units and appropriate open space. The R-8 dwelling district shall be located to provide a buffer between low-density single family residences and less restrictive residences and business related districts.

General Conditions

R-8

Additional Allowed Uses: See Compliant Use Matrix - Figure 11.

1. Area Requirements:

- (a) Minimum Lot Size - Townhouse/Condominiums/Cluster - 2,700 sq. ft.
- (b) Minimum Lot Width: Townhouse/Condominiums/Cluster - 30 ft. (90' deep)
- (c) Maximum lot coverage of 70% if underground or multi-level parking is provided.
- (e) Common recreation areas for Townhomes shall exist as greenways, trails, parks, recreation areas, and other passive and active open space amenities provided throughout the Shadow Creek Ranch Development. Based on the Development's provision of 1,577 square feet of open space per unit, no specific requirements shall apply to common recreation areas for this residential district.

2. Yard Requirements (Setbacks)

Every lot within this district shall have front yards of at least twenty (20) feet and rear yards of at least ten (10) feet. There shall be required building separations a minimum of ten (10) feet. This shall allow for zero lot line on one side. Condominiums are not required to meet setback requirements if they are attached.

The common recreation area provisions above are not applicable to Cluster Homes given that they are developed in clusters of four (4) units, on lots with a minimum width of one hundred (100) feet and a minimum depth of two hundred (200) feet.

3. Height Restrictions:

No building shall exceed thirty-five (35) feet in height.

4. **Accessory Buildings:**
Accessory buildings shall be permitted in the rear yards; provided, however, than no structure shall be allowed in any dedicated easement.
5. **Density**
Density in this district shall not exceed twelve (12) dwelling units per acre.

MF MULTI-FAMILY

Purpose of District

The MF dwelling district is intended to permit high-density multi-family dwelling units.

General Conditions

Additional Allowed Uses: See Compliant Use Matrix – Figure 11.

1. **Area Requirements:**
 - (a) **Minimum site area:** Every residential lot within the zoning district shall be at least sixty-five thousand (65,000) square feet in area, and every nonresidential lot shall be at least twenty thousand (20,000) square feet.
 - (b) **Minimum site width:** Every site within this zoning district shall be at least one hundred twenty-five (125) feet in width, measured at the front building line.
 - (c) **Maximum Site Coverage:** 70%, including parking and driveways.
 - (d) **Building area ration:** There shall be at least two thousand seven hundred fifty (2,750) square feet of site area for each multi-family or apartment dwelling unit.
 - (e) **No more than twenty-five (25%) percent of the total apartment complex shall be efficiencies.**

- (f) Yard requirements: Every site within this district shall have front and rear yards of at least twenty-five (25) feet.

Such site shall have minimum side yards of at least ten (10) feet for one-story buildings and an additional five (5) feet for each story thereafter.

Every part of a required yard or court shall be maintained as open space; provided that ordinary projections may extend into a minimum side yard or court not more than twenty-four (24) inches.

- (g) Fences and Screening: Fences and screening shall be provided and maintained as set forth in the Developer's design guidelines.
- (h) Parking as required by the City of Pearland's Land Use and Urban Development Ordinance, Table V.
- (i) Accessory buildings: Accessory buildings, including garages, tool sheds, and greenhouses shall be permitted behind the front building line; provided, however, that no structure shall be allowed in any dedicated easement, or setback.
- (j) Access is required as defined by the City of Pearland's Land Use and Urban Development Ordinance.
- (k) Refuse Containers: All refuse and refuse containers shall be screened from view of adjacent public streets, and meet the Developer's design guidelines.
- (l) Common Recreational Area: In all areas where Multi-Family Dwelling units are constructed, there shall be at least 600 sq. ft. of common recreational space per dwelling unit. The minimum area of any common recreational space shall be 6,000 sq. ft. Each common recreational area shall be within 300 feet of all dwelling units it is intended to serve measured along a route of pedestrian access. Each required common recreational area shall be appropriately graded, turfed, surfaced or otherwise landscaped and provided with suitable drainage facilities.

Facilities, such as pedestrian ways and swimming pools, may be included as part of the required recreational space. Off-street parking areas and service drives are not included.

2. Density

Maximum density shall not exceed 19.36 dwelling units per acre. Building Site Ratio — 2250 square feet per dwelling unit.

MF-S MULTI-FAMILY SENIOR

Purpose of District

The Multi-Family Senior Residential District is intended to permit senior housing and assisted living housing. This district is intended to be used in correspondence with other permissive districts, and is flexible in location and compliance.

General Conditions

Additional Allowed Uses: See Compliant Use Matrix, Figure 11.

Area Requirements, Yard Requirements, Height, Access, and Lot coverage requirements are subject to the same requirements as the City of Pearland's Land Use and Urban Development Ordinance, land use regulations for GB General Business District, Planned Unit Development, Section 13.5, p. 36.

Density. Maximum density shall not exceed 40 dwelling units per acre.

Refuse containers. All refuse and refuse containers shall be screened from view and are subject to the Developer's design guidelines.

Memo

To: Planning & Zoning Commission
From: Doug Kneupper, City Engineer 
CC: Rhonda Cyrus, Director of Parks & Recreation
Date: August 16, 2004
Re: Park Zone Fees

Recently, Commissioners have inquired about the park fees collected during subdivision platting and the accumulation of fees within each account.

The Commissioners were provided with a map showing the boundaries of the 13 park zones. The following table shows the total amount of fees collected for each park zone.

PARK ZONE NO.	CURRENT BALANCE
1	-0-
2	-0-
3	\$10,530.00
4	-0-
5	-0-
6	\$1,750.00
7	\$79,800.00
8	\$350.00
9	\$350.00
10	-0-
11	\$47,600.00
12	-0-
13	\$2,100.00
TOTAL FOR ALL ZONES	\$142,480.00