

# AGENDA

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
CITY OF PEARLAND, TEXAS

Adj

MAY 16, 2005 AT 6:30 P.M.,  
IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING  
IN THE 2<sup>nd</sup> FLOOR CONFERENCE ROOM OF CITY HALL  
3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES – May 2, 2005 Regular Meeting

6-0

III. NEW BUSINESS:

A. CONSIDERATION AND POSSIBLE ACTION – Zone Change Application No. 1228

6:50  
Adj 6:44

A request by Gladys Dian Lane, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1), on the following described property, to wit:

Legal Description: Lot 12, Section 3, of Garden Acres Subdivision, Abstract 219, H.T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas

General Location: Located at 2539 Thelma Drive

B. CONSIDERATION AND POSSIBLE ACTION – Zone Change Application No. 1229

6:45  
6:44

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

Legal Description: Lot 9H7 and 9H4, of Richland Acres Subdivision, an unrecorded subdivision, H.T. & B.R.R. Company Survey, Abstract 509, City of Pearland, Brazoria County, Texas

General Location: Located at 3801 Aubrell Drive

# AGENDA

0-6  
P&Z 6:50

## C. CONSIDERATION AND POSSIBLE ACTION – Zone Change Application No. 1230

A request by Edward M. Polker, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Neighborhood Service District (NS), on the following described property, to wit:

Legal Description: Lots 1, 2, 13, and 14, Block 2, of Cas Con Acres, Abstract 509, H.T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of Harkey Road, on the South Side of Willow Street, and on the North Side of Cottonwood Street

## D. CONSIDERATION AND POSSIBLE ACTION – Specific Use Permit Application No. 143

1-5  
A request by Bobby B. Tran, applicant for Twin Oaks Business Park, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for a Specific Use Permit for Storage and Mini-Warehouse in the Commercial District (C(S)), on the following described property, to wit:

Legal Description: 2.50 acres, Tract 11-C, H.T. & B.R.R. Company Survey, Section 2, Abstract 542, City of Pearland, Brazoria County, Texas

General Location: Located on the North Side of Orange Street, and East of State Highway 35 (Main Street)

## E. CONSIDERATION AND POSSIBLE ACTION – Specific Use Permit Application No. 144

Table  
A request by Office West Realty Company, applicant for Pearland Storage Facility, L.C., owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for a Specific Use Permit for Storage and Mini-Warehouse in the Commercial District (C(S)), on the following described property, to wit:

Legal Description: 2.370 acre tract in the H.T. & B.R.R. Company Survey, Abstract 542, being part of the south one-half of Lot 58 of the W. Zychlinski Subdivision, Section Two as recorded in Volume 29, Page 43 of the Brazoria County Deed Records, and is part of the remainder of a 9.6659 acre tract described in a deed to Pearland Storage Facility, L.C., as recorded in Clerk's File Number 93-020900 of the Brazoria County Official Records, City of Pearland, Brazoria County, Texas

# AGENDA

General Location: Generally Located on the East Side of State Highway 35 (Main Street), and on the North Side of Future McHard Road

Adj 7/2

## F. CONSIDERATION AND POSSIBLE ACTION – Master Thoroughfare Plan Amendment

6.0 A request by the City of Pearland, for an amendment to the Thoroughfare Plan (Figure 7.2), of the City of Pearland Comprehensive Plan.

## G. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Medellin Addition

A request by Chuck Davis, C.L. Davis & Co., for Charles and Hazel Medellin, for a Final Plat subdivision of 2.451 acres located in the E.T.J. for 3 residential lots, ranging in size from 16,602 to 67,519 square feet. The property is located between Rustic Lane (C.R. 131) and Glenview Drive, south of the Sunset Meadows subdivision near the Galveston County line, and is described as follows:

2.451 acres out of Lot 77 West Friendswood Subdivision, Perry & Austin League, A-111, (Vol. 01, Pg. 96 B.C.P.R.), Brazoria County, Texas.

—Pulled by developer

## H. CONSIDERATION AND POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch Kingsley Drive North

6.0 A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Preliminary Right-of-Way Plat of 5.315 acres of land in Shadow Creek Ranch for Kingsley Drive. The plat is located north of Shadow Creek Parkway, and is described as follows:

5.315 acres, being out of the S.G. Haynie Survey, Abstract 212, City of Pearland, Brazoria County, Texas, and the S.G. Haynie Survey, Abstract 362, City of Pearland, Harris County, Texas.

## I. CONSIDERATION AND POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch Portion of Spinnaker Bay Drive

6.0 A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Preliminary Right-of-Way Plat of 5.997 acres of land in Shadow Creek Ranch for a portion of Spinnaker Bay Drive. The plat is located in the southwestern portion of the Shadow Creek Ranch PUD in Fort Bend County, and is described as follows:

5.997 acres, being out of the H.T. & B.R.R. Co. Survey, Section 83, Abstract 761, and the F. Hooper Survey, Abstract 198, City of Pearland, Fort Bend County, Texas.

Check Trinity Bay Dr (2 mu)

see Bay Spinnaker Ft. Bend

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**J. CONSIDERATION AND POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch Commercial Site No. 16A**

6-0  
A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Preliminary Plat of 2.500 acres of land in Shadow Creek Ranch for one lot for commercial use. The plat is located on the north side of Shadow Creek Parkway at Business Center Drive, and is described as follows:

2.500 acres, being out of the T.C.R.R. Co. Survey, Section 4, Abstract 675, City of Pearland, Fort Bend County, Texas.

**K. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-45A**

6-0  
A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Final Plat subdivision of 42.149 acres in Shadow Creek Ranch and zoned SCR-PUD R-6 for 98 residential lots, with 7 reserves of 21.478 acres for landscaping, open space, flood storage, and drainage. The plat is located in the northwest corner of the Shadow Creek Ranch PUD, and is described as follows:

42.149 acres, being out of the H. Levering Survey, Abstract 279, the I.C. Stafford Survey, Abstract 668, the George Macdonald Survey, Abstract 557, and the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas.

**L. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-45B**

6-0  
A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Final Plat subdivision of 24.501 acres in Shadow Creek Ranch and zoned SCR-PUD R-6 for 112 residential lots, with 2 reserves of 0.381 acre for landscaping, open space, and drainage. The plat is located in the northwest corner of the Shadow Creek Ranch PUD, and is described as follows:

24.501 acres, being out of the George Mac Donald Survey, Abstract 557, the H. Levering Survey, Abstract 279, the I.C. Stafford Survey, Abstract 668, and the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas.

**M. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-45C**

6-0  
A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Final Plat subdivision of 19.731 acres in Shadow Creek Ranch and zoned SCR-PUD R-6 for 80 residential lots, with 3 reserves of 2.607

# AGENDA

acres for landscaping and open space. The plat is located in the northwest corner of the Shadow Creek Ranch PUD, and is described as follows:

19.731 acres, being out of the H. Levering Survey, Abstract 279 and the I.C. Stafford Survey, Abstract 668, City of Pearland, Fort Bend County, Texas.

## **N. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-47**

6-0  
A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Final Plat subdivision of 30.488 acres in Shadow Creek Ranch and zoned SCR-PUD R-6 for 24 residential lots, with 7 reserves of 24.875 acres for landscaping, open space, flood storage, and drainage. The plat is located in the northwest corner of the Shadow Creek Ranch PUD, and is described as follows:

30.488 acres, being out of the S.G. Haynie Survey, Abstract 212, City of Pearland, Brazoria County, and the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas.

## **O. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Pearland Corner Phase Two**

A request by Wayne Ausmus for approval of a Preliminary Plat subdivision of 1.7452 acres zoned Commercial (C) for one lot intended for commercial use. The plat is located on the east side of Dixie Farm Road, north of Broadway, and is described as follows:

A subdivision of 1.7452 acres in the W.D.C. Hall League, Abstract No. 70 in the City of Pearland, Brazoria County, Texas.

## **P. CONSIDERATION AND POSSIBLE ACTION – Remove from Table Specific Use Permit Application No. 142**

## **Q. CONSIDERATION AND POSSIBLE ACTION – Specific Use Permit Application No. 142**

6-0  
A request by Hugh Blanchard, applicant for Wal-Mart Stores Texas L.P., owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for a Specific Use Permit for Outside Display, Storage, and Sale of Merchandise and Equipment in the Commercial District (C (S)) on the following described property, to wit:

Legal Description: 30.06 acres of land, situated in the H.T. & B.R.R. Company Survey, Section 1, Abstract 233, and the R.B. Lyle Survey, Section 2, Abstract 542, also being all of Reserve "A," "B," "C," and "D," of Pearland Central Wal-Mart, a subdivision recorded at

# AGENDA

Volume 24, Page 250, of the Brazoria County Plat Records, City of Pearland, Brazoria County, Texas

General Location: Located at 1919 N. Main Street

**R. CONSIDERATION AND POSSIBLE ACTION – Remove from Table Zone Change Application No. 1226** (e-d)

**S. CONSIDERATION AND POSSIBLE ACTION – Zone Change Application No. 1226**

A request by LJA Engineering and Surveying, Inc., applicant for The Maverick Group, LLP, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification General Business District (GB), Single Family Dwelling District (R-2), (R-3), and (R-4), to Planned Unit Development District (PUD), on the following described property, to wit:

Legal Description: 15.00 acre tract of land out of the Dissen called 136.955 acre tract, recorded in Volume 505, Page 86, of the Deed Records of Brazoria County, Texas, situated in the Thomas J. Green Survey, Abstract 198, City of Pearland, Brazoria County, Texas; a 26.9158 acre tract of land in the Thomas J. Green Survey, Abstract 165, Brazoria County, Texas, and being a part of that certain 136.955 acre tract, recorded in Volume 505, Page 86, of the Deed Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas; 5.7375 acres of land situated in the W.D.C. Hall Survey, Abstract 23, Harris County, Texas, and being out of a 468.92 acre tract being more fully described in Volume 1676, Page 362, of the Deed Records of Harris County, Texas, City of Pearland, Harris County, Texas

General Location: Generally Located on the North Side of FM 518 (Broadway Street), and on the East Side of Pearland Parkway

**T. COMMISSION INPUT AND DISCUSSION – Staff Initiated Zone Changes**

**IV. NEXT MEETING DATES: June 6, 2005 – Regular Meeting  
June 20, 2005 – JPH and Regular Meeting**

**V. 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.

Posted this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Removed this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

JPH

Council

Richard Tetans

Woody Owens

Charles V. V. - N/A 7:10

Tom Reid

Larry Marcot

Kevin Cole

P-2

Ruby Sardas

Pat Dummet

Shayl Graier

Davis Ranson

7:20 Neil West

7:00pm Tald Tucco

or Joe McWhorter

Staff

Nick Frian, Diana DuGoz, Darrin Coker, Nigheim Doan  
Bill Eisen

Trinity Bay Dr. (Ft Bend City)

Call order 6:35 pm

A- 2C 1228 called order 6:40

Purpose read into record

Chg SD to R-1 request to bring into compliance  
FLU - Low density residential - in comp comp plan  
RE or R1

does conform + is in compliance  
applicant

- Lane 2539 Thelma

Thank for time + consideration  
citizen comments - None

Council - P-2 - Staff dis

none

no wrap up

admin 6/4/21

ZC 1229 called order 6/5

Staff report

SD-to R1

allow add on to existing residence

FLU - Shows R1 - Comp Plan vs RE-R1

recommended approval

1 DC SLO continued - in favor

Applicant

Michelle Scott

3801 Aubell

Want to improve property

Citizen - for or against - none

Staff discussion

None

Adj 6/46

1230 6/46

Staff Comment -

NS - type of commercial - light commercial

exist R-1 - RES - daycare - SD Septic @

FLU - Low density resid - RE or R1

Does not comply

all uses are non conforming - can continue as long

as not enlarged

Staff recommends denial does not comply [FLU  
incompatible with surrounding area.

ZC 1230

Applicant - none

Public comments - none

Comments -

none

City 6:50

SU 143 6:50

Lata Krishnarao - present

on currently zone commercial along northern  
edge of old Transit - currently vacant

FLU - medium density residential R2-R3-R4

Property north of Thunders - Park

Staff recommendation - denied

1) Check staff report

consultant - arch + cultural district

provide mix of residential + non res.

jobs won't allow

not consistent w/ surrounding areas

41 PC - 2 acquire - 2 mixed quarters

Applicant -

Bobby Tran - 2702 Appleway

investment for family - use for new residential

use 6 mil north - properties commercial + won't

have other residential

PC -

Susan Leravan - C.P. DLS Real

report Twin vales - object to staff -

has been marketed as commercial

provide city with tax supplement -

Twin Oaks has a very good busin  
speak in behalf - long time resident - new permit  
negative to COP - been misled - promoted Commercial -  
Zone Commercial

Lara O'Neill 2024 N Galveston  
specific issue - already review from Ala -  
possible tree removal -

Very nice neighborhood  
concern regarding fencing, restriction - around  
perimeter - or safety is a concern

Eleanor Bedford - 2020 N Galveston  
likes idea of old transit - doesn't want  
to see anything upset - concern of protection -  
Security - lighting

David L Smith 2325 Hatfield  
hears emotion about what to do  
what's good for city - committee 15 Apr Project

no further comment

Staff discuss

SPU - 143 met

Kevin Cole - quest for staff

US about 1 spec type of use - not  
commercial use anything outlined  
in commercial use matrix can be built

Single story - US 2 str

Mr. Tran - single story

KC is aware of uses against Residential  
quest to staff - is he

LK - Proposed by town - all prep met in  
conference

no public quest

Adj 7:15

SU 144 called order - 7:16

Lata Krishnarao

applicant own adjacent parcel -

wants to expand - ELK - show legal order

staff received approval

No public comment

applicant

Chris Bynum office West road

operated as retail mini storage

unobtrusive - remain by shopping center

Public comment - none

Staff discussion

Larry Marat - don't <sup>believe</sup> have put strategy  
locally in M-1 - <sup>which is for vehicles</sup> but best use of property - when developer  
give us more tax money or further  
no other concerns

Adj 7:20

Master thorough plan

Late Eucharist

not proposing any change -

high & arched - to do traffic model

Changes -

3 categories

sufficient width

need wider roads

SCR Business Center drive - shown as 2nd collar

Southgate

Swannick

Cumby Place / Southdown

Cullen Blvd

Massy Ranch Eden - Collett St

Michael ~~to~~ Rd -

(K. Sturges) Cruise Lane

Orange St

Lake & Highland Glen

Decomise, up map

Applicant - Dor

Public comments none

Staff comment, none

wrap up comments

Adj 7:30

D-2

841 called order

Appr

David mot

Todd Se

pass 6-1

A. David

Sheryl Sec

6-0

pass 6-0

B David app

6-0

Sheryl Sec

C Sheryl app

David - Second sale of dance

GB lost time - denied

Sheryl-

Lata - yes - non conforming

Basil new building - retail use

Todd - middle of residential

David - rather transitional

NO improvement - address delay permit

four to upper - 0

upper - 6

### Reasons

Staff recommend other family success - not correct

negative impact

accept staff comments

D David motion

Pete End/sale of the

David - what is a mini warehouse - B1 Spec use  
NO Council change - want more control of mini storage

Todd - halt self store

Nick - mini store - have different use

David - staff have plan change zone to NS

Late - have not address old transit plan adopt  
not O.T.S. adoption

Pete - when

Late - June or July

Nick

Todd - can't support due to traffic in store -

the matter

Need - Staff or most suitable for case

Motion + approval

Favor - 1 (David)

oppose - 5

RE Staff record reasons for denial

Req 2/3 may of case

E. David upper  
Sheryl Jean

Todd - in for - existing base - major need  
Sheryl in m-1 zone

Sheryl Commitman Marcell - Valid prior

Sheryl - used landlocked

Late - if it is - use exist entrance no frontage  
need plat combine

Neil - original Bus have SPU Perm.

Late - no - City used to allow - Perm (grandfather)

Ruby - can restrict outside Street

Neil - if ever agreeable - make deny vs Perm

RD - can not sign

Ruby - Stipulation

Sheryl - what type of fencing

Lata - Michael have similar to Parkman  
only extend Swift developer

Jason - Chapman - developer icon

Sheryl - What type for

Jason - Chain link

Send pass

Jason - Small set ornament at in  
Chris Byrne

File find watcher

on side parking

Chris - yes menu option

Sheryl - Overlay in plan

Lata - make room - met all requirement

Sheryl - see stipulation with overlay

Neil confuse - outside storage

Push against Chain link concept

Todd - Concern menu option in menu storage

Chris Byrne - most are distinct

Todd - Parkman

2x floor plan ratio

David

Ruby amend Michael overlay req

no outside str

no CO unless with req met

no Chain link fence along Michael anything

Black wrought in fern - South + East side  
not approve side plan

Todd - motion table

Complete report

Sheryl second

4-1-1a

Neil absta

David Agent

F

Todd accept  
David 2nd

6-0

G - pulled

Rest motion - P-S

David Sec

4-1-1

Sheryl abt

Ruby agent

P - David mot

Todd Sec

6-0

Q David mot

Neil second

Theresa - Submit site plan - & met concerns  
pending list - landscaping

Staff feels comfortable - will not be able

Lata - need to submit site plan

Hugh Blanchard - want for approval

Ruby, thank Walmart meet

LOO

R Todd met

DAV Sheryl 2nd

LOO

S - Put met - disc

New 2nd

Todd - Staff - take sugg

Lata - applicant has been working -

look over if P2 comment

4-18 mly - density - 150m

not to exceed

trail - approved by Parks

as per city

open space park & match Park Dept

street - conform to city requirement

left sidewalk on both

1-3 garden to

2 - turn down

Lot size conform DUD req  
chge commerc along S/A to G.B  
2 trees p/lot

Collects street - developer should in the  
if city does not pays budget

Comply w/

open space mand HOA

all signs must req white

Sheryl - landscape

Late - conform to all city ordinance

Sheryl - evergreen screening - in keep ordinance

Late ordinance does not address

Sheryl - Project architecture necessary for

Neil - is staff ok

DC - Borderline not pick

DAVID call guest

RS - did his job despite client error  
Thank you

met. S-1.

Todd - not a complete PUD

Pete -

#

T - Nicole move Zoned

DC

Senah Bell 574 - 2

Chp 274 - V456 / right hand

H - Diana gave stuff

Todd met

Daniel Deemed

6-0

I - Diana - gave stuff

no out to

Daniel one

Todd 2

6-0

J Diana

Diana exp Row

Todd 1/5/10

Daniel 20

6-0

K SF45A

Diana gave present

naps

Todd met

Next 2nd

6-0

6-0 L

SF45B

Diana

4/5 A

Todd 1/5/10 row 20

M Diane

USA record for  
was east 20-30 ft

redd  $\approx$  1/5th  
new 2nd

N SF47

Diane's stuff repair  
Army of Ben 9/15 N

redd approx  $\approx$  1/5th  
new 2nd

O, Diane

@ Bank sign & link

redd mot  $\approx$  1/5th stuff  
low

West Side Comm moty - 6:30-8:00

Ruby - notes, stuff - Stay in  
Chamber - JPH

Later - passed out dew hand book

# Joint Public Hearing

## SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name:

JIM LANE

Full Address:

2539 THERESA ST

(include zip)

PEARLAND, TX 77581

I wish to speak regarding Item No. 1228

# Joint Public Hearing

## SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name:

Susan S. Loxamson

Full Address:

2325 Hatfield

(include zip)

7758

I wish to speak regarding Item No.

143

# Joint Public Hearing

## SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: Lora O'Neill

Full Address: 2024 N Galveston

(include zip) Pearland TX 77581

I wish to speak regarding Item No. ~~III~~ <sup>IV</sup> D (143)

SPU 143

# Joint Public Hearing

## SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: Elisavinda Bejarano

Full Address: 2020 N. Galveston Ave.

(include zip) Pearland, Texas 77581

I wish to speak regarding Item No. Application # 143

# Joint Public Hearing

## SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name:

Chris Bynum Office West Realty Company

Full Address:

10575 Westoffice Dr.

(include zip)

Houston TX 77042

I wish to speak regarding Item No. 5

SPU #144

# AGENDA

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## REGULAR MEETING PLANNING AND ZONING COMMISSION CITY OF PEARLAND, TEXAS

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A request by the City of Pearland, for an amendment to the Thoroughfare Plan (Figure 7.2), of the City of Pearland Comprehensive Plan.

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2.451 acres out of Lot 77 West Friendswood Subdivision, Perry & Austin League, A-111, (Vol. 01, Pg. 96 B.C.P.R.), Brazoria County, Texas.

**H. CONSIDERATION AND POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch Kingsley Drive North**

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Preliminary Right-of-Way Plat of 5.315 acres of land in Shadow Creek Ranch for Kingsley Drive. The plat is located north of Shadow Creek Parkway, and is described as follows:

5.315 acres, being out of the S.G. Haynie Survey, Abstract 212, City of Pearland, Brazoria County, Texas, and the S.G. Haynie Survey, Abstract 362, City of Pearland, Harris County, Texas.

**I. CONSIDERATION AND POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch Portion of Spinnaker Bay Drive**

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Preliminary Right-of-Way Plat of 5.997 acres of land in Shadow Creek Ranch for a portion of Spinnaker Bay Drive. The plat is located in the southwestern portion of the Shadow Creek Ranch PUD in Fort Bend County, and is described as follows:

5.997 acres, being out of the H.T. & B.R.R. Co. Survey, Section 83, Abstract 761, and the F. Hooper Survey, Abstract 198, City of Pearland, Fort Bend County, Texas.

# AGENDA

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**J. CONSIDERATION AND POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch Commercial Site No. 16A**

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Preliminary Plat of 2.500 acres of land in Shadow Creek Ranch for one lot for commercial use. The plat is located on the north side of Shadow Creek Parkway at Business Center Drive, and is described as follows:

2.500 acres, being out of the T.C.R.R. Co. Survey, Section 4, Abstract 675, City of Pearland, Fort Bend County, Texas.

**K. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-45A**

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Final Plat subdivision of 42.149 acres in Shadow Creek Ranch and zoned SCR-PUD R-6 for 98 residential lots, with 7 reserves of 21.478 acres for landscaping, open space, flood storage, and drainage. The plat is located in the northwest corner of the Shadow Creek Ranch PUD, and is described as follows:

42.149 acres, being out of the H. Levering Survey, Abstract 279, the I.C. Stafford Survey, Abstract 668, the George Macdonald Survey, Abstract 557, and the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas.

**L. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-45B**

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Final Plat subdivision of 24.501 acres in Shadow Creek Ranch and zoned SCR-PUD R-6 for 112 residential lots, with 2 reserves of 0.381 acre for landscaping, open space, and drainage. The plat is located in the northwest corner of the Shadow Creek Ranch PUD, and is described as follows:

24.501 acres, being out of the George Mac Donald Survey, Abstract 557, the H. Levering Survey, Abstract 279, the I.C. Stafford Survey, Abstract 668, and the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas.

**M. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-45C**

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Final Plat subdivision of 19.731 acres in Shadow Creek Ranch and zoned SCR-PUD R-6 for 80 residential lots, with 3 reserves of 2.607

# AGENDA

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acres for landscaping and open space. The plat is located in the northwest corner of the Shadow Creek Ranch PUD, and is described as follows:

19.731 acres, being out of the H. Levering Survey, Abstract 279 and the I.C. Stafford Survey, Abstract 668, City of Pearland, Fort Bend County, Texas.

**N. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-47**

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Final Plat subdivision of 30.488 acres in Shadow Creek Ranch and zoned SCR-PUD R-6 for 24 residential lots, with 7 reserves of 24.875 acres for landscaping, open space, flood storage, and drainage. The plat is located in the northwest corner of the Shadow Creek Ranch PUD, and is described as follows:

30.488 acres, being out of the S.G. Haynie Survey, Abstract 212, City of Pearland, Brazoria County, and the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas.

**O. CONSIDERATION AND POSSIBLE ACTION – Final Plat of Pearland Corner Phase Two**

A request by Wayne Ausmus for approval of a Preliminary Plat subdivision of 1.7452 acres zoned Commercial (C) for one lot intended for commercial use. The plat is located on the east side of Dixie Farm Road, north of Broadway, and is described as follows:

A subdivision of 1.7452 acres in the W.D.C. Hall League, Abstract No. 70 in the City of Pearland, Brazoria County, Texas.

**P. CONSIDERATION AND POSSIBLE ACTION – Remove from Table Specific Use Permit Application No. 142**

**Q. CONSIDERATION AND POSSIBLE ACTION – Specific Use Permit Application No. 142**

A request by Hugh Blanchard, applicant for Wal-Mart Stores Texas L.P., owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for a Specific Use Permit for Outside Display, Storage, and Sale of Merchandise and Equipment in the Commercial District (C (S)) on the following described property, to wit:

Legal Description: 30.06 acres of land, situated in the H.T. & B.R.R. Company Survey, Section 1, Abstract 233, and the R.B. Lyle Survey, Section 2, Abstract 542, also being all of Reserve "A," "B," "C," and "D," of Pearland Central Wal-Mart, a subdivision recorded at

# AGENDA

Volume 24, Page 250, of the Brazoria County Plat Records, City of Pearland, Brazoria County, Texas

General Location: Located at 1919 N. Main Street

**R. CONSIDERATION AND POSSIBLE ACTION – Remove from Table Zone Change Application No. 1226**

**S. CONSIDERATION AND POSSIBLE ACTION – Zone Change Application No. 1226**

A request by LJA Engineering and Surveying, Inc., applicant for The Maverick Group, LLP, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification General Business District (GB), Single Family Dwelling District (R-2), (R-3), and (R-4), to Planned Unit Development District (PUD), on the following described property, to wit:

Legal Description: 15.00 acre tract of land out of the Dissen called 136.955 acre tract, recorded in Volume 505, Page 86, of the Deed Records of Brazoria County, Texas, situated in the Thomas J. Green Survey, Abstract 198, City of Pearland, Brazoria County, Texas; a 26.9158 acre tract of land in the Thomas J. Green Survey, Abstract 165, Brazoria County, Texas, and being a part of that certain 136.955 acre tract, recorded in Volume 505, Page 86, of the Deed Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas; 5.7375 acres of land situated in the W.D.C. Hall Survey, Abstract 23, Harris County, Texas, and being out of a 468.92 acre tract being more fully described in Volume 1676, Page 362, of the Deed Records of Harris County, Texas, City of Pearland, Harris County, Texas

General Location: Generally Located on the North Side of FM 518 (Broadway Street), and on the East Side of Pearland Parkway

**T. COMMISSION INPUT AND DISCUSSION – Staff Initiated Zone Changes**

**IV. NEXT MEETING DATES:** June 6, 2005 – Regular Meeting  
June 20, 2005 – JPH and Regular Meeting

**V. 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.

Posted this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Removed this \_\_\_\_\_ day of \_\_\_\_\_, 2005.



# PUBLIC COMMENT FORM

City of Pearland  
Community Development  
3523 Liberty Drive  
(Community Center)  
Pearland, Texas 77581  
281-652-1742  
281-652-1702 fax

## ZONE CHANGE APPLICATION NO. 1229

Joint Public Hearing to be held Monday, May 16, 2005, at 6:30 PM in the Council Chambers of City Hall, 3519 Liberty Drive, Pearland, Texas.

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address (by mail, by fax, or in person, or email tgrahmann@ci.pearland.tx.us) prior to the Joint Public Hearing. You may complete this form and attend the Joint Public Hearing.

I am **FOR** the requested zoning as explained on the attached public notice.  
*(Checking "FOR" means that you support the zone change request and feel that the zoning should be approved accordingly.)*

I am **AGAINST** the requested zoning as explained on the attached public notice.  
*(Checking "AGAINST" means that you are in opposition to the zone change request and feel that the request should be denied.)*

Name: Merritt Miller & Michael Miller FRS

Address: 5610 Cottonwood

Pearland Tax Account No. (If shown on enclosed map): \_\_\_\_\_

Signature: Merritt Miller Date: 5-11-05

COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# PUBLIC COMMENT FORM

City of Pearland  
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I am **AGAINST** the requested zoning as explained on the attached public notice.  
(Checking "AGAINST" means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: Eleanor W. Bedford

Address: 2020 N. Galveston Ave.

Pearland Tax Account No. (If shown on enclosed map): 0542-0038-000

Signature: Eleanor W. Bedford Date: 5-15-05

COMMENTS: We are a peaceful neighborhood!

1. What is the zone change?
2. What kind of privacy fence will be installed? (How tall)?
3. Will the mini self storage buildings frontage face East or West of Galveston Ave.?
4. What kind of security on the property?
5. How we maintain the existence of some trees ("Keep City of Pearland beautiful")
6. Will there be plenty of lighting?



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       I am **AGAINST** the requested zoning as explained on the attached public notice.  
(Checking "AGAINST" means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: Kenneth + Carol Q. Carter

Address: 3607 E. Orange

Pearland Tax Account No. (If shown on enclosed map): 05420051000

Signature: Carol Q. Carter Date: 5/15/05  
Kenneth L. Carter

COMMENTS: ① Will there be 24 hr. security?  
② What kind of security fences will be constructed?  
③ Will there be sufficient lighting?  
④ Will there be any considerations for existing trees?



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I am **AGAINST** the requested zoning as explained on the attached public notice.  
(Checking "AGAINST" means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: Carl & Shirley McFadden

Address: 2012 Selveston

Pearland Tax Account No. (If shown on enclosed map): 05420051000

Signature: Carl McFadden Date: 5-11-05

COMMENTS: I feel this rezoning change is not a good thing for our property or neighborhood. The trees would all be moved down because this is a narrow strip of land & Pearland is losing all the beauty that our old trees bring to our community. It really doesn't make sense to have something like this that will change such a busy thoroughfare. There is talk of beautifying old town Pearland.



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(Checking "AGAINST" means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: Wenora G Partridge % Kathleen Tullis

Address: 2016 N. Galveston Pearland Tx

Pearland Tax Account No. (If shown on enclosed map): 0542005100

Signature: Kathleen Tullis Date: 5-11-05  
for Wenora G Partridge

COMMENTS:

Building of mini storage in the location indicated will disrupt the natural environment of the tree line and the sound barrier for traffic on Hwy 35. It will disturb the landscape and open the area to predators from the high traffic area.



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I am **AGAINST** the requested zoning as explained on the attached public notice.  
(Checking "AGAINST" means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: Lenora G Partridge % Kathleen Tullis

Address: 2016 N. Galveston Pearland Tx

Pearland Tax Account No. (If shown on enclosed map): 0542005100

Signature: Kathleen Tullis Date: 5-11-05  
for Lenora G Partridge

COMMENTS:

Building of mini storage in the location indicated will disrupt the natural environment of the tree line and the sound barrier for traffic on #35. It will disturb the landscape and open the area to predators from the high traffic area.



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Name: Carl & Shirley McFadden

Address: 2012 Helveston

Pearland Tax Account No. (If shown on enclosed map): 05420051000

Signature: Carl McFadden Date: 5-11-05

COMMENTS: I feel this rezoning change is not a good thing for our property as neighborhood. The trees would all be moved down because this is a narrow strip of land. Pearland is losing all the beauty that our old trees bring to our community. It really doesn't make sense to have something like this that will take away such a beautiful thoroughfare. There is talk of beautifying old town Pearland.



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Name: Kenneth + Carol Q. Carter

Address: 3607 E. Orange

Pearland Tax Account No. (If shown on enclosed map): 05420051000

Signature: Carol Q. Carter Date: 5/15/05  
Kenneth Q. Carter

COMMENTS: ① Will there be 24 hr. security?  
② What kind of security fence will be constructed?  
③ Will there be sufficient lighting?  
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I am **AGAINST** the requested zoning as explained on the attached public notice.  
(Checking "AGAINST" means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: Eleanor M. Bedford

Address: 2020 N. Galveston Ave.

Pearland Tax Account No. (If shown on enclosed map): 0542-0038-000

Signature: Eleanor M. Bedford Date: 5-15-05

COMMENTS: We are a peaceful neighborhood!

1. What is the zone change?
2. What kind of privacy fence will be installed? (How tall)?
3. Will the mini self storage buildings frontage face East or West of Galveston Ave.?
4. What kind of security on the property?
5. How we maintain the existence of some trees ("Keep City of Pearland beautiful")
6. Will there be plenty of lighting?



# PUBLIC COMMENT FORM

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## ZONE CHANGE APPLICATION NO. 1229

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**Council Chambers of City Hall, 3519 Liberty Drive, Pearland, Texas.**

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I am **AGAINST** the requested zoning as explained on the attached public notice.  
*(Checking "AGAINST" means that you are in opposition to the zone change request and feel that the request should be denied.)*

Name: Merritt Miller & Mitchell Miller TRS

Address: 5610 Cottonwood

Pearland Tax Account No. (If shown on enclosed map): \_\_\_\_\_

Signature: Merritt Miller Date: 5-11-05

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_