

AGENDA OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON APRIL 1, 2002 AT 6:30 P.M., IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. NEW BUSINESS

- A. DISCUSSION ITEM** – Update on Shadow Creek Ranch development.
- B. CONSIDERATION & POSSIBLE ACTION** – A Preliminary Plat of A Portion of Savannah Parkway & Drainage Reserves “A” & “B”, being 10.86 acres out of the A.C.H&B. Survey, A-403 and J.S. Talmage Survey, A-562, Brazoria County, Texas, also being a replat of Iowa Colony Subdivision.
- C. CONSIDERATION & POSSIBLE ACTION** – A Preliminary Plat of Savannah Landing Section One, being 20.98 acres of land out of the A.C.H & B. Survey, A-403, Brazoria County, Texas.
- D. CONSIDERATION & POSSIBLE ACTION** – A Preliminary Plat of Tranquility Lakes Section Two, a Subdivision of 35.627 acres of land out of the H.T.&B. R.R. Co. Survey, Abstract 242, Brazoria County, Texas.
- E. CONSIDERATION & POSSIBLE ACTION** – A Preliminary Plat of Shadow Creek Ranch SF-18B, 20.120 acres being out of the H.T.&B. R.R. Co. Survey, Section 82, Abstract 565, City of Pearland, Brazoria County, Texas.
- F. CONSIDERATION & POSSIBLE ACTION** – An Amending Plat of the Final Plat of Park Village Estates Section Four, a subdivision of 13.5895 acres of land recorded in Volume 22, Pages 159 through 160 of the Brazoria County Plat Records.
- G. CONSIDERATION & POSSIBLE ACTION** – Final Plat of Spriggins Estates Subdivision, being a subdivision containing 3.0300 acres of land located in Lot 11 of the H.T.&B. R.R. Company Survey, Section 14, Abstract 509, Brazoria County, Texas.
- H. CONSIDERATION & POSSIBLE ACTION** – Request by Appaloosa Land Company for a variance from the Subdivision Ordinance that requires a subdivision acceptance by City Council before the issuance of building permits. The request is for a Sales Office on Lot 7, Block 1 of Cabot Cove Section One.
- I. CONSIDERATION & POSSIBLE ACTION** – Request by Appaloosa Land Company for a variance from the Subdivision Ordinance that requires subdivision

acceptance by City Council before the issuance of building permits. The request is for a Recreation Center on Reserve J, Section 1 of Cabot Cove Section One.

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

IV. NEXT MEETING DATES: April 8, 2002 (JPH & Regular Meeting)
April 15, 2002 (Regular Meeting)
April 22 & 29, 2002 – NO MEETING

V. ADJOURNMENT

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

POSTED: 26th day of March, 2002 A.D.

REMOVED: 4 day of April, 2002 A.D.

Planning and Zoning Commission

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON APRIL 1, 2002 IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

The meeting was called to order at 6:58 p.m. with the following present:

Chairman	H. Charles Viktorin
Vice-Chairman	Donald Glenn
Commissioner	Todd Iocco
Commissioner	Kevin McDonald
Commissioner	Robert Scherrer
Commissioner	Don Sederdahl
Commissioner	Russ Selemon
Plat and Plan Administrator	Richard Keller
P&Z Secretary	Jennifer Gonzales

II. NEW BUSINESS

A. DISCUSSION ITEM – Update on Shadow Creek Ranch development.

David Tinney of LJA Engineering briefly explained that he is there to address some of the concerns regarding how things are going for the development of Shadow Creek Ranch. He stated that they have been working very hard with staff to address all the issues that have come up. He stated that they have a monthly meeting with staff as well. Mr. Tinney stated that he would be glad to address any questions the Commissioners might have.

Commissioner Selemon asked for the problem regarding the re-occurrence of corrections on plats to be addressed. Mr. Tinney explained that they are working with staff.

Commissioner Selemon stated that he recalls there being some very basic items that were not being corrected. He added that he is concerned about the burden being put on staff.

Mr. Tinney explained to the Commission that with every plat review they receive they have started sending comment forms back with the corrections. Mr. Tinney stated that each correction is itemized.

Commissioner Iocco stated that the Commission is there voluntarily and it is a waste of their time to be there if the engineer can't make the corrections. He stated that he does not want them to have City's staff doing their job. Commissioner Iocco stated that staff makes the review so all the engineer has to do is make the corrections.

Planning and Zoning Commission

Throughout the discussion, Commissioner Iocco stated several times that he does not like seeing the plats come to the Commission with the same corrections listed by staff and he would like to see this problem resolved.

Mr. Tinney explained that they are working very hard with staff.

Executive Director of Community Services Tobin Maples stated at the last monthly meeting between staff and the engineer he asked them to come before the Commission for any concerns or questions. He stated that he would like for them to meet with the Commission on a quarterly basis. Mr. Maples stated that LJA Engineering does bring in better quality plats, especially at the volume they are coming in. He stated that they are working with staff to address their issues.

Chairman Viktorin stated that he sits as the Board of Director of the TIRZ Board. He stated that a few weeks ago, over a luncheon, he echoed the same concerns listed this evening. He stated that he also suggested that a meeting be held between the engineer and the Commission.

Executive Director of Community Services Tobin Maples explained the process of plat submittals. He stated that it is actually easier to approve the plats with contingencies rather than starting the whole submittal process over again.

Commissioner Selemon stated that he relies on staff's expertise and if staff is happy he is happy.

B. CONSIDERATION & POSSIBLE ACTION – A Preliminary Plat of A Portion of Savannah Parkway & Drainage Reserves “A” & “B”, being 10.86 acres out of the A.C.H&B. Survey, A-403 and J.S. Talmage Survey, A-562, Brazoria County, Texas, also being a replat of Iowa Colony Subdivision.

Plat and Plans Administrator Richard Keller stated that staff recommends approval with the following corrections:

1. The vicinity map needs to be legible.
2. They need to provide a 5' electrical easement centered on the street right-of-way.
3. They need to provide coordinates that are surface or grid and provide a conversion factor.

Commissioner Scherrer made a motion to approve the Preliminary Plat of Savannah Portion of Savannah Parkway & Drainage Reserves “A” & “B” with staff's comments. Vice-Chairman Glenn seconded the motion.

Motion to approve passed 7 to 0.

C. CONSIDERATION & POSSIBLE ACTION – A Preliminary Plat of Savannah Landing Section One, being 20.98 acres of land out of the A.C.H & B. Survey, A-403, Brazoria County, Texas.

Plat and Plans Administrator Richard Keller stated that staff recommends approval with the following corrections:

1. The vicinity map needs to be legible.
2. They need to provide coordinates that are surface or grid and provide a conversion factor.
3. They need to add a note regarding a 5' electrical easement on lots 9 and 10 of block 2.
4. The 10' W.L.E. along Savannah Parkway should be a W.S.E.
5. They need to change street name "Ivy Arbor Court" and "Windy Glen Court."
6. The building line on Savannah Parkway needs to be removed.

Commissioner Iocco made a motion to approve the Preliminary Plat of Savannah Landing Section One with staff's comments. Vice-Chairman Glenn seconded the motion.

Motion to approve passed 7 to 0.

D. CONSIDERATION & POSSIBLE ACTION – A Preliminary Plat of Tranquility Lakes Section Two, a Subdivision of 35.627 acres of land out of the H.T.&B. R.R. Co. Survey, Abstract 242, Brazoria County, Texas.

Plat and Plans Administrator Richard Keller stated that staff is recommending tabling this plat because there are 24 comments and he feels that there are too many comments to even read into record.

Commissioner Scherrer made a motion to table the Preliminary Plat of Tranquility Lakes Section Two with a second made by Commissioner Iocco.

Motion to table passed 7 to 0.

E. CONSIDERATION & POSSIBLE ACTION – A Preliminary Plat of Shadow Creek Ranch SF-18B, 20.120 acres being out of the H.T.&B. R.R. Co. Survey, Section 82, Abstract 565, City of Pearland, Brazoria County, Texas.

Plat and Plans Administrator Richard Keller stated that he had four comments that have already been addressed. He stated that staff recommends approval with a note that a tree survey needs to be submitted.

Planning and Zoning Commission

Commissioner Iocco asked what the "R-7" zoning means. Mr. Keller replied that they are about 5,000 square foot lots and that is the PUD language for the zoning.

Commissioner Sederdahl made a motion to approve the Preliminary Plat of Shadow Creek Ranch SF-18B with staff's comment. Commissioner Selemon seconded the motion.

Motion to approve passed 7 to 0.

F. CONSIDERATION & POSSIBLE ACTION – An Amending Plat of the Final Plat of Park Village Estates Section Four, a subdivision of 13.5895 acres of land recorded in Volume 22, Pages 159 through 160 of the Brazoria County Plat Records.

Plat and Plans Administrator Richard Keller explained that the only purpose of this amendment is to change the street name of "Palo Duro" Drive to "Merlot" Drive. He stated the engineer needs to re-write the reason to say they are only renaming one street name.

Commissioner Iocco made a motion to approve the Amending Plat of Park Village Estates Section Four with staff's recommendation. Commissioner Scherrer seconded the motion.

Motion to approve passed 7 to 0.

G. CONSIDERATION & POSSIBLE ACTION – Final Plat of Spriggins Estates Subdivision, being a subdivision containing 3.0300 acres of land located in Lot 11 of the H.T.&B. R.R. Company Survey, Section 14, Abstract 509, Brazoria County, Texas.

Plat and Plans Administrator Richard Keller stated that staff recommends approval with a note that the owner needs to sign the plat and they will need to pay detention fees in the amount of

Discussion ensued regarding the option to pay detention fees and Mr. Scherrer pointed out that he thought there was size minimums for these people who have provide drainage or fees. Commissioner Iocco stated that he would like to review the issue of detention fees at a later date.

Commissioner Iocco made a motion to approve the Final Plat of Spriggins Estates with staff's recommendations with a second by Vice-Chairman Glenn.

Motion to approve passed 7 to 0.

H. CONSIDERATION & POSSIBLE ACTION – Request by Appaloosa Land Company for a variance from the Subdivision Ordinance that requires a subdivision acceptance by City Council before the issuance of building permits. The request is for a Sales Office on Lot 7, Block 1 of Cabot Cove Section One.

Plat and Plans Administrator Richard Keller stated that staff recommends approval and the subdivision is going on City Council's agenda on the 8th.

Commissioner Iocco asked if the sales trailer is temporary or permanent. Mr. Keller replied that the trailer is going to be temporary.

Vice-Chairman Glenn made a motion to approve the variance request with a second made by Commissioner Sederdahl seconded the motion.

Motion to approve passed 7 to 0.

I. CONSIDERATION & POSSIBLE ACTION – Request by Appaloosa Land Company for a variance from the Subdivision Ordinance that requires subdivision acceptance by City Council before the issuance of building permits. The request is for a Recreation Center on Reserve J, Section 1 of Cabot Cove Section One.

Plat and Plans Administrator Richard Keller stated that staff recommends approval.

Commissioner Iocco made a motion to approve the variance request with a second made by Commissioner Sederdahl.

Commissioner Selemon stated that he is concerned about the possibility of approving these variance requests and then taking the risk of the subdivision not getting accepted by City Council.

Commissioner Iocco responded that by the time the plans are reviewed and permitted the subdivision would probably be accepted anyway.

Motion to approve passed 7 to 0.

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

Plat and Plans Administrator Richard Keller stated that staff recommends approval.

Planning and Zoning Commission

Commissioner McDonald made a motion to approve the Amending Plat of Bellavita at Green Tee Section Two with a second made by Vice-Chairman Glenn.

Commissioner Iocco commended West Development on making the necessary corrections when asked.

Motion to approve passed 7 to 0.

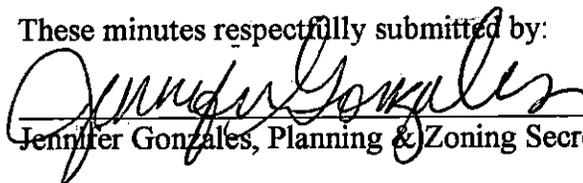
Commissioner Iocco stated that he would like to have a discussion item on one of the upcoming agendas regarding the need to make a few changes to the Land Use Ordinance.

- IV. NEXT MEETING DATES:** **April 8, 2002 (JPH & Regular Meeting)**
 April 15, 2002 (Regular Meeting)
 April 22 & 29, 2002 – NO MEETING

V. ADJOURNMENT

The meeting adjourned at 7:49 p.m.

These minutes respectfully submitted by:



Jennifer Gonzales, Planning & Zoning Secretary

Minutes approved as submitted and/or corrected on this 15 day of April, 2002.



Charles Viktorin, Planning & Zoning Chairman

04/10/02
Workshop w/CC
P+Z

MEMBERS OF THE PLANNING & ZONING COMMISSION
(3 YEAR TERM)
(2 TERMS ALLOWED)
as of 09/20/01

MEMBER

TERM EXPIRES

PHONE #'S

yes

H. CHARLES VIKTORIN, Chairman
2905 Smith Road
Pearland, TX 77584

November, 2002

Home: 281-485-4111
Mobile: 281-413-1844
Work: 281-997-3438
Fax: 281-997-3728

left a message

DONALD GLENN, Vice-Chairman
1112 Gulfton
Pearland, TX 77581

March, 2002

Home: 281-996-1809
Office: 713-599-4141
Fax: 713-599-0058

yes

TODD IOCCO
3510 Shadycrest
Pearland, TX 77581

March, 2002

Office: 281-997-3747
Mobile: 281-923-8633
Fax: 281-403-1433

left a message

KEVIN A. MCDONALD
1802 Oak Hollow Dr. W
Pearland, TX 77581

September, 2004

Office: 832-736-9300
Home: 281-992-1693
Fax: 832-736-9333
Cell: 832-736-9300

left a message

ROBERT SCHERRER
5315 Colonial Drive
Pearland, TX 77584

April, 2004

Office: 713-529-3992
Fax: 713-529-8161

left a message

DON W. SEDERDAHL
3418 Shady Crest
Pearland, TX 77581

September, 2004

Office: 713-942-7575
Work: 281-412-0091

yes

RUSS SELEMON
2312 John
Pearland, TX 77581

November, 2002

Office: 409-766-6445
Home: 281-996-9785
Fax: 409-766-6541

AGENDA - WORKSHOP OF THE PLANNING AND ZONING OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON APRIL 1, 2002, AT 6:00 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. PURPOSE OF THE WORKSHOP:

- 1. PLANNING & ZONING INPUT AND DISCUSSION: REGARDING POSSIBLE AMENDMENT OF THE BEAZER PLANNED UNIT DEVELOPMENT (THE FAIRWAYS AT HIGHLAND GLEN.) *Mr. Alan Mueller, Deputy City Manager.***

III. ADJOURNMENT

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

POSTED: 26th DAY OF March, 2002 A.D.
REMOVED: 2nd DAY OF April, 2002 A.D.

AGENDA OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON APRIL 1, 2002 AT 6:30 P.M., IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

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Passed 7-10-02 **B. CONSIDERATION & POSSIBLE ACTION** – A Preliminary Plat of A Portion of Savannah Parkway & Drainage Reserves “A” & “B”, being 10.86 acres out of the A.C.H&B. Survey, A-403 and J.S. Talmage Survey, A-562, Brazoria County, Texas, also being a replat of Iowa Colony Subdivision.

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Memo

To: Planning and Zoning Commission
From: Alan Mueller 
Date: 3/20/02
Re: Proposed Subdivision Code Amendments

City Council has directed staff to prepare amendments to the Subdivision Code primarily related to storm drainage and street standards. A joint public hearing is scheduled for April 8 on these amendments. The proposed amendments are:

Subdivision Code Exhibit A, Section 1.6:

The proposed amendment will delete this entire section, which will result in a prohibition on future open ditch subdivisions and future asphalt streets, except by specific variance. These changes are proposed to reduce long-term city maintenance costs.

Subdivision Code Exhibit B:

The proposed amendment will delete the entire Exhibit B, "Design Standards for Storm Drainage Improvements". In its place would be language that refers to the separate Storm Drainage Criteria Manual that has been approved by the City and Brazoria Drainage District 4.

In addition, the amendment would add a requirement that perimeter drainage and detention facilities be constructed prior to construction of any other site work. This will help to alleviate potential flooding of adjacent properties if storms occur during the construction process. An additional section will prohibit future detention systems that require mechanical pumping facilities, except by variance. This change is based on Council's concerns that pumped detention systems may have mechanical failures during critical times, thus causing the potential for property damage.

The proposed ordinance and copies of the sections of the existing Code that are proposed to be amended are attached.

If you have any questions prior to the public hearing, please contact me.

CC: Bill Eisen
John Hargrove

DRAFT

ORDINANCE NO: 741-3

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AMENDING CHAPTER 27, *SUBDIVISIONS*, OF THE CITY OF PEARLAND CODE OF ORDINANCES, AS IT MAY HAVE BEEN, FROM TIME TO TIME, AMENDED, FOR THE PURPOSE OF PROMOTING ORDERLY DEVELOPMENT IN THE CITY AND ITS EXTRATERRITORIAL JURISDICTION; PROVIDING A PENALTY FOR VIOLATION; CONTAINING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AND A REPEALER CLAUSE; PROVIDING FOR CODIFICATION AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS:

Section 1. That Section 1.6 of Exhibit A, of Chapter 27, *Subdivisions*, of the City of Pearland Code of Ordinances, is repealed and a new Section 1.6 of Exhibit A hereby adopted to read as follows:

1.6 OPEN DITCH SUBDIVISIONS PROHIBITED: Subject to Section 27-3 (A)(3) *variances*, open ditch subdivisions are prohibited.

Section 2. That Exhibit B, of Chapter 27, *Subdivisions*, of the City of Pearland Code of Ordinances, is repealed and a new Exhibit B hereby adopted to read as follows:

EXHIBIT B

1. All storm drainage improvements constructed in the City of Pearland or its Extraterritorial Jurisdiction shall conform to the Storm Drainage Design Criteria Requirements for the City of Pearland.
2. All perimeter drainage and detention required by this ordinance shall be constructed and operational prior to construction of any site earthwork or improvements.
3. Subject to Section 27-3 (A)(3) *variances*, storm water detention facilities requiring mechanical pumping systems are prohibited.

Section 3. Penalty. Any person who shall violate the provisions of this section shall be deemed guilty of a misdemeanor and shall, upon conviction by a court of competent jurisdiction, be punished by a fine in any sum not exceeding Five Hundred Dollars (\$500.00).

Section 4. Declaration of Emergency. The Council finds and determines that the need to promote orderly development in the City and its Extraterritorial Jurisdiction inures to the benefit of the public and, therefore, bears directly upon the health, safety and welfare of the citizenry; and that this Ordinance shall be adopted as an emergency measure, and that the rule requiring this Ordinance to be read on two (2) separate occasions be, and the same is hereby waived.

Section 5. Savings. All rights and remedies which have accrued in favor of the City under this Chapter and amendments thereto shall be and are preserved for the benefit of the City.

Section 6. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid, unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 7. Repealer. All ordinances and parts of ordinances in conflict herewith are hereby repealed but only to the extent of such conflict.

Section 8. Codification. It is the intent of the City Council of the City of Pearland, Texas, that the provisions of this Ordinance shall be codified in the City's official Code of Ordinances as provided hereinabove.

Section 9. Publication and Effective Date. The City Secretary shall cause this Ordinance, or its caption and penalty, to be published in the official newspaper of the City of Pearland, upon passage of such Ordinance. The Ordinance shall then become effective ten (10) days from and after its publication, or the publication of its caption and penalty, in the official city newspaper.

PASSED and APPROVED ON SECOND AND FINAL READING this the _____ day of _____, A. D., 2002.

TOM REID
MAYOR

ATTEST:

YOUNG LORFING
CITY SECRETARY

APPROVED AS TO FORM:

DARRIN M. COKER
CITY ATTORNEY

Exhibit A

back of curb and shall have a minimum R.O.W. width of 60 feet. The minimum undesigned pavement thickness for Secondary Collectors shall be 6 inches.

1.5

MINIMUM SECTIONS FOR RESIDENTIAL STREETS IN STANDARD R-1, R-2, AND R-3 ZONES; RESIDENTIAL STREETS, ETC: Residential Streets shall be defined as non-through streets which carry an ADT of less than 2,000 v.p.d. and are located in residential areas for the sole purpose of going to and coming from one's home. Residential Streets shall have a minimum width of 28 feet back of curb to back of curb and shall have a minimum R.O.W. width of 50 feet. The minimum undesigned pavement thickness for Residential Streets shall be 6 inches.

Repealed

1.6

MINIMUM SECTIONS FOR RESIDENTIAL STREETS IN LARGE LOT SUBDIVISIONS: Residential Streets in large lot subdivisions having lots which measure a minimum of 125 feet in width at the R.O.W. line and have an area of 5/8 (0.625) acres or more as provided for in Section 27-6 (b) of the Subdivision Ordinance shall conform to the following design standards:

1. A reinforced portland cement concrete pavement 25 feet in width without curbs; a minimum of 6 inches in thickness increasing to a minimum of 8 inches in thickness in the outer 4 feet of the pavement width; constructed on a minimum of 6 inches of lime stabilized subgrade; have a compacted limestone shoulder 6 feet in width and 8 inches in thickness and drained by an open ditch section not less than 1.5 foot nor more than 3

feet in depth. The slope from the outer edge of the limestone shoulder to the bottom of the ditch shall be no steeper than 1 foot vertical to 3 feet horizontal; the bottom of the ditch shall be a minimum of 2 feet in width; the slope from the bottom of the ditch to natural ground shall not be steeper than 1 foot vertical to 1.5 feet horizontal and there shall be a minimum of 3 feet between the top of the bank and the property line. The R.O.W. width shall be a minimum of 70 feet.

2. FLEXIBLE BASE PAVEMENT:

A flexible base pavement structure requirement in capacity to a 6 inch reinforced concrete pavement designed by a Registered Professional Engineer in accordance with the design procedures or the T.D.H.P.T. The surface to be of 2 inch thick Hot Mix Asphaltic Concrete, 24 feet in width; the base to be of crushed limestone conforming to T.D.H.P.T. specifications with crown width of 36 feet and a minimum thickness of 8 inches; subgrade to be lime stabilized a minimum of 6 inches in depth for the entire width of the subgrade crown and drained by an open ditch not less than 1.5 feet nor more than 3 feet in depth. The slope from the outer edge or the limestone shoulder to the bottom of the ditch shall be no steeper than 1 foot vertical to 3 feet horizontal; the bottom of the ditch shall be a minimum of 2 feet in width; the slope from the bottom

of the ditch to natural ground shall not be steeper than 1 foot vertical to 1.5 feet horizontal and there shall be a minimum of 3 feet between the top of the bank and the property line. The R.O.W. width shall be a minimum of 70 feet.

3. Roadway Ditches:

Open ditches to provide drainage for uncurbed pavements shall be of the minimum and maximum sections described in Section 1.6 (1) and 1.6 (2) above; shall be designed to provide the drainage capacity imposed by a 25 year frequency storm at a non-erosive velocity and meet or exceed the requirements contained in Exhibit B, City of Pearland Design Standards for Storm Drainage Improvements.



Repealed

AMENDED AND APPROVED BY
CITY COUNCIL ON 7/11/83

EXHIBIT B

CITY OF PEARLAND

DESIGN STANDARDS

FOR

STORM DRAINAGE IMPROVEMENTS

1.1 GENERAL: The design of storm drainage improvements in the City of Pearland shall be based on one of the following methods:

- a) For areas of 1,000 acres or less: The design for areas less than 1,000 acres shall be based on the Rational Formula. The formula for calculating storm flows in this manner is

$$Q = CIA, \text{ where}$$

Q is the storm flow in cubic feet per second at a given point design.

C is a runoff coefficient which is the ratio of the maximum rate of runoff to the average rate of rainfall.

I is the average intensity of rainfall in inches per hour for the calculated time of concentration at the design point.

A is the drainage area in acres at the design point.

- b) For areas of more than 1,000 acres: The unit hydrograph method shall be used in determining the design runoff for watersheds greater than 1,000 acres. The unit hydrographs may be determined by use of the Corps of Engineers computer program HEC-1 with analysis

of the channels to be completed using the Corps of Engineers HEC-2 program. Copies of all computer runs shall be submitted to the City of Pearland for review. Background information may be taken from a Corps of Engineer's report on any major channel for which a report has been published.

Two (2) copies of a map of the total area involved showing individual drainage areas for each inlet, ditch, or point of design shall be submitted with the preliminary plat or design. The area in acres and volume of flow in CFS shall be indicated at each point of design. Calculations showing percent runoff, time of concentration, rainfall intensity, etc. shall be submitted for the approval of the City Engineer.

1.2 QUANTITY OF STORM WATER: The quantity of storm water runoff shall be determined for each inlet, bridge, culvert, or other designated design point by using the following standards as applicable to the above requirements:

1.2.1 Runoff Coefficient: The runoff coefficients to be used in calculating the amount of drainage anticipated from each drainage area/s will be varied according to the land use existing or proposed and will be as follows:

a) Commercial areas and General Business	0.95
b) Neighborhood Service, Office and Professional and Multi-Family Areas	0.90
c) Industrial Areas M1 and M2	0.85
d) Residential Areas	
1) Lots \leq 1.0 Acre	0.55
2) Lots $>$ 1.0 Acre	0.40
e) Park Areas	0.30

Composit runoff coefficients will be determined in direct proportion when more than one land use exists within a drainage

area, i.e. Planned Unit Development, Plan Approval.

1.2.2 Rainfall Intensity: Rainfall Intensity - Duration - Frequency curves have been developed for 3, 25, 50, and 100 year frequency storms from data contained in Attached Figure 1. These curves as presented in Figure 1 have been determined for durations of 10 minutes to 24 hours. The intensity, I , in the Rational Formula shall be determined from the time of concentration and design storm frequency.

a) Time of Concentration: The time of concentration shall be calculated for all inlets and pipe junctions in a proposed storm sewer system or other points of analysis. The time of concentration shall consist of inlet time and time of flow in the sewer plus a 10 minute initial concentration time. For drainage areas of one acre or less the time of concentration need not be calculated and a storm duration of 10 minutes may be used as the basis of design.

b) Storm Frequency: Storm frequencies for the storm drainage improvements in the City of Pearland are as follows:

<u>Type of Facility</u>	<u>Design Storm Frequency</u>
Road Side Ditches & Road Side Culverts	3 years
Storm Sewers	3 years
Culverts, Bridges and Channels	100 years
Creeks	100 years
Detention Ponds	100 years

- 1.2.3 Area: The area used in determining flows shall be calculated by subdividing a map into drainage areas within the basin contributing storm water runoff to the system.
- 1.3 STORM DRAINAGE DESIGN: Before the construction or reconstruction of any street and before the construction of any building or other structure on a site of three or more acres, an engineering investigation shall be made to determine the necessity of on-site or off-site storm drainage facilities to meet the requirements of this ordinance.
- 1.3.1 Surface Drainage on Streets: Storm drainage inlets shall be located and designed so as to limit the depth of water at the face of curb on any Class A street to five inches based on a 5-year frequency storm.
- 1.3.2 Surface Drainage on Private Property: On lots or tracts of three acres or more or on all lots zoned other than single-family residential, storm water runoff shall not be permitted to drain onto adjacent property or streets except in existing creeks, channels, or storm sewers provided easements for the creek, channel, or storm sewer have been dedicated to the City of Pearland or the Brazoria County Drainage District No. 4. In these instances where drainage is to State Highway Department drains or ditches approval by the S.D.H.P.T. must be shown on the plat or by permit/letter.
- 1.3.3 Storm Sewers: Storm water runoff in excess of that permitted to be carried on the surface shall be collected and transported in a storm sewer system. Such storm sewer systems shall be designed using Manning's equation for pipe and channel capacity:

$$Q = A \left[\frac{1.486}{n} (R)^{2/3} (S)^{1/2} \right]$$

Q = Discharge in cubic feet per second

n = Coefficient of roughness

A = Cross-sectional area of flow in square feet

R = Hydraulic Radius in feet

S = Slope of hydraulic gradient in feet per foot

The coefficient of roughness shall be determined as follows:

<u>Sewer Type</u>	<u>N</u>
Concrete Pipe	0.013
Corrugated Metal Pipe	0.021
Concrete Lined Channel	0.015
Earth Channel	0.045

Storm sewer pipes shall be designed so that the average velocity of flow shall be not less than three (3) feet per second and not more than fifteen (15) feet per second. The outfall shall in all cases be properly protected. The minimum size of storm sewers placed in public right-of-way shall be eighteen (18) inches in diameter or equivalent cross-sectional area. Storm sewers used to drain private property shall be no less than eight (8) inches in diameter. The connection between the private system and the public system shall be no less than fifteen (15) inches in diameter.

1.3.4 Open Channels: When the calculated pipe size for a storm sewer system exceeds seventy-two (72) inches in diameter, storm water runoff may be transported in open channels. Open channels may

be fully lined, partially lined or unlined. All unlined or partially lined channels shall be bordered by an open space on both sides of the channel, a minimum width of twenty-five (25) feet. Maximum earth slopes for unlined or partially lined channels shall not exceed 2:1. Partially lined channels shall consist of a concrete paved bottom and either earth slopes or concrete lined slopes to a height not less than one foot above the design depth of water. Fully lined channels shall consist of concrete lined bottom and slopes extending at least one foot above the height of design water depth. Maximum side slopes for fully lined channels shall be 1:1.

1.3.5 Bridges and Culverts: In addition to satisfying capacity requirements resulting from the application of Manning's formula, bridges constructed to provide crossings of streams and open channels shall have a clear height of one foot above the calculated upstream water depth for the design storm. The side slopes of the channel underneath the bridge shall be protected with concrete riprap. Culverts shall be designed using the Texas Highway Department design criteria. Culverts shall have upstream and down stream slope protection in the form of headwalls or wing walls.

1.3.6 Hydraulic Gradient: In storm drainage systems flowing full, all losses of energy through resistance of flow in pipes must be accounted for by the accumulative head losses along the system. These calculations determine the hydraulic grade line along the storm drain system or the water surface elevation which will exist at each structure.

The hydraulic grade line shall be established for all

drainage systems. In open channels, the water surface itself is the hydraulic grade line. Calculation of the hydraulic grade line must be related to the downstream water elevation for the particular design storm.

For the three year design storm the hydraulic grade line in a storm sewer system shall remain below the gutter elevation of the street. For open channels the hydraulic grade line shall be one (1) foot below the lowest top of bank. Allowances must be made for future extensions of the storm drainage system.

At each point of discharge into a channel, the hydraulic grade line of the channel shall be determined for the 100-year design storm. The hydraulic grade line shall not be raised more than 6 inches due to the increased flow caused by the proposed improvements; provided that the water levels do not exceed the bank of the channel if the original level was confined in the banks or does not cause damage to downstream property.

Memo

To: Planning and Zoning Commission
From: Alan Mueller
Date: 3/25/02
Re: Workshop – April 8, 2002

As you may recall, the Fairways of Highland Glen was zoned for a PUD approximately 18 months ago. The PUD includes a large area set aside for a golf course. Due to the on-going uncertainty with the construction schedule for Pearland Parkway (wetlands permit delays), the financial backing for the golf course is in flux.

The developer, Beazer Homes, has requested a workshop with the Planning Commission and City Council to review a potential amendment to the PUD to eliminate the golf course. The City, Beazer Homes, and the University of Houston are still investigating options for funding development of the golf course. This workshop has been scheduled to discuss potential options if financing for the gold course can not be arranged.

Additional information will be provided at the workshop.

CC: John Hargrove
Tobin Maples



APPALOOSA

LAND COMPANY, L.P.

March 20, 2002

Jennifer Gonzales
Engineering and Zoning Commission
City of Pearland
3519 Liberty Drive
Pearland, TX. 77581

Dear Ms. Gonzales:

In an effort to begin selling homes in the new subdivision in the City of Pearland called Cabot Cove, I am requesting the following variance.

I request permission to use Lot 7, Block 1, and Section 1, of Cabot Cove for use of a Sales Office, prior to subdivision acceptance by the City of Pearland.

I ask your consideration to be added to the agenda of the next Planning and Zoning Commission meeting on April 1st, 2002, to present this request.

Yours truly,

A handwritten signature in black ink, appearing to read "Victor A. Botrie".

Victor A. Botrie

VAB/blm