

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 8, 2002, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING**

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Light Industrial District (M-1) to Light Industrial District – Specific Use (M-1(S)) for mini-storage warehouse on the following described property, to wit:

Specific Use Application No. 106

Legal Description: 2.316 acres, out of 3.322 acres, out of a portion of the H. Stevens Survey, A-594, being adjacent to and East of State Highway 35 of Brazoria Co., TX (4147 Main Street)

Owner: Ronald Leistad & Reed Leistad  
100 Sandy Shores  
League City, TX 77573

**III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST**

**IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST**

**V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION**

*Mr. Tobin Maples, Executive Director of Community Services*

**VI. 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: 5<sup>th</sup> day of April, 2002

Removed: \_\_\_\_\_ day of \_\_\_\_\_, 2002

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Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Single Family Dwelling District (R-1) to Neighborhood Services District (NS) on the following described property, to wit:

Zone Change Application No. 1030

Legal Description: Lots 12-15, Block 2, Colonial Estates Subdivision, Brazoria Co., TX (3610 McLean)

Owner: Pravin & Jagdishbhai Patel  
4122 S. Weber Drive  
Pearland, TX 77584

**III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST**

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Request 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 (RE) on the following described property, to wit:

Zone Change Application No. 1031

Legal Description: 2.5738 acres, being the North ½ of Lot 25, recorded in Volume 306, page 379, deed records of Brazoria Co., TX, Allison Richey Gulf Coast Home Co. Subdivision, H. T. & B. R.R. Co. survey, A-219, Brazoria Co., TX (O'Day Road)

Owner: Carolina Hernandez  
922 Harris  
Pasadena, TX 77506

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Removed: \_\_\_\_\_ day of \_\_\_\_\_, 2002

Advertised in newspaper for 4-8-02 Joint Public Hearing.

Applications no. SU 106 (MI-MIS)  
ZC # 1030 (RI-NS)  
ZC # 1031 (SD-RE)

**NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL**

**AND**

**THE PLANNING AND ZONING COMMISSION**

**OF THE CITY OF PEARLAND, TEXAS**

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2.31671 acres, out of 3.322 acres, out of a portion of the H. Stevens Survey, A-594, being adjacent to and East of State Highway 35 of Brazoria Co., TX (4147 Main Street)

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.

*Mona Ann Phipps*

Mona Ann Phipps  
Development Coordinator

**SPECIFIC USE PERMIT APPLICATION NO. 106**

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**APPLICATION NO. 1030**

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Date Posted March 28, 2002

Date Removed \_\_\_\_\_

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## **Specific Use Application No. 106**

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**City Council and Planning and Zoning Commission Joint Public Hearing:** April 8, 2002

**Owner:** Ronald and Reed Leistad

**Applicant/Agent:** Reed Leistad

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**Location:** 4147 Main Street

**Existing Zoning:** Light Industrial District (M-1)

**Requested Zoning:** Light Industrial District - Specific Use (M1(S))

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### **Summary:**

The applicant is requesting a specific use on approximately 2.31 acres, in order to expand an existing mini-storage warehouse. The property to the North is vacant land primarily zoned Light Industrial District (M-1) with a portion of Multi-Family Dwelling District (MF). The property to the South is zoned Light Industrial District (M-1) and is developed with businesses (El Paso Field Services and Piper Precision Machining Services). The property to the West is vacant land zoned Heavy Industrial District (M-2). The property to the East is vacant land zoned Multi-Family Dwelling District (MF).

**Public Notice/Comment Forms were mailed to thirteen (13) property owners within 200 feet of this request. No Public Comment Forms have been returned.**

**Other Considerations:**

- **The Comprehensive Plan recommends Industrial uses for this area. This request is in compliance with the Comprehensive Plan and consistent with the surrounding uses.**
- **The applicant is aware of facade and masonry wall requirements for the proposed expansion.**
- **The applicant is aware that a Traffic Impact Analysis may be required.**

**Staff Recommendation:**

**Approval**

**Attachments:**

- Public Hearing Notice**
- Zone Change Application**
- Location Map**
- Area Zoning Map**
- Property Owner Notification Map**
- Property Owner Notification List**

CITY OF PEARLAND  
ZONE CHANGE APPLICATION  
revised 10/20/01

Change in Zoning Classification from: M1 to: M1(S)

Change in Regulations in Section #: \_\_\_\_\_

Specific Use for: \* mini-storage warehouses

Property address: 4147 Main

Lot: 2.3166<sup>AC.</sup> Block: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Metes & Bounds Description: Property ID R179412  
(unplatted property only; attach survey) LT 4C-PT 4C1 594 H STEVEN Acres 2.317

Tax I.D. number: \_\_\_\_\_

Current use of land: Mini Storage

Proposed use of land: Mini Storage

Record owner's name: Ronald N + Reed Leistad

Owner's mailing address: 100 SANDY SHORE League City TX 77573

Owner's telephone number: 281-960-6578

Agent's name: Reed Leistad

Agent's mailing address: 100 SANDY SHORE League City TX 77573

Agent's telephone number: 281-960-6578

PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. \*On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: [Signature]

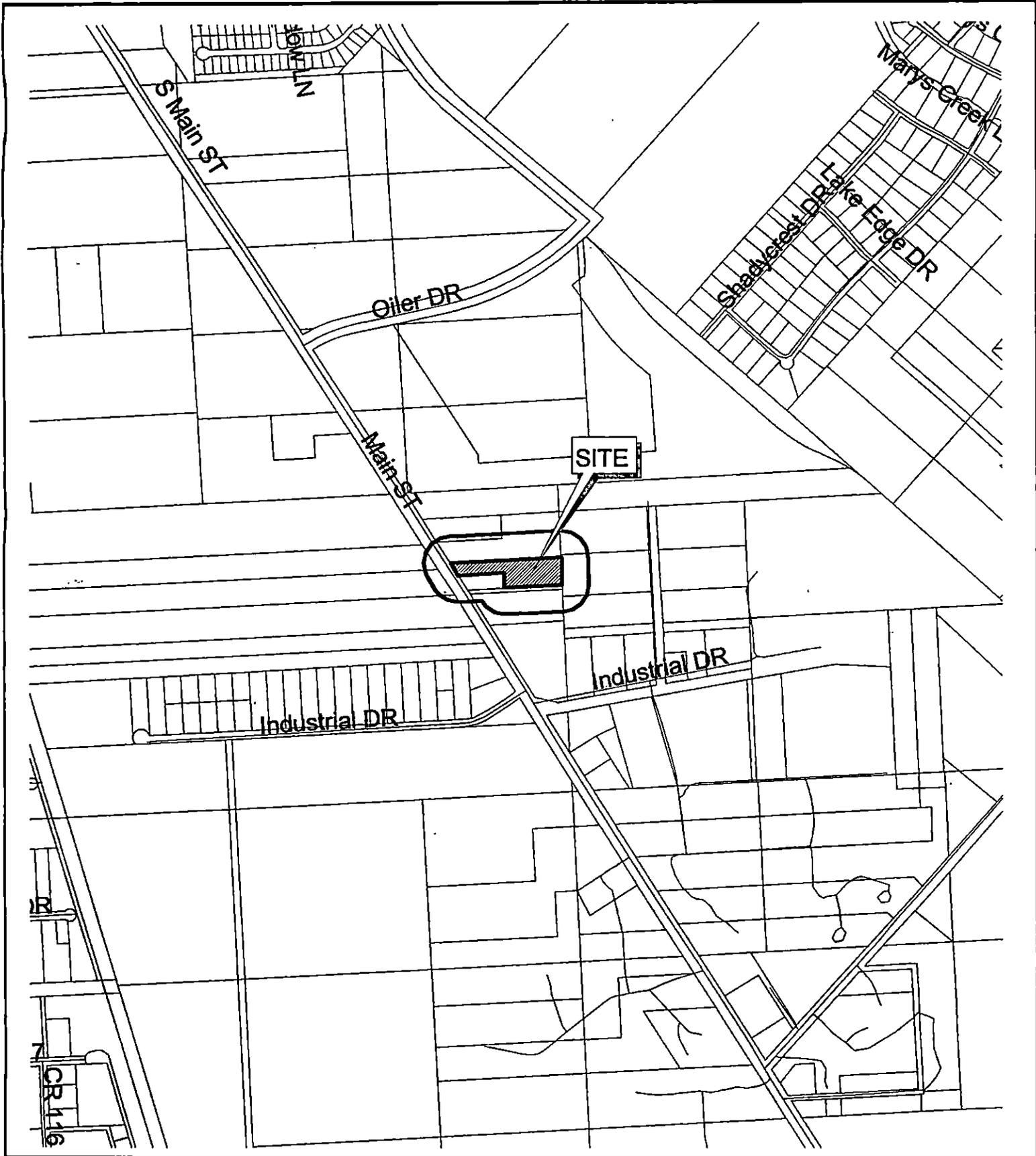
Agent's signature: [Signature]

Fees paid: \$ 250<sup>00</sup>

Date paid: 3-13-02

Received by: [Signature]

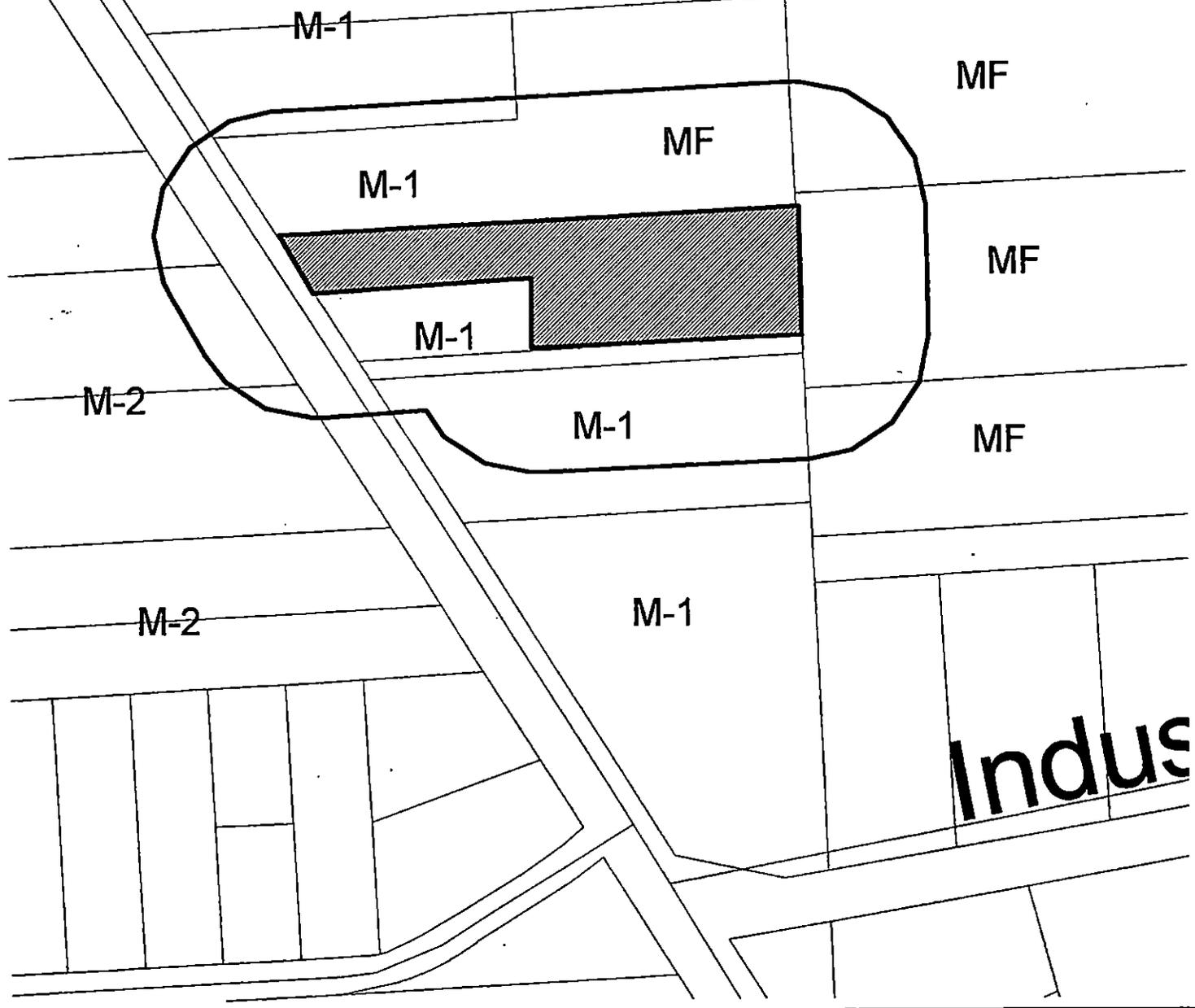
Application number: 106



Specific Use Application No. 106  
Ronald and Reed Leistad  
4147 Main ST  
(M1-M1(S))

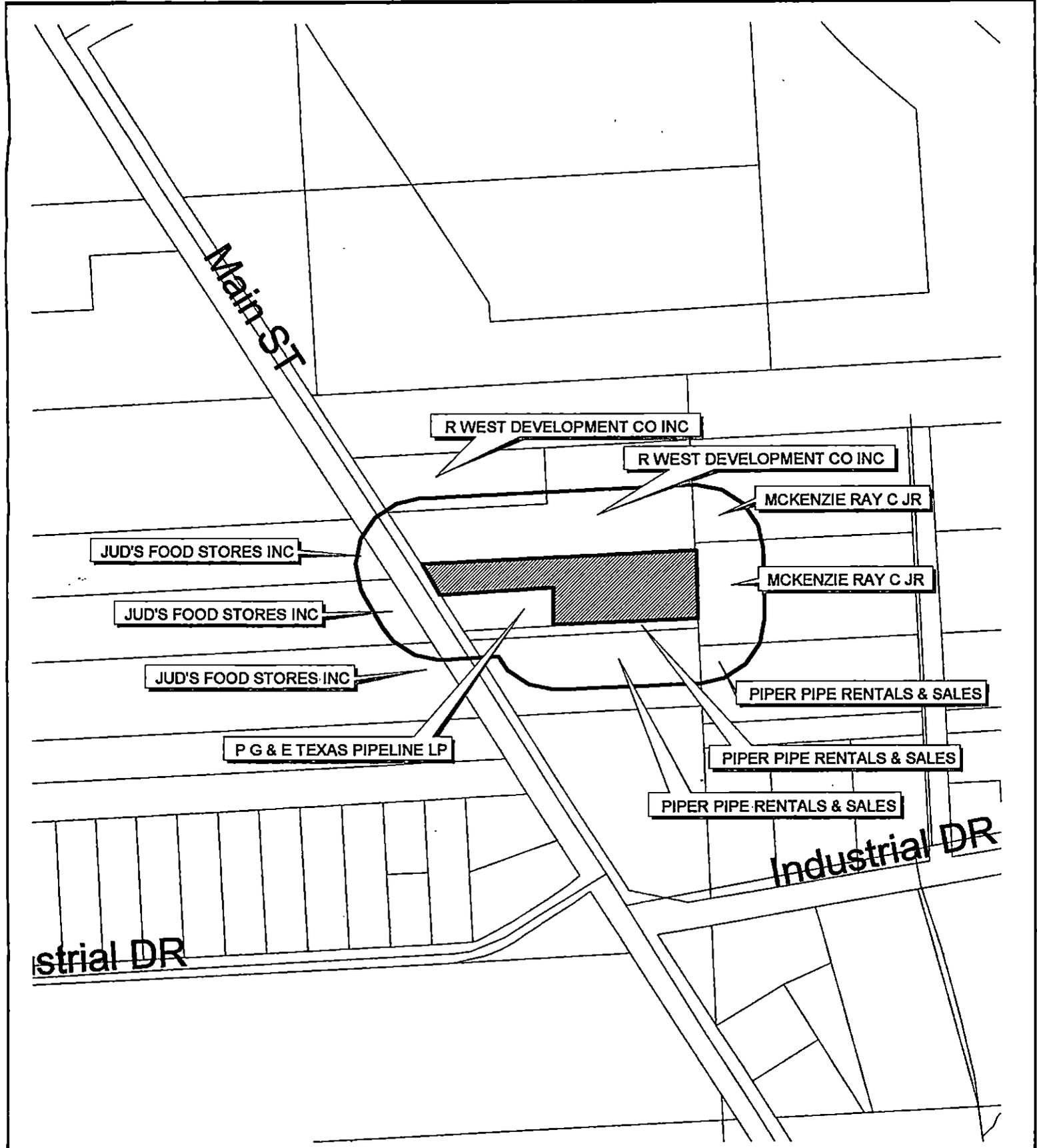


ST



Specific Use Application No. 106  
Ronald and Reed Leistad  
4147 Main ST  
(M1-M1(S))





Specific Use Application No. 106  
 Ronald and Reed Leistad  
 4147 Main ST  
 (M1-M1(S))



**SPECIFIC USE APPLICATION NO. 106**  
**Notification list**

<u>TAX ACCT #</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
05510010002	MCKENZIE RAY C JR	PO BOX 642	PEARLAND, TX 77588-0642	A0551 H T & B R R, TRACT 162-162C-162D-162E, ACRES 18.977
05940005000	R WEST DEVELOPMENT CO INC	6302 BROADWAY ST STE 25	PEARLAND, TX 77581-7859	A0594 H STEVENS, TRACT 4 (PEARLAND), ACRES 6.510
05940007000	R WEST DEVELOPMENT CO INC	6302 BROADWAY ST STE 25	PEARLAND, TX 77581-7859	A0594 H STEVENS, TRACT 5, ACRES 2.000
05940002000	JUD'S FOOD STORES INC	PO BOX 769	BRENHAM, TX 77834-0769	A0594 H STEVENS, TRACT 2-3-3A, ACRES 59.720, PEARLAND
05510010002	MCKENZIE RAY C JR	PO BOX 642	PEARLAND, TX 77588-0642	A0551 H T & B R R, TRACT 162-162C-162D-162E, ACRES 18.977
05940005150	U-STOR MOR INC	3914 GREENWOOD DR	PEARLAND, TX 77584-9220	A0594 H STEVENS, TRACT 4C (ALL) 4C1 (PT), PEARLAND, ACRES 2.317
05940002000	JUD'S FOOD STORES INC	PO BOX 769	BRENHAM, TX 77834-0769	A0594 H STEVENS, TRACT 2-3-3A, ACRES 59.720, PEARLAND
05940005140	P G & E TEXAS PIPELINE LP	MURPHY M D, PO BOX 1078	SAN ANTONIO, TX 78294-1078	A0594 H STEVENS, TRACT 4C1 (PT), PEARLAND, ACRES 1.005
05940005125	PIPER PIPE RENTALS & SALES	PO BOX 1186	FRIENDSWOOD, TX 77549-1186	A0594 H STEVENS, TRACT 4B (PEARLAND)
05940005120	PIPER PIPE RENTALS & SALES	PO BOX 1186	FRIENDSWOOD, TX 77549-1186	A0594 H STEVENS, TRACT 4A (PEARLAND), ACRES 2.970
05510010050	PIPER PIPE RENTALS & SALES	PO BOX 1186	FRIENDSWOOD, TX 77549-1186	LTS 162A-164M 551 H T & B PEARLAND, ACRES 5.000
05940006000	JUD'S FOOD STORES INC	PO BOX 769	BRENHAM, TX 77834-0769	A0594 H STEVENS, TRACT 7 (PEARLAND), ACRES 15.385
APPLICANT	RONALD & REED LEISTAD	100 SANDY SHORE	LEAGUE CITY, TX 77573	

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Zone Change Application No. 1030

Legal Description: Lots 12-15, Block 2, Colonial Estates Subdivision, Brazoria Co., TX (3610 McLean)

Owner: Pravin & Jagdishbhai Patel  
4122 S. Weber Drive  
Pearland, TX 77584

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## **Zone Change Application No. 1030**

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**City Council and Planning and Zoning Commission Joint Public Hearing:**      **April 8, 2002**

**Owner:**      **Pravin and Jagdishbhai Patel**

**Applicant/Agent:**      **Pravin Patel**

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**Location:**      **3610 McLean Road, generally located at the Southwest corner of McLean Road and Colonial**

**Existing Zoning:**      **Single Family Dwelling District (R-1)**

**Requested Zoning:**      **Neighborhood Services District (NS)**

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### **Summary:**

**The applicant is requesting a zone change on four lots in order to develop a service station and a daycare. The property is currently developed with a single family home. The property to the North, South and West are zoned Suburban Development District (SD). The property to the North is vacant land. The properties to the South and West are developed with single family homes. The property to the East is zoned Single Family Dwelling District (R-2) and is being developed as Cabot Cove subdivision.**

**Public Notice/Comment Forms were mailed to twenty-one (21) property owners within 200 feet of this request. No Public Comment Forms have been returned.**

**Other Considerations:**

- **The Comprehensive Plan recommends Low Density Residential uses for this area. This request is not in compliance with the Comprehensive Plan.**
- **The applicant is aware that a Traffic Impact Analysis may be required.**

**Staff Recommendation:**

**Denial**

**Attachments:**

- Public Hearing Notice**
- Zone Change Application**
- Location Map**
- Area Zoning Map**
- Property Owner Notification Map**
- Property Owner Notification List**

CITY OF PEARLAND  
ZONE CHANGE APPLICATION  
revised 10/20/01

Change in Zoning Classification from: RI to: NS  
 Change in Regulations in Section #: \_\_\_\_\_  
Specific Use for: \_\_\_\_\_

Property address: 3610 McLean Rd. Pearland, Tx. 77584

Lot: 12, 13, 14, 15 Block: 2 Subdivision: Colonial Estates Subdivision

Metes & Bounds Description:  
(unplatted property only; attach survey)

Tax I.D. number:

Current use of land: Vacant, residential

Proposed use of land: Service station, Daycare

Record owner's name: Pravin & Jagdishbhai Patel

Owner's mailing address: 4122 S. Weber Dr. Pearland, Tx 77584

Owner's telephone number: (713) 917-0454

Agent's name: Pravin Patel

Agent's mailing address: 4122 S. Weber Dr. Pearland, Tx. 77584

Agent's telephone number: (713) 917-0454

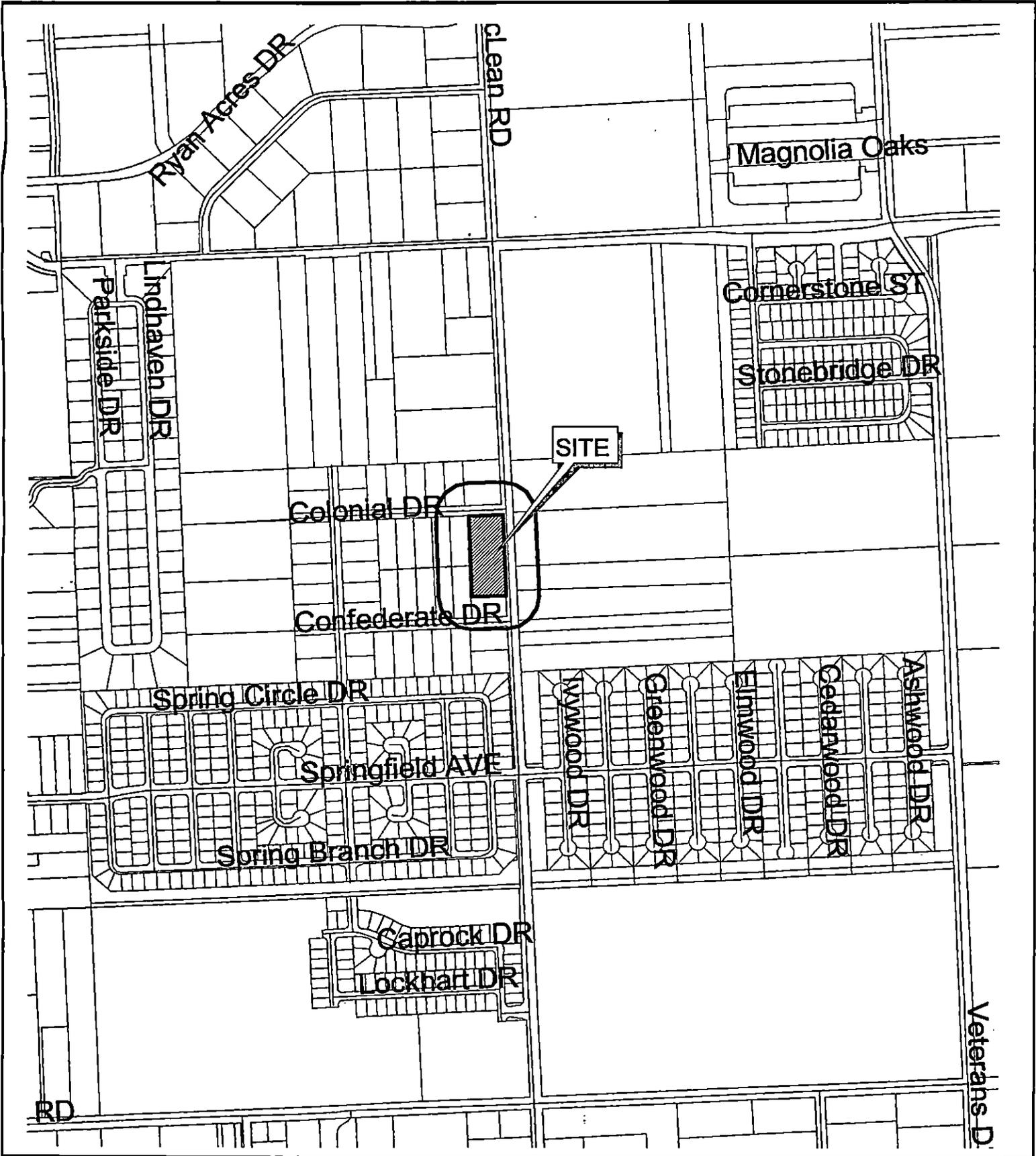
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Owner's signature: Pravin Patel Agent's signature: JK Patel

Fees paid: \$ 275.00 Date paid: 3-5-02

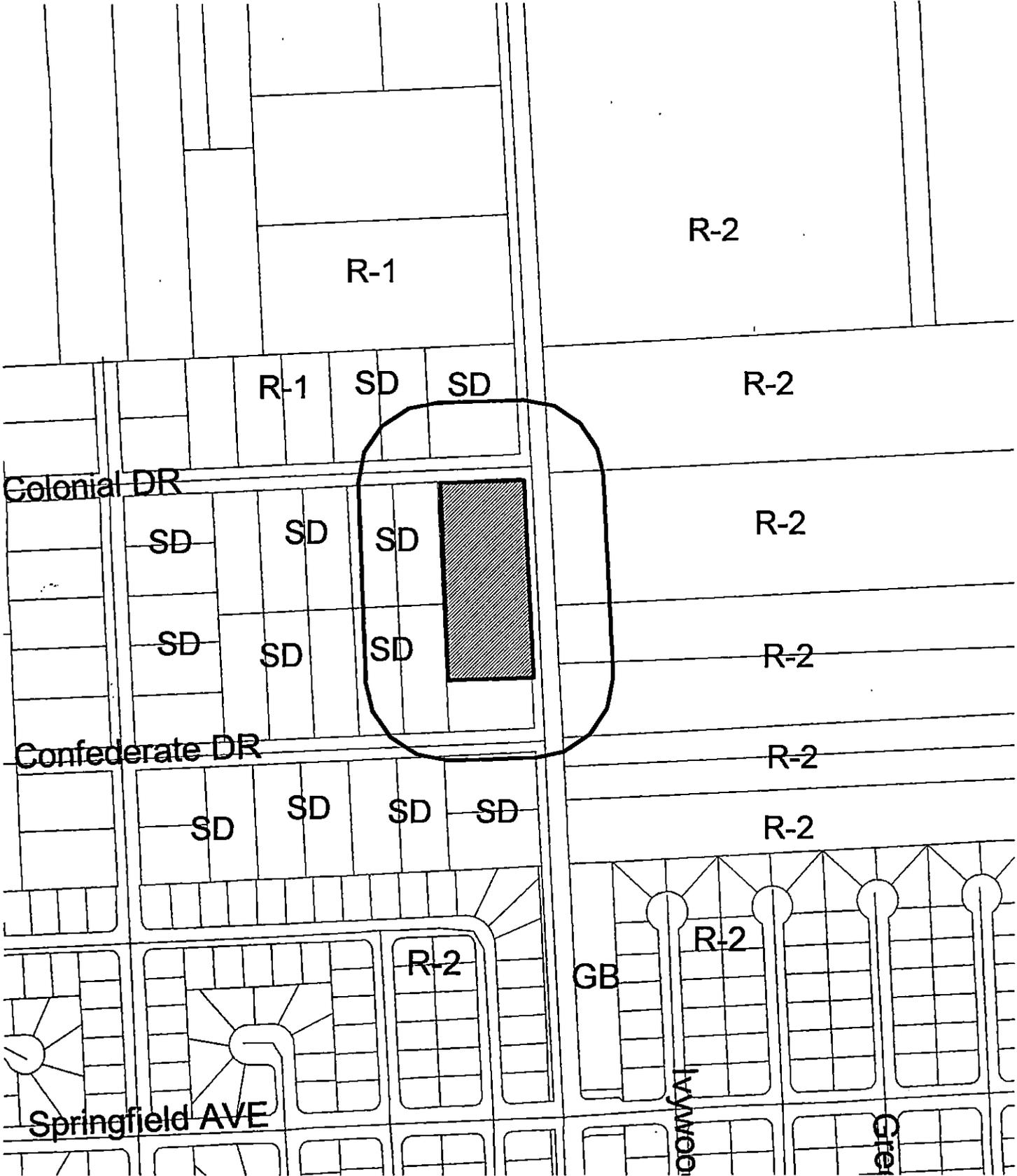
Received by: Mona Phipps Application number: 1030

# 1030

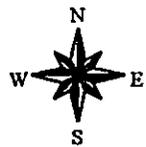


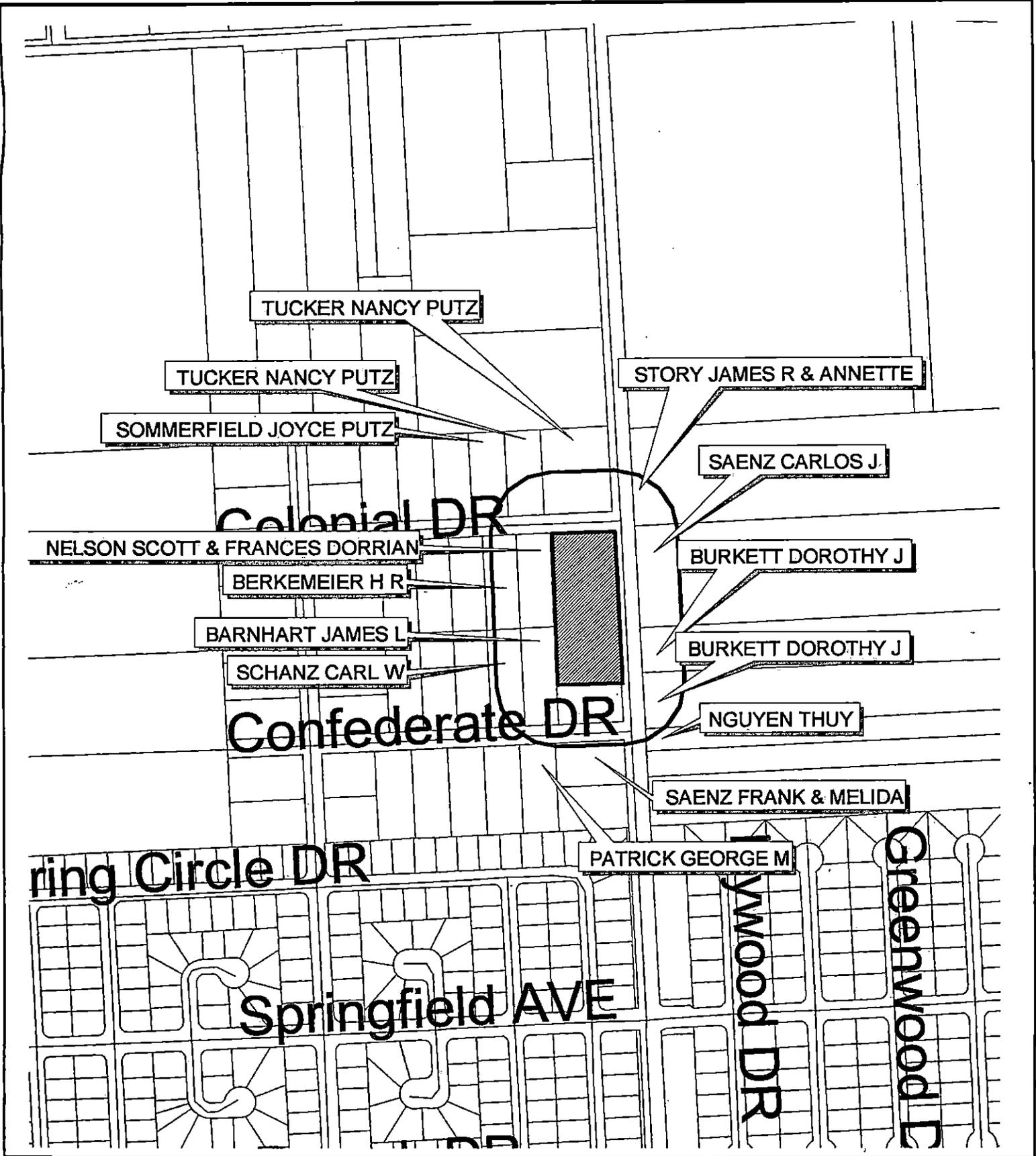
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Pravin & Jagdishbhai Patel  
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(R1-NS)



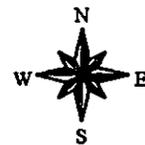


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 3610 McLean  
 (R1-NS)





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 Pravin & Jagdishbhai Patel  
 3610 McLean  
 (R1-NS)



**ZONE CHANGE APPLICATION NO. 1030  
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05080007000	STORY JAMES R & ANNETTE	1409 RAMADA DR	HOUSTON, TX 77062-5907	A0508 H T & B R R, TRACT 6, ACRES 10.000, PEARLAND
28600008120	TUCKER NANCY PUTZ	4966 COUNTY ROAD 937E	ALVIN, TX 77511-9306	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 1, LOT 10
28600008110	TUCKER NANCY PUTZ	4966 COUNTY ROAD 937E	ALVIN, TX 77511-9306	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 1, LOT 9
28600008000	SOMMERFIELD JOYCE PUTZ	212 E MOUNTAIN RD	WIMBERLEY, TX 78676-9507	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 1, LOT 8
28600008130	TUCKER NANCY PUTZ	4966 COUNTY ROAD 937E	ALVIN, TX 77511-9306	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 1, LOT 11
05080007110	SAENZ CARLOS J	2102 PEARLAND AVE	PEARLAND, TX 77581-3331	A0508 H T & B R R, TRACT 6A, ACRES 10.000, PEARLAND
28600020000	HILL WILLIAM M	3610 MCLEAN RD	PEARLAND, TX 77584-1541	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOTS 12TO15
28600023000	NELSON SCOTT & FRANCES DORRIAN	5034 COLONIAL DR	PEARLAND, TX 77584-7075	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 16
28600024000	BERKEMEIER H R	5114 COLONIAL DR	PEARLAND, TX 77584-7077	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 17-18
28600020000	HILL WILLIAM M	3610 MCLEAN RD	PEARLAND, TX 77584-1541	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOTS 12TO15
28600020000	HILL WILLIAM M	3610 MCLEAN RD	PEARLAND, TX 77584-1541	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOTS 12TO15
05080020000	BURKETT DOROTHY J	1005 HAMLIN DR	CRP CHRISTI, TX 78411-2229	LTS 10A-10B 508 H T & B PEARLAND, ACRES 10.000
28600019000	BARNHART JAMES L	5021 CONFEDERATE DR	PEARLAND, TX 77584-7092	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 10-11
28600017000	SCHANZ CARL W	5033 CONFEDERATE DR	PEARLAND, TX 77584-7092	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 9
28600020000	HILL WILLIAM M	3610 MCLEAN RD	PEARLAND, TX 77584-1541	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOTS 12TO15
28600019000	BARNHART JAMES L	5021 CONFEDERATE DR	PEARLAND, TX 77584-7092	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 10-11
05080020000	BURKETT DOROTHY J	1005 HAMLIN DR	CRP CHRISTI, TX 78411-2229	LTS 10A-10B 508 H T & B PEARLAND, ACRES 10.000
05080012001	NGUYEN THUY	4019 GALLOWAY DR	PEARLAND, TX 77584-6687	A0508 H T & B R R, TRACT 10C, ACRES 2.500, PEARLAND
28600036000	SAENZ FRANK & MELIDA	5022 CONFEDERATE DR	PEARLAND, TX 77584-7091	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 3, LOT 10-11
28600035000	PATRICK GEORGE M	5106 CONFEDERATE DR	PEARLAND, TX 77584-7085	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 3, LOT 9
APPLICANT	PRAVIN & JAGDISHBHAI PATEL	4122 S. WEBER DR	PEARLAND, TX 77584	

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 8, 2002, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING**

Request 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 (RE) on the following described property, to wit:

Zone Change Application No. 1031

Legal Description: 2.5738 acres, being the North ½ of Lot 25, recorded in Volume 306, page 379, deed records of Brazoria Co., TX, Allison Richey Gulf Coast Home Co. Subdivision, H. T. & B. R.R. Co. survey, A-219, Brazoria Co., TX (O'Day Road)

Owner: Carolina Hernandez  
922 Harris  
Pasadena, TX 77506

**III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST**

**IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST**

**V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION**  
*Mr. Tobin Maples, Executive Director of Community Services*

**VI. 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.**



## **Zone Change Application No. 1031**

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**City Council and Planning and Zoning Commission Joint Public Hearing:** April 8, 2002

**Owner:** Carolina Hernandez

**Applicant/Agent:** Carolina Hernandez

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**Location:** O'Day Road

**Existing Zoning:** Suburban Development District (SD)

**Requested Zoning:** Estate Lot Single Family Dwelling District (RE)

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### **Summary:**

The applicant is requesting a zone change on 2.57 acres in order to develop a single family home. The properties to the North and West are zoned Single Family Dwelling District (R-1) and are developed with large lot single family dwellings. The properties to the South are partially zoned Suburban Development District (SD) and partially Single Family Dwelling District (R-1). These properties are also developed with large lot single family homes. The property to the East is zoned Single Family Dwelling District (R-2) and is developed with one single family home.

Public Notice/Comment Forms were mailed to nineteen (19) property owners within 200 feet of this request. No Public Comment Forms have been returned.

**Other Considerations:**

- **The Comprehensive Plan recommends Low Density Residential uses for this area. This request is in compliance with the Comprehensive Plan and consistent with surrounding uses.**
- **The dimensions of this property are 521.95' x 214.80'. Specifically, this property meets the minimum lot size requirements for Estate Lot Single Family Dwelling District (RE).**

**Staff Recommendation:**

**Approval**

**Attachments:**

**Public Hearing Notice  
Zone Change Application  
Location Map  
Area Zoning Map  
Property Owner Notification Map  
Property Owner Notification List**

CITY OF PEARLAND  
ZONE CHANGE APPLICATION  
revised 10/20/01

Change in Zoning Classification from: SD to: RE  
 Change in Regulations in Section #: \_\_\_\_\_  
Specific Use for: \*

Property address: 0 Day Rd.

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Metes & Bounds Description:  
(unplatted property only; attach survey)

Tax I.D. number: \_\_\_\_\_

Current use of land: Vacant

Proposed use of land: Residential Home

Record owner's name: Carolina Hernandez

Owner's mailing address: 922 Harris Pasadena TX 77506

Owner's telephone number: 713 477-7271

Agent's name: n/a

Agent's mailing address: n/a

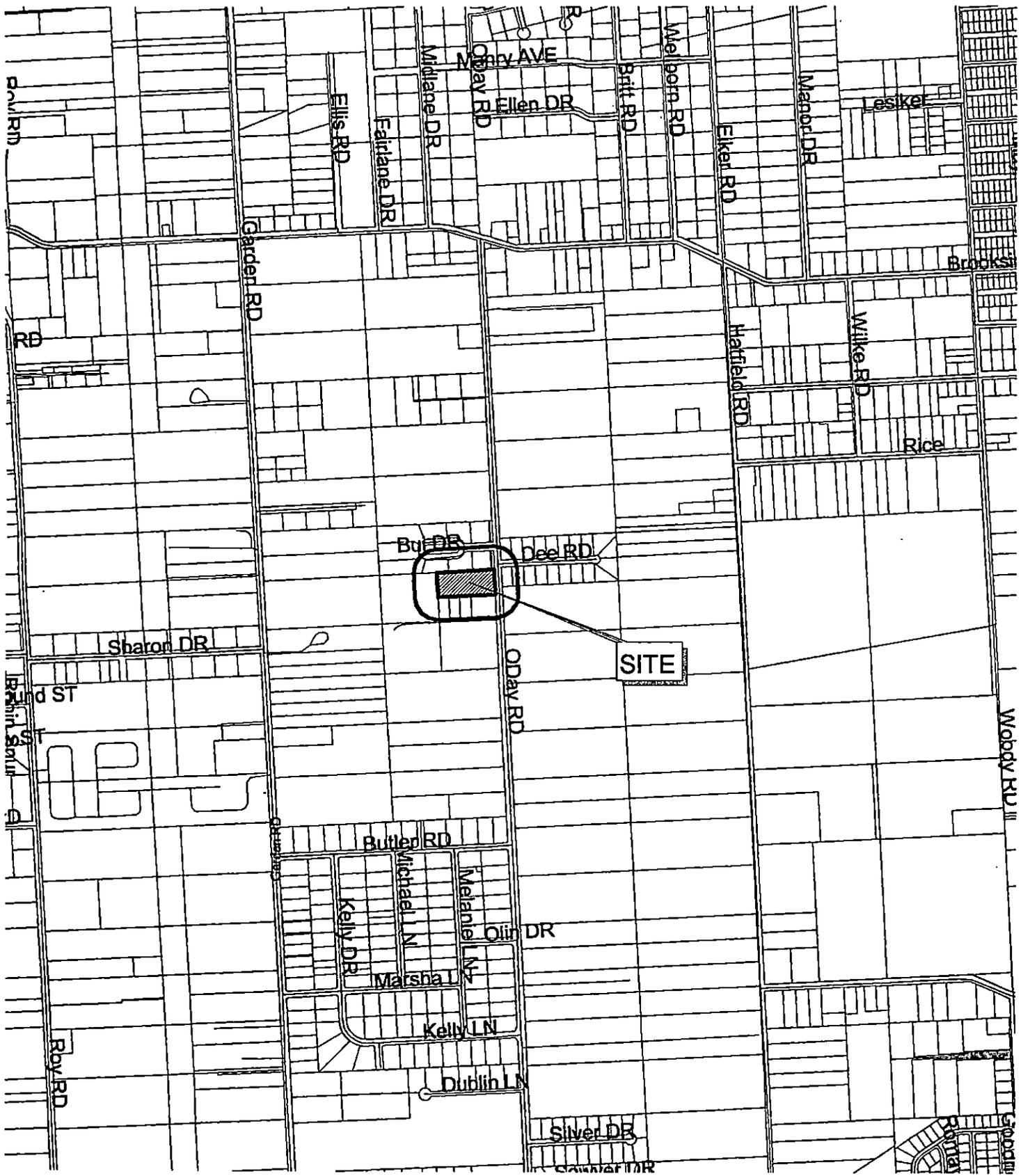
Agent's telephone number: n/a

PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. \*On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: [Signature] Agent's signature: n/a

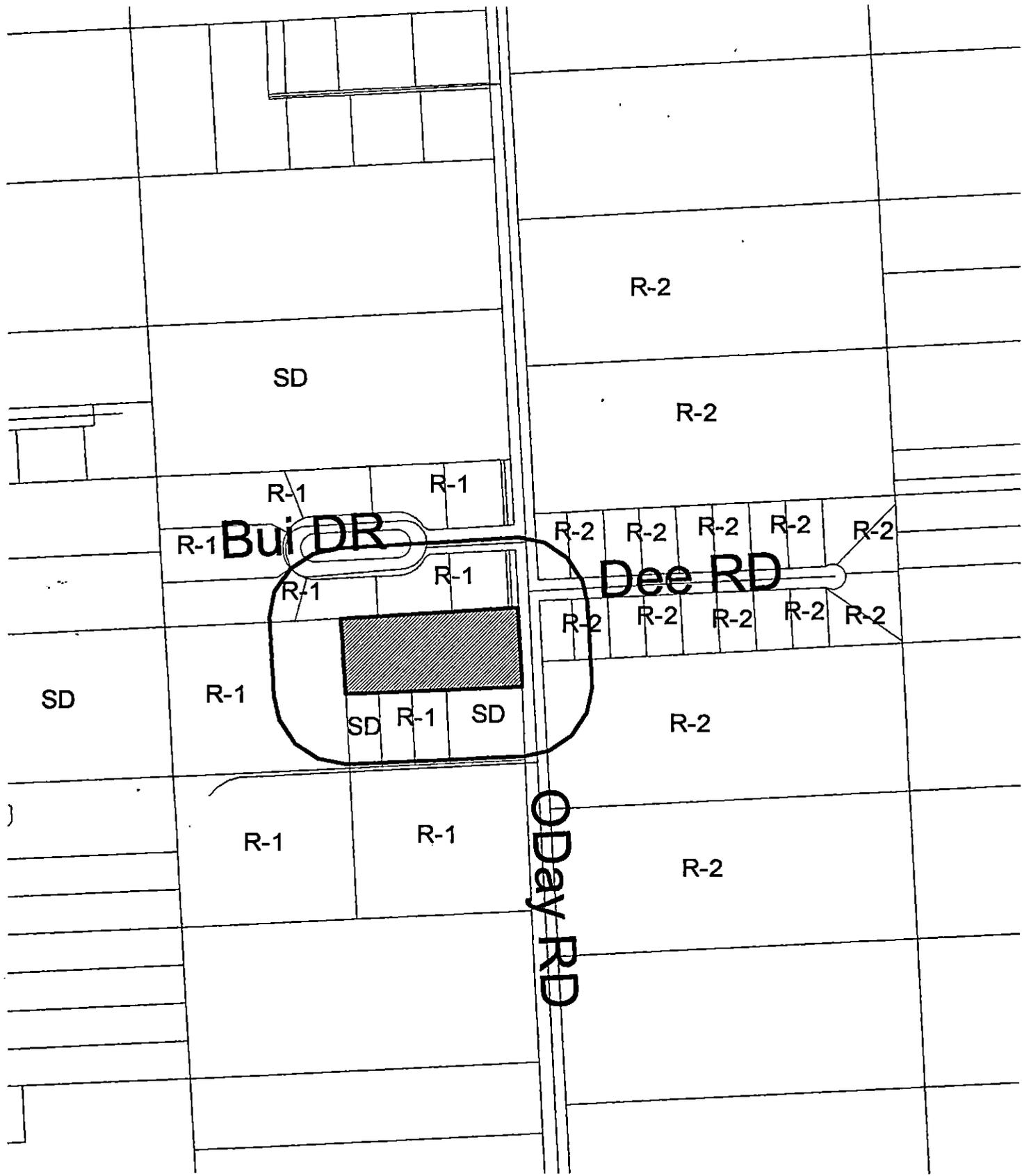
Fees paid: \$ 250. Date paid: 2-19-02

Received by: [Signature] Application number: 1031



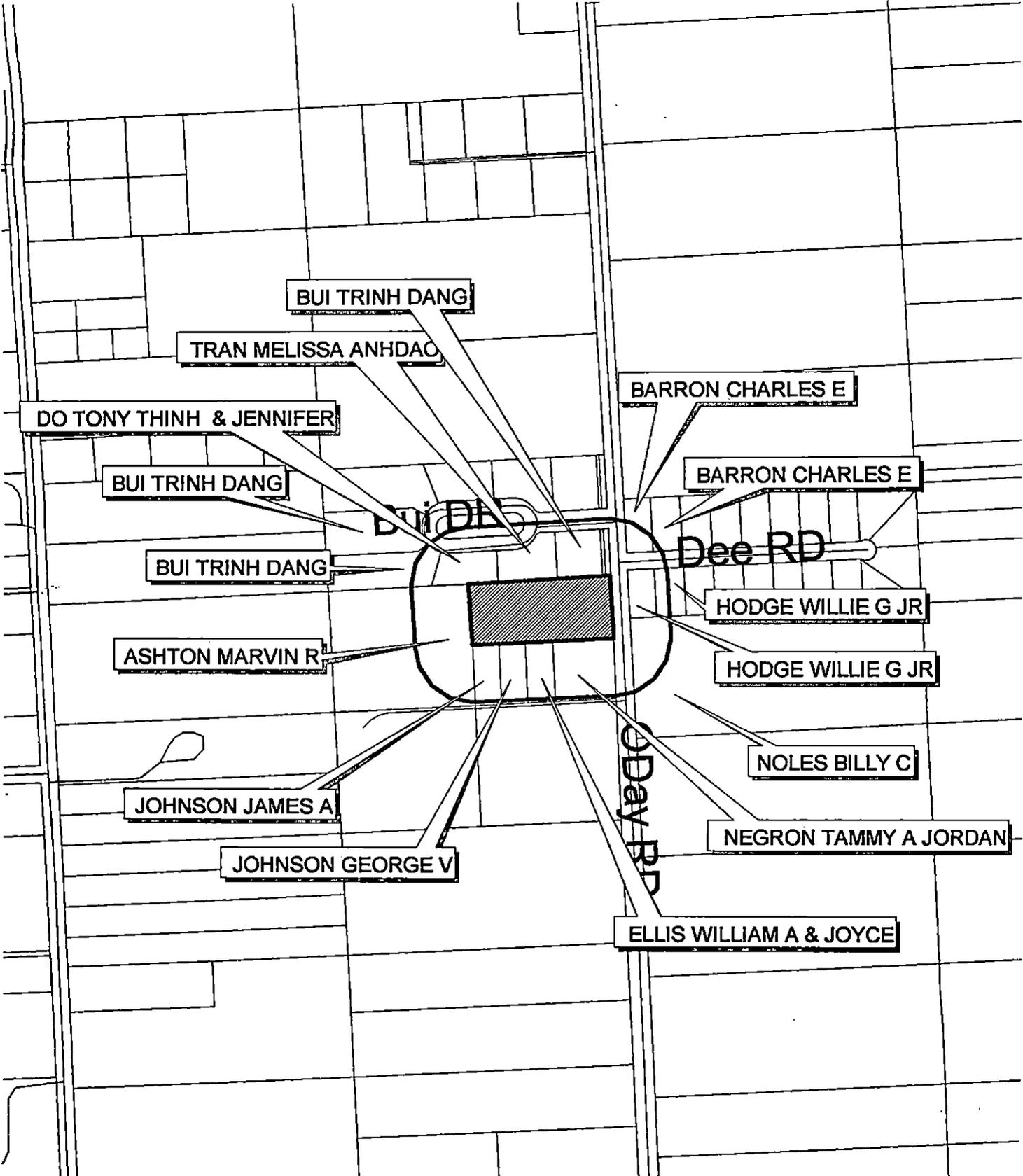
Zone Change Application No. 1031  
 Carolina Hemandez  
 O'Day Road  
 (SD-RE)



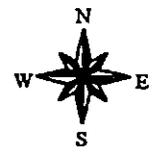


Zone Change Application No. 1031  
 Carolina Hernadez  
 O'Day Road  
 (SD-RE)





Zone Change Application No. 1031  
 Carolina Hemadez  
 O'Day Road  
 (SD-RE)



**ZONE CHANGE APPLICATION NO. 1031**  
**Notification list**

<u>TAX ACCT #</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
05440021185	HODGE WILLIE G JR	PO BOX 13857	HOUSTON, TX 77014	A0544 H T & B R R, TRACT 18H, ACRES .424
05440021150	BARRON CHARLES E	6103 DEE RD	PEARLAND, TX 77581-2728	A0544 H T & B R R, TRACT 18D-18, ACRES .84
71140005000	BUI TRINH DANG	13412 ODAY RD	PEARLAND, TX 77581-7232	PINE OAKS SUB, LOT 5, ACRES 1.1940
71140000000	BUI TRINH DANG	13412 ODAY RD	PEARLAND, TX 77581-7232	PINE OAKS SUB, RES A, RES B, RES D, ACRES 1.936
71140000000	BUI TRINH DANG	13412 ODAY RD	PEARLAND, TX 77581-7232	PINE OAKS SUB, RES A, RES B, RES D, ACRES 1.936
71140009000	BUI TRINH DANG	13412 ODAY RD	PEARLAND, TX 77581-7232	PINE OAKS SUB (A0219 H T & B)(PEARLAND), LOT 9
71140008000	TRAN MELISSA ANHDAO	13412 ODAY	PEARLAND, TX 77581	PINE OAKS SUB, LOT 8, ACRES .655
71140006000	BUI TRINH DANG	13412 ODAY RD	PEARLAND, TX 77581-7232	PINE OAKS SUB, LOT 6, ACRES 1.122
71140007000	DO TONY THINH & JENNIFER	13412 ODAY RD # G	PEARLAND, TX 77581-7232	PINE OAKS SUB, LOT 7, ACRES .563
05440021180	HODGE WILLIE G JR	PO BOX 13857	HOUSTON, TX 77014	A0544 H T & B R R, TRACT 18G, ACRES .424
02190014110	TRAN HAI & THU-HUONG	10111 SAGEDALE DR	HOUSTON, TX 77089-5120	LT 25A1 219 H T & B, ACRES 2.500
02190018000	ASHTON MARVIN R	1740 ODAY RD	PEARLAND, TX 77581-3157	LT 25 219 H T & B, ACRES 5.000
05440010000	NOLES BILLY C	1780 HATFIELD RD	PEARLAND, TX 77581-3124	A0544 H T & B R R, TRACT 20-21-22-23, ACRES 40.00
02190014135	NEGRON TAMMY A JORDAN	3302 CHURCHILL ST	PEARLAND, TX 77581-4809	A0219 H T & B R R, TRACT 25A4, ACRES 1.183
02190014000	ELLIS WILLIAM A & JOYCE	1742 ODAY RD	PEARLAND, TX 77581-3157	LT 25A3 219 H T & B, ACRES 0.483
02190014130	JOHNSON GEORGE V	RR 4 BOX 3718	TRINITY, TX 75862-9560	A0219 H T & B R R, TRACT 25A, ACRES .453
02190014120	JOHNSON JAMES A	PO BOX 157D	PEARLAND, TX 77588-0157	LT 25A2 219 H T & B
APPLICANT	HERNANDEZ CAROLINA	922 HARRIS	PASADENA, TX 77506	

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON APRIL 8, 2002, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING**

Request of Staff to consider amendments to Chapter 27, Subdivisions, of the Pearland Code of Ordinances. *Mr. Alan Mueller, Deputy City Manager.*

**III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST**

**IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST**

**V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION**

**VI. ADJOURNMENT**

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

**AGENDA REQUEST  
BUSINESS OF THE CITY COUNCIL  
CITY OF PEARLAND, TEXAS**

**AGENDA OF:** April 8, 2002

**ITEM NO.** \_\_\_\_\_

**DATE SUBMITTED:** Ap. 1, 2002 **DEPARTMENT OF ORIGIN:** Deputy City Manager

**PREPARED BY:** Alan R. Mueller

**PRESENTOR:** Alan R. Mueller

**SUBJECT:** Public Hearing for amendments to Subdivision Code

**EXHIBITS:** Ordinance 741-3

**EXPENDITURE REQUIRED:** None

**AMOUNT BUDGETED:** NA

**ACCOUNT NO.:** NA

**ADDITIONAL APPROPRIATION REQUIRED:** None

**ACCOUNT NO.:** NA

**FUNDS AVAILABLE** \_\_\_\_\_ (Finance Department Approval)

**EXECUTIVE SUMMARY**

At previous workshops, 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 the existing Section 1.6, which specifies minimum sections for residential lots in large lot subdivisions.
- Prohibit future open ditch subdivisions, except by variance.
- Prohibit future asphalt streets in subdivisions, except by 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" and insert a reference to the new Storm Drainage Criteria Manual for design specifications. This is a housekeeping item.
- Enact a requirement that perimeter drainage and detention requirements be constructed on a site before other site earthwork or improvements are completed. This will help to alleviate potential flooding of adjacent properties if storms occur during the construction process.

- Prohibit future detention systems that require mechanical pumping facilities, except by variance.

**RECOMMENDED ACTION**

Conduct Public Hearing.

**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 AND ASPHALT STREETS PROHIBITED:

Subject to Section 27-3 (A)(3) *variances*, open ditch subdivisions and asphalt streets 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 undesignated 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 undesignated 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

$Q = CIA$ , 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:

Design Storm Frequency

<u>Type of Facility</u>	<u>Design Frequency (years)</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:

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

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

1

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 extentions 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.

# Lentz Engineering, L.C.

4710 Bellaire Blvd., Suite 250  
 Bellaire, Texas 77401  
 713-839-8900 - Fax 713-839-9020

## LETTER OF TRANSMITTAL

TO CITY OF FEARLAND  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DATE: <u>04-09-02</u>	JOB NO <u>LE 02012</u>
ATTENTION: <u>JENNIFER GONZALES</u>	
RE: <u>REPLAT OF</u> <u>2.0801 ACRE TRACT</u> <u>MAGNOLIA INDUSTRIAL</u> <u>SITES</u>	

We are sending you  Attached  Under separate cover via \_\_\_\_\_ the following;

Shop drawings  Prints  Plans  Samples  Specifications

Copy of letter  Change order  ORIGINALS

COPIES	DATE	NO.	DESCRIPTION
<u>2</u>			<u>PLAT W/SIGNATURES (ORIGINALS)</u>
<u>15</u>			<u>PLAT (BLUELINES)</u>

THESE ARE TRANSMITTED AS CHECKED BELOW:

- For approval  Approved as submitted  Resubmit \_\_\_\_\_ copies for approval
- For your use  Approved as noted  Submit \_\_\_\_\_ copies for distribution
- As requested  Return for corrections  Returned \_\_\_\_\_ corrected prints
- For review and comment  \_\_\_\_\_
- FOR BIDS DUE \_\_\_\_\_, 20\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

REMARKS JENNIFER  
I'M SUBMITTING THE REUSED PLATS AND 15 BLUELINES  
NOW, IN THE EVENT THAT A PLANNING COMMISSION  
MEETING MAY BE HELD APRIL 22, 2002.

COPY TO FILE: LE 02012

SIGNED David Thomason  
 DAVID THOMASON

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON APRIL 8, 2002, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING**

Request of Staff to consider amendments to Chapter 27, Subdivisions, of the Pearland Code of Ordinances. *Mr. Alan Mueller, Deputy City Manager.*

**III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST**

**IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST**

**V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION**

**VI. ADJOURNMENT**

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

1

**AGENDA REQUEST  
BUSINESS OF THE CITY COUNCIL  
CITY OF PEARLAND, TEXAS**

<b>AGENDA OF:</b> April 8, 2002	<b>ITEM NO.</b> _____
<b>DATE SUBMITTED:</b> Ap. 1, 2002 <b>DEPARTMENT OF ORIGIN:</b> Deputy City Manager	
<b>PREPARED BY:</b> Alan R. Mueller	<b>PRESENTOR:</b> Alan R. Mueller
<b>SUBJECT:</b> Public Hearing for amendments to Subdivision Code	
<b>EXHIBITS:</b> Ordinance 741-3	
<b>EXPENDITURE REQUIRED:</b> None	
<b>AMOUNT BUDGETED:</b> NA	
<b>ACCOUNT NO.:</b> NA	
<b>ADDITIONAL APPROPRIATION REQUIRED:</b> None	
<b>ACCOUNT NO.:</b> NA	
<b>FUNDS AVAILABLE</b> _____ (Finance Department Approval)	

**EXECUTIVE SUMMARY**

At previous workshops, 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 the existing Section 1.6, which specifies minimum sections for residential lots in large lot subdivisions.
- Prohibit future open ditch subdivisions, except by variance.
- Prohibit future asphalt streets in subdivisions, except by 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" and insert a reference to the new Storm Drainage Criteria Manual for design specifications. This is a housekeeping item.
- Enact a requirement that perimeter drainage and detention requirements be constructed on a site before other site earthwork or improvements are completed. This will help to alleviate potential flooding of adjacent properties if storms occur during the construction process.

- Prohibit future detention systems that require mechanical pumping facilities, except by variance.

**RECOMMENDED ACTION**

Conduct Public Hearing.

**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 AND ASPHALT STREETS PROHIBITED:**

Subject to Section 27-3 (A)(3) *variances*, open ditch subdivisions and asphalt streets 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

$Q = CIA$ , 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:

Design Storm Frequency

<u>Type of Facility</u>	<u>Design Frequency (years)</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:

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

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.



## PUBLIC COMMENT FORM

(Please type or print in black ink)

Planning Department  
3519 Liberty Drive  
Pearland, TX 77581  
281-652-1635

Zone Change Application No. 1030

Joint Public Hearing to be held Monday, April 8, 2002, at 6:30 PM  
in the City Hall Council Chamber, 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 prior to the Joint Public Hearing.

I am FOR the requested zoning as explained on the attached public notice.

I am AGAINST the requested zoning as explained on the attached public notice.

Name:

Mrs. Matt Mathews

Address:

3609 Lee Lane Pearland

Pearland Tax Account No.

(If shown on enclosed map):

Signature:

Mrs. Matt Mathews Date: April 1, 2002

COMMENTS:

I am definitely  
against this. This used  
to be like living in  
the country.



## PUBLIC COMMENT FORM

(Please type or print in black ink)

Planning Department  
3519 Liberty Drive  
Pearland, TX 77581  
281-652-1635

Zone Change Application No. 1030

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I am **FOR** the requested zoning as explained on the attached public notice.

I am **AGAINST** the requested zoning as explained on the attached public notice.

Name: Jeanne Lum

Address: 3132 Lee Lane

Pearland Tax Account No.

(If shown on enclosed map):

LOT 5

Signature: Jeanne Lum

Date: 4/6/02

### COMMENTS:

McLean is already too congested, with the schools going in, I'm concerned enough. McLean is a residential area, no room for commercial business; two lane road will not support additional traffic.



## PUBLIC COMMENT FORM

(Please type or print in black ink)

Planning Department  
3519 Liberty Drive  
Pearland, TX 77581  
281-652-1635

Zone Change Application No. 1030

Joint Public Hearing to be held Monday, April 8, 2002, at 6:30 PM  
in the City Hall Council Chamber, 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 prior to the Joint Public Hearing.

I am FOR the requested zoning as explained on the attached public notice.

I am AGAINST the requested zoning as explained on the attached public notice.

Name: Pamela Shelby

Address: 4003 Spring Garden Dr

Pearland Tax Account No. (If shown on enclosed map): #1030

Signature: [Handwritten Signature] Date: 4/5/2002

COMMENTS:

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## PUBLIC COMMENT FORM

(Please type or print in black ink)

Planning Department  
3519 Liberty Drive  
Pearland, TX 77581  
281-652-1635

Zone Change Application No. 1030

Joint Public Hearing to be held Monday, April 8, 2002, at 6:30 PM  
in the City Hall Council Chamber, 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 prior to the Joint Public Hearing.

I am FOR the requested zoning as explained on the attached public notice.

I am AGAINST the requested zoning as explained on the attached public notice.

Name: Jimmy & Hazel Cole

Address: 5125 Colonial Dr. Pearland TX 77584

Pearland Tax Account No.

(If shown on enclosed map):

Signature: Hazel & Jimmy Cole Date: 4-3-02

COMMENTS:

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## PUBLIC COMMENT FORM

(Please type or print in black ink)

Planning Department  
3519 Liberty Drive  
Pearland, TX 77581  
281-652-1635

Zone Change Application No. 1027

Joint Public Hearing to be held Monday, March 11, 2002, at 6:30 PM  
in the City Hall Council Chamber, 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 prior to the Joint Public Hearing.

I am **FOR** the requested zoning as explained on the attached public notice.

I am **AGAINST** the requested zoning as explained on the attached public notice.

Name: Emilia Garcia

Address: 5718 Cantu Dr.  
Pearland TX 77584

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

Signature: Emilia Garcia Date: 3/16/02

### COMMENTS:

We do not have any problems with the request  
for zoning

**CANTERBURY PARK  
R-2 PUD  
ZONING REQUEST**

**Applicant:**

**SOWELL & CO.**

**James S. Cornelius  
1601 Elm St.  
Suite 300  
Dallas, TX 75201  
(713) 627-8021**

# Table of Contents

Tab 1	Existing Conditions
Tab 2	Planning Objectives
Tab 3	Development Information
Tab 4	Site Data
Tab 5	Landscaping

## **Existing Conditions Canterbury Park**

The Seventy-three (73) acres proposed for the Canterbury Park development is currently owned by Three G Investments, Ltd., Jud Alexander, and Randal and Lloyd Ferguson. At the time of development, the property will be owned by the applicant in its entity, Sowell Interests-Canterbury Park, L.P.

The existing zoning on the property is C and M-2 and the zoning requested is R-2, PUD. A legal description of each of the three (3) parcels is attached hereto.

## DESCRIPTION

## TRACT I:

Being Lots No. Nine-A (9-A) and Twelve-A (12-A) out of Section 12 of the H.T.&B. Survey, Abstract No. 508, in Brazoria County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at the center line of said Section 12, being the Southwest corner of the Northeast one-quarter (N.E. 1/4) of said Section;

THENCE North a distance of 237-1/2 varas to a point for corner;

THENCE East a distance of 950 varas to a point for corner;

THENCE South a distance of 237-1/2 varas to a point for corner;

THENCE West a distance of 950 varas to a point for corner; containing 40 acres of land, more or less, and being the South one-half (S. 1/2) of the South one-half (S. 1/2) of the Northeast quarter N.E. 1/4 of said Section 12, and being the same property described in Deed from Alex A. Sharp to F.A. Foulds recorded in Volume 99, Page 45 of the Deed Records of Brazoria County, Texas.

NOTE: This Company does not represent that the above acreage or square footage calculations are correct.

## TRACT II:

Being 10.208 acres in the A.C.H. & B. Survey, Section 2, A-507, Brazoria County, Texas, being all of Lots A and F of the L.W. Murdock Subdivision as recorded in Volume 29, Page 174 among the Deed Records of Brazoria County, Texas, and being part of the land conveyed by Thomas F. Alexander to John Alexander, Trustee, by deed dated May 20, 1960, and recorded in Volume 767, Page 299 among the Deed Records of Brazoria County, and being more particularly described as follows:

BEGINNING at a 1 inch G.I.P. found on the Southwesterly right-of-way line of the G.C. & S.F. Railroad, said G.I.P. being at the common East corner between Lots F and 21A, and also being at the Southeast corner of the Parcel herein described;

THENCE, South 89 deg. 18 min. 50 sec. West, 500.28 feet, running along all of the common line between Lots F and 21A, to a 5/8 inch iron rod set in a ditch, at the common West corner between Lots F and 21A, passing at 490.68 feet to a 1 inch iron pipe found on the bank of the said ditch;

THENCE, North 00 deg. 04 min. 36 sec. East, 1,320.61 feet, running with all of the West line of Lots A and F, along a ditch, to a 5/8 inch iron rod set in the ditch at the common West corner between Lots A and 10, and the Northwest corner of the Parcel herein described;

THENCE, North 89 deg. 18 min. 50 sec. East, 173.11 feet, running along all of the common line between Lots A and 10, to a 5/8 inch iron rod set at the common East corner between Lots A and 10, on the Southwesterly right-of-way line of the G.C. & S.F. Railroad;

## DESCRIPTION

THENCE, South 13 deg. 52 min. 44 sec. East, 1,356.49 feet, along said right-of-way line to the POINT OF BEGINNING, containing a computed area of 10.208 acres.

NOTE: This Company does not represent that the above acreage or square footage calculations are correct.

## TRACT III:

That certain tract or parcel of land in Brazoria County, Texas, being Lot 9 of the subdivision of Section 12 of H. T. & B. R.R. Co. Survey, A-508, and more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of said Section 12 at an iron rod buried at the intersection of the center line of a 60 foot road running North and South and a 40 foot road running East and West;

THENCE South with the center line of said 60 foot road and West line of Section 12, a distance of 1980 feet to the Southwest corner of Lot 6 of said subdivision;

THENCE East 3960 feet to a 3/4 inch iron pipe set for the Southwest and BEGINNING corner of Lot 9 which point is also the Northwest corner of Lot 9-A and is situated North 660 feet from the Southwest corner of same;

THENCE continuing East with the dividing line between Lots 9 and 9-A at 1320 feet to a 3/4 inch iron pipe set for the Southeast corner of Lot 9 and Northeast corner of Lot 9-A on the East boundary line of said Section 12;

THENCE North with the East line of Lot 9 and East line of Section 12, a distance of 744 feet to its intersection with the Southwest right-of-way line of the Santa Fe Railroad where a 3/4 inch iron pipe is set for a corner of this tract in a fence;

THENCE North 13 deg. 47 min. West with said fence and West line of the Santa Fe Railroad Co. right-of-way parallel and 50 feet from center line track of same a distance of 19.55 feet to a 3/4 inch iron pipe set for the Northeast corner of this tract;

THENCE West 1315.34 feet to the Northwest corner which is also the Southwest corner of Lot 4 of said subdivision on the East line of Lot 3;

THENCE South with the dividing line between Lots 3 and 9 at 102.99 feet pass the Southeast corner of said Lot 3 and the Northeast corner of Lot 8 and continuing South with the dividing line between Lots 8 and 9 a total distance of 762.99 feet to the PLACE OF BEGINNING, being the same property described in deed dated July 3, 1942 and recorded in Volume 355, Page 550, Deed Records, Brazoria County, Texas, and containing 23.1200 acres of land, more or less.

NOTE: This Company does not represent that the above acreage or square footage calculations are correct.

## **Planning Objectives Canterbury Park**

The Canterbury Park project is located on the east side of Veterans Drive, south of Magnolia Road in central Pearland. Land uses north and east of the project are primarily commercial (concrete construction, manufacturing) and a single-family subdivision under development as Pearland Farms. To the south of the development site is vacant land zoned R-2. To the west of the property is the Cobblestone Community and the Cabot Cove Community, which is under development.

The property is currently zoned C and M-2. The property is flat, open land with no significant trees or land features.

The objective of the PUD designation for this project is to establish a permanent distance from the railroad to the residences and to allow a lot width that is 60' to promote housing diversity in the area.

The project density is 3.58 dwelling units per acre. The project has been designed to add a significant 15±-acre open space buffer on its east side, separating the residences from the railroad by 300 feet (100 yards). The design will incorporate detention and recreational facilities in the buffer zone.

## **Development Schedule Canterbury Park**

Zoning	May 2002
Engineering and Plan Approval	November 2002
Development of Utilities and Streets	May 2003
Homebuilder Construction	May 2003-May 2006

The Canterbury Park development will be a single-family subdivision with individually owned homes. The detention area will be owned by the Municipal Utility District and the maintenance will be the responsibility of the Homeowners Association.

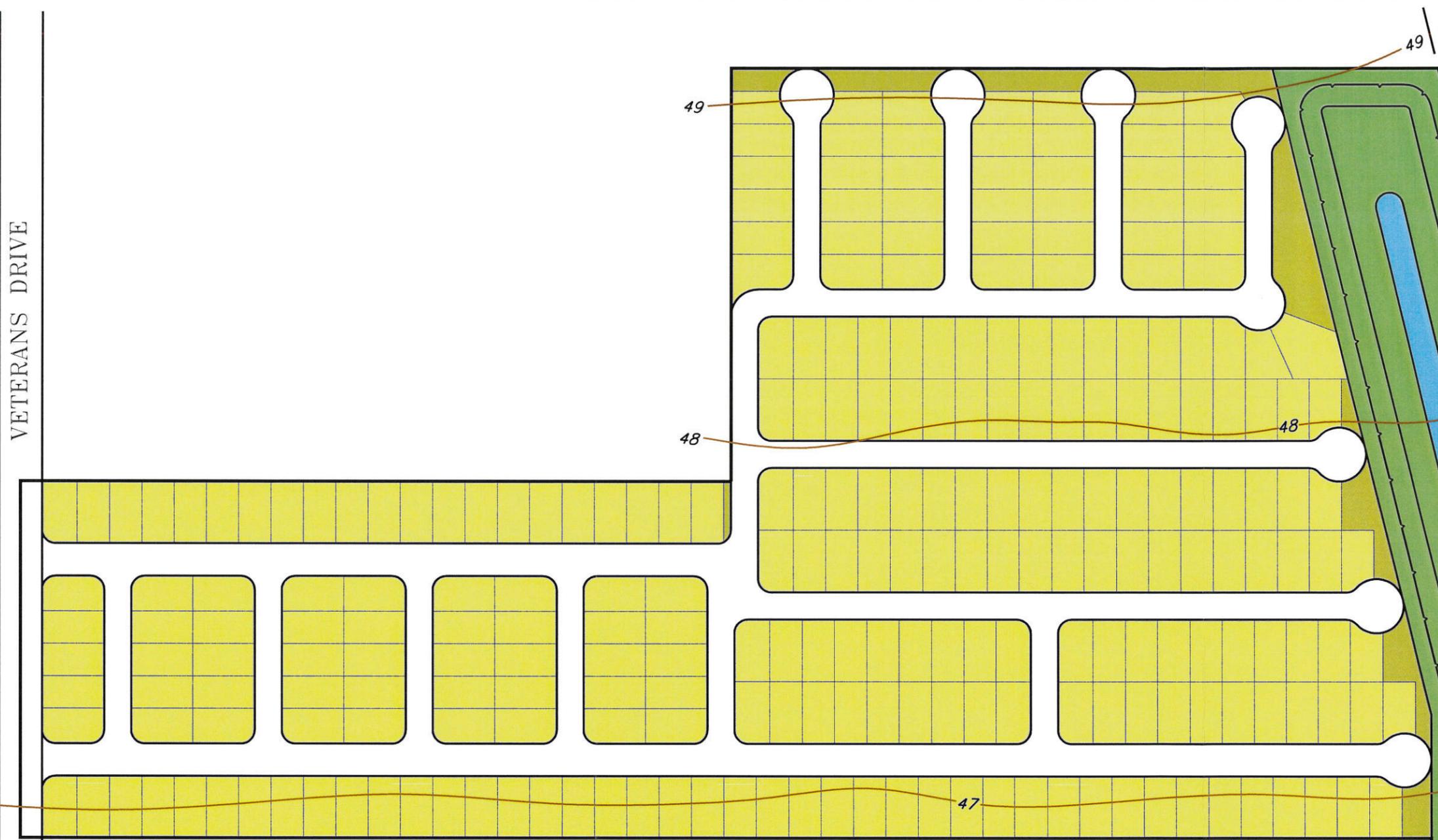
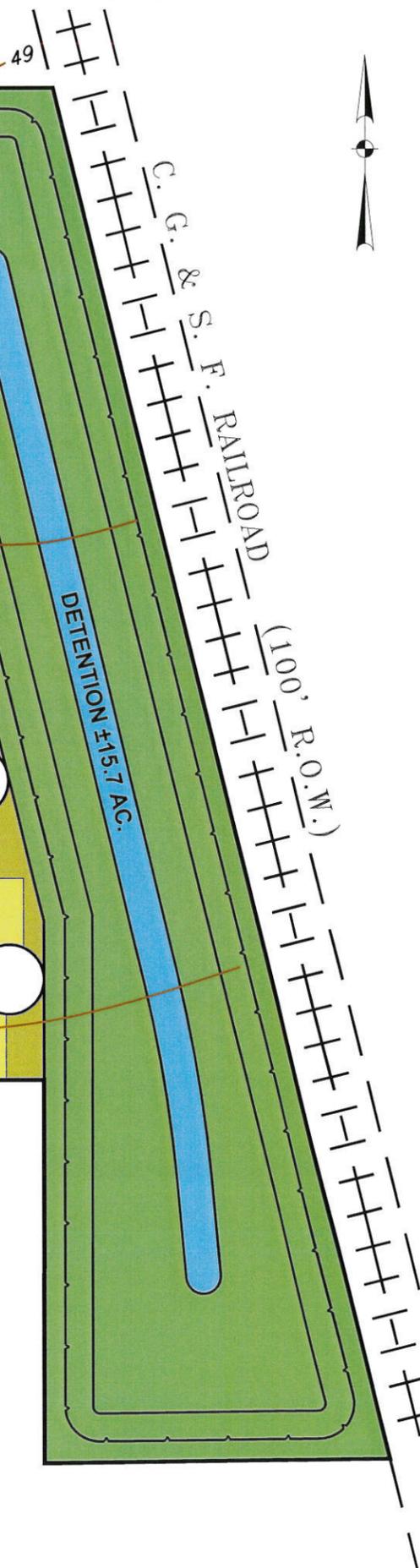
## Proposed Development Canterbury Park

261 Lots:	60' x 115' (typical) lots
Maximum Lot Coverage:	60%
Average density based upon gross land area:	3.58 DUA
Average density based upon net buildable land area:	4.54 DUA
Average Lot Area:	7,000 sq. ft.
R-2 Minimum Lot Area:	7,000 sq. ft.
Open Space:	±15 acres

### Yard Set Back Requirements:

Front Yard:	25 feet for homes not located on a cul-de-sac. 20 feet for homes located on a cul-de-sac.
Rear yard:	20 feet.
Side Yard:	7.5 feet on each side except corner lots, which must have 10 feet from right-of-way and 20' from the right-of-way if there will be a side entry garage. For corner lots, where the rear lot line is the side yard of the lot behind it, the minimum side yard for the corner lot shall be 20' from the right-of-way.
Supplementary Restrictions:	Regardless of the stated, front, rear, or side yard set back, no residence shall be located east of a line 300 feet west and parallel to the railroad tracks (i.e. no residence shall be closer than 300 feet of the railroad tracks).

Accessory buildings, as defined in the Land Use Ordinance, shall be allowed in the required side yards, however, no Accessory building may be closer than 3 feet to a common property line or 10 feet to a street right of way, if on a corner lot.



VETERANS DRIVE

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A CONCEPTUAL LAND PLAN FOR  
CANTERBURY PARK  
73± ACRES  
PREPARED FOR  
SOWELL & COMPANY  
TYPICAL LOT SIZE - 60' x 115'  
261 TOTAL LOTS



12121 Wickchester Lane - Suite 200  
Houston, Texas 77079  
DATE: MARCH, 2002

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WESTWOOD  
DRIVE

## **Thoroughfares Canterbury Park**

Prior to filing an application for a preliminary plat, a Traffic Impact Analysis will be prepared in conformance with Pearland requirements.

## **Parks Canterbury Park**

Upon the creation of the Preliminary Plat, the Developer will consult with the Parks Department to determine if there is a suitable Park site or the Park Fee will be paid in lieu.

## **Utilities**

### **Canterbury Park**

The City of Pearland currently has a 12-inch water line located in Veterans Drive and a 10-inch water line in Magnolia. An 18-inch sanitary sewer main (graduating to 36-inch west of Veterans) is located in Magnolia, immediately north of the project. Storm water will be directed to the detention pond on the east side of the site where it will be released to existing ditches that feed Cowart Creek. The natural drainage of a portion of the site is to the North to Mary's Creek. As a result of the onsite detention, this flow will be detained and routed through the storm water system to Cowart Creek. Water, sanitary sewer and storm water facilities will be installed in the subdivision in accordance with City of Pearland's development guidelines.

Electric, gas and telephone facilities currently exist along Veteran Drive. Electric and telephone facilities will be overhead along the perimeter of the subdivision and will be underground within the subdivision.

## **Landscaping and Perimeter Treatment Canterbury Park**

The Canterbury Park development will have a board on board, stained, wooden fence with masonry columns every 300 feet along Veterans Drive. Along Veterans Drive there will be a landscape reserve that will be landscaped with live oaks and crepe myrtles in the same ratio as the Pearland Parkway Ordinance.

Within the Canterbury Park project, each home site will be required to have two (2), 3-inch or greater caliper Oak trees. Covenants will require that the Oak trees be 2 different species to create diversity.