

MINUTES - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MARCH 15, 2004, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

The meeting was called to order at 6:45 p.m. with the following present:

Mayor	Tom Reid
Mayor Pro-Tem	Richard Tetans
Council Member	Klaus Seeger
Council Member	Larry Marcott
Council Member	Woody Owens
Council Member	Charles Viktorin
P & Z Chairman	Todd Iocco
P & Z Vice-Chairman	Sheryl Greiner
P& Z Commissioner	David Ransom
P & Z Commissioner	Ruby Sandars
P & Z Commissioner	Linda Cowles
P & Z Commissioner	Neil West
P & Z Secretary	Trish Broussard

Absent: Planning and Zoning Commissioners Don Sederdahl and David Ransom, City Attorney Darrin Coker and Deputy City Manager Alan Mueller.

Also in Attendance: City Manager Bill Eisen, City Engineer Doug Kneupper, Executive Director of Community Services Tobin Maples, Planning Manager Lata Krishnarao, Planner I Theresa Grahmann, and Plats and Plans Administrator Richard Keller

PURPOSE OF HEARING

The public hearing for Zone Change Application No. 1154 was called to order at 6:45 p.m.

Zone Change Application No. 1154

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 (R-1), on the following described property, to wit:

Legal Description: Lot 5, Block 11, West Lea Subdivision 2, Abstract 546, H.T. & B.R.R. Company Survey, Brazoria County, Texas (Located at 3801 Bluebird Way).

Owner: Angela Vincent
3801 Bluebird Way

Pearland, Texas 77584

P & Z Chairman Todd Iocco read the purpose of the hearing into the record.

Planning Manager Lata Krishnarao gave a brief description of the surrounding property and stated the applicant is zoning the property for a single-family residence. She stated the comprehensive plan recommends low density residential and is consistent with existing uses. She stated staff recommends approval.

There were no applicant presentations.

Billy Baldy, 3714 Wingtail Way, Pearland, stated back in 1999 this was approved.

Executive Director of Community Development Tobin Maples replied we used our official zoning map and inadvertently the map was not changed.

Donald Butler, 3814 Bluebird, Pearland, stated he would like to speak in opposition because he has concerns about the applicant subdividing the property and selling smaller lots.

Charles Owen, 3821 Bluebird, Pearland, stated he was opposed if the applicant is changing the lot sizes.

Joe Watkins, 3725 Wingtail Way, Pearland, stated this was Zone Change Application Number 577 that was approved in 1999, and he has no objection for the zoning, but for the subdividing.

Mayor Tom Reid asked we don't have this approved as R-1.

Executive Director of Tobin Maples replied we can continue to move forward with the public hearing, and if it in fact has already been approved we can withdraw it then.

The public hearing adjourned at 7:08 p.m.

The public hearing for Zone Change Application No. 1153 was called to order at 7:09 p.m.

ZONE CHANGE APPLICATION NO. 1153

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Neighborhood Service District (NS), on the following described property, to wit:

Legal Description: 1.5 acres of land situated in Lot 77 of Figland Orchard Subdivision of

a part of Section 13 of the H.T. & B.R.R. Company Survey, Abstract 240, as recorded in Volume 3, Page 77, of the Plat Records of Brazoria County, Texas (Located on the West Side of Wagon Trail Road, and South of Bardet Street)

Owner: Evangelos Golfis
2431 Laura Lane
Pearland, Texas 77581

P & Z Chairman Todd Iocco read the purpose of the hearing into the record.

Planning Manager Lata Krishnarao gave a brief description of the surrounding property. She stated the application is not in conformance with the future land use plan but does provide for Neighborhood Service zoning. She stated it is a good buffer between the residential zoning and commercial zoning's in the area. Staff recommends approval.

There were no applicant presentations.

There were not citizens speaking for or against the proposed request.

There were no staff or council discussions.

The public hearing adjourned at 7:14 p.m.

The public hearing for Zone Change Application No. 1142 was called to order at 7:15 p.m.

ZONE CHANGE APPLICATION NO. 1142

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB), on the following described property, to wit:

Legal Description: Lot 36, Westchester Estates, Abstract 242, H.T. & B.R.R. Company Survey, Brazoria County, Texas, (Located on the West Side of Manvel Road, and north of Westchester Circle)

Owner: Vincent Z. Ramirez
5001 Groveton Lane
Pearland, Texas 77584

P & Z Chairman Todd Iocco read the purpose of the hearing into the record.

Planning Manager Lata Krishnarao gave a brief description of the surrounding properties. She stated the property is short for the lot width of 150' and The Zoning Board of Adjustments denied a variance for the lot width. She stated the application does conform to the future land use plan and is consistent with the comprehensive plan therefore staff is recommending approval/

There were no applicant presentations.

Mark Chamblis, 2816 Manvel Road, Pearland, stated that are in support of the zone change and feel it will conform to the other businesses in the area.

Mayor Tom Reid asked if the application conforms to everything.

Planning Manager Lata Krishnarao replied it does not conform to the lot width, but would meet the requirements for Office Professional zoning.

The public hearing adjourned at 7:24 p.m.

The public hearing for Zone Change Application No. 1140 was called to order at 7:25 p.m.

ZONE CHANGE APPLICATION NO. 1140

Planning Manager Lata Krishnarao stated the applicant had requested that Zone Change Application No. 1140 be removed from the agenda and placed on the April 2004 meeting.

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Commercial District (C), on the following described property, to wit:

Legal Description: 1.00 acres, Lot 19, Block 3, Skyway Manor, Abstract 241, H.T. & B.R.R. Company Survey, Brazoria County, Texas (Located at 2951 Manvel Road)

Owner: Jose David Rosa
11410 Sharpview
Houston, Texas 77072

Applicant: M. Jackson Tabor
2016 Main, Suite 110
Houston, Texas 77002

The public hearing adjourned at 7:26 p.m.

The public hearing for Zone Change Application No. 1156 was called to order at 7:27 p.m.

ZONE CHANGE APPLICATION NO. 1156

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Planned Unit Development (PUD), on the following described property, to wit:

Legal Description: 39.50 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76, being a portion of the same 181.6209 acre survey as recorded in Volume 1596, Page 93 of the Brazoria County Deed Records; and 83.83 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76 and the H.T.&B.R.R. Company Survey, Abstract 233, being a portion of the same 181.6209 acre survey recorded in Volume 1596, Page 93 of the Brazoria County Deed Records

Owner: Sue Morrison
2411 Park
Pearland, Texas 77581

Applicant: Paul Grohman
2947 E. Broadway
Pearland, Texas 77581

P & Z Chairman Todd Iocco read the purpose of the hearing into the record.

Planning Manager Lata Krishnarao gave a brief description of the surrounding properties. She stated the Planned Unit Development consists of residential and commercial zoning, and some open spaces, which conforms to our comprehensive plan. 13 acres will be Commercial zoning, two and a half acres of parkland, jogging trails, and 26 acres of detention with an overall density of 2.79 per acre. Mrs. Krishnarao stated we have received three public comment forms in opposition.

There were no applicant presentations.

Earl Sullivan, 3323 E. Orange, Pearland, stated he concerned about the drainage and he is opposition of the zone change request.

David Betrossoff, 2109 East Linwood Oaks, Pearland, stated he was concerned with the flooding and is against the zone change unless they can keep the same elevation as the surrounding properties.

Andy Michilen, 3326 E. Orange, Pearland stated he is against the zone change until there are more definitive plans on the development.

Jaime Chavez, 3320 E. Orange, Pearland, commented the development would add traffic and make it worse on Orange Street.

Councilman Larry Marcott commented his concerns with the water movement problems.

Planning and Zoning Vice Chairperson Sheryl Greiner stated her concern was with the one entrance off Pearland Parkway.

The public hearing adjourned at 8:21 p.m.

The public hearing for Zone Change Application No. 1160 was called to order at 8:22 p.m.

ZONE CHANGE APPLICATION NO. 1160

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Multi-Family District (MF) to Single Family Dwelling District (R-4), on the following described property, to wit:

Legal Description: 14.1 acres of land, more or less, being out of tracts 29, 30 and 43, George W. Jenkins Subdivision according to the plat thereof filed in Volume 2, Page 20 Brazoria County Plat Records, S. F. Perry & E. M. Austin Survey, Abstract 111 (Generally Located on the South Side of FM 518, and East of Pine Hollow Drive)

Owner: Frances Jamison, L.P.

Applicant: City of Pearland

P & Z Chairman Todd Locco read the purpose of the hearing into the record.

Executive Director of Community Development Tobin Maples stated we currently have a moratorium for 120 days on Multi-Family zoning. He stated the numbers have reported that we are currently built out for Multi-Family. Mr. Maples stated we have received three public comment forms in support of the rezoning application. Mr. Maples stated the comprehensive plan recommends high-density single-family zoning and is compatible and creates a buffer to transition the property to the south.

There were no applicant presentations.

Jake Griffin, 9997 CR 3405, Owner/Partner of Frances Jamison, L.P., this property has been in his grandmother's estate for a while, and it has been zoned Multi-Family for many

years. He strongly opposes changing the zoning to Single Family dwelling, if this was going to be the case, this should have been rezoned many years ago.

Evelyn Newman, 302 Friends Knoll, Friendswood, stated she has been handling Mrs. Jamison's property for her, and she currently has a sale contract on the property as Multi-Family zoning.

Bud Goza, owner of Lingo Properties, stated he was quite surprised when he saw the rezoning sign on the property. He stated no one was notified. Mr. Goza added that there is an additional need for apartments on the east end of Pearland.

Mike Riddell, attorney for the estate of Francis Jamison stated this property conforms to the existing and future uses of the property. He asked that it remain multi-family zoning. Mayor Tom Reid read into the record he had received three public comment forms in support of the zone change.

Councilman Larry Marcott stated that it should be zoned R-3 because the existing uses surrounding the property are R-4 zoning.

Executive Director of Community Development Tobin Maples stated by zoning the property R-4 we allowed for a lower density, but we cannot change it without re-advertising for a new zoning category.

The public hearing adjourned at 9:00 p.m.

The public hearing for Zone Change Application No. 1161 was called to order at 9:01 p.m.

ZONE CHANGE APPLICATION NO. 1161

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Multi-Family District (MF) to Single Family Dwelling District (R-4), on the following described property, to wit:

Legal Description: 63.2 acres, more or less, being out of W. Zychlinski's Subdivision of Sections 27 & 28 in the H. T. & B. R. R. Company Survey, Abstract – 551 filed in Volume 29, Page 9 Brazoria County Deed Records and the H. Stevens Survey, Abstract – 594, Pearland, Brazoria County, Texas and being out of those tracts described in a deed as filed in Official Records of Real Property of Brazoria County at Clerk's File Number 99-040666 and 02-028656 and in a deed as filed in Official Records of Real Property of Brazoria County at Volume (88) 625, Page 769 and Volume (88) 537, Page 382 and in a deed as filed in

Official Records of Real Property of Brazoria County at Clerk's File Number 02-037050 (Generally Located on the West Side of future Pearland Parkway, and North of Industrial Drive)

Owner: R. West Development Company

Applicant: City of Pearland

Chairman Todd Iocco read the purpose of the hearing into the record.

Executive Director of Community Development Tobin Maples gave a brief description of the surrounding property and stated staff recommends approval

There were no applicant presentations.

Aaron McGuire, Owner's representative asked to keep the zoning as multi-family. The multi-family units are being designed for active age adults and will be upscale type apartments. He also stated that the council was very aware of what was being planned for this piece of property.

Curtis Taylor, Turner Machine Shop, 16811 Hwy 35, Pearland, was concerned with complaints, since his business is right next door, and it does run 24 hours a day.

Councilman Larry Marcott asked if the developer is aware of the industrial businesses next door.

Aaron McGuire stated that they would not be using Industrial Drive as an access drive.

Planning and Zoning Commissioner Ruby Sanders stated that it appeared that the City is giving the M-1 away, and the City keeps changing and adding more homes.

Planning and Zoning Chairman Todd Iocco stated that more and more businesses are moving out of Pearland because of the tax base, and will continue to do so if the City keeps giving the land away.

The public hearing adjourned at 9:14 p.m.

The public hearing for Zone Change Application No. 1159 was called to order at 9:15 p.m.

Zone Change Application No. 1159

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District

(GB), on the following described property, to wit:

Legal Description: 6.9 acres of land, more or less, being out of tracts 'C' and 'D' of the subdivision of section 1, A.C.H. & B. RR Co. Survey, A – 147 filed in Volume 2, Page 1 Brazoria County Plat Records, Pearland, Brazoria County, Texas and being out of those tracts described in a deed as filed in Official Records of Real Property of Brazoria County at Clerk's File Number 98-043412 and 00-047831 (Generally Located on the North Side of Walnut Street, and on the East Side of Galveston Avenue)

Owner: Ronnie and Rebecca Acosta; and United States Post Office

Applicant: City of Pearland

P & Z Chairman Todd Iocco read the purpose of the hearing into the record.

Executive Director of Community Development Tobin Maples gave a brief description of the surrounding property and stated that the applicant is asking to re-zone from Multi-Family to General Business. This property would be completely zoned for non-residential uses and would be in compliance with the comprehensive plan and would make the property compatible with what is already in existence in the area.

There were no applicant presentations.

There were not citizens speaking for or against the application.

Councilmember Woody Owens asked if this was in the old townsite.

Executive Director of Community Development Tobin Maples stated that the property was just outside of the old townsite.

The public hearing adjourned at 9:20 p.m.

The public hearing for Zone Change Application No. 1158 was called to order at 9:21 p.m.

Zone Change Application No. 1158

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Multi-Family District (MF) to Heavy Industrial District (M-2), on the following described property, to wit:

Legal Description: 29.4 acres of land, more or less, being out of Lots 172 and 173 of said W. Zychlinski's Subdivision, H. T. & B. R. R. Company Survey,

Section 27, Abstract – 308 and G. C. Smith Survey, Section 27, Abstract – 551 and out of that tract as described in a deed filed in the Official Records of Brazoria County at Volume (90) 799, Page 40 and 98-035795 (Generally Located on the West Side of State Highway 35 (Main Street), and South of Industrial Drive)

Owner: BMS, Inc.

Applicant: City of Pearland

Executive Director of Community Development Tobin Maples gave a brief description of the surrounding property. Everything adjacent to the property is heavy industrial, which is consistent with the long-range plan.

There were no applicant presentations.

There were no citizens speaking for or against the application.

There were no staff or council comments regarding the application.

The public hearing adjourned at 9:25 p.m.

The public hearing for Zone Change Application No. 1157 was called to order at 9:26 p.m.

Zone Change Application No. 1157

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Multi-Family District (MF) to Heavy Industrial District (M-2), on the following described property, to wit:

Legal Description: 5.2 acres of land, more or less, being out of Lot 173 of said W. Zychlinski's Subdivision, G. C. Smith Survey Section 28, Abstract – 551 and being out of that tract as described in a deed filed in Volume 1758, Page 28 Brazoria County Deed Records and in Official Records of Real Property of Brazoria County at Clerk's File Number 96-001936 (Generally Located on the West Side of State Highway 35 (Main Street), and South of Industrial Drive)

Owner: Alexander Family, L.P.; and Robert L. Alexander

Applicant: City of Pearland

P & Z Chairman Todd locco read the purpose of the hearing into the record.

Executive Director of Community Development Tobin Maples stated that the City of Pearland was initiating the zone change. He gave a brief description of the surrounding property.

There were no applicant presentations

There were no citizens speaking for or against the application.

There no staff or council comments regarding this application.

The public hearing adjourned at 9:26 p.m.

Minutes respectfully submitted by:

Betty Foreman for Trish Broussard, Planning & Zoning Secretary

Minutes approved as submitted and/or corrected this _____ day of

_____,
2004, A.D.

Tom Reid, Mayor

**JOINT PUBLIC HEARING
ITEM NO. 6**

Additional information regarding this item.



"Nancy"
<pinehollow-sec@hou
ston.rr.com>

03/14/2004 03:52 PM

To: "Young Lorfing" <ylorfing@ci.pearland.tx.us>

cc:

Subject: CONSIDERATION & POSSIBLE ACTION - ZONING APPLICATION
NO. 1160

Young,

Unfortunately, due to my work assignment, I will not be able to attend the Joint City Council and Planning and Zoning meeting. However, I would like to express my strong favor of support for the zoning change referenced below to these Boards. I believe this change, from Multifamily to R-4, is a positive step forward in the development of Pearland. Allowing this change will preserve and enhance the current neighborhood appeal of the Pine Hollow Subdivision. Also, this change will stabilize the property values not only in the immediate vicinity but also in the surrounding subdivisions.

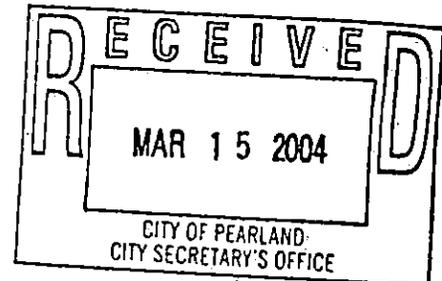
Growth and development of Pearland cannot be stopped but it does need to be managed so that a positive quality of life for all is achieved.

Please feel free to read this statement at the City Council meeting for the record.

Respectfully,

Nancy Kozanecki

3705 Pine Branch Drive
Pearland, Texas 77581
(281) 993-2091



AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 15, 2004, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

E. CONSIDERATION & POSSIBLE ACTION - ZONING APPLICATION NO. 1160

Zone Change Application No. 1160

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Multi-Family District (MF) to Single Family Dwelling District (R-4), on the following described property, to wit:

Legal Description: 14.1 acres of land, more or less, being out of tracts 29, 30 and 43, George W. Jenkins Subdivision according to the plat thereof filed in Volume 2, Page 20 Brazoria County Plat Records, S. F. Perry & E. M. Austin Survey, Abstract 111 (Generally Located on the South Side of FM 518, and East of Pine Hollow Drive)

**JOINT PUBLIC HEARING
ITEM NO. 6**

Additional information regarding this item.



"PERERA, JEEVAN S.,
PHD (JSC-NX) (NASA)"
<jeevan.s.perera@nas
a.gov>

To: "ylorling@ci.pearland.tx.us" <ylorling@ci.pearland.tx.us>
cc: pinehollow-sec@houston.rr.com
Subject: CONSIDERATION & POSSIBLE ACTION - ZONING APPLICATION
NO. 1160

03/13/2004 11:29 AM

Young,

Unfortunately due to my kids' soccer practice, I will not be able to attend the zoning meeting referenced below. However, I would like to express my strong favor of support for the zoning change to the city council. I think the change will preserve the nature of the current neighborhood character, establish consistency and accord, and stabilize the property values of the surrounding subdivisions. There are many instances of zoning in Pearland that do not foster a sense of community and harmony which detracts from the attractiveness of Pearland to new home buyers. Growth and development are a necessary part of city planning, but it not should be done without considering the long term impacts of those decisions on the image of the city. Please feel free to read this statement at the city council meeting for the record. Thank you,

Jeevan Perera
1505 Pine Forest Dr
Pearland, Texas 77581
(281) 992-3149

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 15, 2004, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

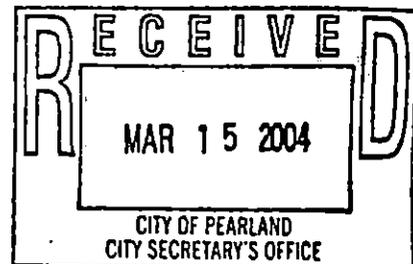
E. CONSIDERATION & POSSIBLE ACTION - ZONING APPLICATION NO. 1160

Zone Change Application No. 1160

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Multi-Family District (MF) to Single Family Dwelling District (R-4), on the following described property, to wit:

Legal Description: 14.1 acres of land, more or less, being out of tracts 29, 30 and 43, George W. Jenkins Subdivision according to the plat thereof filed in Volume 2, Page 20 Brazoria County Plat Records, S. F. Perry & E. M. Austin Survey, Abstract 111 (Generally Located on the South Side of FM 518, and East of Pine Hollow Drive)

Owner: Frances Jamison, L.P.
Applicant: City of Pearland



**JOINT PUBLIC HEARING
ITEM NO. 6**

Additional information regarding this item.



"Nancy"
<pinehollow-sec@houston.rr.com>

03/14/2004 06:01 PM

To: "Young Loring" <yloring@ci.pearland.tx.us>

cc: "Ronald Ricaldi" <ricaldi@ricaldi.com>, "Jeevan. S. Perera" <jeevan.s.perera1@jsc.nasa.gov>, "Linda Pancherz" <linda@cmsisolutions.com>, "Regina Blue" <drrblue@msn.com>

Subject: CONSIDERATION & POSSIBLE ACTION - ZONING APPLICATION NO. 1160

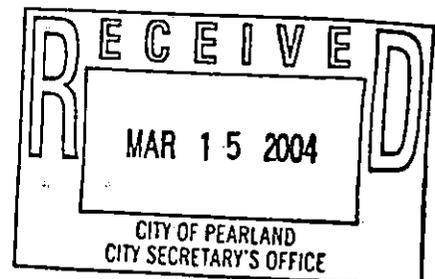
On behalf of the Pine Hollow Homeowners Association, I would like to formally submit the attached Public Comment Form concerning the Zoning Change Application No. 1160 and have it entered into the record.

Respectfully,

Nancy Kozanecki



Zoning Change PHHA.pdf





PUBLIC COMMENT FORM

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

ZONE CHANGE APPLICATION NO. 1160

Joint Public Hearing to be held Monday, March 15, 2004, at 6:30 PM in the Council Chambers of City Hall, 3519 Liberty Drive, Pearland, Texas.

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

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

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

Name: Pine Hollow Homeowners Association

Address: 2615 Bay Area Blvd Houston, TX 77058

Pearland Tax Account No. (If shown on enclosed map): 7005-1111-0000 7006-3000-001
7006-3000-000 7004-2000-003
7004-2000-004

Signature: [Handwritten Signature] Date: 3/14/04
Trustee - Pine Hollow Homeowners Association

COMMENTS: _____



PLANNING & ZONING COMMISSION MEETING OF MARCH 15, 2004

AGENDA ITEM

SUBJECT: Consideration of Final Plat of **Cabot Cove Two**

LOCATION: West side of Veterans Drive between Magnolia and Bailey Road

APPLICANT: Douglas Keney (LJA Engineering & Surveying, Inc.)

ANALYSIS:

Zoning – This property is zoned Residential R-2

Traffic and Transportation – Traffic impact analysis has been approved. Plat provides 50 feet of right-of-way for west half of Veterans Drive.

Utility Considerations – Adequate water and sewer service is already available.

Stormwater Management – On-site stormwater detention is being provided.

Parks and Open Space – Parkland fees paid.

ATTACHMENTS:

- Application Form
- Preliminary Plat

OUTSTANDING ITEMS:

1. All lienholders must sign this plat.
2. This plat must be recorded prior to recording Section Three.



FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 3/5/04 P&Z MEETING DATE: 3/15/04

SUBDIVISION NAME/LOCATION: CABOT COVE SECTION TWO

Lot(s): 86 Block(s): 4 Reserve(s): 5

PRIMARY CONTACT(Print or Type): DOUGLAS KENEY Phone: (713) 953-5234

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

OWNER NAME(Print or Type): VICTOR BOTRIE Phone: (281) 558-9697

MAILING ADDRESS: CABOT COVE, L.P. 13014 THATCHER DRIVE
HOUSTON, TEXAS 77077

AGENT'S NAME(Print or Type): DOUGLAS KENEY Phone: (713) 953-5234

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

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

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

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

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

Signature: (Owner)

Signature: (Agent)

Fee: \$ 744.00

Date Paid: 3-8-04

Receipt No.: 77854

PLANNING & ZONING COMMISSION MEETING OF MARCH 15, 2004

AGENDA ITEM

SUBJECT: Consideration of Final Plat of **Cabot Cove Section Three**

LOCATION: West side of Veterans Drive between Magnolia and Bailey Road.

APPLICANT: Douglas Keney (LJA Engineering & Surveying, Inc.)

ANALYSIS:

Zoning – The property is zoned Residential (R-2). Proposed lots meet the minimum requirements of this zoning classification (70 feet wide, 7,000 sq. ft. area)

Traffic and Transportation – Traffic Impact Analysis has been approved. Plat provides 50 feet of right-of-way for west half of Veterans Drive.

Utility Considerations – Adequate water and sewer service is already available.

Stormwater Management – Onsite stormwater detention is being provided.

Parks and Open Space – Parkland fees paid.

ATTACHMENTS:

Application Form
Preliminary Plat

OUTSTANDING ITEMS:

- 1.) All lienholders must sign the plat.
- 2.) Plat for Section Two must be recorded first. Show recordation data for Section Two on this plat.



FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 3/5/04 P&Z MEETING DATE: 3/15/04

SUBDIVISION NAME/LOCATION: CABOT COVE SECTION THREE

Lot(s): 49 Block(s): 3 Reserve(s): 2

PRIMARY CONTACT(Print or Type): DOUGLAS KENEY Phone: (713) 953-5234

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

OWNER NAME(Print or Type): VICTOR BOTRIE Phone: (281) 558-9697

MAILING ADDRESS: CABOT COVE, L.P. 13014 THATCHER DRIVE
HOUSTON, TEXAS 77077

AGENT'S NAME(Print or Type): DOUGLAS KENEY Phone: (713) 953-5234

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

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

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

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

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

Signature: _____
(Owner)

Signature: *Douglas Keney*
(Agent)

Fee: \$ _____ Date Paid: _____ Receipt No.: _____

PLANNING & ZONING COMMISSION MEETING OF MARCH 15, 2004

AGENDA ITEM

SUBJECT: Consideration of Replat of Reserves "C" and "D" of Corrigan Addition Section Two

LOCATION: Southeast corner of Hatfield Road and Broadway (F. M. 518)

APPLICANT: Gregg Wiltshire (The Wilson Survey Group)

ANALYSIS:

Zoning – Property is zoned General Business (GB).

Traffic and Transportation – The proposed driveway has adequate separation. Approved Traffic Impact Analysis has been provided. 10 feet of additional right-of-way is being granted for Broadway (F. M., 518). City has relinquished 5 feet of right-of-way on Hatfield Road.

Utility Considerations – Water and sewer are available at time of platting.

Stormwater Management – Onsite stormwater detention is being proposed.

Parks and Open Space – not applicable

ATTACHMENTS:

Application Form
Preliminary Plat

OUTSTANDING ITEMS:

- 1.) Distance of west property line shown on plat should match metes and bounds description
- 2.) Add signatures and seal
- 3.) Tree letter needed
- 4.) Lienholder must sign the plat
- 5.) Approval letters from utility companies



FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 03/08/2004 P&Z MEETING DATE: 03/15/2004

SUBDIVISION NAME/LOCATION: REPLAT OF RESERVES "C" + "D" of Corrigan Addition, Section 2

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

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

MAILING ADDRESS: 2006 E. BROADWAY, SUITE 105 PEARLAND, TX 77062

OWNER NAME(Print or Type): CLAYTON FUNERAL AND CEMETERY SERVICE Phone: 281-932-5092

MAILING ADDRESS: 15907 LARKFIELD HOUSTON, TX 77059 CONTACT: JOHN CLAYTON

AGENT'S NAME(Print or Type): WILSON SURVEY GROUP Phone: 281-485-3991

MAILING ADDRESS: SAME AS PRIMARY

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

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

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

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

Signature: (Owner)

Signature: (Agent)

Fee: \$ 200.00

Date Paid: 3/8/04

Receipt No.:

PLANNING & ZONING COMMISSION MEETING OF MARCH 15, 2004

AGENDA ITEM

SUBJECT: Consideration of Final Plat of West Oaks Square Section One

LOCATION: Southwest Corner of Broadway (FM 518) and Harkey Road

APPLICANT: Rekha Engineering, Inc.

ANALYSIS:

Zoning – This property is in a Commercial C zoning district. The proposed lot size, lot width, and setbacks are compatible with the current zoning district.

Traffic and Transportation – Proposed Lot “B” will not be able to have its own driveway. Adjoining Lot “A” grants access to its driveway. Lot “B” grants access to property to the west and Lot “A” if it is ever needed.

Utility Considerations – All existing utilities are adequate for the proposed development.

Stormwater Management – On-site stormwater detention provided in the rear of the property.

Parks and Open Space – N/A (Commercial Property)

ATTACHMENTS:

Application Form
FINAL Plat

OUTSTANDING ITEMS:

None



FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 2-27-04 P&Z MEETING DATE: 3-15-04

SUBDIVISION NAME/LOCATION: West Oaks Square Section One
SW Corner of F.M. 518 @ Harkey Rd.

Lot(s): 2, Block(s): 1, Reserve(s): 0

PRIMARY CONTACT(Print or Type): Rekha Engineering, Inc. Phone: 713-895-8080

MAILING ADDRESS: 5301 Hollister, ste 190
Houston Tx 77040

OWNER NAME(Print or Type): Off Corner Texas, LTD. Phone: 281-427-7990 SCP Harkey Tx 1, LTD

MAILING ADDRESS: 1300 Rollingbrook Drive, suite 500 1920 Fountainview
Baytown, Texas 77521 Houston, Tx 77057

AGENT'S NAME(Print or Type): John English * REKHA ENGI Phone: 713-895-8080

MAILING ADDRESS: 5301 Hollister, ste 190
Houston Tx 77040

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

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

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

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

Signature: _____ (Owner)

Signature: [Signature] SR.V.P. (Agent)

Fee: \$ 500.00

Date Paid: 3-8-04

Receipt No.: _____

PLANNING & ZONING COMMISSION MEETING OF MARCH 15, 2004

AGENDA ITEM

SUBJECT: Consideration of Final Plat for **Cambridge Lake Section One – Phase Two**

LOCATION: West side of F. M. 1128 and south of Fite Road

APPLICANT: Arthur M. Pisana (Benchmark Engineering Corporation)

ANALYSIS:

Zoning – This property is in an R-2 zoning district. The proposed lot sizes, lot widths, and setbacks are compatible with the current zoning district.

Traffic and Transportation – A traffic impact analysis has been approved. 40 feet of additional right-of-way is being provided for the west portion of Manvel Road (F.M. 1128) and additional right-of-way is being provided for the south side of Fite Road.

Utility Considerations – All existing utilities are adequate for the proposed development. Developer has contributed to the City's cost to extend water to this area.

Stormwater Management – Onsite stormwater detention is being provided with offsite discharge to Mary's Creek.

Parks and Open Space – Parkland fees paid.

ATTACHMENTS:

Application Form
Preliminary Plat

OUTSTANDING ITEMS:

1. Note regarding co-ordinates needs to be rewritten. Coordinates are surface.
2. Move streetlight at lots 17-18 of Block 3 into the right-of-way and provide 5' E.E.s through reserve area for streetlights along Fite Road.



FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: MARCH 8, 2004 P&Z MEETING DATE: MARCH 15, 2004

SUBDIVISION NAME/LOCATION: CAMBRIDGE LAKE SECTION ONE
AT THE SOUTHWEST CORNER OF FIFTE AND FM 1128

Lot(s): 90 Block(s): 5 Reserve(s): 8

PRIMARY CONTACT(Print or Type): John Ramsey Phone: (281) 546-1654

MAILING ADDRESS: 423 LING DR. BAYOU VISTA, TX. 77563

OWNER NAME(Print or Type): D.R. HORTON - TEXAS, LTD Phone: _____

MAILING ADDRESS: 1525 LAKE FRONT CIRCLE
THE WOODLANDS, TEXAS 77380

AGENT'S NAME(Print or Type): ARTHUR M. PISANA Phone: 713-266-9930

MAILING ADDRESS: 2401 Fountainview, suite 220
Houston, Tx. 77057

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

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

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

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

Signature: _____
(Owner)

Signature: Arthur M. Pisana
(Agent)

Fee: \$ 23,713.07

Date Paid: 9/5/03

Receipt No.: 000202325

PLANNING & ZONING COMMISSION MEETING OF MARCH 15, 2004

AGENDA ITEM

SUBJECT: Consideration of Final Plat for **Silverlake Townhomes**

LOCATION: West of C. R. 90 and south of Southwyck Parkway

APPLICANT: Collin Pier (Carter & Burgess)

ANALYSIS:

Zoning – Property is in E.T.J. and is not zoned.

Traffic and Transportation – Traffic impact analysis approved. Improvements to Beacon Hill intersection included in construction plans for this project.

Utility Considerations – Water and sewer are provided by M.U.D.

Stormwater Management – Offsite multi-lake detention system used for stormwater detention.

Parks and Open Space – Not applicable

ATTACHMENTS:

Application Form
Preliminary Plat

OUTSTANDING ITEMS:

None



FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 3/8/04 P&Z MEETING DATE: 3/15/04

SUBDIVISION NAME/LOCATION: SILVERLAKE SUBDIVISION / BRAZORIA Co.

Lot(s): 57, Block(s): 2, Reserve(s): 2

PRIMARY CONTACT(Print or Type): COLLINS PIER, P.E. Phone: (713) 803-2390

MAILING ADDRESS: 55 WAUGH DRIVE, STE. 600
HOUSTON, TX. 77007

OWNER NAME(Print or Type): TMI, INC. Phone: (281) 675-3200

MAILING ADDRESS: 16 285 PARK TEN PLACE, STE. 300
HOUSTON, TX. 77084

AGENT'S NAME(Print or Type): CARTER & BURGESS, INC Phone: (713) 869-7900

MAILING ADDRESS: 55 WAUGH DRIVE, STE. 300
HOUSTON, TX. 77007

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

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

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

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

Signature: [Signature]
(Owner)

Signature: [Signature]
(Agent)

Fee: \$ 753⁰⁰

Date Paid: 3-8-04

Receipt No.: 77583

PLANNING & ZONING COMMISSION MEETING OF MARCH 15, 2004

AGENDA ITEM

SUBJECT: Consideration of Final Plat for **Kandiland Pearland**

LOCATION: East side of Reflection Bay Drive in Shadow Creek Ranch

APPLICANT: Christian Offenburger (Boundary One L.L.C.)

ANALYSIS:

Zoning – Property is in SCR PUD DC zoning district.

Traffic and Transportation – The original Shadow Creek Ranch PUD Master Plan addresses this issue. Sufficient thoroughfares and collectors are being constructed within this development.

Utility Considerations – Water and sewer are now available.

Stormwater Management – This property lies in the Clear Creek watershed. Shadow Creek Ranch Master Plan includes a multi-lake system providing stormwater retention.

Parks and Open Space – Provided within the overall development in accordance with the Master Plan. A tree survey indicated that no protected trees were on this site.

ATTACHMENTS:

Application Form
Preliminary Plat

OUTSTANDING ITEMS:

- 1.) Show updated city limits line on vicinity map.



FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: FEBRUARY 25, 2004 P&Z MEETING DATE: MARCH 1 OR MARCH 15

SUBDIVISION NAME/LOCATION: KANDILAND PEARLAND
1.137 ACRE DAY CARE SITE - SHADOW CREEK RANCH

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

PRIMARY CONTACT(Print or Type): CHRISTIAN OFFENBURGER Phone: (281) 648-3131
MAILING ADDRESS: 150 W. SHADOWBEND, SUITE 303
FRIENDSWOOD, TX 77546

OWNER NAME(Print or Type): D&R KING, INC. (DAN KING) Phone: (713) 667-0333
MAILING ADDRESS: 104 VICTORIA WAY
FRIENDSWOOD, TX 77546

AGENT'S NAME(Print or Type): _____ Phone: _____
MAILING ADDRESS: _____

★
SAME

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

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

SUBMITTED BY ENGINEERS

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

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

Signature: Dan King (Owner)

Signature: [Signature] (Agent)

Fee: \$ _____ Date Paid: _____ Receipt No.: _____

PLANNING & ZONING COMMISSION MEETING OF MARCH 15, 2004

AGENDA ITEM

SUBJECT: Consideration of Final Plat for **Adame Subdivision**

LOCATION: Northwest corner of Becky Lane and Aubrell Street

APPLICANT: Walker L. Treesh, R.P.L.S.

ANALYSIS:

Zoning – Property is zoned Residential (R-1). Lot sizes exceed the minimum size for this zoning district (80 feet wide, 8,800 sq. ft.)

Traffic and Transportation – Proposed lots will not generate enough traffic to require a Traffic Impact Analysis.

Utility Considerations – City of Pearland sewer available. Private water company service.

Stormwater Management – Buy-in to regional stormwater detention is proposed.

Parks and Open Space – Parkland fees to be paid.

ATTACHMENTS:

Application Form
Preliminary Plat

OUTSTANDING ITEMS:

1. Park fees to be paid
2. Stormwater detention fee to be paid.
3. Correct factor in Special Note; it should be 0.0988.
4. Add signatures
5. Utility company approval letters needed.



FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 3-8-04 P&Z MEETING DATE: 3-15-04

SUBDIVISION NAME/LOCATION: Adame Subdivision located at the corner of Aubrell and Becky, East of Harkey Road and north of Bailey Road

Lot(s): 3, Block(s): 1, Reserve(s): 0

PRIMARY CONTACT(Print or Type): Walker L. Treesh, R.P.L.S. Phone: 281-485-5191

MAILING ADDRESS: P.O. Box 2113, Pearland, Texas 77588

OWNER NAME(Print or Type): Jose and Irma Adame Phone: 281-772-0070

MAILING ADDRESS: 5701 Becky Lane, Pearland, Texas 77584

AGENT'S NAME(Print or Type): _____ Phone: _____

MAILING ADDRESS: _____

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

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

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

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

Signature: Jose Adame
(Owner)

Signature: _____
(Agent)

Fee: \$ 412.⁰⁰

Date Paid: 3-8-04

Receipt No.: _____

PLANNING & ZONING COMMISSION MEETING OF MARCH 15 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat of **Bellavita at Green Tee Section Five**

LOCATION: South side of Scarsdale Boulevard east of Clear Creek in Harris County

APPLICANT: Eddie A Taher, P.E. (Century Engineering, Inc.)

ANALYSIS:

Zoning – Property is zoned R-4 (PUD)

Traffic and Transportation – Original P. U. D. addressed this issue.

Utility Considerations – Water and sewer is available.

Stormwater Management – This property lies in the Clear Creek watershed. Stormwater detention is provided offsite.

Parks and Open Space – Original P.U.D. addressed this issue.

ATTACHMENTS:

Application Form
Preliminary Plat

OUTSTANDING ITEMS:

None



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: _____ P&Z MEETING DATE: _____

SUBDIVISION NAME/LOCATION: BELLAVITA AT GREEN TEE SEC. 5
LOCATED IN BRAZORIA COUNTY M.U.D. 18; AT OR NEAR THE
INTERSECTION OF SOUTH RIVIERA CIRCLE & S. LAZO VISTA DR.
Lot(s): 142, Block(s): 5, Reserve(s): 5

PRIMARY CONTACT(Print or Type): EDDIE TAHER Phone: (713) 780 8871
MAILING ADDRESS: 3030 S. GESSNER, SUITE 100 ; HOUSTON
TEXAS, 77063

OWNER NAME(Print or Type): REED-WEST INVESTMENTS, LTD. Phone: (281) 997 1500
MAILING ADDRESS: 6302 BROADWAY, SUITE 250
PEARLAND, TEXAS 77581

AGENT'S NAME(Print or Type): EDDIE TAHER Phone: (713) 780 9871
MAILING ADDRESS: 3030 S. GESSNER, SUITE 100
HOUSTON, TX- 77063

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

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

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

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

Signature: _____
(Owner)

Signature: EDDIE TAHER
(Agent)

Fee: \$ _____

Date Paid: _____

Receipt No.: _____

PLANNING & ZONING COMMISSION MEETING OF MARCH 15, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat for **G & L Estates**

LOCATION: Northwest corner of Harkey Road and Terrell Drive

APPLICANT: Walker Treesh, R. P. L. S.

ANALYSIS:

Zoning – Property is zoned Residential R-1. Proposed lot sizes exceed the requirements for this zoning classification (80 feet wide, 8,800 sq. ft.).

Traffic and Transportation – The proposed lots will not generate enough traffic to require a Traffic Impact Analysis. 30 feet of right-of-way is being dedicated for the north half of Terrell Drive.

Utility Considerations – All existing utilities are adequate for the proposed development.

Stormwater Management – A drainage report will be required. Fees may be paid in lieu of required stormwater detention.

Parks and Open Space – Park fees will be due.

ATTACHMENTS:

Application Form
Preliminary Plat

OUTSTANDING ITEMS:

- 1.) Lot 2 needs a 15' side building line.
- 2.) Use dashed lines for building lines.



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 3-8-04

P&Z MEETING DATE: 3-15-04

SUBDIVISION NAME/LOCATION: G & L ESTATES, CORNER OF HARKEY RD. & TERRELL DR.

Lot(s): 2, Block(s): 1, Reserve(s): _____

PRIMARY CONTACT(Print or Type): WALKER TREESH Phone: 281-485-5191

MAILING ADDRESS: P.O. BOX 2113, PEARLAND, TX. 77588

OWNER NAME(Print or Type): ANTONIO LINARES Phone: 713 943 8158
DAVID GARCIA 713 946 1432

MAILING ADDRESS: (GARCIA) 1005 NEVADA, SOUTH HOUSTON, TX. 77587
(LINAIZES) 1005 AVE. J, SOUTH HOUSTON, TX. 77587

AGENT'S NAME(Print or Type): _____ Phone: _____

MAILING ADDRESS: _____

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

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

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

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

Signature: _____
(Owner)

Signature: _____
(Agent)

Fee: \$ 412.⁰⁰

Date Paid: 3-8-04

Receipt No.: 78668

PLANNING & ZONING COMMISSION MEETING OF MARCH 15, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat for **Bandali Daycare**

LOCATION: West side of C. R. 94 between Hughes Ranch Road and McHard Road

APPLICANT: Andy Lee (K. Chen Engineering)

ANALYSIS:

Zoning – This property is the E. T. J. and is not zoned.

Traffic and Transportation – A mutual access agreement granting access to adjoining properties will probably be needed. A traffic impact analysis will be required.

Utility Considerations – Utilities to be provided by M.U.D. No. 4.

Stormwater Management – Stormwater detention to be provided by M.U.D. No. 5.

Parks and Open Space – Not applicable

ATTACHMENTS:

Application Form
Preliminary Plat

OUTSTANDING ITEMS:

1.) Utility letters



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 03-05-2004

P&Z MEETING DATE: 03-15-2004

SUBDIVISION NAME/LOCATION: BANDALI DAYCARE
WEST SIDE OF COUNTY ROAD 94, SOUTH OF MCHARD

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

PRIMARY CONTACT(Print or Type): ANDY LEE Phone: 713.952.6888

MAILING ADDRESS: 6161 SAVOY #310 HOUSTON, TX 77036

OWNER NAME(Print or Type): AL BANDALI Phone: 281.415.7050

MAILING ADDRESS: 3626 GARREPS DR. PEARLAND, TX 77484

AGENT'S NAME(Print or Type): ANDY LEE Phone: 713.952.6888

MAILING ADDRESS: 6161 SAVOY #310 HOUSTON TX 77036

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

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

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

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

Signature: (Owner)

Signature: (Agent)

Fee: \$ 460.00

Date Paid: 03-05-2004

Receipt No.: 77581

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

AGENDA OF: 15 March 2004	ITEM NO. _____
DATE SUBMITTED: 9 March 2004	ORIGIN: Projects
PREPARED BY: Joe Wertz, Jr.	PRESENTOR: Joe Wertz, Jr.
SUBJECT: Transportation CIP Master Plan	
EXHIBITS: Cost Spreadsheet, Transportation Map	
EXPENDITURE REQUIRED: N/A	
FUNDS AVAILABLE _____ (Finance Department Approval)	

EXECUTIVE SUMMARY

Presented before the Planning and Zoning Board for review and consideration is a preliminary draft for a Transportation CIP Master Plan. Staff has completed a thorough evaluation of the City's transportation needs for the next twenty years and developed a cost spreadsheet for the various project considerations. The cost spreadsheet and transportation map will be distributed at the board meeting for review and consideration. The several succeeding paragraphs explain the genesis of the transportation plan and the calculated results.

The spreadsheet outlines preliminary cost information for each of the proposed projects. The information was collected from various sources including the 1) Master Thoroughfare Plan, 2) Wilbur Smith Impact Fee Study, and input from staff regarding priorities based upon population growth, maintenance requirements, and service needs. The projects have been placed into the appropriate 5 year phase in which the demand will be realized for transportation services.

With the assistance of an engineering consultant, cost information was provided based upon past bid tabulation data and potential right-of-way costs. Upon completion of the transportation master plan, staff will compile this information and prepare it for the FY 2005 budget adoption. Future workshops will be scheduled to update the Planning and Zoning Board regarding any changes to the City's transportation requirements.