

# PLANNING AND ZONING COMMISSION

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AGENDA OF A REGULAR MEETING FOR THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON APRIL 19, 2004, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING, IN THE FIRST FLOOR COUNCIL CHAMBERS OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 1163

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: 0.310, being Tract No. 10 in the Sandoval Subdivision, located in the west one-half of the northwest one-quarter of the northeast one-quarter of Section 15, H.T. & B.R.R. Company Survey, Abstract 241, Brazoria County, Texas (2823 Morenci Street)

Owner: Sandra F. Martinez  
2823 Morenci Street  
Pearland, Texas 77584

B. CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 1164

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: Garden Acres Subdivision, Lot E, S/2, Section 3, Abstract 219, H.T. & B.R.R. Company Survey, Brazoria County, Texas (Located at 2535 Thelma Street)

Owner: Admiral Homes  
6831 Broadway Street  
Pearland, Texas 77581

# **PLANNING AND ZONING COMMISSION**

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## **C. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1165**

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: 0.99 acres, being the east one-half of a called 1.988 acre tract of land recorded in File Number 94-024593, Official Records in the Office of the County Clerk, Brazoria County, Texas, being a part of a 5.949 acre tract recorded in Volume 1439, Page 851, Deed Records, Brazoria County, Texas, out of a 80 acre tract being the north one-half of the southeast one-fourth of Section 16, George C. Smith Survey, Abstract 546, Brazoria County, Texas (Located at 6201 Terrell Drive)

Owner: Artemio Garcia  
6201 Terrell Drive  
Pearland, Texas 77584

## **D. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1162**

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-3), on the following described property, to wit:

Legal Description: Lot 6, Block 2, of Buena Vida, a subdivision in the H.T. & B.R.R. Company Survey, Abstract 240, Brazoria County, Texas (Located on the South Side of Cantu Street, and East of Wagon Trail Road)

Owner: Maria R. Gonzalez  
2017 Max Road  
Pearland, Texas 77581

## **E. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1166**

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-4), on the following described property, to wit:

Legal Description: Lots 40 and 41, Block 37, Pearland Townsite, Brazoria County, Texas (Located at 2218 N. Pearland Avenue)

# PLANNING AND ZONING COMMISSION

## H. CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 1140

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

## I. CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 1155

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: Hickory Creek Place, Lot 9, Block 3, Brazoria County, Texas (Located at 2106 O'Day Road)

Owner: Don and Margarette Chasteen  
3419 Monarch Meadow Lane  
Pearland, Texas 77581

## J. CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 1168

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: Tract 1, 60.0000 acres situated in the James Hamilton Survey, Abstract No. 876, being all of lots 39, 39 1/2, 40, 40 1/2, 41, 41 1/2, 42, 42 1/2, 55, 55 1/2, 56, and 56 1/2 in section or block "F" in the Allison-Richey Gulf Coast Home Co's. part of Suburban Gardens Subdivision; Tract 2, Parcel A:

# PLANNING AND ZONING COMMISSION

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Owner: Charles Aguirre  
2245 N. Austin  
Pearland, Texas 77581

## **F. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1167**

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

Legal Description: A tract of land containing 6,250 square feet of land known at Lot 15, Block F, of Pearland Townsite, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 29, Page 41, of the Deed Records of Brazoria County, Texas (Located at 2120 Grand Boulevard)

Owner: Richard Gonzalez  
2407 Kay Avenue  
Pearland, Texas 77581

## **G. CONSIDERATION & POSSIBLE ACTION – SPECIFIC USE PERMIT APPLICATION NO. 134**

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

Legal Description: 6.3601 acre tract of land (called 6.363 acres) out of Lots 49 and 50 of the Allison Richey Gulf Coast Home Company Subdivision of Section 85, H.T. & B.R.R. Company Survey, Abstract 304, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 107, of the plat records of Brazoria County, Texas (Located at 9809 Broadway Street)

Owner: The Peterson Group  
8325 Broadway Street # 202-88  
Pearland, Texas 77584

Applicant: WC Properties – Dan Cheek  
16615 Sealark  
Houston, Texas 77062

*w/consideration  
of 2.412 acres  
and w/screening  
&*

# PLANNING AND ZONING COMMISSION

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All of lots 53 and 54 and the south fifty feet of lots 43 ½ and 44 ½ of Allison-Richey Gulf Coast Home Company Subdivision, Section F James Hamilton Survey, Abstract 876; Parcel B, 11.0586 acres of land out of the Allison-Richey Gulf Coast Company Subdivision Section "F", in the James Hamilton Survey A-876; Parcel D, 882,971 square feet of land out of the Allison-Richey Gulf Coast Home Company Subdivision, Section "F", in the James Hamilton Survey A-876; Tract 3, 44.00 acres being all that parcel of land being all of lots 9 ½, 10 ½, 23, 23 ½, 24, 24 ½, 25, 25 ½, 26, 26 ½ of Allison- Richey Gulf Coast Home Company Subdivision, according to plat thereof recorded in Volume 3, Page 40, out of section "F" of said subdivision, all in Harris County, Texas (Located at the Southwest Corner of State Highway 288 and Beltway 8)

Owner: Sandra G. Bybee, Mary Susan Lindholm, Margaret Greedy Bybee, Martha B. Soland, Marilyn B. Dawson, Jeanette B. Nichols

Applicant: Jeff Gustafson of Lennar Partners and LNR Clear Creek Spectrum L.P.  
5400 LBJ Freeway, Suite 1070  
Dallas, Texas 75240

## **K. CONSIDERATION & POSSIBLE ACTION – Land Use and Urban Development Ordinance Text Amendment**

Request for an amendment to Section 24.11 (4) Prohibited Signs, Advertising, Lighting, of the City of Pearland Land Use and Urban Development Ordinance (Ordinance No. 509-H)

Applicant: City of Pearland

**L. CONSIDERATION & POSSIBLE ACTION – An Amending plat of Cypress Village Section One, a subdivision of 51.853 acres as recorded in Volume 23, Pages 327-330 of the plat records of Brazoria County, Texas located in the H.T. & B.R.R Co. Survey, Abstract 241 and the H.T. & B.R.R. Co. Survey, Abstract 546 City of Pearland, Brazoria County, Texas**

**M. CONSIDERATION & POSSIBLE ACTION – Preliminary plat of Southgate Section Two a subdivision of 38.561 acres of land out of and a part of a 173.49 acre tract situated in the H.T. & B.R.R. Company Survey, Section 81, Abstract 300, City of Pearland, Brazoria County, Texas**

# **PLANNING AND ZONING COMMISSION**

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**N. CONSIDERATION & POSSIBLE ACTION** – Final plat of JIB No. 3974 Subdivision being 1.2857 acres (56,007 S.F.) of land located in the A.C.H. & B. Survey, Abstract No. 147 Brazoria County, Texas and also being a partial replat of Magnolia Business Park, a subdivision per map or plat thereof recorded in Volume 18, Page 39 Plat records Brazoria County, Texas City of Pearland

**O. CONSIDERATION & POSSIBLE ACTION** – Amending plat of S.E. ½ of Lot 35, West Friendswood Subdivision, Brazoria County, Texas

**P. CONSIDERATION & POSSIBLE ACTION** – Request on behalf of Cotton Surveying Company for a six-month extension on the Preliminary Plat of Allsafe Storage – Pearland

**Q. DISCUSSION ITEM** – Discussion on Ellis Plaza Planned Unit Development (PUD) proposed at 2015 E. Broadway

**NEXT MEETING DATES:** May 3, 2004 – Regular Planning & Zoning  
May 17, 2004 – JPH & Regular P & Z

## **III. ADJOURNMENT**

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Owner: Maria R. Gonzalez  
2017 Max Road  
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## **E. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1166**

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-4), on the following described property, to wit:

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Pearland, Texas 77581

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Owner: The Peterson Group  
8325 Broadway Street # 202-88  
Pearland, Texas 77584

Applicant: WC Properties – Dan Cheek  
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Owner: Jose David Rosa  
11410 Sharpview  
Houston, Texas 77072

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

## **I. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1155**

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5400 LBJ Freeway, Suite 1070  
Dallas, Texas 75240

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**Q. DISCUSSION ITEM** – Discussion on Ellis Plaza Planned Unit Development (PUD) proposed at 2015 E. Broadway

**NEXT MEETING DATES:** May 3, 2004 – Regular Planning & Zoning  
May 17, 2004 – JPH & Regular P & Z

### III. ADJOURNMENT

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Posted this 16 day of April 2004 A.D.

Removed this 20<sup>th</sup> day of APRIL 2004 A.D.

**MEMBERS OF THE PLANNING & ZONING COMMISSION  
as of 11/03**

	<u>MEMBER</u>	<u>TERM EXPIRES</u>	<u>PHONE #'S</u>
<i>YES</i>	TODD IOCCO, Chairman 3510 Shadycrest Pearland, TX 77581 <u>Tlocco@Houston.RR.com</u>	April, 2005	Office: 281-997-3747 Mobile: 281-923-8633 Fax: 281-403-1433
<i>YES</i>	SHERYL GREINER-Vice Chairman 2607 Rip Van Winkle Pearland, TX 77581 <u>Sheryl.Greiner@compsol.cc</u>	April, 2004	<i>713-824-8156</i> Office: 281-486-4844 Home: 281-997-1203
<i>left mess</i>	RUBY SANDARS 2402 Frances Dr Pearland, TX 77581 <u>sandarsr1@houston.rr.com</u>	April, 2004	Phone: 281-485-1509
<i>No</i>	LINDA COWLES 3412 Shadycrest Pearland, TX 77581	November, 2006	Office: 281-652-1659
<i>NO</i>	DON W. SEDERDAHL 3418 Shady Crest Pearland, TX 77581 <u>dons@dcm.com</u>	November, 2006	Office: 713-942-7575 Work: 281-412-0091
<i>YES</i>	DAVID RANSOM 1108 Chesterwood Pearland, TX 77581 <u>dransom@ev1.net</u>	November, 2005	Office: 281-226-5957 Home: 281-648-1869
<i>YES</i>	NEIL WEST 2218 Shadycrest Pearland, TX 77581	December 10, 2003	Home: 281-997-8898



# 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. 1162

Joint Public Hearing to be held Monday, April 19, 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: Monica P. Hernandez

Address: 5738 Cantu Pearland TX

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

Signature: Monica P. Hernandez Date: 4-19-04

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



# 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. 1166

Joint Public Hearing to be held Monday, April 19, 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: Sandra J. (Cannon) Shiver

Address: 2210 N. Pearland Ave

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

Signature: S. Shiver Date: 4-11-04

COMMENTS: zoning should have never been changed to allow multiple families in the first place. The apartments across the street were built after I bought my house & I had no idea that 'old town proper' wasnt for single families only - therefore I was extremely disappointed when they were built. I don't want to be surrounded by AA.F's  
Sandra Shiver



# PUBLIC COMMENT FORM

City of Pearland  
Community Development  
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Pearland, Texas 77581  
281-652-1742  
281-652-1702 fax

## SPECIFIC USE PERMIT APPLICATION NO. 134

Joint Public Hearing to be held Monday, April 19, 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.  
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I am **AGAINST** the requested zoning as explained on the attached public notice.  
(Checking "AGAINST" means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: Kris Patel  
Address: \_\_\_\_\_  
Pearland Tax Account No. (If shown on enclosed map): \_\_\_\_\_

THE PEARLAND CLINIC  
KRIS PATEL, M.D.  
9804 BROADWAY  
PEARLAND, TX 77584  
PHONE: 713-436-9800

Signature: Kris Patel Date: 4/12/04

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



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

Name: HATTIE MAE WOOD

Address: 4202 McFARLAND Circle - Orange Tx  
77637-9453

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

Signature: Hattie Mae Wood Date: 4-13-04

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



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Name: NIRANJAN CHANDRASEKHARMAH

Address: 9711 SUNNYWAST LN

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

Signature: *Niranjan* Date: 04/13/04

COMMENTS: Why are we building so many storage units? I seriously doubt that the city needs so many units in close proximity to each other.



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281-652-1702 fax

## SPECIFIC USE PERMIT APPLICATION NO. 134

Joint Public Hearing to be held Monday, April 19, 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: Mr + Mrs Jeff T. Lee

Address: 14700 Marsh Lane Apt 1711

Addicks Texas 75001  
Pearland Tax Account No. (If shown on enclosed map): \_\_\_\_\_

Signature: Shane Lee Jeff Lee Date: 4/11/04

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



# 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. 1140

Joint Public Hearing to be held Monday, April 19, 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: \_\_\_\_\_

Address: \_\_\_\_\_

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

Signature: Duday Muth Date: 4-12-04

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



# 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. 1168

Joint Public Hearing to be held Monday, April 19, 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: RICHARD B. MAYOR

Address: 6 WEST OAK DR N

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

Signature: Richard B Mayor Date: 4/14/04

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



# 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. 1168

Joint Public Hearing to be held Monday, April 19, 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: THOMAS H. MAYOR

Address: 5555 DEL MONTE #1306 HOUSTON TX. 77056

Pearland Tax Account No. (If shown on enclosed map): \* See Below

Signature: [Handwritten Signature] Date: 4/9/04

COMMENTS: I AM PART OWNER OF :  
0563-0012-110  
0800-3000-028  
0800-3000-024  
0800-3000-018  
0800-3000-027  
0800-3000-021



## CITY OF PEARLAND PLANNING & ZONING

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### MEMORANDUM

**DATE:** April 19, 2004

**TO:** City Council and Planning and Zoning Commission

**FROM:** Planning Staff

**SUBJECT:** Joint Public Hearing Item Regarding a Proposed Spectrum Planned Unit Development (PUD)

---

The above referenced item is scheduled for a Joint Public Hearing tonight - April 19<sup>th</sup>, 2004. This item was discussed at the joint meeting of the City Council and Planning and Zoning Commission on March 26<sup>th</sup>, 2004.

Staff has reviewed the revised document submitted on April 16, 2004. All issues have been resolved. The outstanding issues included facades, overhead utilities, minimum lot sizes and street cross-sections.

The revised PUD document that was sent to the City Council and Planning and Zoning Commission (dated April 16, 2004) permits metal, ceramic, or porcelain wall systems for thirty percent (30%) of the exterior wall area of any side of the building fronting Kirby Drive or Spectrum Drive (Page 11 – Material Prohibition). Despite the fact that these are less than City's requirements of one hundred percent (100%) masonry or glass for facades, after discussing the details with the applicant staff feels that the proposed masonry and metal standards are more stringent than current City requirements. Applicant will be available to discuss this in detail at the Public Hearing, if the Council and the Commission so desires.

The applicant has agreed that overhead utilities on private property within one hundred and fifty feet (150') of Kirby Road right-of-way and one hundred and twenty five feet (125') of Spectrum Drive right-of-way will be underground.

Regarding lot sizes, the applicant has agreed that no more than thirty percent (30%) of the PUD area under consideration can be platted in lots smaller than three (3) acres. Government owned property such as right-of-ways, lift stations etc. would be excluded from this stipulation.

The revised PUD document showed a six feet (6') wide sidewalk on both sides of Kirby Road. After discussion, the applicant has agreed to ten feet (10') wide meandering sidewalks along Kirby Road.



## CITY OF PEARLAND PLANNING & ZONING

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### MEMORANDUM

**DATE:** April 16, 2004

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**SUBJECT:** Joint Public Hearing Item Regarding a Proposed Spectrum Planned Unit Development (PUD)

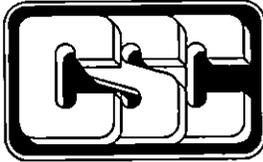
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The above referenced item is scheduled for a Joint Public Hearing on April 19<sup>th</sup>, 2004. This item was discussed at the joint meeting of the City Council and Planning and Zoning Commission on March 26<sup>th</sup>, 2004.

Attached is a copy the revised PUD document revised on April 14, 2004 and our communication report detailing outstanding issues identified by the City Council, Planning and Zoning Commission, and Staff. It appears that all of the issues have been resolved and staff will be happy to discuss in detail the items that were listed and their resolutions on April 19<sup>th</sup>, 2004, if the Council and the Commission so desires.

The revised document includes a Table of Contents and a section on Land use Definitions. Staff has not completed their review of those sections.

The revised document permits metal, ceramic, or porcelain wall systems for 30% of the exterior wall area of any side of the building fronting Kirby Drive or Spectrum Drive (Page 11 – Material Prohibition). However the applicant has agreed to comply with City's requirements of 100% masonry or glass for these facades and is in the process of amending the text to reflect that.



**COTTON SURVEYING  
COMPANY**

8701 New Trails Drive, Suite 200  
The Woodlands, Texas 77381-4241  
Phone: 281/363-4039  
Fax: 281/363-3459

**Corporate Office**  
6335 Gulfton, Suite 100  
Houston, Texas 77081-1169  
713/777-5337 Fax 713/777-5976

April 5, 2004

City of Pearland Planning and Zoning Commission  
3523 Liberty Drive  
Pearland Tx 77581

RE: Allsafe Storage-Pearland Plat

Planning & Zoning Commission:

The above-mentioned plat is due to expire on April 15, 2004. Please extend the expiration date for the approved extension period of 6 months.

Thank you,

Cindy Pyle, Platting

M: officedocs:W005289-003/cap

**Lata Krishnarao**  
04/13/2004 10:02 AM

To: Theresa Grahmann/COP@ci.pearland.tx.us, Trish  
Broussard/COP@ci.pearland.tx.us  
cc:  
Subject: For the P & Z meeting of April 19th.

Please add this to the Agenda.

Discussion on Ellis Plaza PUD proposed at 2015 E. Broadway

The PUD document needs to be included in the package.  
I will review it and have the write -up by the end of this week.  
Thanks.

Lata Krishnarao, AICP  
Planning Manager  
City of Pearland  
(281) 652-1635

**Richard Keller**  
04/14/2004 03:19 PM

To: Trish Broussard/COP@ci.pearland.tx.us  
cc:  
Subject: RE: OAKBROOK ESTATES SIX

----- Forwarded by Richard Keller/COP on 04/14/2004 03:18 PM -----



**"Sinyak, Mila"**  
<mila.sinyak@tcb.aecom.com>  
04/14/2004 03:04 PM

To: RKeller@ci.pearland.tx.us  
cc: "Moore, Michael" <michael.moore@tcb.aecom.com>, "Carrigan, Pat" <pat.carrigan@tcb.aecom.com>  
Subject: RE: OAKBROOK ESTATES SIX

Dear Mr. Keller

We are respectfully requesting to remove Preliminary plat of Oakbrook Estates Section Six from the Planning & Zoning Commission agenda for April 19, 2004 due to the number of unaddressed items on this plat.

Sincerely

Mila Nichole Sinyak  
Technical Specialist  
Turner Collie & Braden  
5757 Woodway  
Houston, TX 77057-1599  
Tel: (713) 267-2734  
Fax: (713) 267-3270  
mila.sinyak@tcb.aecom.com

-----Original Message-----

From: RKeller@ci.pearland.tx.us [mailto:RKeller@ci.pearland.tx.us]  
Sent: Wednesday, April 14, 2004 9:33 AM  
To: Sinyak, Mila  
Subject: OAKBROOK ESTATES SIX

(See attached file: OAKBROOK ESTATES SIX P&Z AGENDA.doc)

# **PLANNING AND ZONING COMMISSION**

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**AGENDA OF A REGULAR MEETING FOR THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON APRIL 19, 2004, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING, IN THE FIRST FLOOR COUNCIL CHAMBERS OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 1163**

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: 0.310, being Tract No. 10 in the Sandoval Subdivision, located in the west one-half of the northwest one-quarter of the northeast one-quarter of Section 15, H.T. & B.R.R. Company Survey, Abstract 241, Brazoria County, Texas (2823 Morenci Street)

Owner: Sandra F. Martinez  
2823 Morenci Street  
Pearland, Texas 77584

**B. CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 1164**

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: Garden Acres Subdivision, Lot E, S/2, Section 3, Abstract 219, H.T. & B.R.R. Company Survey, Brazoria County, Texas (Located at 2535 Thelma Street)

Owner: Admiral Homes  
6831 Broadway Street  
Pearland, Texas 77581

# **PLANNING AND ZONING COMMISSION**

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## **C. CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 1165**

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: . 0.99 acres, being the east one-half of a called 1.988 acre tract of land recorded in File Number 94-024593, Official Records in the Office of the County Clerk, Brazoria County, Texas, being a part of a 5.949 acre tract recorded in Volume 1439, Page 851, Deed Records, Brazoria County, Texas; out of a 80 acre tract being the north one-half of the southeast one-fourth of Section 16, George C. Smith Survey, Abstract 546, Brazoria County, Texas (Located at 6201 Terrell Drive)

Owner: Artemio Garcia  
6201 Terrell Drive  
Pearland, Texas 77584

## **D. CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 1162**

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-3), on the following described property, to wit:

Legal Description: Lot 6, Block 2, of Buena Vida, a subdivision in the H.T. & B.R.R. Company Survey, Abstract 240, Brazoria County, Texas (Located on the South Side of Cantu Street, and East of Wagon Trail Road)

Owner: Maria R. Gonzalez  
2017 Max Road  
Pearland, Texas 77581

## **E. CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 1166**

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-4), on the following described property, to wit:

Legal Description: Lots 40 and 41, Block 37, Pearland Townsite, Brazoria County, Texas (Located at 2218 N. Pearland Avenue)

# PLANNING AND ZONING COMMISSION

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Owner: Charles Aguirre  
2245 N. Austin  
Pearland, Texas 77581

## **F. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1167**

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

Legal Description: A tract of land containing 6,250 square feet of land known at Lot 15, Block F, of Pearland Townsite, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 29, Page 41, of the Deed Records of Brazoria County, Texas (Located at 2120 Grand Boulevard)

Owner: Richard Gonzalez  
2407 Kay Avenue  
Pearland, Texas 77581

## **G. CONSIDERATION & POSSIBLE ACTION – SPECIFIC USE PERMIT APPLICATION NO. 134**

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

Legal Description: 6.3601 acre tract of land (called 6.363 acres) out of Lots 49 and 50 of the Allison Richey Gulf Coast Home Company Subdivision of Section 85, H.T. & B.R.R. Company Survey, Abstract 304, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 107, of the plat records of Brazoria County, Texas (Located at 9809 Broadway Street)

Owner: The Peterson Group  
8325 Broadway Street # 202-88  
Pearland, Texas 77584

Applicant: WC Properties – Dan Cheek  
16615 Sealark  
Houston, Texas 77062

# **PLANNING AND ZONING COMMISSION**

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## **H. CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 1140**

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

## **I. CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 1155**

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: Hickory Creek Place, Lot 9, Block 3, Brazoria County, Texas (Located at 2106 O'Day Road)

Owner: Don and Margarette Chasteen  
3419 Monarch Meadow Lane  
Pearland, Texas 77581

## **J. CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 1168**

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: Tract 1, 60.0000 acres situated in the James Hamilton Survey, Abstract No. 876, being all of lots 39, 39 ½, 40, 40 ½, 41, 41 ½, 42, 42 ½, 55, 55 ½, 56, and 56 ½ in section or block "F" in the Allison-Richey Gulf Coast Home Co.'s part of Suburban Gardens Subdivision; Tract 2, Parcel A:

# PLANNING AND ZONING COMMISSION

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All of lots 53 and 54 and the south fifty feet of lots 43 ½ and 44 ½ of Allison-Richey Gulf Coast Home Company Subdivision, Section F James Hamilton Survey, Abstract 876; Parcel B, 11.0586 acres of land out of the Allison-Richey Gulf Coast Company Subdivision Section "F", in the James Hamilton Survey A-876; Parcel D, 882,971 square feet of land out of the Allison-Richey Gulf Coast Home Company Subdivision, Section "F", in the James Hamilton Survey A-876; Tract 3, 44.00 acres being all that parcel of land being all of lots 9 ½, 10 ½, 23, 23 ½, 24, 24 ½, 25, 25 ½, 26, 26 ½ of Allison-Richey Gulf Coast Home Company Subdivision, according to plat thereof recorded in Volume 3, Page 40, out of section "F" of said subdivision, all in Harris County, Texas (Located at the Southwest Corner of State Highway 288 and Beltway 8)

Owner: Sandra G. Bybee, Mary Susan Lindholm, Margaret Gready Bybee, Martha B. Soland, Marilyn B. Dawson, Jeanette B. Nichols

Applicant: Jeff Gustafson of Lennar Partners and LNR Clear Creek Spectrum L.P.  
5400 LBJ Freeway, Suite 1070  
Dallas, Texas 75240

## **K. CONSIDERATION & POSSIBLE ACTION – Land Use and Urban Development Ordinance Text Amendment**

Request for an amendment to Section 24.11 (4) Prohibited Signs, Advertising, Lighting, of the City of Pearland Land Use and Urban Development Ordinance (Ordinance No. 509-H)

Applicant: City of Pearland

**L. CONSIDERATION & POSSIBLE ACTION – An Amending plat of Cypress Village Section One, a subdivision of 51.853 acres as recorded in Volume 23, Pages 327-330 of the plat records of Brazoria County, Texas located in the H.T. & B.R.R. Co. Survey, Abstract 241 and the H.T. & B.R.R. Co. Survey, Abstract 546 City of Pearland, Brazoria County, Texas**

**M. CONSIDERATION & POSSIBLE ACTION – Preliminary plat of Southgate Section Two a subdivision of 38.561 acres of land out of and a part of a 173.49 acre tract situated in the H.T. & B.R.R. Company Survey, Section 81, Abstract 300, City of Pearland, Brazoria County, Texas**

# PLANNING AND ZONING COMMISSION

**N. CONSIDERATION & POSSIBLE ACTION** – Final plat of JIB No. 3974 Subdivision being 1.2857 acres (56,007 S.F.) of land located in the A.C.H. & B. Survey, Abstract No. 147 Brazoria County, Texas and also being a partial replat of Magnolia Business Park, a subdivision per map or plat thereof recorded in Volume 18, Page 39 Plat records Brazoria County, Texas City of Pearland

**O. CONSIDERATION & POSSIBLE ACTION** – Amending plat of S.E. ½ of Lot 35, West Friendswood Subdivision, Brazoria County, Texas

**P. CONSIDERATION & POSSIBLE ACTION** – Request on behalf of Cotton Surveying Company for a six-month extension on the Preliminary Plat of Allsafe Storage – Pearland

**Q. DISCUSSION ITEM** – Discussion on Ellis Plaza Planned Unit Development (PUD) proposed at 2015 E. Broadway

**NEXT MEETING DATES:** May 3, 2004 – Regular Planning & Zoning  
May 17, 2004 – JPH & Regular P & Z

## III. ADJOURNMENT

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

Posted this 16 day of April 2004 A.D.  
Removed this 20<sup>th</sup> day of April 2004 A.D.

REASON FOR AMENDING PLAT

TO CORRECT DISTANCES WITHIN LOT NUMBERS 11 AND  
12 OF BLOCK 8, LOTS 1, 6, 19 AND 24 OF BLOCK 6

**AN AMENDING PLAT OF  
CYPRESS VILLAGE  
SECTION ONE**

**A SUBDIVISION OF 51.853 ACRES**

**AS RECORDED IN VOLUME 23, PAGES 327 - 330**

**IN THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS**

**LOCATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 241**

**AND THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 546**

**CITY OF PEARLAND,**

**BRAZORIA COUNTY, TEXAS**

**147 LOTS 8 BLOCKS 15 RESERVES (1.3637 ACRES)**

**3.7841 ACRES CITY OF PEARLAND PARK**

**APRIL 8, 2004**



**SCALE: 1"=100'**

**OWNER:**

**PT&T, LTD.**

**BY JNB & R LLC. GENERAL PARTNER**

**BY JOHN N. TAYLOR, EXECUTIVE MANAGER**

**1625 CORNICHE, LEAGUE CITY, TEXAS 77573**

**PHONE: 281-334-5499**

**PLANNER:**

**SURVEYOR:**

**ENGINEER:**

**ROBERT DOLEY**

**PLANNER**

2103 NORTH PALM COURT  
PASADENA, TEXAS 77502

Phone (713)943-7702

FAX (713)943-7703

CONTACT: ROBERT DOLEY

**FOSTER-RAINWATER**

**AND ASSOCIATES SURVEYING**

2302 N. WASHINGTON  
PEARLAND, TEXAS 77581

Phone (281)412-6586

FAX (281)412-9025

CONTACT: GARLYN RAINWATER

**DANNENBAUM**

**ENGINEERING CORP.**

3100 WEST ALABAMA  
HOUSTON, TEXAS 77098

Phone (713)520-9570

FAX (713)527-6338

CONTACT: JACK CARTER

PRELIMINARY PLAT  
**SouthGate SECTION TWO**

A SUBDIVISION OF  
38.561 ACRES OF LAND  
OUT OF AND A PART OF A  
173.49 ACRE TRACT

SITUATED IN THE  
**H.T. & B.R.R. COMPANY SURVEY, SECTION 81,  
ABSTRACT 300**

CITY OF PEARLAND,  
BRAZORIA COUNTY, TEXAS

114 LOTS, IN 5 BLOCKS,  
AND 2 RESERVES (CONTAINING 2.593 ACRES)

DEVELOPER: LINGO SOUTHGATE, LTD.  
17225 EL CAMINO REAL,  
SUITE 347  
HOUSTON, TEXAS 77058  
CONTACT: TRACY GOZA  
(281) 286-2290

SURVEYOR: GeoSurv, LLC  
P.O BOX 246  
LEAGUE CITY, TEXAS 77574  
CONTACT: DALE L. HARDY  
(281) 554-7739

ENGINEER: JKC & ASSOCIATES  
909 B WEST MAIN STREET  
LEAGUE CITY, TEXAS 77573  
CONTACT: JASON CHRISTIAN  
(281) 332-1120

Drop Inlet on Madison Drive, 125' south  
is based on said HGCSO Monument #74.  
at 1995 and based on HGCSO 1987  
instrument is based on direct elevation tie

as determined by FEMA and as

within the incorporated limits of the

the Alvin Independent School District.

-2, Single-Family Dwelling District.

shown.

drainage easement to service each

width (20) feet unless otherwise noted.

with storm sewers.

constructed by the DISTRICT, or subregional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT'S approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.

16. Contractor shall notify BRAZORIA DRAINAGE DISTRICT NO. 4 in writing at least thirty-six (36) hours before placing any concrete or drainage structures.
17. Approval by BRAZORIA DRAINAGE DISTRICT NO. 4 of the Final Drainage Plan and Final Plat (if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips, and/or any other rights-of-way across third parties' properties for purposes of moving excess runoff to the DISTRICT'S drainage facilities as contemplated by the Final Drainage Plan and Final Plat.
18. Water and sewer services are not available to this project site at the time of platting.
19. This plat does not lie within the bounds of a Municipal Utility District (M.U.D.).
20. Temporary Drainage Easement Note: 120' Drainage Easement, by separate instrument (B.C.C.F. NO. 02-060211) - centered on design, roadway R.O.W. for SouthGate Subdivision future development. Easement to be abandoned upon recording of plats for said future development.
21. Corner lots are not to have side access.

# PRELIMINARY PLAT

# SouthGate SECTION TWO

A SUBDIVISION OF  
38.561 ACRES OF LAND  
OUT OF AND A PART OF A  
173.49 ACRE TRACT

SITUATED IN THE  
H.T. & B.R.R. COMPANY SURVEY, SECTION 81,  
ABSTRACT 300

CITY OF PEARLAND,  
BRAZORIA COUNTY, TEXAS

114 LOTS, IN 5 BLOCKS,  
AND 2 RESERVES (CONTAINING 2.593 ACRES)

DEVELOPER: LINGO SOUTHGATE, LTD.  
17225 EL CAMINO REAL,  
SUITE 170  
HOUSTON, TEXAS 77058  
CONTACT: TRACY GOZA  
(281) 286-2290

SURVEYOR: GeoSurv, LLC  
P.O. BOX 246  
LEAGUE CITY, TEXAS 77574  
CONTACT: DALE L. HARDY  
(281) 554-7739

ENGINEER: JKC & ASSOCIATES  
909 B WEST MAIN STREET  
LEAGUE CITY, TEXAS 77573  
CONTACT: JASON CHRISTIAN  
(281) 332-1120

THENCE North 00°01'19" East, 249.20 feet to a 5/8 inch iron rod set for the northwest corner;

THENCE South 89°58'41" East, 159.88 feet to a 5/8 inch iron rod set for the northeast corner of the herein described tract and in the west right-of-way line of Main Street (State Highway 35) (110' Public R.O.W.);

THENCE South 28°59'26" East (called S28°58'24"E), 217.03 feet along the west right-of-way line of said Main Street (State Highway 35) to a 5/8 inch iron rod set for a point of curvature;

THENCE following the curve to the right whose Radius is 40.00 feet, Length of 83.09 feet (called 83.07 feet), Delta of 119°00'44" (called 118°59'43"), and Long Chord which bears South 30°30'57" West (called S30°31'27"W), a distance of 68.93 feet to a 5/8 inch iron rod set for a corner in the north right-of-way line of said Magnolia Road;

THENCE North 89°58'41" West, 230.16 feet along the north right-of-way line of said Magnolia Road to the PLACE OF BEGINNING, containing 1.2857 Acres (56,007 square feet) of land.

07')  
118°59'43")

THE PURPOSE OF THIS REPLAT IS TO CREATE A SMALLER TRACT OUT OF ORIGINAL TRACT "B" OF MAGNOLIA BUSINESS PARK SUBDIVISION

FINAL PLAT  
OF

## JIB NO. 3974 SUBDIVISION

BEING 1.2857 ACRES (56,007 S.F.) OF LAND LOCATED IN THE A.C.H. & B. SURVEY, ABSTRACT NO. 147 BRAZORIA COUNTY, TEXAS AND ALSO BEING A PARTIAL REPLAT OF MAGNOLIA BUSINESS PARK, A SUBDIVISION PER MAP OR PLAT THEREOF, RECORDED IN VOLUME 18, PAGE 39 PLAT RECORDS BRAZORIA COUNTY, TEXAS CITY OF PEARLAND

1 RESERVE

0 LOTS

1 BLOCK

DATE:  
JANUARY, 2004

OWNER:  
THIRTY-FIVE MAGNOLIA, INC.  
MR. MEHDI HEMANI, PRESIDENT  
c/o SUNNY BATHJIA  
2323 SOUTH VOSS ROAD  
HOUSTON, TEXAS 77057  
(713)-785-5595

ENGINEER AND SURVEYOR:

**REKHA ENGINEERING INC.**



5301 Hollister, Suite 190  
Houston, Texas 77040  
713-895-8080  
713-895-8081  
Fax: 713-895-7686  
Job No. 0307-1922

Contact: John H. English, Sr. Vice President

AMENDING PLAT OF  
S.E. 1/2 OF LOT 35,  
WEST FRIENDSWOOD SUBDIVISION  
BRAZORIA COUNTY, TEXAS

A SUBDIVISION OF 5.00 ACRES OF LAND BEING THE SOUTHEAST 1/2 OF LOT 35, OF WEST FRIENDSWOOD SUBDIVISION OF 1260 ACRES OF LAND IN THE PERRY AND AUSTIN LEAGUE, ABSTRACT 111, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT IN BOOK 1, PAGE 96, OF THE RECORDS OF BRAZORIA COUNTY, TEXAS.

REASON FOR AMENDING PLAT: TO CONVERT S.E. 1/2 OF LOT 3 INTO LOT 35A & LOT 35B

SCALE: 1"=100'

DATE: MARCH, 2004

OWNERS: JO ANNE KNODEL & JOSEPH B. MILLER  
ADDRESS: 611 WESTFIELD LANE  
PEARLAND, TEXAS 77546  
TEL. 281-648-4568

PREPARED BY:

**ARROW SURVEYING COMPANY**

**SURVEYORS**

P.O. BOX 410  
PEARLAND, TEXAS 77588 (281) 412-2294 FAX (281) 412-2314  
CONTACT PERSON: MIKE MORTON

Easterly side of Dixie  
guard rail and 7.4 feet  
and 11.2 feet  
ss.

site.