

PLANNING AND ZONING COMMISSION

AGENDA OF A REGULAR MEETING FOR THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON APRIL 5, 2004, IN THE SECOND FLOOR CONFERENCE ROOM OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. NEW BUSINESS

A. EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE –
Section 551.071 - Consultation with City Attorney – Regarding potential litigation – Zoning

B. CONSIDERATION & POSSIBLE ACTION - EXECUTIVE SESSION
UNDER TEXAS GOVERNMENT CODE – Section 551.071 - Consultation with City Attorney – Regarding potential litigation – Zoning

C. CONSIDERATION & POSSIBLE ACTION – Remove from the table
Zoning Application No. 1160

D. CONSIDERATION & POSSIBLE ACTION - ZONING 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

E. CONSIDERATION & POSSIBLE ACTION – Remove from the table
Zoning Application No. 1156

PLANNING AND ZONING COMMISSION

F. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1156

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

G. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Cypress Village Section Two, a subdivision of 51.2649 acres 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

H. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-40, 37.934 acres being out of the H.T. & B.R.R. Co. Survey, Section 83, Abstract 305, Brazoria County

I. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Country Place Plaza Unrestricted Reserve, a subdivision of 1.8969 acres of land out of the J. Crawley Survey, 174 Brazoria County, Texas

J. CONSIDERATION & POSSIBLE ACTION- Final Plat of Travis Estates being a tract containing 8.988 acres of land out of and part of Lot 16 and 17 of the West Friendswood Subdivision as recorded in Volume 1, Page 96, Plat records, Brazoria County, Texas situated in the Perry Austin Lower League, Abstract 111, City of Pearland, Brazoria County, Texas

PLANNING AND ZONING COMMISSION

K. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Silverlake Commercial Park Phase 13, a subdivision of 9.857 acres of land out of the R.B. Lyle Survey, Abstract No: 539, Brazoria County, Texas

L. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Bank One – Broadway near Dixie Farm Road, a subdivision of 1.4897 acres of out of a 17.5068 acre tract out of Tracts 72, 73, & 74 of the George Jenkins Subdivision W.D.C. Hall Survey, Abstract 70 in the City of Pearland, Brazoria County, Texas

M. DISCUSSION ITEM – Discussion with the Projects Department regarding the timing of water, sewer and transportation projects with in corridors of the City Pearland.

NEXT MEETING DATES: April 19, 2004 – JPH & Regular Meeting
May 3, 2004 – Regular Planning & Zoning

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.

PLANNING & ZONING COMMISSION MEETING OF APRIL 5, 2004

AGENDA ITEM

SUBJECT: Consideration of Final Plat for Travis Estates

LOCATION: Is an extension of Pine Chase Drive in Pine Hollow Estates

APPLICANT: Jimmy Memon, E.I.T., Municipal Engineering

ANALYSIS:

Zoning – Property is R-3. All lots exceed R-3 zoning requirements.

Traffic and Transportation – Project is not anticipated to generate enough additional traffic to justify an additional Traffic Impact Analysis.

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

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

Parks and Open Space – Parkland fees paid.

ATTACHMENTS:

Application Form

Final Plat

OUTSTANDING ITEMS:

- 1.) 1% inspection fee due

PLANNING & ZONING COMMISSION MEETING OF APRIL 5, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat for Country Place Plaza Unrestricted Reserve

LOCATION: Southeast corner of McHard Road and C.R. 94 (Country Place Parkway)

APPLICANT: Jimmy Memon, E.I.T., Municipal Engineering Co., Inc.

ANALYSIS:

Zoning – Property is outside the city limits and is not zoned.

Traffic and Transportation – A traffic impact analysis (T.I.A.) will be required for this project prior to approval of a final plat.

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

Stormwater Management – Stormwater detention provided offsite by M.U.D. Brazoria Drainage District No. 4 approval required.

Parks and Open Space – Not applicable

ATTACHMENTS:

Application Form

Preliminary Plat

OUTSTANDING ITEMS:

- 1.) Show ownership of adjoining land to the northwest.

PLANNING AND ZONING COMMISSION

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Owner: Frances Jamison, L.P.

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Pearland, Texas 77581

Applicant: Paul Grohman
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Posted this 1 day of April 2004 A.D.

Removed this _____ day of _____ 2004 A.D.



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 3-23-04 P&Z MEETING DATE: 4-5-04

SUBDIVISION NAME/LOCATION: CYPRESS VILLAGE - Sec. II
Located on Harkey Rd.

Lot(s): 198, Block(s): 11, Reserve(s): 22

PRIMARY CONTACT(Print or Type): Kevin Price Phone: 281-993-1408
-1498-FAX
MAILING ADDRESS: 311 N. Shadowbend Ave.
Friendswood, TX 77546

OWNER NAME(Print or Type): P.T. + T. LTD. Phone: 281-993-1408
MAILING ADDRESS: 311 N. Shadowbend Ave.
Friendswood, TX 77546

AGENT'S NAME(Print or Type): Kevin Price Phone: 281-993-1408
MAILING ADDRESS: 311 N. Shadowbend Ave.
Friendswood, TX 77546

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-Ups - Both
- Traffic Impact Analysis (if required)
- Tree Survey (same scale as plat)
- Application fee (\$400 plus \$6 per lot or \$30 per acre)
- Completed Checklist
- Utility Request Letters
- Variance request(s) submitted in letter form NONE

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: \$ 2248.00

Date Paid: 3-29-04

Receipt No.: 87537



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: March 26, 2004 P&Z MEETING DATE: April 5, 2004

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch SF-40

Lot(s): 193 Block(s): 4 Reserve(s): 7

PRIMARY CONTACT(Print or Type): Steven D. Tinnin Phone: (713) 953-5023

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

Houston, TX 77042

OWNER NAME(Print or Type): Pearland Investments, LP Phone: (702) 736-6151

MAILING ADDRESS: 5195 Las Vegas Boulevard S., Las Vegas, NV 89119

AGENT'S NAME(Print or Type): Jason R. Banda Phone: (713) 953-5067

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 Preliminary Plat | <input checked="" 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 checked="" type="checkbox"/> Traffic Impact Analysis (if required) | <input checked="" type="checkbox"/> Utility Letters |
| <input checked="" type="checkbox"/> Application fee (\$400 plus \$6 per lot or \$30 per acre) | <input checked="" type="checkbox"/> Completed Checklist |
| | <input checked="" 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: 
(Agent)

Fee: \$ 1558.00

Date Paid: 3-29-04

Receipt No.: 87257



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: _____ P&Z MEETING DATE: 4-5-04

SUBDIVISION NAME/LOCATION: Country Place Plaza Unrestricted Reserve, 1.8969 acres Southwest corner of McHard Rd. & Northeast corner of Country Place Pkwy.

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

PRIMARY CONTACT(Print or Type): Jimmy Memon, E.I.T. Phone: 713-941-8988

MAILING ADDRESS: 3301 Federal St. Pasadena, TX 77504

OWNER NAME(Print or Type): Dien Bui Phone: 281-412-2964

MAILING ADDRESS: 6109 Bui Drive, Pearland, TX 77581

AGENT'S NAME(Print or Type): Jimmy Memon, E.I.T. Phone: 713-941-8988

MAILING ADDRESS: 3301 Federal St. Pasadena, TX 77504

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
- N/A Traffic Impact Analysis (if required)
- N/A Tree Survey (same scale as plat)
- Application fee (\$400 plus \$6 per lot or \$30 per acre)
- Completed Checklist
- N/A Variance request(s) submitted in letter form

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEDING 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: \$ 400.00

Date Paid: 3-29-04

Receipt No.: 89202



FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 2-20-04 P&Z MEETING DATE: 3-1-04

SUBDIVISION NAME/LOCATION: Travis Estates
Being a tract containing 8.988 acres of land out of and part of Lot 16 & 17
of the West Friendswood Subdivision
Lot(s): 6, Block(s): 1, Reserve(s): 0

PRIMARY CONTACT(Print or Type): Jimmy Memon, E.I.T. Phone: 713-941-8988
MAILING ADDRESS: 3301 Federal Street Pasadena, TX 77504

OWNER NAME(Print or Type): Clayton Dykes Phone: 713-248-9730
MAILING ADDRESS: 3205 Main Pearland, TX 77581

AGENT'S NAME(Print or Type): Jimmy Memon, E.I.T. Phone: 713-941-8988
MAILING ADDRESS: 3301 Federal Street Pasadena, TX 77504

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 PRECEDING 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: Clayton Dykes (Owner)

Signature: [Signature] (Agent)

Fee: \$ 424.00 Date Paid: 2-20-04 Receipt No.:



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 3.26.2004

P&Z MEETING DATE: April 5, 2004

SUBDIVISION NAME/LOCATION: SILVERLAKE COMMERCIAL PARK PHASE 13
LOCATED AT 2500 BLOCK OF COUNTY ROAD 90 IN SILVERLAKE
(PEARLAND ETC)

Lot(s): 6 Block(s): 1 Reserve(s): 2

PRIMARY CONTACT(Print or Type): MICHAEL HARVEY Phone: 713.777.5337

MAILING ADDRESS: JONES & CARTER - 6335 GULFTON, SUITE 100
HOUSTON, TX 77081

OWNER NAME(Print or Type): NEW SOUTHWICK, L.P. Phone: 713.960.9977

MAILING ADDRESS: 5005 RIVERWAY, SUITE 110
HOUSTON, TX 77056

AGENT'S NAME(Print or Type): MICHAEL HARVEY Phone: 713.777.5337

MAILING ADDRESS: JONES & CARTER - 6335 GULFTON, SUITE 100
HOUSTON, TX 77081

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
- letters from utility companies

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEDING 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: M. Harvey (Agent)

Fee: \$ 700.00

Date Paid: 3-29-04

Receipt No.: _____



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 3/29/04 P&Z MEETING DATE: 4/5/04

SUBDIVISION NAME/LOCATION: BANK ONE - BROADWAY NEAR DIXIE FARM ROAD

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

PRIMARY CONTACT(Print or Type): RUDY SANDOVAL Phone: 713-426-4040 x
MAILING ADDRESS: 1245 W 18TH HOUSTON TX 77008

OWNER NAME(Print or Type): MILESTONE PARTNERS Phone: 713-784-3790
MAILING ADDRESS: 9801 WESTHEIMER STE 202 HOUSTON TX 77042

AGENT'S NAME(Print or Type): RUDY SANDOVAL Phone: 713-426-4040 x-10
MAILING ADDRESS: SAME

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
N/A

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: Rudy Sandoval
(Agent)

Fee: \$ 460.00 Date Paid: 3-29-04 Receipt No.: 87527

PLANNING & ZONING COMMISSION MEETING OF APRIL 5, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat for Cypress Village Section Two

LOCATION: West side of Harkey Road south of Mary's Creek

APPLICANT: Kevin Price

ANALYSIS:

Zoning – Property is zoned R-3. All lots meet or exceed zoning requirements.

Traffic and Transportation – Traffic Impact Analysis for Cypress Village addressed traffic impacts.

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

Stormwater Management – On-site detention

Parks and Open Space – Parkland provided in Section One.

ATTACHMENTS:

Application Form

Preliminary Plat

OUTSTANDING ITEMS:

- 1.) Reserves "A" "D", "E", "O", and "R" should not contain right-of-way for pipelines. Are these easements?
- 2.) Provide bearings and distances for cul-de-sac offsets.

PLANNING & ZONING COMMISSION MEETING OF APRIL 5, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat for Shadow Creek Ranch SF-40

LOCATION: Southeast corner of Trinity Bay Drive and Biscayne Bay Drive in Shadow Creek Ranch

APPLICANT: Steven D. Tinnin, LJA Engineering & Surveying, Inc.

ANALYSIS:

Zoning – Property is zoned SCR PUD R-7. Lot sizes meet the requirements for R-7 as specified in P.U.D. document.

Traffic and Transportation – Traffic impact issues addressed by master plan for entire development.

Utility Considerations – Water and sewer not presently available. Developer will extend utilities to the site,

Stormwater Management – Utilizes the multi-lake retention system designed for stormwater control in Shadow Creek Ranch.

Parks and Open Space – Parkland provided as part of master plan.

ATTACHMENTS:

Application Form

Preliminary Plat

OUTSTANDING ITEMS:

none

PLANNING & ZONING COMMISSION MEETING OF APRIL 5, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat for Country Place Plaza Unrestricted Reserve

LOCATION: Southeast corner of McHard Road and C.R. 94 (Country Place Parkway)

APPLICANT: Jimmy Memon, E.I.T., Municipal Engineering Co., Inc.

ANALYSIS:

Zoning – Property is outside the city limits and is not zoned.

Traffic and Transportation – A traffic impact analysis (T.I.A.) will be required for this project prior to approval of a final plat.

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

Stormwater Management – Stormwater detention provided offsite by M.U.D. Brazoria Drainage District No. 4 approval required.

Parks and Open Space – Not applicable

ATTACHMENTS:

Application Form

Preliminary Plat

OUTSTANDING ITEMS:

- 1.) \$200 plat recheck fee required
- 2.) Check adjoining plat reference in third paragraph of metes and bounds description
- 3.) Check central angle in paragraph no. 8 of metes and bounds description; plat vs. metes and bounds description
- 4.) Remove reference to Tract 1 and Tract 2. What does "COMMENCING POINT TRACT 2" refer to? Plat does not include Tract 2. This preliminary plat only includes one tract called Block 1. What is difference between Block 1 and Tract 1?
- 5.) Show county names on vicinity map.
- 6.) Bearing in Note No. 2 does not match plat.
- 7.) Provide year of adjustment for B. F. E. in Note No. 18
- 8.) Note No. 6 not true.
- 9.) Remove last two paragraphs of owners' statement. Plat does not show any drainage easements.
- 10.) T.B.M. elevation does not match – plat vs. Note No. 11.
- 11.) Show 10' B.L. along both right-of-way lines.
- 12.) Title report still shows H L & P easement recorded in Vol. 1737 Page 949 of DRBCT.
- 13.) Are all existing utilities shown (size, etc.)?
- 14.) Show ownership of adjoining land to the northwest.

PLANNING & ZONING COMMISSION MEETING OF APRIL 5, 2004

AGENDA ITEM

SUBJECT: Consideration of Final Plat for Travis Estates

LOCATION: Is an extension of Pine Chase Drive in Pine Hollow Estates

APPLICANT: Jimmy Memon, E.I.T., Municipal Engineering

ANALYSIS:

Zoning – Property is R-3. All lots exceed R-3 zoning requirements.

Traffic and Transportation – Project is not anticipated to generate enough additional traffic to justify an additional Traffic Impact Analysis.

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

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

Parks and Open Space – Parkland fees paid.

ATTACHMENTS:

Application Form

Final Plat

OUTSTANDING ITEMS:

- 1.) Remove ? marks in metes and bounds description; check distance given to property corner on the southeast line.
- 2.) 1% inspection fee due
- 3.) Eliminate Note No. 13
- 4.) Provide bearing of Texas Eastern Pipeline at the southwest property line
- 5.) List all owners in the title block.

PLANNING & ZONING COMMISSION MEETING OF APRIL 5, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat for Silverlake Commercial Park Phase 13

LOCATION: West side of County Road 90 south of Broadway (F.M. 518)

APPLICANT: Jones & Carter – Michael Harney

ANALYSIS:

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

Traffic and Transportation – Traffic Impact Analysis (T.I.A.) will be required unless it can be shown that development of this site was included in the original T.I.A.

Utility Considerations – Water and sewer already available.

Stormwater Management – Stormwater detention system already in place will be used.

Parks and Open Space – Not required in E.T.J.

ATTACHMENTS:

Application Form

Preliminary Plat

OUTSTANDING ITEMS:

- 1.) Complete drawing of existing islands in C.R. 90.
- 2.) On preliminary plat for this property, show abandoned R-O-W of C.R. 90 which is being included. Show deed reference conveying it back to private ownership.
- 3.) Show adjacent Restricted Reserve "A" mentioned in metes & bounds description on the plat.

PLANNING & ZONING COMMISSION MEETING OF APRIL 5, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat for Bank One – Broadway near Dixie Farm Road

LOCATION: Northeast side of Broadway (F. M. 518) south of Dixie Farm Road

APPLICANT: Rudy Sandoval

ANALYSIS:

Zoning – Property is in commercial zoning district. The proposed lot size is compatible.
Traffic and Transportation – A traffic impact analysis (T.I.A.) will be required for this project prior to approval of a final plat. Apparent plan is to utilize existing driveway serving Walgreen's.

Utility Considerations – Water and sewer service available.

Stormwater Management – Stormwater detention is provided at the rear of the site.

Parks and Open Space – Not applicable

ATTACHMENTS:

Application Form

Preliminary Plat

OUTSTANDING ITEMS:

- 1.) Show existing and/or proposed streetlights



CITY OF PEARLAND PLANNING & ZONING

DATE: April 1, 2004
TO: Planning and Zoning Commission
FROM: Theresa Grahmann, Planner *hag*
SUBJECT: Zone Change Application No. 1160

Zone Change Application No. 1160 was scheduled for the Joint Public Hearing on March 15, 2004. The application was tabled at the Planning and Zoning Commission in order to allow additional time for Staff to meet with the property owner to discuss the reasons behind the City's decision to propose the rezone of the subject property from Multi-Family District (MF) to Single Family Dwelling District R-4.

The property owner has requested that she be allowed to speak during the Commission meeting on April 5 (see letter from Century 21).

STAFF RECOMMENDATION: Staff recommends approval of the zone change as proposed, for the following reasons:

1. The subject property is zoned Multi-Family District, and it has been determined during the update to the Comprehensive Plan that the City has adequate housing for multi-family uses.
2. The proposed zone change provides for residential uses, which could be developed at a lower density that what is allowed by the current MF zoning district.
3. The proposed zone change to R-4 provides for compatible uses due to the surrounding R-4 tracts in the Pine Hollow subdivision.
4. A surplus of multi-family zoned property and development of these

properties can have a negative impact on traffic, drainage, water, and wastewater infrastructure.

5. The Pine Hollow Drainage Study has identified deficiencies in the drainage system in this area. .
6. Residences adjacent to this property flooded during Tropical Storm Allison.



CENTURY 21 K.E.Y., Realtors®

2242 W. Bay Area Blvd
Friendswood, Texas 77546
Business (281) 482-2121
Fax (281) 482-1681
Toll Free (800) 553-5397
Website Century21KEY.net

March 31, 2004

Honorable Chairman Todd Iocca
And Planning & Zoning Commissioners
City of Pearland
3519 Liberty Dr.
Pearland, TX 77581

I respectfully request an opportunity to address the Planning & Zoning Commission regarding the application 1160, 15.125 acres out of Tract 29, 30 and 43 George W. Jenkins Subdivision, prior to action being taken.

Your consideration would be appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Evelyn B. Newman".

Evelyn B. Newman

/fg



ZONE CHANGE APPLICATION NO. 1160

Existing Zoning:	Multi-Family District (MF)
Requested Zoning:	Single Family Dwelling District (R-4)
Location or Address of Property:	Generally Located on the South Side of FM 518, and East of Pine Hollow Drive
Property Owner:	Frances Jamison, L.P.
Applicant:	City of Pearland

SUMMARY: The City of Pearland is initiating zone changes for five tracts of land within the City that are currently zoned Multi-Family District (MF). The proposed update to the Comprehensive Plan indicates that the City of Pearland has adequate land zoned and developed for multi-family. If the subject property and the other multi-family parcels were to develop as multi-family developments, the City may have an overabundance of multi-family developments. A surplus of multi-family zoned property and development of these properties can have a negative impact on traffic, drainage, water, and wastewater infrastructure.

The subject property appears to have been zoned Multi-Family District as part of the Original Zoning Map dated March 10, 1986. The City is proposing an R-4 zoning on the subject property because the tract is surrounded by single family residential on three sides.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Commercial District (C)	Undeveloped Tract
South	Single Family Dwelling District (R-4)	Single Family Residences within the Pine Hollow residential subdivision
East	Single Family Dwelling District (R-4); Multi-Family District (MF)	Single Family Residences within the Pine Hollow residential subdivision; Apartment Complex
West	Single Family Dwelling District (R-4)	Single Family Residences within the Pine Hollow residential subdivision

CONFORMANCE TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE: The subject property is approximately 14 acres in size and therefore meets all space limitations of the R-4 district. The developer of the subject tract will be responsible for complying with all requirements of the R-4 district. The R-4 district has a minimum lot size of 5,000 square feet and a minimum lot width of 50 feet.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends High Density Residential Uses for the subject property, as well for some of the surrounding properties. The Comprehensive Plan further indicates that the appropriate zoning district for High Density Residential Uses is the Multi-Family District (MF). Therefore, the proposed zone change for R-4 does not conform to the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property does not have direct access to FM 518. The Commercial tract to the north is owned by the same property owner for the subject property. As the subject property is developed, the developer will have to provide adequate access to a public right-of-way.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed zoning is not in conformance with the Comprehensive Plan, which recommends high density residential uses for the subject property. However, the subject property is already zoned MF and has been zoned MF since 1986. The proposed R-4 provides for a lower density that what is allowed under the current zoning. Portions of the adjacent Pine Hollow subdivision are

currently zoned R-4, which is compatible with the proposed zoning.

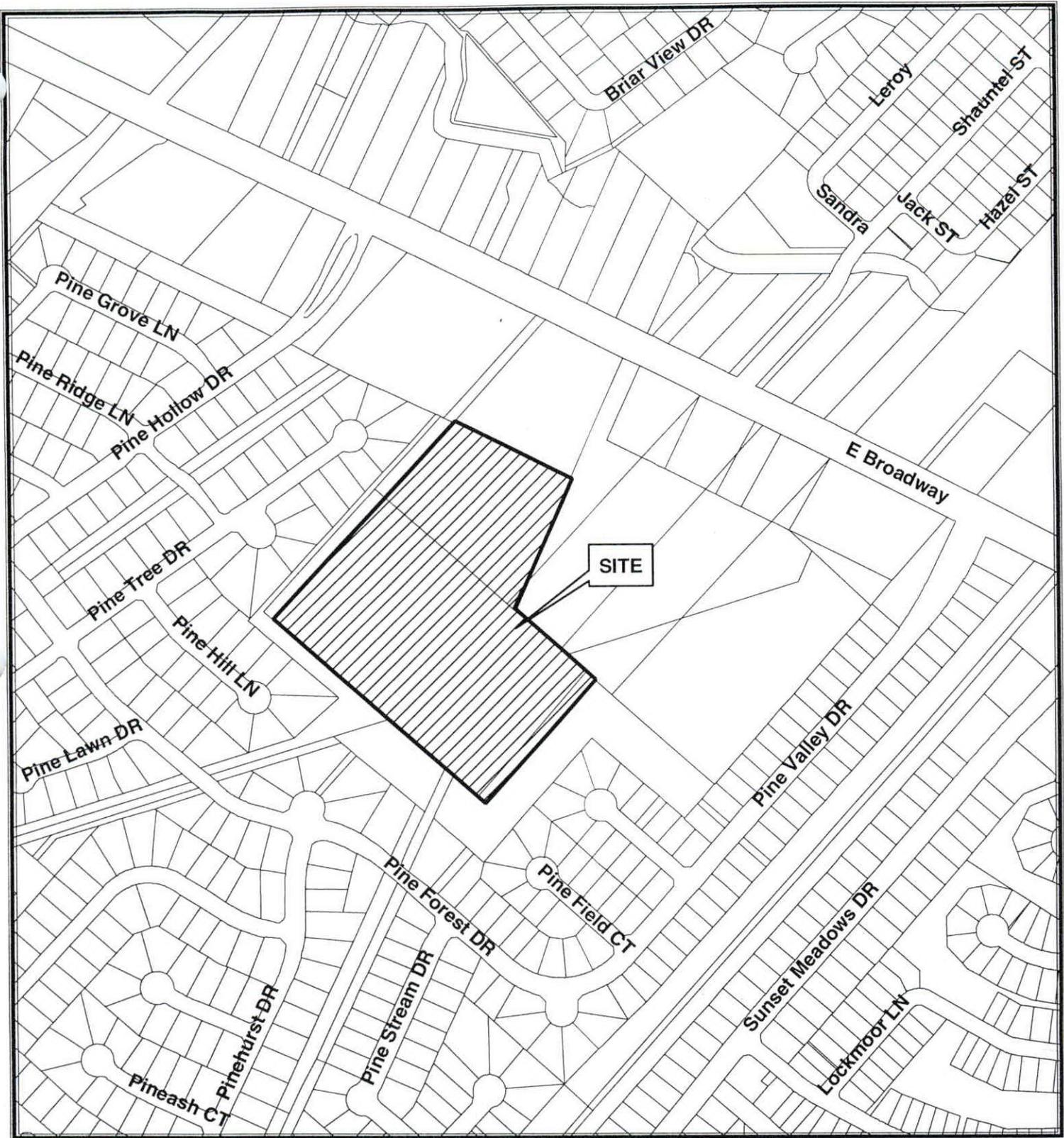
PUBLIC COMMENTS: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning Sign was placed on the subject property.

STAFF RECOMMENDATION: Staff recommends approval of the zone change as proposed, for the following reasons:

1. The subject property is zoned Multi-Family District, and it has been determined during the update to the Comprehensive Plan that the City has adequate housing for multi-family uses.
2. The proposed zone change provides for residential uses, which could be developed at a lower density that what is allowed by the current MF zoning district.
3. The proposed zone change to R-4 provides for compatible uses due to the surrounding R-4 tracts in the Pine Hollow subdivision.
4. A surplus of multi-family zoned property and development of these properties can have a negative impact on traffic, drainage, water, and wastewater infrastructure.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan



LOCATION MAP

Zone Change Application No. 1160

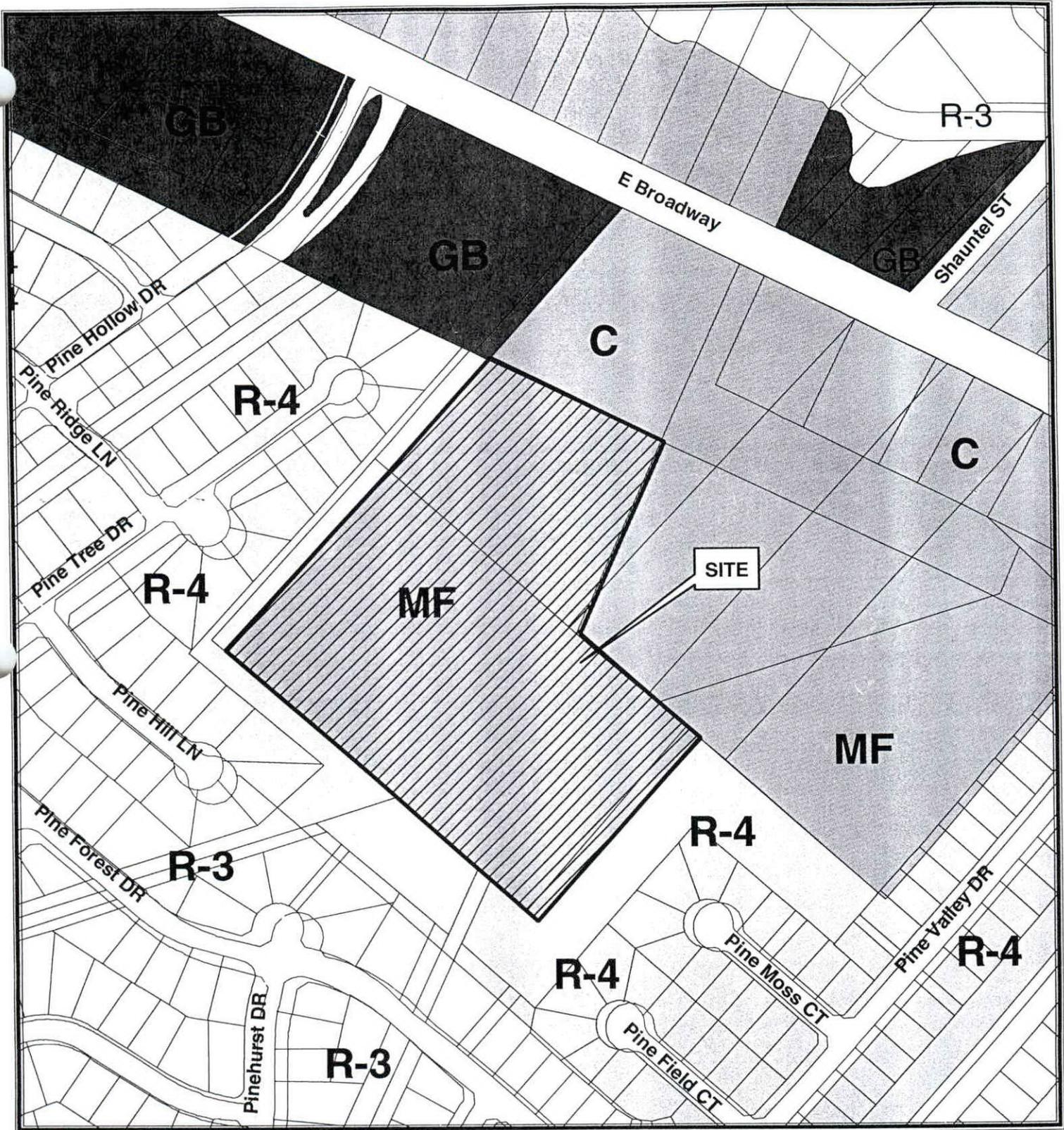
Owner: Frances Jamison, L.P.

Applicant: City of Pearland

South Side of FM 518, and East of Pine Hollow Drive
(MF - R4)



0 200 400 Feet
A scale bar with markings at 0, 200, and 400 feet.



ZONING MAP

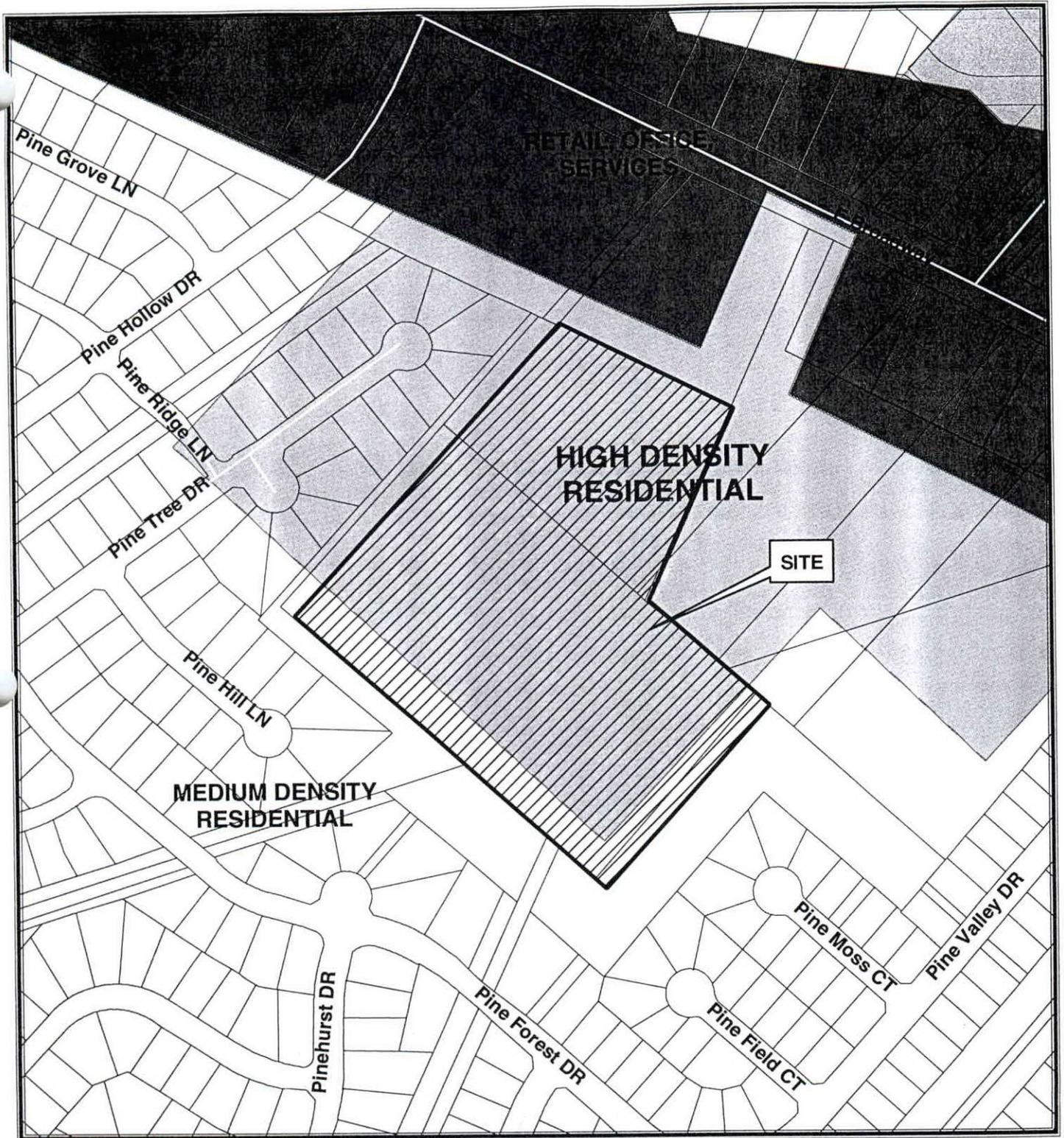
Zone Change Application No. 1160

Owner: Frances Jamison, L.P.

Applicant: City of Pearland

South Side of FM 518, and East of Pine Hollow Drive
(MF - R4)





FUTURE LAND USE PLAN

Zone Change Application No. 1160

Owner: Frances Jamison, L.P.

Applicant: City of Pearland

South Side of FM 518, and East of Pine Hollow Drive
(MF - R4)





PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 3/29/04 P&Z MEETING DATE: 4/5/04

SUBDIVISION NAME/LOCATION: BANK ONE - BROADWAY NEAR
DIXIE FARM ROAD

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

PRIMARY CONTACT(Print or Type): RUDY SANDOVAL Phone: 713-426-4040 X-103

MAILING ADDRESS: 1245 W 18TH
HOUSTON TX 77008

OWNER NAME(Print or Type): HILESTONE PARTNERS Phone: 713-784-3790

MAILING ADDRESS: 9801 WESTHEIMER STE 202
HOUSTON TX 77042

AGENT'S NAME(Print or Type): RUDY SANDOVAL Phone: 713-426-4040 X-103

MAILING ADDRESS: SAME

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
N/A

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: Rudy Sandoval Jr.
(Agent)

Fee: \$ 460.00

Date Paid: 3-29-04

Receipt No.: 87527



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 3.26.2004 P&Z MEETING DATE: April 5, 2004

SUBDIVISION NAME/LOCATION: SILVERLAKE COMMERCIAL PARK PHASE 13
LOCATED AT 2500 BLOCK OF COUNTY ROAD 90 IS SILVERLAKE
(PEARLAND ETJ)

Lot(s): 6 Block(s): 1 Reserve(s): 2

PRIMARY CONTACT (Print or Type): MICHAEL HARVEY Phone: 713.777.5337

MAILING ADDRESS: JONES & CARTER - 6335 GULFTON, SUITE 100
HOUSTON, TX 77081

OWNER NAME (Print or Type): NEW SOUTHWICK, L.P. Phone: 713.960.9977

MAILING ADDRESS: 5005 RIVERWAY, SUITE 110
HOUSTON, TX 77056

AGENT'S NAME (Print or Type): MICHAEL HARVEY Phone: 713.777.5337

MAILING ADDRESS: JONES & CARTER - 6335 GULFTON, SUITE 100
HOUSTON, TX 77081

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
- Letters from utility companies

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEDING 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: Michael Harvey (Agent)

Fee: \$ 700.00

Date Paid: 3-29-04

Receipt No.: _____



FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 2-20-04 P&Z MEETING DATE: 3-1-04

SUBDIVISION NAME/LOCATION: Travis Estates
Being a tract containing 8.988 acres of land out of and part of Lot 16 & 17 of the West Friendswood Subdivision
Lot(s): 6 Block(s): 1 Reserve(s): 0

PRIMARY CONTACT(Print or Type): Jimmy Memon, E.I.T. Phone: 713-941-8988

MAILING ADDRESS: 3301 Federal Street Pasadena, TX 77504

OWNER NAME(Print or Type): Clayton Dykes Phone: 713-248-9730

MAILING ADDRESS: 3205 Main Pearland, TX 77581

AGENT'S NAME(Print or Type): Jimmy Memon, E.I.T. Phone: 713-941-8988

MAILING ADDRESS: 3301 Federal Street Pasadena, TX 77504

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: Clayton Dykes (Owner)

Signature: Jimmy Memon (Agent)

Fee: \$ 424.00 Date Paid: 2-20-04 Receipt No.:



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: _____ P&Z MEETING DATE: 4-5-04

SUBDIVISION NAME/LOCATION: Country Place Plaza Unrestricted Reserve, 1.8969
acres Southwest corner of McHard Rd. & Northeast corner of Country Place Pkwy.

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

PRIMARY CONTACT(Print or Type): Jimmy Memon, E.I.T. Phone: 713-941-8988

MAILING ADDRESS: 3301 Federal St. Pasadena, TX 77504

OWNER NAME(Print or Type): Dien Bui Phone: 281-412-2964

MAILING ADDRESS: 6109 Bui Drive, Pearland, TX 77581

AGENT'S NAME(Print or Type): Jimmy Memon, E.I.T. Phone: 713-941-8988

MAILING ADDRESS: 3301 Federal St. Pasadena, TX 77504

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
- N/A Traffic Impact Analysis (if required)
- N/A Tree Survey (same scale as plat)
- Application fee (\$400 plus \$6 per lot or \$30 per acre)
- Completed Checklist
- N/A 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: \$ 400.00

Date Paid: 3-29-04

Receipt No.: 89202



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: March 26, 2004 P&Z MEETING DATE: April 5, 2004

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch SF-40

Lot(s): 193 Block(s): 4 Reserve(s): 7

PRIMARY CONTACT(Print or Type): Steven D. Tinnin Phone: (713) 953-5023

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

OWNER NAME(Print or Type): Pearland Investments, LP Phone: (702) 736-6151

MAILING ADDRESS: 5195 Las Vegas Boulevard S., Las Vegas, NV 89119

AGENT'S NAME(Print or Type): Jason R. Banda Phone: (713) 953-5067

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 Preliminary Plat | <input checked="" 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 checked="" type="checkbox"/> Traffic Impact Analysis (if required) | <input checked="" type="checkbox"/> Utility Letters |
| <input checked="" type="checkbox"/> Application fee (\$400 plus \$6 per lot or \$30 per acre) | <input checked="" type="checkbox"/> Completed Checklist |
| | <input checked="" 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: 
(Agent)

Fee: \$ 1558.00

Date Paid: 3-29-04

Receipt No.: 87257



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 3-23-04 P&Z MEETING DATE: 4-5-04

SUBDIVISION NAME/LOCATION: CYPRESS VILLAGE - Sec. II
Located on Harkey Rd.

Lot(s): 198, Block(s): 11, Reserve(s): 22

PRIMARY CONTACT(Print or Type): Kevin Price Phone: 281-993-1408
-1498-FAX
MAILING ADDRESS: 311 N. Shadowbend Ave.
Friendswood, Tx 77546

OWNER NAME(Print or Type): P.T. + T. LTD. Phone: 281-993-1408
MAILING ADDRESS: 311 N. Shadowbend Ave.
Friendswood, Tx 77546

AGENT'S NAME(Print or Type): Kevin Price Phone: 281-993-1408
MAILING ADDRESS: 311 N. Shadowbend Ave.
Friendswood, Tx 77546

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)
- Utility Request Letters
- Title Report or Certificate of Title
- Staff Review Mark-Ups - Both
- Tree Survey (same scale as plat)
- Completed Checklist
- Variance request(s) submitted in letter form NONE

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: \$ 2248.⁰⁰

Date Paid: 3-29-04

Receipt No.: 87537

PLANNING & ZONING COMMISSION MEETING OF APRIL 5, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat for Cypress Village Section Two

LOCATION: West side of Harkey Road south of Mary's Creek

APPLICANT: Kevin Price

ANALYSIS:

Zoning – Property is zoned R-3. All lots meet or exceed zoning requirements.

Traffic and Transportation – Traffic Impact Analysis for Cypress Village addressed traffic impacts.

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

Stormwater Management – On-site detention

Parks and Open Space – Parkland provided in Section One.

ATTACHMENTS:

Application Form

Preliminary Plat

OUTSTANDING ITEMS:

- 1.) Reserves "A", "D", "E", "O", and "R" should not contain right-of-way for pipelines. Are these easements?
- 2.) Provide bearings and distances for cul-de-sac offsets.

PLANNING & ZONING COMMISSION MEETING OF APRIL 5, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat for Shadow Creek Ranch SF-40

LOCATION: Southeast corner of Trinity Bay Drive and Biscayne Bay Drive in Shadow Creek Ranch

APPLICANT: Steven D. Tinnin, LJA Engineering & Surveying, Inc.

ANALYSIS:

Zoning – Property is zoned SCR PUD R-7. Lot sizes meet the requirements for R-7 as specified in P.U.D. document.

Traffic and Transportation – Traffic impact issues addressed by master plan for entire development.

Utility Considerations – Water and sewer not presently available. Developer will extend utilities to the site,

Stormwater Management – Utilizes the multi-lake retention system designed for stormwater control in Shadow Creek Ranch.

Parks and Open Space – Parkland provided as part of master plan.

ATTACHMENTS:

Application Form

Preliminary Plat

OUTSTANDING ITEMS:

none

PLANNING & ZONING COMMISSION MEETING OF APRIL 5, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat for Country Place Plaza Unrestricted Reserve

LOCATION: Southeast corner of McHard Road and C.R. 94 (Country Place Parkway)

APPLICANT: Jimmy Memon, E.I.T., Municipal Engineering Co., Inc.

ANALYSIS:

Zoning – Property is outside the city limits and is not zoned.

Traffic and Transportation – A traffic impact analysis (T.I.A.) will be required for this project prior to approval of a final plat.

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

Stormwater Management – Stormwater detention provided offsite by M.U.D. Brazoria Drainage District No. 4 approval required.

Parks and Open Space – Not applicable

ATTACHMENTS:

Application Form

Preliminary Plat

OUTSTANDING ITEMS:

- 1.) \$200 plat recheck fee required
- 2.) Check adjoining plat reference in third paragraph of metes and bounds description
- 3.) Check central angle in paragraph no. 8 of metes and bounds description; plat vs. metes and bounds description
- 4.) Remove reference to Tract 1 and Tract 2. What does “COMMENCING POINT TRACT 2” refer to? Plat does not include Tract 2. This preliminary plat only includes one tract called Block 1. What is difference between Block 1 and Tract 1?
- 5.) Show county names on vicinity map.
- 6.) Bearing in Note No. 2 does not match plat.
- 7.) Provide year of adjustment for B. F. E. in Note No. 18
- 8.) Note No. 6 not true.
- 9.) Remove last two paragraphs of owners’ statement. Plat does not show any drainage easements.
- 10.) T.B.M. elevation does not match – plat vs. Note No. 11.
- 11.) Show 10’ B.L. along both right-of-way lines.
- 12.) Title report still shows H L & P easement recorded in Vol. 1737 Page 949 of DRBCT.
- 13.) Are all existing utilities shown (size, etc.)?
- 14.) Show ownership of adjoining land to the northwest.

PLANNING & ZONING COMMISSION MEETING OF APRIL 5, 2004

AGENDA ITEM

SUBJECT: Consideration of Final Plat for Travis Estates

LOCATION: Is an extension of Pine Chase Drive in Pine Hollow Estates

APPLICANT: Jimmy Memon, E.I.T., Municipal Engineering

ANALYSIS:

Zoning – Property is R-3. All lots exceed R-3 zoning requirements.

Traffic and Transportation – Project is not anticipated to generate enough additional traffic to justify an additional Traffic Impact Analysis.

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

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

Parks and Open Space – Parkland fees paid.

ATTACHMENTS:

Application Form

Final Plat

OUTSTANDING ITEMS:

- 1.) Remove ? marks in metes and bounds description; check distance given to property corner on the southeast line.
- 2.) 1% inspection fee due
- 3.) Eliminate Note No. 13
- 4.) Provide bearing of Texas Eastern Pipeline at the southwest property line
- 5.) List all owners in the title block.

PLANNING & ZONING COMMISSION MEETING OF APRIL 5, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat for Silverlake Commercial Park Phase 13

LOCATION: West side of County Road 90 south of Broadway (F.M. 518)

APPLICANT: Jones & Carter – Michael Harney

ANALYSIS:

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

Traffic and Transportation – Traffic Impact Analysis (T.I.A.) will be required unless it can be shown that development of this site was included in the original T.I.A.

Utility Considerations – Water and sewer already available.

Stormwater Management – Stormwater detention system already in place will be used.

Parks and Open Space – Not required in E.T.J.

ATTACHMENTS:

Application Form

Preliminary Plat

OUTSTANDING ITEMS:

- 1.) Complete drawing of existing islands in C.R. 90.**
- 2.) On preliminary plat for this property, show abandoned R-O-W of C.R. 90 which is being included. Show deed reference conveying it back to private ownership.**
- 3.) Show adjacent Restricted Reserve “A” mentioned in metes & bounds description on the plat.**

PLANNING & ZONING COMMISSION MEETING OF APRIL 5, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat for Bank One – Broadway near Dixie Farm Road

LOCATION: Northeast side of Broadway (F. M. 518) south of Dixie Farm Road

APPLICANT: Rudy Sandoval

ANALYSIS:

Zoning – Property is in commercial zoning district. The proposed lot size is compatible.
Traffic and Transportation – A traffic impact analysis (T.I.A.) will be required for this project prior to approval of a final plat. Apparent plan is to utilize existing driveway serving Walgreen's.

Utility Considerations – Water and sewer service available.

Stormwater Management – Stormwater detention is provided at the rear of the site.

Parks and Open Space – Not applicable

ATTACHMENTS:

Application Form

Preliminary Plat

OUTSTANDING ITEMS:

- 1.) Show existing and/or proposed streetlights



Tobin Maples

03/23/2004 08:29 AM

To: Lata Krishnarao/COP@ci.pearland.tx.us, Theresa
Grahmann/COP@ci.pearland.tx.us, Trish
Broussard/COP@ci.pearland.tx.us

cc:

Subject: 4-5-04 P&Z agenda

FYI...Please place the following item on the April 5th P&Z agenda. This items need to be the first three items listed new business.

- 1) Section 551.071 - Consultation with City Attorney - Regarding Potential Litigation - Zoning.
- 2) Consideration & Possible Action to remove from the table Zoning Application No 1160. 1156
- 3) Consideration & Possible Action - Zoning Application No 1160.

Please let me review the agenda prior to publishing it.

Thanks

Tobin E. Maples, AICP
Executive Director of Community Services
City of Pearland

*Remove from table
1156
Paul Grahmanns Pled
Cons+Possible
Action*

Plats

Joe Wertz - Projects

*2nd floor
conference
room!*

24' RCP FL=48.32'

RESERVE "H" LOU ELLIOT
0.0073 ACRES/
320 SQ.FT.
RESTRICTED TO
2' WALL/FENCE

J. GARLYN RAINWATER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO.4722

18' RCP FL=49.09'
RESERVE "I" BILLY K DAVIS & HYU TAN
0.2184 ACRES/
9,512 SQ.FT.
RESTRICTED TO
LANDSCAPE
18' RCP FL=49.05'

A PRELIMINARY PLAT OF CYPRESS VILLAGE SECTION TWO

SANITARY MH TOP RIM=51.47' FL=32.02'
24' RCP FL=48.00'
LARRYCREST

A SUBDIVISION OF 51.2649 ACRES 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

RESERVE "J"
0.0101 ACRES/
439 SQ.FT.
RESTRICTED TO
2' WALL/FENCE
DOUGLAS RAY COLTON
LOT 1, BLK. 2

JOHN LEE COLLINS
LOT 24, BLK. 2

198 LOTS 11 BLOCKS
22 RESERVES (9.4038 ACRE)

MARCH 9, 2004

SANITARY MH
TOP RIM ELEV.=51.43'
FL= 32.48'
300'R.
PATRIDGE

100 50 0 100 200

SCALE: 1"=100'

RESERVE "K"
0.0038 ACRES/
166 SQ.FT.
RESTRICTED TO
2' WALL/FENCE
DAVID GARCIA
CALLED 1 ACRE
LOT 1, BLK. 1

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

RESERVE "L"
0.0952 ACRES/
4,149 SQ.FT.
RESTRICTED TO
LANDSCAPE
18' RCP
FL=48.22'
FRANK J MILLER JR
CALLED 1 ACRE
LOT 1-2, BLK. 1

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
6059 BROADWAY
PEARLAND, TEXAS 77584
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

24' RCP
FL=48.15'

ACREAGE

PRELIMINARY PLAT OF
LADOW CREEK RANCH
SF - 40

37.934 ACRES

PLAT OUT OF THE H.T. & B.R.R. CO. SURVEY,
SECTION 83, ABSTRACT 305
BRAZORIA COUNTY, TEXAS

LOTS 7 RESERVES (0.900 AC.) 4 BLOCKS

APRIL, 2004

SCALE: 1" = 100'

OWNERS:

ARLAND INVESTMENTS, LIMITED PARTNERSHIP,
A NEVADA LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER, M.M.L.B. CORP.

M.M. COLLINS, PRESIDENT

35 LAS VEGAS BOULEVARD S. LAS VEGAS, NEVADA 89119 PH. (702)736-6151

JOB NO. 1545-0140-004

ENGINEER:

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026

SHEET 1 OF 2

FOR NGVD 29, 1973

E-MAIL: meco786@sbcglobal.net

SOUTHWESTERLY CORNER
ST.

THE CITY OF PEARLAND

E PARKWAY AND

EASEMENT TO EACH

SHOWN ON PLAT.

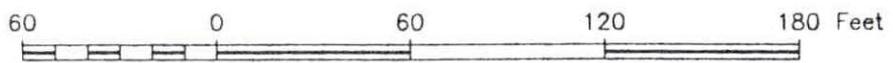
OWNER:
DIEN BUI
6109 BUI DRIVE
PEARLAND, TEXAS 77581
PHONE: (281) 412-2964

PRELIMINARY PLAT
OF
COUNTRY PLACE PLAZA
UNRESTRICTED RESERVE

A SUBDIVISION OF 1.8969 ACRES OF LAND OUT OF THE
J. CRAWLEY SURVEY, 174
BRAZORIA COUNTY, TEXAS.

CONTAINING
1 BLOCK 1 RESERVE

MARCH 18, 2004



SCALE: 1"=60'

TOP BRASS DISK SET IN CONCRETE PAVEMENT APPROXIMATELY 10 FEET SOUTHWEST OF THE CENTERLINE INTERSECTION OF PINE CREST DR. AND PINE CHASE ROAD.

TBM

ELEV. 36.60 (1979)

SANITARY MANHOLE RIM NORTH OF PINE CHASE DRIVE

OWNER:

CLAYTON DYKES
2202 SHADYBEND
PEARLAND, TEXAS 77581
(713) 248-9730
(281) 485-2340 Fax

ENGINEER:

MUNICIPAL ENGINEERING
JOHN D. GARNER, P.E.
3301 FEDERAL STREET
PASADENA, TEXAS 77504
(713) 941-8988
(713) 941-0495 fax
E-mail: meco786@sbcglobal.net

SURVEYOR:

J. RAY LANEY, R.P.L.S.
PROFESSIONAL LAND SURVEYOR
2018 MUSTANG LANE
ROSHARON, TEXAS 77583
PHONE: (281)489-8445

-- SOUTHWEST CORNER OF A CONCRETE
POST WESTERLY CORNER OF THE E-Z FOOD
ROAD AND F.M. 518.
'99 ADJ.)

LOT NO.	AREA (SF)
1	43,610.45
2	51,094.99
3	61,920.87
4	58,448.09
5	93,914.82
6	43,576.49

FINAL PLAT OF TRAVIS ESTATES

BEING A TRACT CONTAINING 8.988 ACRES
OF LAND OUT OF AND PART OF LOT 16 AND 17
OF THE WEST FRIENDSWOOD SUBDIVISION AS RECORDED
IN VOLUME 1, PAGE 96, PLAT RECORDS, BRAZORIA COUNTY,
TEXAS, SITUATED IN THE PERRY AUSTIN LOWER LEAGUE,
ABSTRACT 111, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

6 LOTS 1 BLOCK

FEBRUARY 20, 2004

NOT BE
SHALL INHIBIT FREE
EVIDENT BY

ENT BODY
NOTICE IS PROPERLY NOTIFIED.
STRICT NO. 4
BEFORE

AS SHOWN.

OTHERWISE NOTED.
TO EACH ADJACENT LOT.
ON THE FRONT OF THE LOT.
DARY.
SHALL BE MAINTAINED BY THE

CERTIFICATE OF SURVEYOR

This is to certify that I, Maurice E. Love III, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision shown thereon from an actual survey on the ground; that all exterior boundary corners have been set; that all block corners, lot corners, permanent reference monuments and permanent control points will be set at completion of construction; and that this plat correctly represents that survey made by me. All corners will be marked by iron rods 3/4-inch in diameter and 3-feet long. This tract is within two (2) miles of the City Limits of Pearland.



Maurice E. Love III
Registered Professional Land Surveyor
No. 5648

PRELIMINARY PLAT OF
SILVERLAKE
COMMERCIAL PARK
PHASE 13

A SUBDIVISION OF 9.857 ACRES OF LAND
OUT OF THE

R. B. LYLE SURVEY, ABSTRACT No. 539
BRAZORIA COUNTY, TEXAS

0 LOTS 2 RESERVES (9.857 ACRES) 1 BLOCK
MARCH 2004

OWNER:

W SOUTHWYCK, L.P.
05 RIVERWAY, SUITE 110
HOUSTON, TEXAS 77056
(713) 960-9977
STY CAMPBELL

SURVEYOR:



COTTON SURVEYING
COMPANY

6335 GULFTON DR., SUITE 103
HOUSTON, TEXAS 77081
(713) 981-0275

MAURICE E. LOVE III, R.P.L.S. No. 5648

ENGINEER:



JONES & CARTER, INC.
Consulting Engineers

6335 GULFTON DR., SUITE 100
HOUSTON, TEXAS 77081
(713) 777-5337

BOBBY G. JONES, P.E. No. 48459

4. Bearings are based per recorded metes and bounds description in Special Warranty Deed in County Clerk File No. 98-045867.
5. Six (6) foot wide sidewalk will be provided at the time of development for Broadway.
6. This site lies in Zone "AE" and Zone "X", according to F.E.M.A. Flood Insurance Rate Map Number 48039C0065 J, dated September 22, 1999.

OWNER: _____

Milestone Partners, Ltd.
9801 Westheimer, Ste. 202
Houston, Texas 77042
713-784-3790
Contact: Rodney P. Barry

SURVEYOR: _____

Sandoval Engineers and Surveyors, Inc.
1802 Tattenhall
Houston, Texas 77008
713-862-6702
Contact: Rodolfo Sandoval

ENGINEER: _____

Brewer-Escalante Assoc., Inc.
10900 N.W. Freeway
Suite 126
Houston, Texas 77092
713-688-3530
Contact: Andrew Willrodt

Preliminary Plat .
Bank One – Broadway near Dixie Farm Road

A Subdivision of 1.4897 Acres Out of a
17.5068 Acre Tract Out of Tracts 72,
73, & 74 of the George Jenkins Subdivision
W.D.C. Hall Survey, Abstract 70
in the City of Pearland
Brazoria County, Texas

I BLOCK

I RESERVE

March 26, 2004