

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 17, 2004, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING**

Zone Change Application No. 1171

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: Lots 1 and 2, Block 4, of Colonial Estates, a subdivision in Section 14, H.T. & B.R.R. Company Survey, Abstract 509, in Brazoria County, Texas, according to the map or plat thereof, recorded in Volume 9, Page 123, of the Plat Records of Brazoria County, Texas (Located at 5230 Colonial Drive)

Owner: Tommy Barni  
5230 Colonial Drive  
Pearland, Texas 77584

**III. APPLICATION INFORMATION AND CASE SUMMARY**

**A. STAFF REPORT**

**B. APPLICANT PRESENTATION**

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

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

**VI. ADJOURNMENT**

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



## ZONE CHANGE APPLICATION NO. 1171

Existing Zoning: Suburban Development District (SD)  
Requested Zoning: Single Family Dwelling District (R-1)  
Location or Address of Property: 5230 Colonial Drive  
Property Owner: Tommy Barni  
Applicant: Tommy Barni

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**SUMMARY:** The applicant is requesting a change in zoning on the subject property for single family residential uses. The subject property was annexed into the City in 1997 and subsequently zoned SD. The subject property is currently developed with a single family residence. The applicant has indicated that they plan to construct a storage building or garage on the subject property if the zone change is approved.

### **SURROUNDING ZONING AND LAND USES:**

	<u>Zoning</u>	<u>Land Use</u>
North	Suburban Development District (SD)	Single family residence
South	Suburban Development District (SD)	Single family residence
East	Suburban Development District (SD)	Single family residence

West                      Suburban              Development              Single family residence  
District (SD)

**CONFORMANCE TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE:** The applicant is requesting an R-1 zoning district. The minimum lot size for the R-1 district is 8,800 square feet and the minimum lot width is 80 feet. The subject property meets these requirements; the subject property is approximately 1.4 acres in size and 240 feet in width.

The applicant will be responsible for complying with all other space limitations of the R-1 zoning district.

**CONFORMANCE TO THE COMPREHENSIVE PLAN:** The Comprehensive Plan recommends Low Density Residential Uses for the subject property and all of the surrounding properties on Colonial Drive and Lee Lane. The Comprehensive Plan further indicates that the appropriate zoning districts for Low Density Residential Uses are the Estate Lot Single Family Dwelling District (R-E) and the Single Family Dwelling Districts R-1 and R-2. Therefore, the proposed zone change conforms to the Comprehensive Plan.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property has frontage on Colonial Drive and Lee Lane, both local/residential streets. No other roadways affect the subject property.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT:** Many of the lots on Colonial Drive and Lee Lane are developed with single family residences, although some are still zoned as SD. Therefore, the use is consistent with existing development within the area.

**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 for R-1, as proposed by the applicant, for the following reasons:

1. The proposed zone change provides for Low Density Residential Uses as recommended by the Comprehensive Plan.
2. The proposed zone change is consistent with existing residential uses and R-1 zoning districts along Colonial Drive and Lee Lane.

**SUPPORTING DOCUMENTS:**

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

**ZONE CHANGE APPLICATION NO. 1171**

**NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND  
THE PLANNING AND ZONING COMMISSION OF THE CITY OF  
PEARLAND, TEXAS, REGARDING:**

A request by Tommy Barni, owner, 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:

Lots 1 and 2, Block 4, of Colonial Estates, a subdivision in Section 14, H.T. & B.R.R. Company Survey, Abstract 509, in Brazoria County, Texas, according to the map or plat thereof, recorded in Volume 9, Page 123, of the Plat Records of Brazoria County, Texas.

(Located at 5230 Colonial Drive)

PUBLIC HEARINGS WILL BE HELD IN THE  
**COUNCIL CHAMBER OF CITY HALL**  
LOCATED AT  
3519 Liberty Drive, Pearland, Texas  
on  
MONDAY, MAY 17, 2004, AT 6:30 P.M.

An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll, in accordance with notification guidelines established by City Ordinance and State law.

At said hearing, all interested parties shall have the right and opportunity to appear and be heard on the subject. If you are unable to attend, but wish to have your opinions made a part of the public record, please complete the enclosed form and return it prior to the public hearing.

If you have any questions or need additional information please contact the City of Pearland Planning Department at (281) 652-1742 or tgrahmann@ci.pearland.tx.us.

**Property Owner Notice**



City of Pearland  
Community Development  
3519 Liberty Drive  
Pearland, Texas 77581  
281-652-1639  
281-652-1702 fax  
www.ci.pearland.tx.us

# APPLICATION FOR A CHANGE IN ZONING

CEI# 713-899-4251  
WK# 281-485-8341

Please check one:

Change in Zoning Classification from: SO ZONE to: R1 ZONING  
(list current zoning) (list proposed zoning)

Specific Use Permit Request for: N/A  
(list proposed use)

### Property Information:

Address: 5230 Colonial Drive

Subdivision: Colonial Estates Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Tax I.D. Number: \_\_\_\_\_

\*\* For unplatted property, attach a copy of the metes and bounds description\*\*

Current use of property  
(type of structures on property): ONE Family House

Proposed use of property: STORAGE & GARAGE USE

### PROPERTY OWNER INFORMATION:

NAME Tommy Barni  
ADDRESS 5230 Colonial Drive  
CITY PEARLAND STATE TX ZIP 77584  
PHONE (713) 899-4251  
FAX ( ) \_\_\_\_\_  
E-MAIL ADDRESS \_\_\_\_\_

### APPLICANT/AGENT INFORMATION:

NAME Tommy Barni  
ADDRESS 5230 Colonial Drive  
CITY PEARLAND STATE TX ZIP 77584  
PHONE (281) 485-8341 (713-899-4251)  
FAX (281) 997-2477  
E-MAIL ADDRESS Tommy.Barni@BakerOilTool

PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

Owner's Signature: Tommy Barni Date: 3-30-04

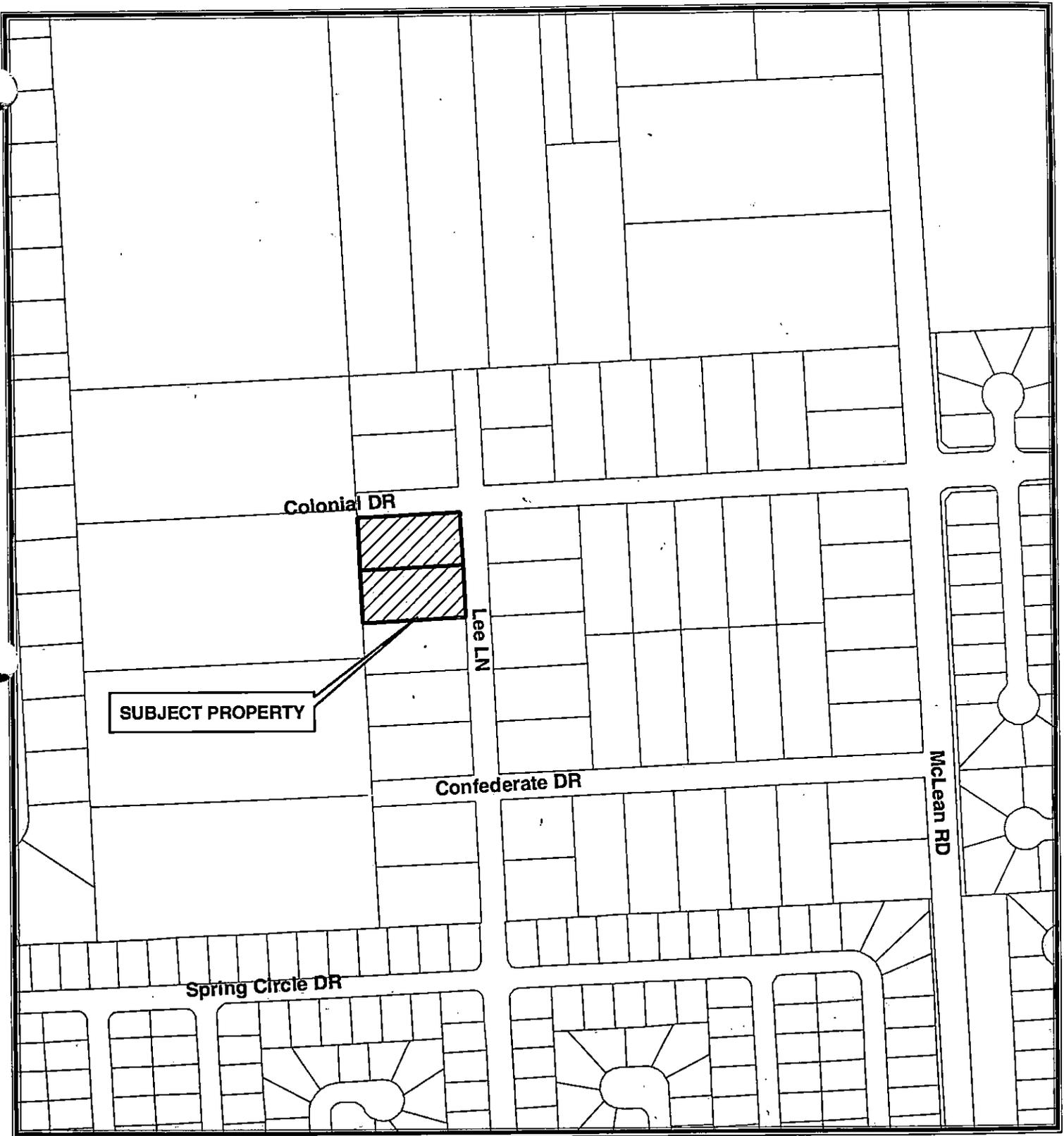
Agent's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### OFFICE USE ONLY:

FEES PAID: 215.00 DATE PAID: 4/8/04

RECEIVED BY: Atalaw APPLICATION NO. 1171

Receipt # 02948

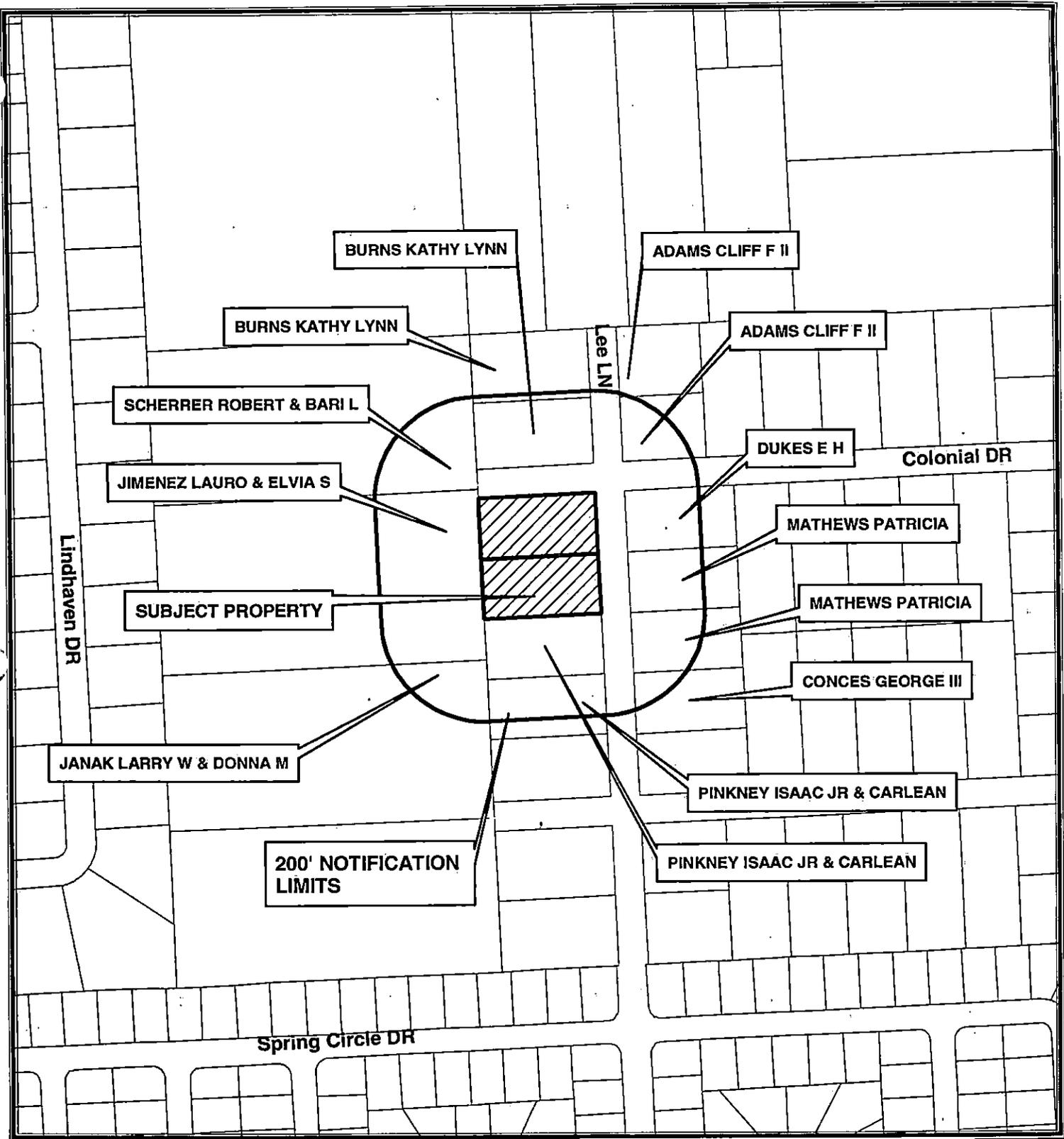


# LOCATION MAP



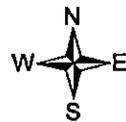
Zone Change Application No. 1171  
Owner: Tommy Barni  
5230 Colonial Drive  
(SD - R1)





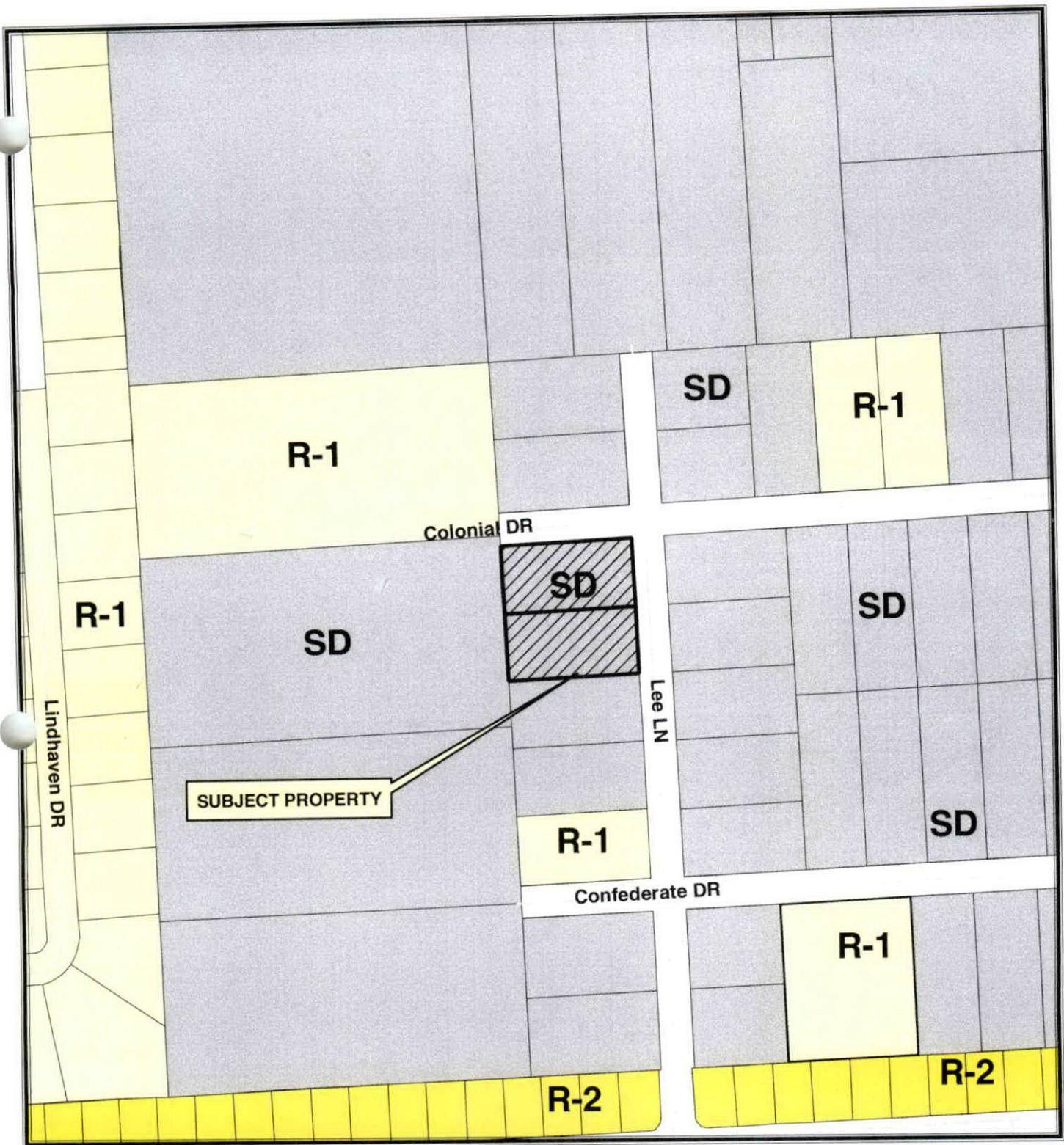
# OWNERSHIP MAP

Zone Change Application No. 1171  
 Owner: Tommy Barni  
 5230 Colonial Drive  
 (SD - R1)



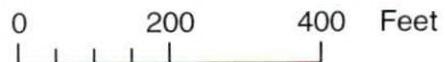
**ZONE CHANGE APPLICATION NO. 1171**  
**Property Owner Notification List**

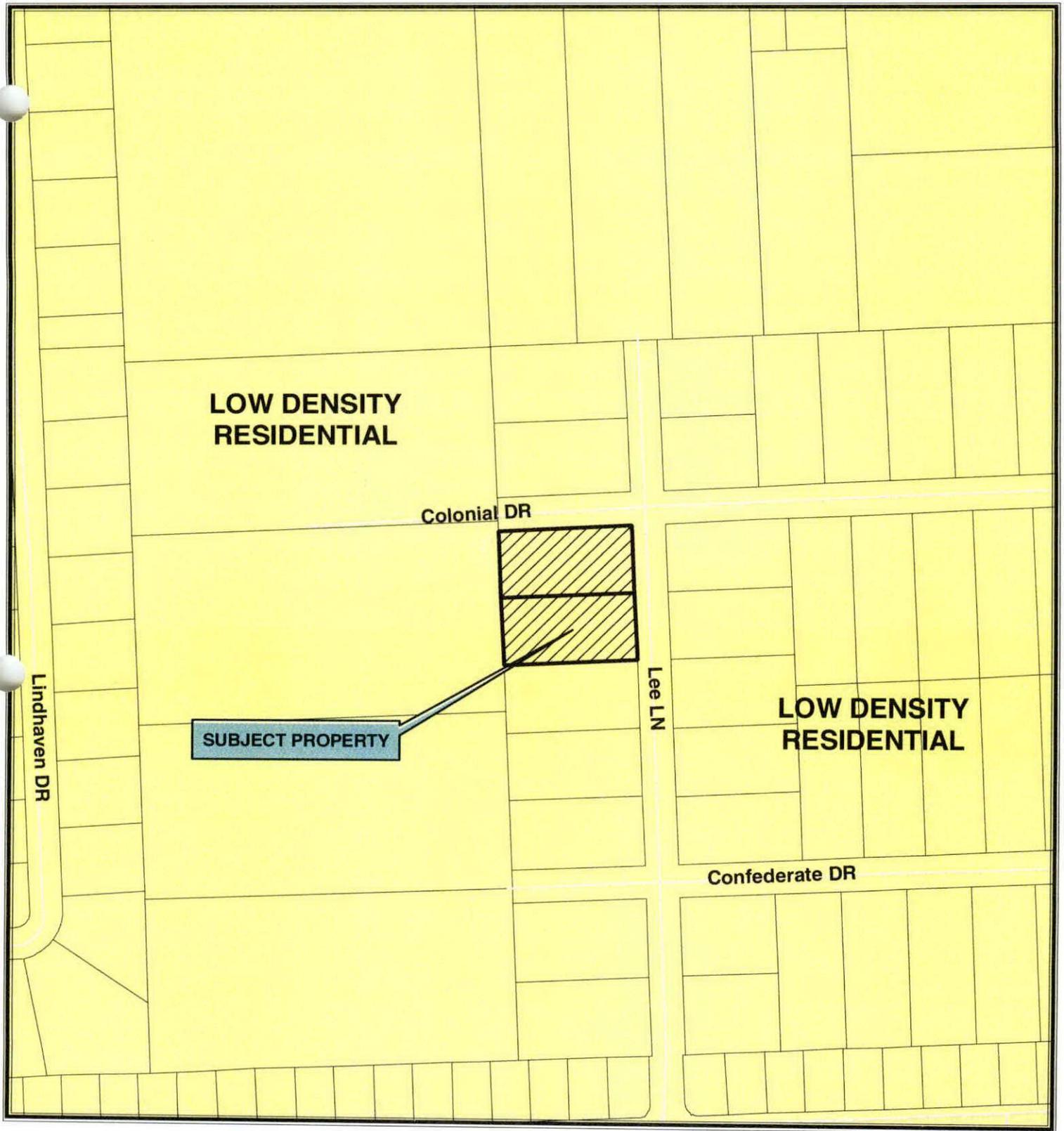
<u>TAX ACCOUNT</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP CODE</u>	<u>LEGAL DESCRIPTION</u>
2860-0004-000	ADAMS CLIFF F II	5201 COLONIAL DR	PEARLAND	TX	77584-7080	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 1, LOT 3-4
2860-0002-000	BURNS KATHY LYNN	5225 COLONIAL DR	PEARLAND	TX	77584-7080	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 1, LOT 1-2
0509-0042-120	SCHERRER ROBERT & BARI L	5315 COLONIAL DR	PEARLAND	TX	77584-7082	A0509 H T & B R R, TRACT 7A, ACRES 4.651
2860-0004-000	ADAMS CLIFF F II	5201 COLONIAL DR	PEARLAND	TX	77584-7080	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 1, LOT 3-4
2860-0002-000	BURNS KATHY LYNN	5225 COLONIAL DR	PEARLAND	TX	77584-7080	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 1, LOT 1-2
2860-0009-000	DUKES E H	3557 LEE LN	PEARLAND	TX	77584-7303	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 1
0509-0042-150	JIMENEZ LAURO & ELVIA S TOMMY BARNI	5310 COLONIAL DR 5230 COLONIAL DR	PEARLAND	TX	77584-7081 77584	A0509 H T & B R R, TRACT 7A2, ACRES 5.326
2860-0038-000	SHOTOLA SCOTT W & KIMBERLY	5230 COLONIAL DR	PEARLAND	TX	77584-7079	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 4, LOT 1-2
2860-0011-000	MATHEWS PATRICIA	3609 LEE LN	PEARLAND	TX	77584-7305	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 2-3
2860-0038-000	SHOTOLA SCOTT W & KIMBERLY	5230 COLONIAL DR	PEARLAND	TX	77584-7079	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 4, LOT 1-2
2860-0011-000	MATHEWS PATRICIA	3609 LEE LN	PEARLAND	TX	77584-7305	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 2-3
2860-0040-000	PINKNEY ISAAC JR & CARLEAN	3618 LEE LN	PEARLAND	TX	77584-7304	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 4, LOT 3-4
0509-0042-130	JANAK LARRY W & DONNA M	5229 CONFEDERATE DR	PEARLAND	TX	77584-7088	A0509 H T & B R R, TRACT 7A1A, ACRES 5.025
2860-0013-000	CONCES GEORGE III	3633 LEE LN	PEARLAND	TX	77584-7305	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 2, LOT 4-5
2860-0040-000	PINKNEY ISAAC JR & CARLEAN	3618 LEE LN	PEARLAND	TX	77584-7304	COLONIAL ESTATES (A0509 H T & B R R), BLOCK 4, LOT 3-4



# ZONING MAP

Zone Change Application No. 1171  
Owner: Tommy Barni  
5230 Colonial Drive  
(SD - R1)





# FUTURE LAND USE PLAN

Zone Change Application No. 1171  
Owner: Tommy Barni  
5230 Colonial Drive  
(SD - R1)



**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 17, 2004, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING**

Zone Change Application No. 1173

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

Legal Description: 2.70 acres of land, and 2.194 acres of land, being a part of Lot 7 of the Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision of Section 21, H.T. & B.R.R. Company Survey, Abstract 309, Brazoria County, Texas, according to the plat as recorded in Volume 2, Pages 23 and 24, Plat Records, Brazoria County, Texas, (Generally Located on the South Side of FM 518, and East of Ower Lane)

Owner: Charles Kennedy, Jr., Trustee  
2764 Bingle  
Houston, Texas 77005

Applicant: Mai Nguyen  
3922 Abbeywood  
Pearland, Texas 77584

**III. APPLICATION INFORMATION AND CASE SUMMARY**

**A. STAFF REPORT**

**B. APPLICANT PRESENTATION**

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

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

**VI. ADJOURNMENT**

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



## ZONE CHANGE APPLICATION NO. 1173

Existing Zoning: Suburban Development District (SD)  
Requested Zoning: General Business District (GB)  
Location or Address of Property: South Side of FM 518, and East of Ower Lane  
Property Owner: Charles Kennedy, Jr., Trustee  
Applicant: Mai Nguyen

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**SUMMARY:** The applicant is requesting a change in zoning on the subject property (2 lots) for general business district and retail uses. The subject property was annexed into the City in 1996 and subsequently zoned SD. The subject property is currently undeveloped. The applicant has indicated that they plan to construct a retail center on the subject property if the zone change is approved.

### **SURROUNDING ZONING AND LAND USES:**

	<u>Zoning</u>	<u>Land Use</u>
North	General Business District (GB)	Undeveloped Tract
South	Suburban Development District (SD)	Undeveloped Tract
East	Suburban Development District (SD)	Undeveloped Tract

West                      Suburban                      Development                      Undeveloped Tract  
   District (SD)

**CONFORMANCE TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE:** The applicant is requesting a GB zoning district. The minimum lot size for the GB district is 22,500 square feet and the minimum lot width is 150 feet. The subject property consists of two lots and meets these requirements; one lot is 2.70 acres in size and one lot is 2.194 acres in size, and both lots are over 200 feet in width.

The applicant will be responsible for complying with all other space limitations of the GB zoning district.

**CONFORMANCE TO THE COMPREHENSIVE PLAN:** The Comprehensive Plan recommends Low Density Residential Uses for the subject property and all of the surrounding properties on both sides of Broadway Street. The Comprehensive Plan further indicates that the appropriate zoning districts for Low Density Residential Uses are the Estate Lot Single Family Dwelling District (R-E) and the Single Family Dwelling Districts R-1 and R-2. Therefore, the proposed zone change does not conform to the Comprehensive Plan.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property has frontage on FM 518 (Broadway Street), a major thoroughfare with an ultimate right-of-way of 120 feet. No other roadways affect the subject property. If sufficient right-of-way does not exist, additional right-of-way dedication may be required at the time that the subject property is platted.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT:** The proposed zoning is inconsistent with the Comprehensive Plan, which recommends low density residential uses for the subject property.

Due to the developing retail and business uses along Broadway Street, the subject property may be more suited for non-residential uses. Many of the properties on the north and south sides of Broadway Street, extending from Sunrise Boulevard to Cullen Boulevard are already developed for non-residential uses. Several zone changes for GB

uses have been approved in this general area in the past few months. Therefore, it appears that the lots fronting on Broadway are developing with non-residential uses.

The proposed update to the Comprehensive Plan that is currently in process recommends that the subject area develop with non-residential uses due to the surrounding zoning districts and the frontage along Broadway Street.

The applicant/owner may be responsible for preparing a traffic impact analysis for the subject property as it is developed, in order to determine the impact of the development on the existing roadways within the subject area and in order to determine the locations of drive approaches.

**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 for GB, as proposed by the applicant, for the following reasons:

1. Although contrary to the Comprehensive Plan, the proposed zone change provides for General Business District Uses in an area along a major thoroughfare that is currently developing with General Business District uses. Residential uses as indicated by the Comprehensive Plan may not be appropriate for this area.
2. The proposed zone change is consistent with existing General Business zoning districts and general business district uses along Broadway Street.
3. The proposed update to the Comprehensive Plan recommends non-residential uses in the subject area and generally along Broadway Street.

**SUPPORTING DOCUMENTS:**

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

**ZONE CHANGE APPLICATION NO. 1173**

**NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND  
THE PLANNING AND ZONING COMMISSION OF THE CITY OF  
PEARLAND, TEXAS, REGARDING:**

A request by Mai Nguyen, applicant for Charles Kennedy, Jr., Trustee, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB), on the following described property, to wit:

2.70 acres of land, being a part of Lot 7 of the Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision of Section 21, H.T. & B.R.R. Company Survey, Abstract 309, Brazoria County, Texas, according to the plat as recorded in Volume 2, Pages 23 and 24, Plat Records, Brazoria County, Texas, being all of a 2.70 acre tract as described in Volume 1581, Page 451, Deed Records, Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found for the northwest corner of the herein described tract and the northeast corner of a 2.1937 acre tract as described Volume 87 405, Page 695, Official Public Records, Brazoria County, Texas in the south right-of-way line of Farm to Market road 3344, being located North 87 degrees 22 minutes 48 seconds East a distance of 1671.36 feet and South 02 degrees 43 minutes 53 seconds East a distance of 89.8 feet from the northwest corner of Section 21, Abstract 309, Brazoria County, Texas;

THENCE North 87 degrees 22 minutes 48 seconds, East along and with the south right-of-way line of said Farm to Market road 3344, a distance of 289.03 feet to a 1 inch iron pipe found for the northeast corner of the herein described tract, in the east line of Lot 7 and the west line of Lot 12;

THENCE South 02 degrees 42 minutes 50 seconds East along and with the east line of Lot 7 and the west line of said Lot 12, a distance of 433.93 feet to a 3/4 inch pinched iron pipe found for the southeast corner of the herein described tract, being the common corner of Lots 7, 8, 12 & 13;

THENCE South 87 degrees 21 minutes 19 seconds West along and with the north line of said Lot 8 and the south line of said Lot 7, a distance of 252.76 feet to a 1 inch iron pipe found for the southwest

**PROPERTY OWNER NOTICE**

**CITY OF PEARLAND**

3523 Liberty Drive (Community Center), Pearland, Texas 77581  
281-652-1742 FAX 281-652-1702 www.ci.pearland.tx.us

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corner of the herein described tract and the southeast corner of a 2.1937 acre tract as described in Volume 87 405, Page 695, Official Public Records, Brazoria County, Texas;

THENCE North 07 degrees 29 minutes 23 seconds West along and with the east line of said 2.1937 acre tract and the west line of the herein described tract, a distance of 435.61 feet to the PLACE OF BEGINNING and containing 2.70 acres of land.

and:

2.194 acres of land, being a part of Lot 7 of the Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision of Section 21, H.T. & B.R.R. Company Survey, Abstract 309, Brazoria County, Texas, according to the plat as recorded in Volume 2, Pages 23 and 24, Plat Records, Brazoria County, Texas being all of a 2.1937 acre tract as described in Volume 87 405, Page 695, Official Public Records, Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found for the northwest corner of the herein described tract and the northeast corner of a 3.40 acre tract as described in Volume 1581, Page 61, Deed Records, Brazoria County, Texas, in the south right-of-way line of Farm to Market Road 3344, being located North 87 degrees 22 minutes 48 seconds East a distance of 1451.57 feet and South 02 degrees 43 minutes 53 seconds East a distance of 89.80 feet from the northwest corner of Section 21, Abstract 309, Brazoria County, Texas;

THENCE North 87 degrees 22 minutes 48 seconds, East along and with the south right-of-way line of said Farm to Market Road 3344, a distance of 219.79 feet to a 1 inch iron pipe found for the northeast corner of the herein described tract and the northwest corner of a 2.70 acre tract as described in Volume 1581, Page 451, Deed Records, Brazoria County, Texas;

THENCE South 07 degrees 29 minutes 23 seconds East along and with the east line of the herein described tract and the west line of said 2.70 acre tract, a distance of 435.61 feet to a 1 inch iron pipe found for the southeast corner of the herein described tract and the southwest corner of said 2.70 acre tract in the south line of said Lot 7 and the north line of Lot 8;

THENCE South 87 degrees 20 minutes 45 seconds West along and with the north line of said Lot 8 and the south line of said Lot 7, a distance of 220.43 feet to a 1 inch iron pipe found for the southwest corner of the herein described tract and the southeast corner of the aforesaid 3.40 acre tract;

THENCE North 07 degrees 24 minutes 16 seconds West along and with the east line of said 3.40 acre tract and the west line of the

**CITY OF PEARLAND**  
3523 Liberty Drive (Community Center), Pearland, Texas 77581  
281-652-1742 FAX 281-652-1702 www.ci.pearland.tx.us

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herein described tract, a distance of 435.69 feet to the PLACE OF BEGINNING and containing 2.194 acres of land.

(Generally Located on the South Side of FM 518, and East of Ower Lane)

**PUBLIC HEARINGS WILL BE HELD IN THE  
COUNCIL CHAMBER OF CITY HALL  
LOCATED AT  
3519 Liberty Drive, Pearland, Texas  
on  
MONDAY, MAY 17, 2004, AT 6:30 P.M.**

An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll, in accordance with notification guidelines established by City Ordinance and State law.

At said hearing, all interested parties shall have the right and opportunity to appear and be heard on the subject. If you are unable to attend, but wish to have your opinions made a part of the public record, please complete the enclosed form and return it prior to the public hearing.

If you have any questions or need additional information please contact the City of Pearland Planning Department at (281) 652-1742 or tgrahmann@ci.pearland.tx.us.



# APPLICATION FOR A CHANGE IN ZONING

City of Pearland  
Community Development  
3523 Liberty Drive  
(Community Center)  
Pearland, Texas 77581  
281-652-1639  
281-652-1702 fax  
www.ci.pearland.tx.us

Please check one:

- Change In Zoning Classification from: SD zone (list current zoning) to: GB zone (retail) (list proposed zoning)
- Specific Use Permit Request for : \_\_\_\_\_ (list proposed use)

### Property Information:

Address: FM 518

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

Tax I.D. Number: \_\_\_\_\_

**\*\* For unplatted property, attach a copy of the metes and bounds description\*\***

Current use of property (type of structures on property): vacant

Future/proposed use of property and reason for zone change: retail center

### PROPERTY OWNER INFORMATION:

NAME Charles Kennedy Jr, Trustee

ADDRESS 2764 Bingle

CITY Houston STATE TX ZIP 77055

PHONE (713) 789-2123

FAX (713) 621-5504

E-MAIL ADDRESS regencyfood@yahoo.com

### APPLICANT INFORMATION:

NAME Mai Nguyen

ADDRESS 3922 Abbeywood

CITY Pearland STATE TX ZIP 77584

PHONE (281) 997-6177

FAX (\_\_\_\_)

E-MAIL ADDRESS acercdm@yahoo.com

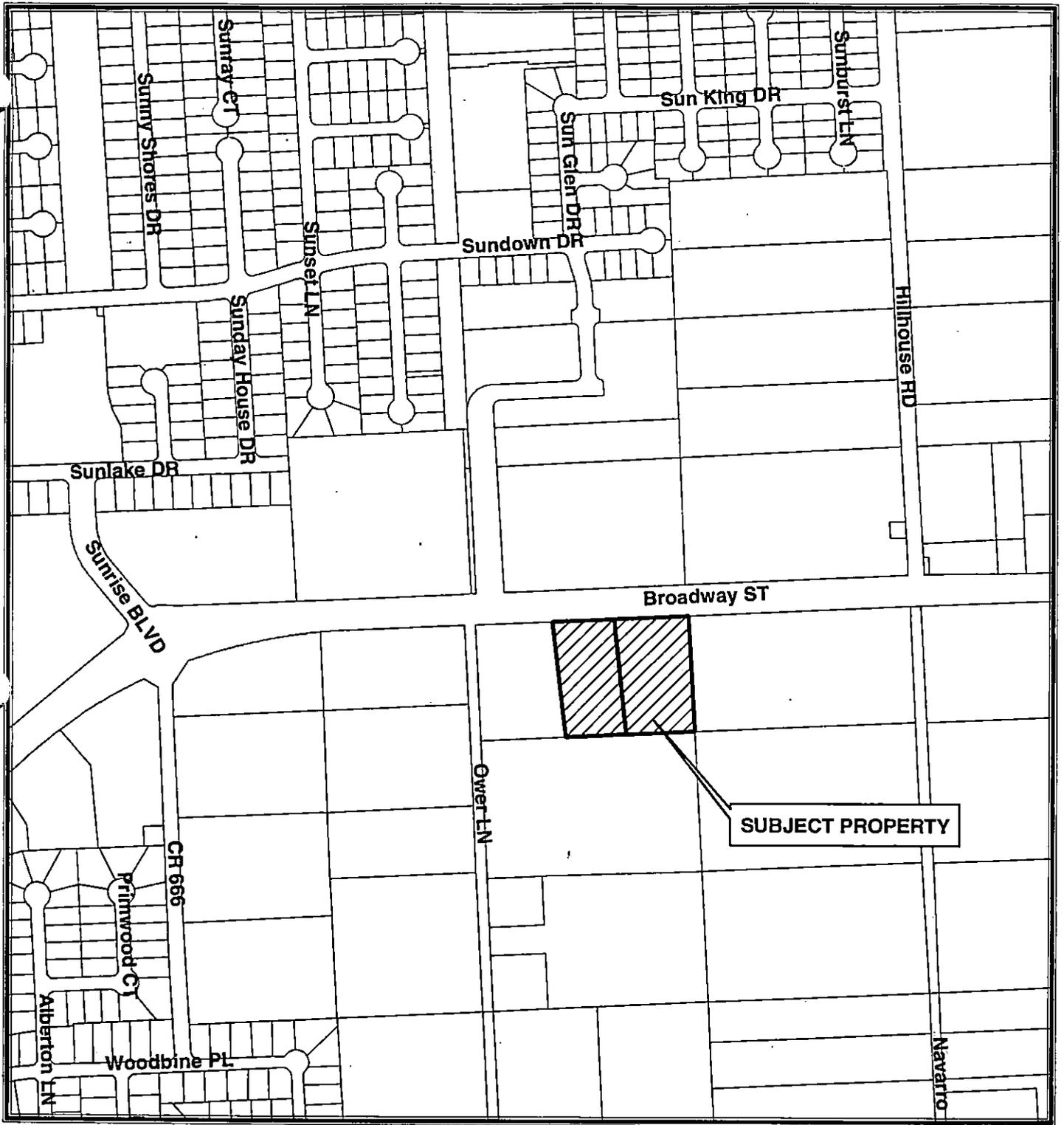
PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Agent's Signature: Mai Nguyen Date: 4/14/04

OFFICE USE ONLY: FEES PAID: \$275.00 DATE PAID: 4-14-04

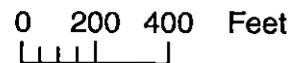
RECEIVED BY: tee APPLICATION NO. 1173

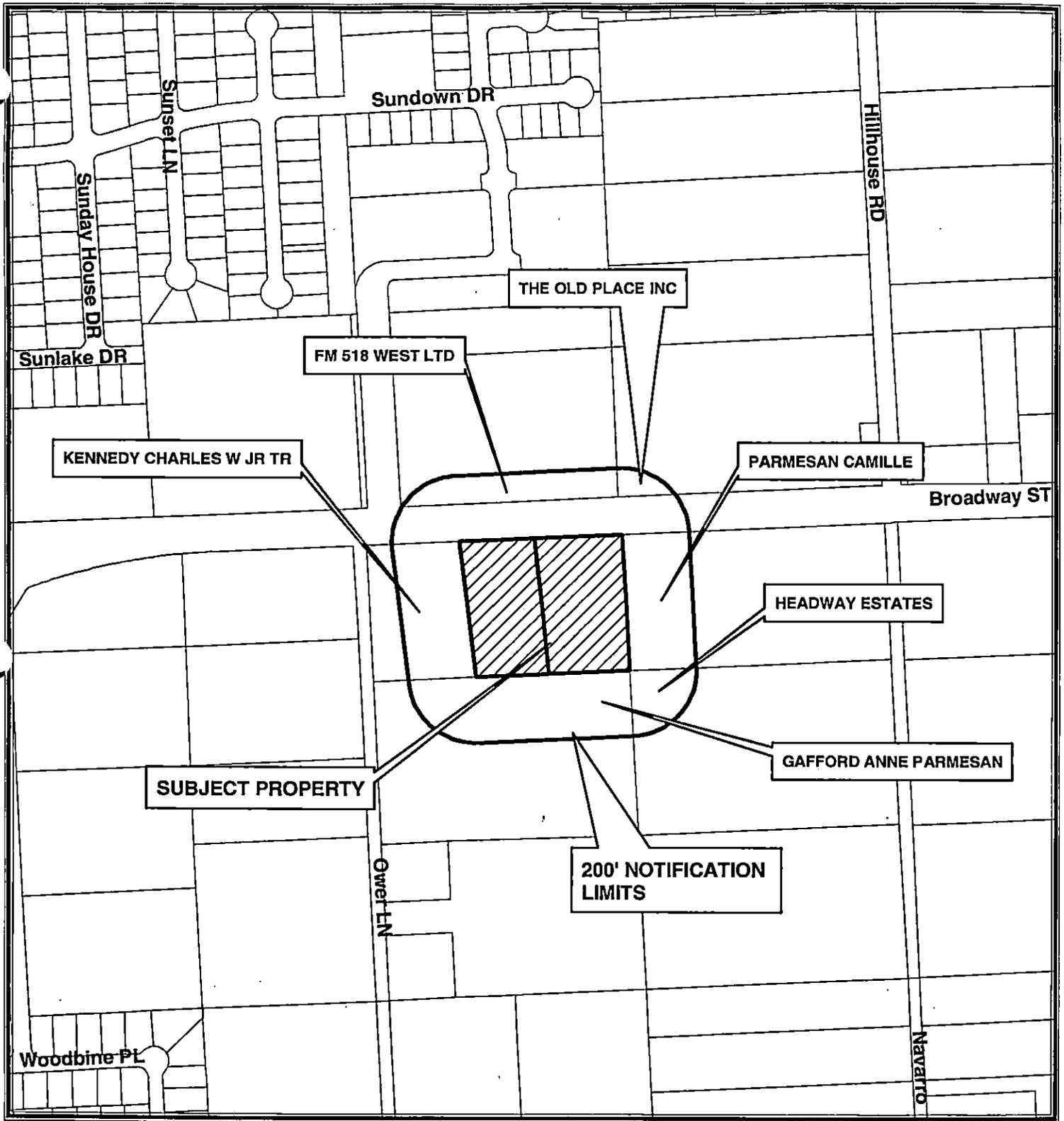


# LOCATION MAP



**Zone Change Application No. 1173**  
**Owner: Charles Kennedy Jr/Mai Nguyen**  
**South Side of FM 518, and East of Ower Lane**  
**(SD - GB)**

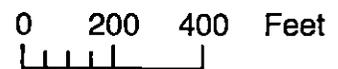




# OWNERSHIP MAP

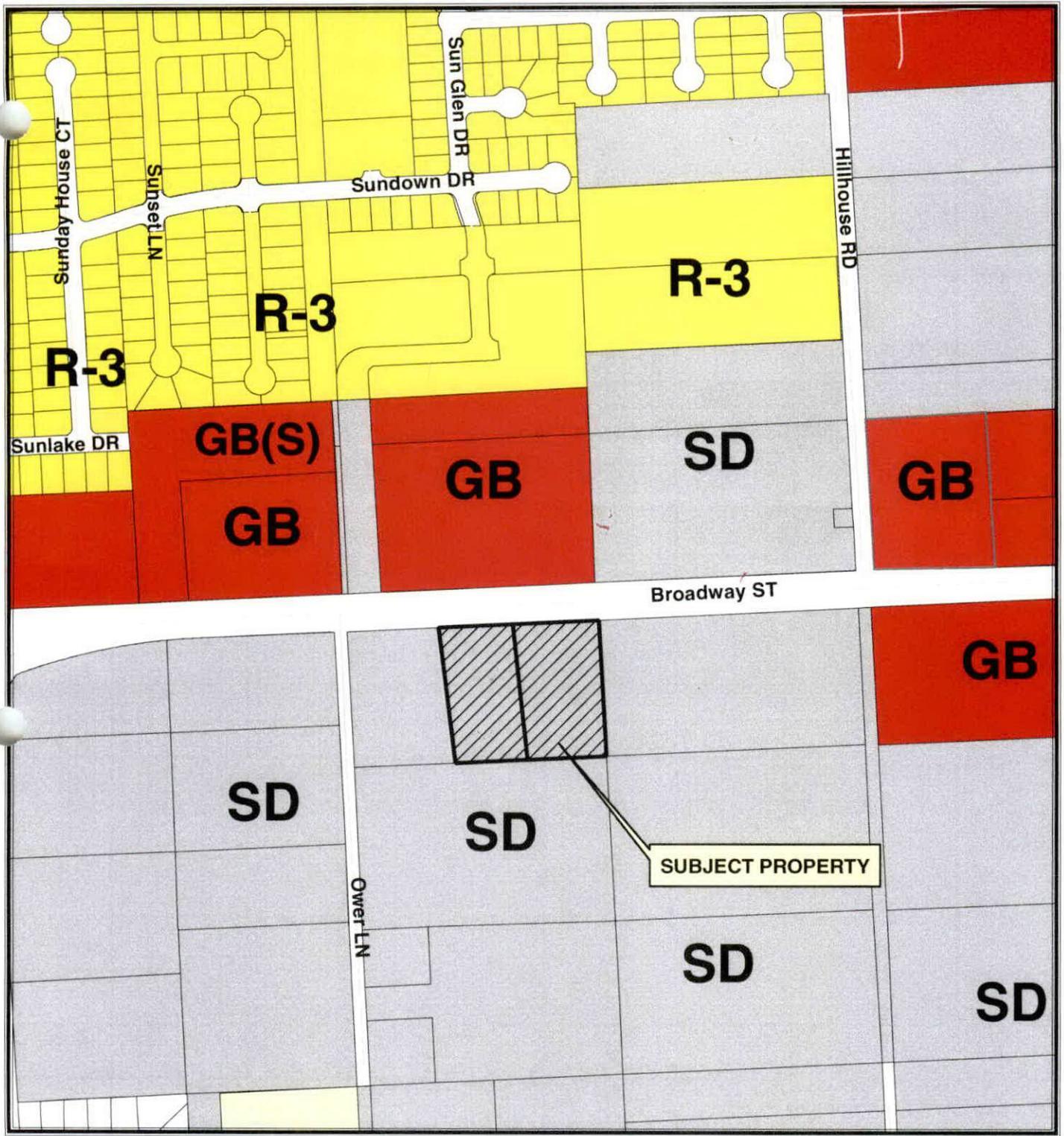


**Zone Change Application No. 1173**  
**Owner: Charles Kennedy Jr/Mai Nguyen**  
**South Side of FM 518, and East of Ower Lane**  
**(SD - GB)**



**ZONE CHANGE APPLICATION NO. 1173**  
**Property Owner Notification List**

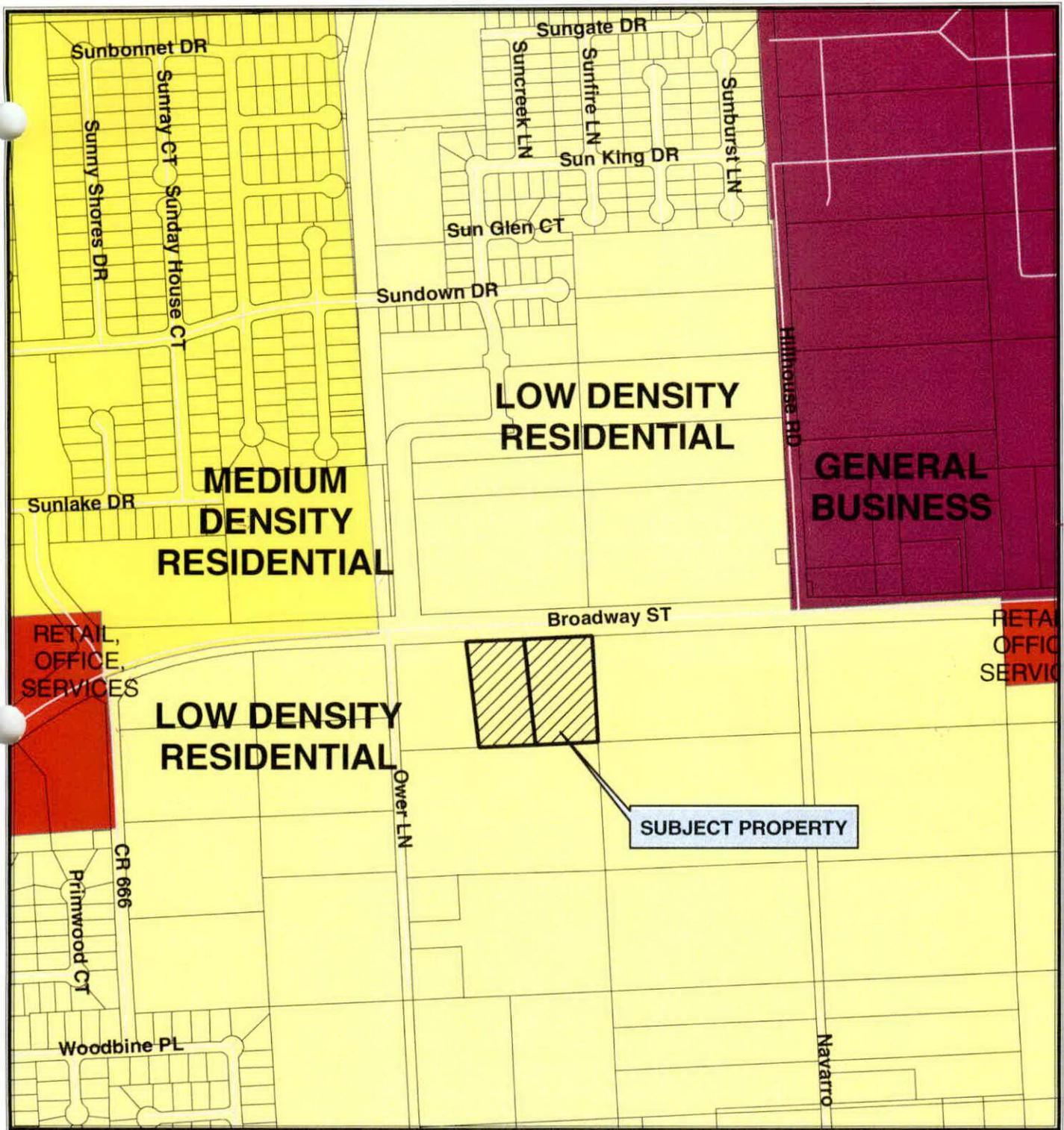
<u>TAX ACCOUNT</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP CODE</u>	<u>LEGAL DESCRIPTION</u>
0506-0017-000	THE OLD PLACE INC	PO BOX 703	MANVEL	TX	77578-0703	A0506 H T & B R R, TRACT 30-30A, ACRES 9.930
0506-0059-000	FM 518 WEST LTD%BPI	11753 W BELLFORT ST STE 114	STAFFORD	TX	77477-1327	A0506 H T & B R R, TRACT 14-15, ACRES 9.6569
0309-0026-140	PARMESAN CAMILLE MAI NGUYEN	4818 FAST FOX TRL 3922 ABBEYWOOD	AUSTIN	TX	78746-2306	A0309 H T & B R R, TRACT 12, ACRES 0.738
0309-0006-120	KENNEDY CHARLES W JR TR	2764 BINGLE RD	HOUSTON	TX	77055-1135	A0309 H T & B R R, TRACT 7B, ACRES 2.710
0309-0006-000	EARHART FRED III TR%CHARLES W KENNEDY JR	2764 BINGLE RD	HOUSTON	TX	77055-1135	A0309 H T & B R R, TRACT 7, ACRES 2.200
0309-0006-110	KENNEDY CHARLES W JR TR	2764 BINGLE RD	HOUSTON	TX	77055-1135	A0309 H T & B R R, TRACT 7A, ACRES 3.4
0309-0035-000	HEADWAY ESTATES	7676 WOODWAY STE 238	HOUSTON	TX	77063	A0309 H T & B R R, TRACT 13, ACRES 9.9978
0309-0027-130	GAFFORD ANNE PARMESAN	9926 GOLD CUP WAY	HOUSTON	TX	77065-4122	A0309 H T & B R R, TRACT 8, ACRES 0.813



# ZONING MAP

Zone Change Application No. 1173  
 Owner: Charles Kennedy Jr/Mai Nguyen  
 South Side of FM 518, and East of Ower Lane  
 (SD - GB)





# FUTURE LAND USE PLAN

Zone Change Application No. 1173  
 Owner: Charles Kennedy Jr/Mai Nguyen  
 South Side of FM 518, and East of Ower Lane  
 (SD - GB)



**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 17, 2004, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING**

Zone Change Application No. 1172

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

Legal Description: 1.913 acres out of the W.D.C. Hall League, Abstract 70, Brazoria County, Texas, and being part of Tract One of the Partition of the Yost Estate, 120.44 acres as recorded in Volume 6, Page 142, Plat Records Brazoria County, Texas; and 1.9355 acres of land out of the W.D.C. Hall League, Abstract 70, Brazoria County, Texas, and being part of Tract Two of the Partition of the Yost Estate, 120.44 acres as recorded in Volume 6, Page 142, Plat Records Brazoria County, Texas (Generally Located at the Northwest Corner of FM 518 and Hamm Road)

Owner: R. Ellis Management Group, LLC  
Randy K. Ellis DDS MS – President  
2015 E. Broadway  
Pearland, Texas 77581

Applicant: Jim McGregor, AIA  
520 Post Oak Boulevard, Suite 880  
Houston, Texas 77027

**III. APPLICATION INFORMATION AND CASE SUMMARY**

**A. STAFF REPORT**

**B. APPLICANT PRESENTATION**

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

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

**VI. ADJOURNMENT**

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



## ZONE CHANGE APPLICATION NO. 1172

Existing Zoning: Neighborhood Service District (NS)  
Requested Zoning: Planned Unit Development (PUD)  
Location or Address of Property: Northwest Corner of FM 518 and Hamm Road  
Property Owner: R. Ellis Management Group, LLC  
Applicant: Jim McGregor, AIA

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**SUMMARY:** The applicant is proposing a PUD with Neighborhood Services uses on this 3.84 acre parcel located north-west of the intersection of Broadway (FM 518) and Hamm Road.

The site currently has a one-story doctor's office facing Broadway that will be retained. A 10,275 sq. ft., one story building will be constructed on the tract behind the existing offices to be used as a multi tenant medical office building. The applicant proposes to sell the third lot, located at the corner of Broadway and Hamm Road to be used for Neighborhood Service uses.

The permitted uses in the PUD would include uses currently permitted in the Neighborhood Services (NS) zoning category with some exceptions. The uses prohibited include Primary Agriculture uses, Farm Accessory Buildings, Auto Car Wash, Gasoline Service Station.

A detention basin exists at the rear of Lot 1 and will be used for all three developments.

The PUD proposes to provide two driveways from Broadway. The applicant is proposing

to relocate one of the existing curb cuts to the center of the frontage to access the new buildings on the north and east of the existing building. The other existing curb cut to the west will be retained.

A six-foot masonry fence is required on the northern side and portions of the western side of the parcel. The applicant is proposing a vegetative buffer (Oleander hedge) on the west and on the north behind Reserves 1b and 2. An eight-foot high masonry wall is proposed for Reserve 3. The Planning and Zoning Commission had indicated that they prefer the masonry fence instead of the living screen, during their informal PUD discussion.

The proposed building will have a masonry exterior designed to complement the existing building. The colors of the masonry are not clear from the drawing that has been submitted. The new building is proposed with a flat roof as compared to the pitched roof of the existing building.

**SURROUNDING ZONING AND LAND USES:**

	<u>Zoning</u>	<u>Land Use</u>
North	Single Family Residence District (R-1)	Single family residences
South	Neighborhood Service District (NS)	Various retail, office, service, and light commercial uses
East	Commercial District (C)	Retail or office use
West	Single Family Residence District (R-1) and Neighborhood Service District (NS)	Church Property

**CONFORMANCE TO THE COMPREHENSIVE PLAN:** The Comprehensive recommends Retail, Offices and Services for the subject property. Office Professional District (OP), Neighborhood Service District (NS), and selected uses in General Business District (GB) are considered appropriate uses. Therefore the proposed uses that include uses permitted in the NS district would be in conformance to the recommendations of the Comprehensive Plan.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The Thoroughfare Plan designates

Broadway as a Major Thoroughfare with a required right-of-way width (ROW) of 120 feet. Hamm Road is designated as a Local Road. At the time of platting dedication might be required along Broadway if sufficient ROW does not exist.

**COMMENTS FROM STAFF REVIEW AND DISCUSSION WITH PLANNING & ZONING**

**COMMISSION:** The proposed PUD was discussed by the Planning and Zoning Commission during their meeting of April 19, 2004.

1. The PUD document needs to indicate the size of parking spaces and ratios for reserves 1 & 3.
2. The dedication for future ROW needs to be addressed. The front yard should be measured from the new property line. All proposed site improvements should be located within the new property line and not in the dedicated area. Since the dedication may require re-alignment of existing parking spaces, it is crucial to address this issue.
3. The driveways as shown do not meet the requirements of the Ordinance. A minimum separation distance between driveways and driveways and adjacent streets is 350 feet for Broadway unless the Traffic Impact Analysis (TIA) indicated otherwise. This needs to be reviewed with Engineering Department after a TIA is submitted. Further, re-alignment of existing parking spaces may require additional changes.
4. A six-foot masonry fence is required as a buffer between residential and nonresidential-zoned properties. However, as mentioned before, the applicant has proposed a combination of 8' high masonry wall and Oleander hedge. If the hedge is approved, staff would recommend that the plants be at least 6 feet high on planting to provide immediate screening. Further, details of the masonry wall should be included in the PUD document.
5. Future sidewalks need to be dimensioned. Six feet wide sidewalks are required along Broadway and four feet wide sidewalks are required along Hamm Road.
6. Provide details of building elevations including color and materials of exterior finishes.
7. The lighting plans should indicate that all outdoor lighting should be shielded from adjoining residential properties.
8. Staff recommends that "Unscheduled/New Auto Related uses" be included in the

uses that are prohibited, if the intention of this PUD is to exclude automobile related uses.

**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:** It is Staff's opinion that the proposed PUD is appropriate to the site and will encourage unified development on these tracts of land. Since the uses are in conformance with the Comprehensive Plan recommendations and existing uses, Staff is in favor of the proposed PUD.

**SUPPORTING DOCUMENTS:**

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

**Property Owner Notice**

**CITY OF PEARLAND**

3523 Liberty Drive (Community Center), Pearland, Texas 77581  
281-652-1742 FAX 281-652-1702 www.ci.pearland.tx.us

**ZONE CHANGE APPLICATION NO. 1172**

**NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, REGARDING:**

A request by Jim McGregor, AIA, applicant for R. Ellis Management Group, LLC – Randy K. Ellis, DDS MS, President, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from classification Neighborhood Service District (NS) to Planned Unit Development (PUD), on the following described property, to wit:

Tract A: Being a tract of land containing 1.913 acres out of the W.D.C. Hall League, Abstract 70, Brazoria County, Texas, and being part of Tract One of the Partition of the Yost Estate, 120.44 acres as recorded in Volume 6, Page 142, Plat Records Brazoria County, Texas, and being more particularly described by metes and bounds as follows: (Bearings based on the northerly right-of-way line of East Broadway according to Deed Records of Brazoria County, Texas):

COMMENCING at a 5/8 inch iron rod found at the intersection of the Northerly right-of-way of F.M. 518 (100' Right-of-Way), also known as East Broadway, and the Westerly right-of-way line of Hamm Road (60' Right-of-Way);

THENCE North 64 degrees 06 minutes 00 seconds West, along the said Northerly Right-of-way line of F.M. 518, a distance of 322.43 feet to a 1 inch iron pipe found for corner and the PLACE OF BEGINNING of the herein described tract;

THENCE North 64 degrees 06 minutes 00 seconds West, continuing along said Right-of-way, a distance of 238.70 feet to a 5/8 inch iron rod set for the Southwest corner and being in the southeasterly line of a 2.144 Acre Tract as described in Volume 1416, Page 368 of the Brazoria County Deed Records;

THENCE North 45 degrees 00 minutes 00 seconds East, along said south easterly property line, a distance of 408.49 feet to a 5/8 inch iron rod set for the Northwest corner of the herein described tract, also being the angle corner of the aforementioned 2.414 Acre Tract;

THENCE South 45 degrees 00 minutes 00 seconds East, along the south line of the aforementioned 2.414 Acre Tract, a distance of 225.56 feet to a 2 inch iron pipe found for the Northeast corner of the herein described tract;

**CITY OF PEARLAND**

**3523 Liberty Drive (Community Center), Pearland, Texas 77581**  
**281-652-1742 FAX 281-652-1702 www.ci.pearland.tx.us**

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THENCE South 45 degrees 00 minutes 00 seconds, a distance of 330.38 feet to the PLACE OF BEGINNING and containing within these calls 1.913 acres or 83,329 square feet of land more or less.

Tract B: Being a tract of land containing 1.9355 acres of land out of the W.D.C. Hall League, Abstract 70, Brazoria County, Texas, and being part of Tract Two of the Partition of the Yost Estate, 120.44 acres as recorded in Volume 6, Page 142, Plat Records Brazoria County, Texas, and being more particularly described by metes and bounds as follows: (Bearings based the northerly right-of-way line of East Broadway according to Deed Records of Brazoria County, Texas):

BEGINNING at a 5/8 inch iron rod found at the intersection of the Northerly right-of-way of F.M. 518 (100' Right-of-way), also known as East Broadway, and the Westerly right-of-way line of Hamm Road (60' Right-of-way);

THENCE North 64 degrees 06 minutes 00 seconds West, along the said Northerly Right-of-way line of F.M. 518, a distance of 322.43 feet to a 1 inch iron pipe found for corner;

THENCE North 45 degrees 00 minutes 00 seconds East, leaving said right-of-way, a distance of 330.38 feet to a 2 inch iron pipe found for the northwest corner of the herein described tract and the southwest corner of that certain two acre tract as recorded in Volume (91) 938, Page 715, Official Records of Brazoria County, Texas;

THENCE South 45 degrees 00 minutes 00 seconds East, crossing a portion of said Tract Two, with the Southwest line of said 2.00 acre tract, a distance of 302.23 feet to a 5/8 inch iron rod found for corner in the westerly Right-of-way line of said Hamm Road, also being the Southeast corner of the said 2.00 Acre Tract;

THENCE South 44 degrees 22 minutes 33 seconds West, along the said northwesterly right-of-way line, a distance of 224.89 feet to the PLACE OF BEGINNING and containing within these calls 1.9355 acres or 84,312 square feet of land, more or less.

(Generally Located at the Northwest Corner of FM 518 and Hamm Road)

**PUBLIC HEARINGS WILL BE HELD IN THE  
COUNCIL CHAMBER OF CITY HALL  
LOCATED AT  
3519 Liberty Drive, Pearland, Texas  
on  
MONDAY, MAY 17, 2004, AT 6:30 P.M.**

**CITY OF PEARLAND**

3523 Liberty Drive (Community Center), Pearland, Texas 77581  
281-652-1742 FAX 281-652-1702 [www.ci.pearland.tx.us](http://www.ci.pearland.tx.us)

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An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll, in accordance with notification guidelines established by City Ordinance and State law.

At said hearing, all interested parties shall have the right and opportunity to appear and be heard on the subject. If you are unable to attend, but wish to have your opinions made a part of the public record, please complete the enclosed form and return it prior to the public hearing.

If you have any questions or need additional information please contact the City of Pearland Planning Department at (281) 652-1742 or [tgrahmann@ci.pearland.tx.us](mailto:tgrahmann@ci.pearland.tx.us).



PAID APR 05 2004

City of Pearland  
Community Development  
3519 Liberty Drive  
Pearland, Texas 77581  
281-652-1639  
281-652-1702 fax  
www.ci.pearland.tx.us

# APPLICATION FOR A CHANGE IN ZONING

Please check one:

Change in Zoning Classification from: NS to: PUD  
(list current zoning) (list proposed zoning)

Specific Use Permit Request for: \_\_\_\_\_  
(list proposed use)

### Property Information:

Address: 2015<sup>and 2011</sup> EAST BROADWAY, PEARLAND, TX 77581

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

Tax I.D. Number: 76-0656519

\*\* For unplatted property, attach a copy of the metes and bounds description\*\*  
SEE TAB#1 IN PUD APPLICATION BOOK

Current use of property (type of structures on property): NS PROFESSIONAL OFFICE

Proposed use of property: \_\_\_\_\_

### PROPERTY OWNER INFORMATION:

NAME R. Ellis Management Group LLC  
RANDY K. Ellis DDS MS - PRESIDENT  
ADDRESS 2015 E. BROADWAY  
CITY PEARLAND STATE TX ZIP 77581  
PHONE (281) 485-6003  
FAX (281) 485-3376  
E-MAIL ADDRESS \_\_\_\_\_

### APPLICANT/AGENT INFORMATION:

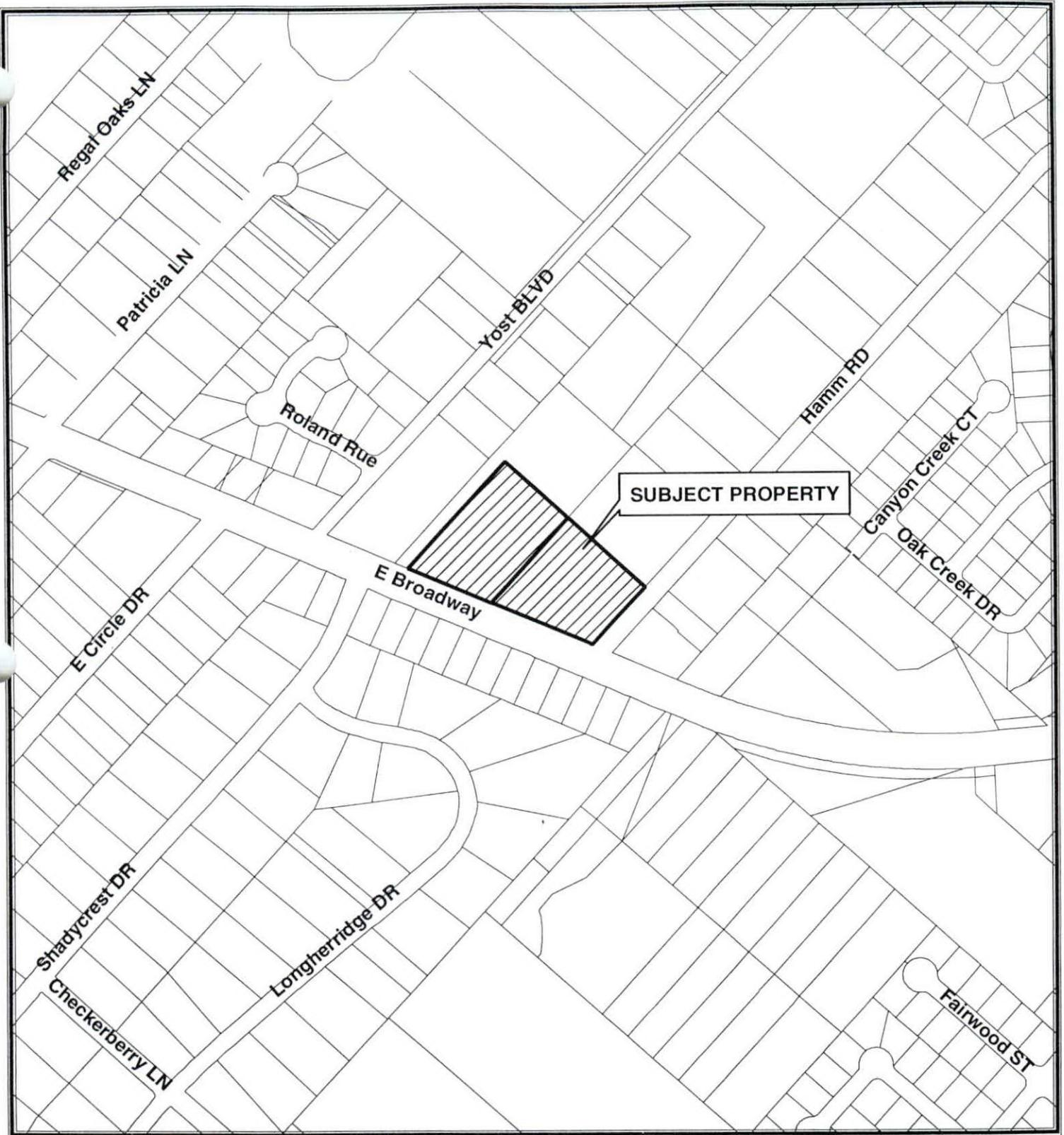
NAME JIM MCGREGOR, AIA  
ADDRESS 520 POST OAK BLVD. 880  
CITY HOUSTON STATE TX ZIP 77027  
PHONE (713) 850 1733  
FAX (713) 850 0833  
E-MAIL ADDRESS JMCGREGOR@BPMISA.CO.

PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

Owner's Signature: \_\_\_\_\_ Date: 4-5-04

Agent's Signature: \_\_\_\_\_ Date: 4-5-04

OFFICE USE ONLY:  
FEES PAID: \$400<sup>00</sup> DATE PAID: 4-5-04  
RECEIVED BY: trg APPLICATION NO. 1172



# LOCATION MAP



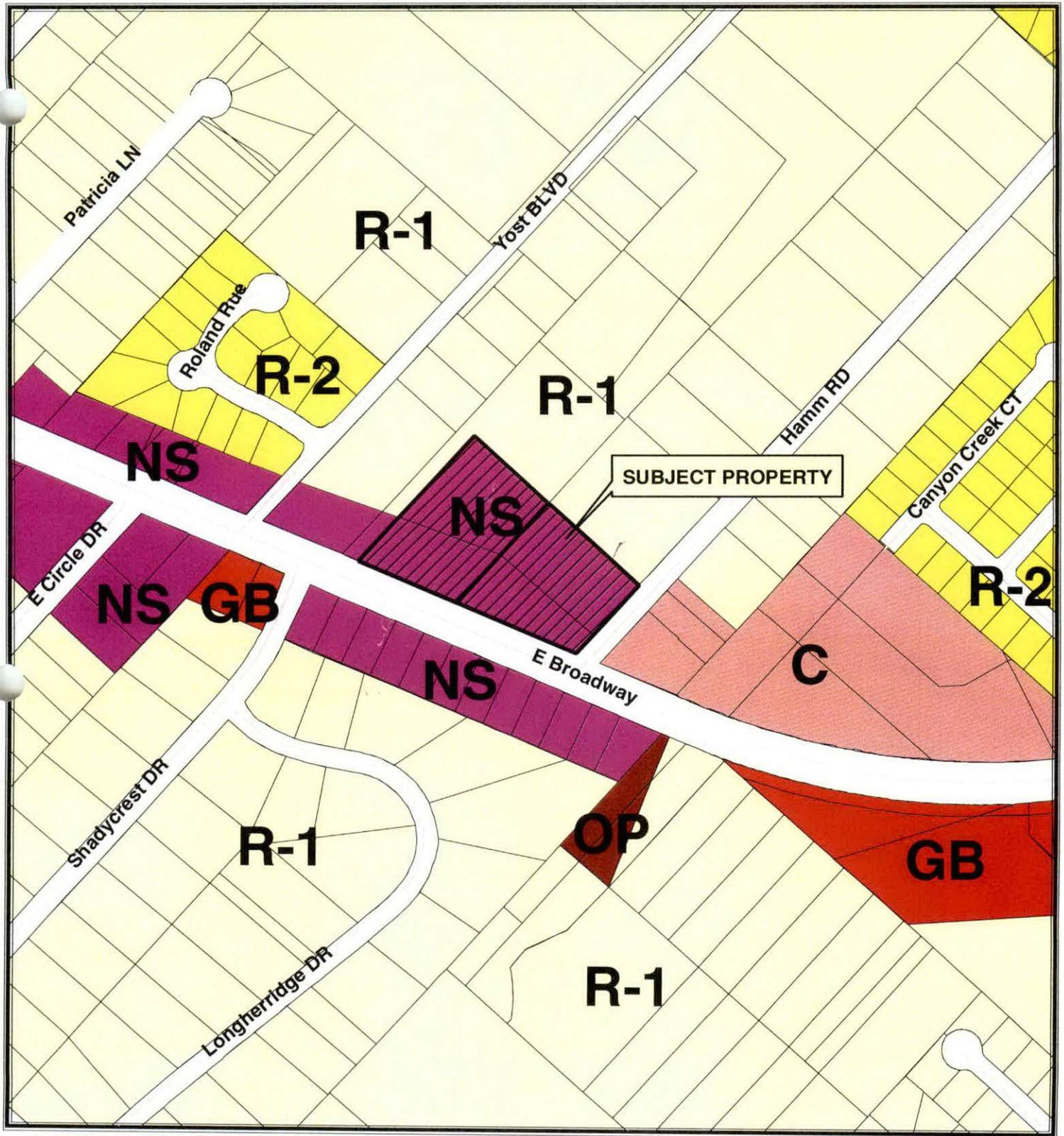
**Zone Change Application No. 1172**  
**Owner: Randy K. Ellis/Jim McGregor**  
**Northwest Corner of FM 518 and Hamm Road**  
**(NS - PUD)**





**ZONE CHANGE APPLICATION NO. 1172**  
**Property Owner Notification List**

<u>TAX ACCOUNT</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP CODE</u>	<u>LEGAL DESCRIPTION</u>
7977-0001-001	ELLIOTT LEONARD & SHIRLEY	3107 YOST BLVD	PEARLAND	TX	77581-5545	TIFFANY'S ACRÉ (A0070 W D C HALL), BLOCK 1, LOT 1
0070-0025-130	JAMES DAVID EARL & MAXIE	3111 YOST BLVD	PEARLAND	TX	77581-5545	A0070 W D C HALL, TRACT 5B, ACRES 0.500
0070-0065-112	JEHOVAH'S WITNESSES	2007 BROADWAY ST	PEARLAND	TX	77581-5501	A0070 W D C HALL, TRACT 5B1, LOT F, ACRES 2.410
0070-0025-120	HENDRICKS JESSICA E	3203 YOST	PEARLAND	TX	77581	A0070 W D C HALL, TRACT 5B, LOT 1B2, ACRES 0.500
0070-0066-000	YOST JOHN B	3205 YOST BLVD	PEARLAND	TX	77581-5547	A0070 W D C HALL, TRACT 5B1A, ACRES 2.000
0070-0024-000	PRICE RONALD L & LISA H	3204 HAMM RD	PEARLAND	TX	77581-5504	A0070 W D C HALL, TRACT 5B2, LOT 11, ACRES 2.000
0070-0065-110	SHADYCREST BAPTIST CHURCH	3214 HAMM RD	PEARLAND	TX	77581-5504	A0070 W D C HALL, TR 5B-2, LOTS 14-15-16A, ACRES 4.000
	R ELLIS MGMT GROUP - RANDY K ELLIS DDS	2015 E BROADWAY ST	PEARLAND	TX	77581	
	JIM.MCGREGOR AIA	520 POST OAK BLVD 880	HOUSTON	TX	77027	
0070-0065-000	YOST VERNA H ESTATE	2011 BROADWAY ST	PEARLAND	TX	77581-5501	A0070 W D C HALL, TRACT 5B2, ACRES 1.700
0070-0059-000	BERGER DAVID WILLIAM & JENNIFER NAN	3203 HAMM RD	PEARLAND	TX	77581-5503	A0070 W D C HALL, TRACT 5B2, LOT 2, ACRES 1.000
7510-0001-000	BARR HARDIE R	2601 TAYLOR LN	PEARLAND	TX	77581-5747	SHADYCREST (PEARLAND), BLOCK A, LOT A-B
7510-0011-000	WASEK EUGENE A & DONNA	2001 LONGHERRIDGE DR	PEARLAND	TX	77581-6111	SHADYCREST (PEARLAND), BLOCK B, LOT A
6323-0002-000	CLINE BRUCE WADE & DENNIS DICKSON	2005 BROADWAY ST	PEARLAND	TX	77581-5563	LOSSEN S/D (A0070 W D C HALL), LOT TR B, ACRES 0.296
7510-0012-000	SMITH DOUGLAS M & PATRICIA	2022 BROADWAY ST	PEARLAND	TX	77581-5502	SHADYCREST (PEARLAND), BLOCK B, LOT B
7510-0014-000	MOHAMMADIAN KEVIN & KERRY	6033 RAVENWOOD DR	PEARLAND	TX	77584-7733	SHADYCREST (PEARLAND), BLOCK B, LOT C
6323-0002-000	CLINE BRUCE WADE & DENNIS DICKSON	2005 BROADWAY ST	PEARLAND	TX	77581-5563	LOSSEN S/D (A0070 W D C HALL), LOT TR B, ACRES 0.296
7510-0017-000	PARSONS JAMES & GINGER M	9805 SUNNYCOAST LN	PEARLAND	TX	77584-2798	SHADYCREST (PEARLAND), BLOCK B, LOT D
7510-0018-000	BECK LEON B & JOYCE	1013 LINKWOOD DR	PEARLAND	TX	77581-6763	SHADYCREST (PEARLAND), BLOCK B, LOT E
7510-0018-110	STAGNO RONALD P & SANDRA C	1213 GULFTON DR	PEARLAND	TX	77581-6742	SHADYCREST (PEARLAND), BLOCK B, LOT F
7510-0021-000	WALSH WILLIAM C	PO BOX 760	PEARLAND	TX	77588-0760	SHADYCREST (PEARLAND), BLOCK B, LOT G
7510-0024-000	WALSH WILLIAM C	PO BOX 760	PEARLAND	TX	77588-0760	SHADYCREST (PEARLAND), BLOCK B, LOT H
7510-0010-000	WALSH WILLIAM C-CONSULTING ENGINEER	PO BOX 760	PEARLAND	TX	77588-0760	SHADYCREST (PEARLAND), BLOCK B, LOT I
7510-0026-000	WALSH WILLIAM C	PO BOX 760	PEARLAND	TX	77588-0760	SHADYCREST (PEARLAND), BLOCK B, LOT J
7510-0027-000	WALSH WILLIAM C	PO BOX 760	PEARLAND	TX	77588-0760	SHADYCREST (PEARLAND), BLOCK B, LOT K
7510-0028-000	WALSH WILLIAM C	PO BOX 760	PEARLAND	TX	77588-0760	SHADYCREST (PEARLAND), BLOCK B, LOT L

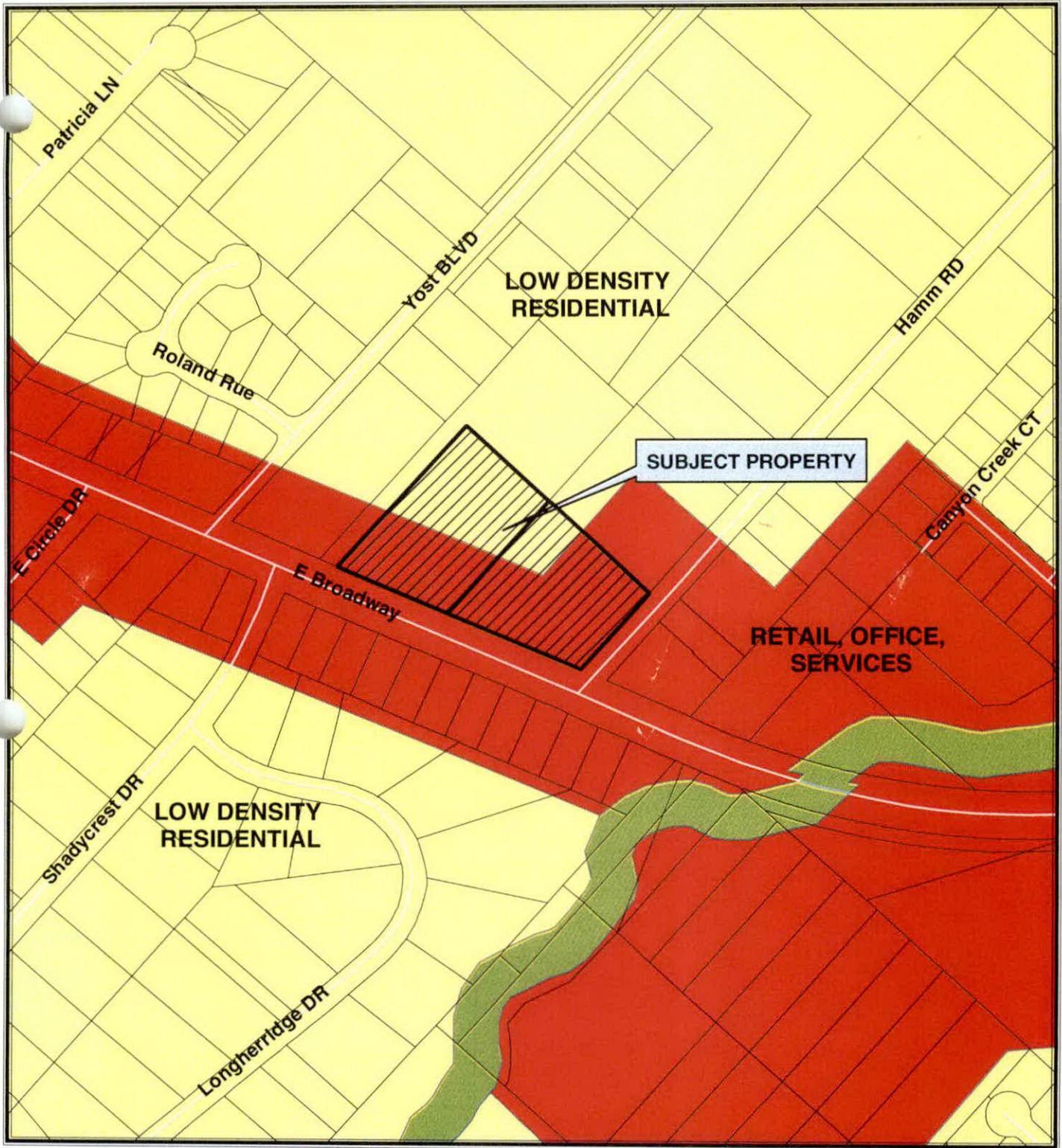


# ZONING MAP



Zone Change Application No. 1172  
 Owner: Randy K. Ellis/Jim McGregor  
 Northwest Corner of FM 518 and Hamm Road  
 (NS - PUD)





# FUTURE LAND USE PLAN



Zone Change Application No. 1172  
 Owner: Randy K. Ellis/Jim McGregor  
 Northwest Corner of FM 518 and Hamm Road  
 (NS - PUD)



PLANNING & ZONING COMMISSION MEETING OF MAY 17, 2004

AGENDA ITEM

SUBJECT: Consideration of Preliminary Plat for Twin lakes

LOCATION: East side of Veterans Drive north of Marys Creek

APPLICANT: Kevin Price & Jerry McGinty, Star Two Property L.L.C.

ANALYSIS:

Zoning – P.U.D.

Traffic and Transportation – Approved Traffic Impact Analysis (T.I.A.) will be required.

Utility Considerations – Water already available; developer will extend sewer south along Veterans Drive

Stormwater Management – Stormwater detention will be provided onsite.

Parks and Open Space – Provided on-site with maintenance by Homeowners' Association

ATTACHMENTS:

Application Form

Preliminary Plat

OUTSTANDING ITEMS:

- 1.) Detention area east of subdivision including the 60' wide easement should be platted as a reserve area for detention purposes and remain in private ownership.
- 2.) Reserve "J" should be restricted to drainage purposes. It should not be dedicated to the City at this time.
- 3.) Reserve "I" should be included in the area dedicated as parkland.
- 4.) Add a note that development will comply with the requirements of the Planned Unit Development (P.U.D.) Agreement dated March 22, 2004
- 5.) 47 contour line still missing.



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: MAY 7, 2004 P&Z MEETING DATE: 5-17-04

SUBDIVISION NAME/LOCATION: TWIN LAKES  
ON Veterans Drive

Lot(s): 130 Block(s): 6 Reserve(s): 10

PRIMARY CONTACT (Print or Type): KEVIN PRICE / LARRY MCGINTY Phone: 281.993.1408  
281.334.5676  
MAILING ADDRESS: 715 Oak Rd  
Clear Lake Shores, Texas 77056

OWNER NAME (Print or Type): John A. Sage, Trustee Phone: 713-463-7200  
MAILING ADDRESS: PO BOX 19039  
Houston, TX 77224-9039

AGENT'S NAME (Print or Type): Kevin Price Phone: 281.993.1408  
MAILING ADDRESS: 311 North Shadow Bend Ave -1498-F  
Friendswood, Texas 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)
- Title Report or Certificate of Title
- Staff Review Mark-Up
- Tree Survey (same scale as plat)
- Completed Checklist
- Variance request(s) submitted in letter form

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

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

Signature: John A. Sage, Trustee (Owner) Signature: Kevin Price (Agent)

Fee: \$ 1,180.00 Date Paid: 5/10/04 Receipt No.: 108149

PLANNING & ZONING COMMISSION MEETING OF MAY 17, 2004

AGENDA ITEM

**SUBJECT:** Consideration of Preliminary Plat for Shadow Creek Ranch SF-41

**LOCATION:** Northwest corner of Biscayne Bay Drive and Spinnaker 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



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: May 10, 2004 P&Z MEETING DATE: May 17, 2004

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch SF-41

Lot(s): 102 Block(s): 2 Reserve(s): 6

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 South, 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:

- 22 Folded Prints of Preliminary Plat
Title Report or Certificate of Title
3 copies of preliminary drainage report
Staff Review Mark-Up
Traffic Impact Analysis (if required)
Utility Letters
Application fee (\$400 plus \$6 per lot or \$30 per acre)
Completed Checklist
Variance request(s) submitted in letter form

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY 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: \$ 1012.00

Date Paid: 5/10/04

Receipt No.: 108121

**PLANNING & ZONING COMMISSION MEETING OF MAY 17, 2004**

**AGENDA ITEM**

**SUBJECT:** Consideration of Preliminary Plat for Shadow Creek Ranch SF-43

**LOCATION:** South side of Spinnaker 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



**PRELIMINARY PLAT SUBMITTAL APPLICATION**

DATE FILED: May 10, 2004 P&Z MEETING DATE: May 17, 2004

**SUBDIVISION NAME/LOCATION:** Shadow Creek Ranch SF-43

Lot(s): 56 Block(s): 2 Reserve(s): 3

**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 South, 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

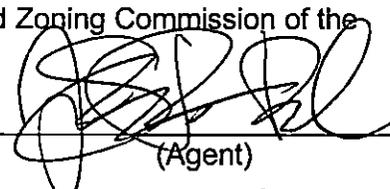
The following required documents must accompany the final plat when submitted to staff:

- |  |  |
|--|--|
| <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<br>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: \$ 736.<sup>00</sup>

Date Paid: 5/10/04

Receipt No.: 108121

PLANNING & ZONING COMMISSION MEETING OF MAY 17, 2004

AGENDA ITEM

**SUBJECT:** Consideration of Preliminary Plat for Shadow Creek Ranch SF-44

**LOCATION:** Northwest corner of Spinnaker Bay Drive and Broadway in Shadow Creek Ranch

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

**ANALYSIS:**

**Zoning** – Property is zoned SCR PUD R-6. Lot sizes meet the requirements for R-6 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:**

- 1.) Update title block
- 2.) Provide 45' triangular corner clip for right-of-way at intersection of Spinnaker Bay Drive and Broadway
- 3.) Vicinity map should show this subdivision abutting Broadway



**PRELIMINARY PLAT SUBMITTAL APPLICATION**

DATE FILED: May 10, 2004 P&Z MEETING DATE: May 17, 2004

**SUBDIVISION NAME/LOCATION:** Shadow Creek Ranch SF-44

Lot(s): 60 Block(s): 2 Reserve(s): 3

**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 South, 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

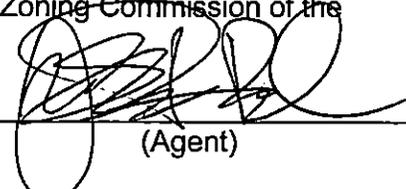
The following required documents must accompany the final plat when submitted to staff:

- 22 Folded Prints of Preliminary Plat
- Title Report or Certificate of Title
- 3 copies of preliminary drainage report
- Staff Review Mark-Up
- Traffic Impact Analysis (if required)
- Utility Letters
- Application fee (\$400 plus \$6 per lot or \$30 per acre)
- Completed Checklist
- Variance request(s) submitted in letter form

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

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

Signature: \_\_\_\_\_  
(Owner)

Signature:   
(Agent)

Fee: \$ 760.<sup>00</sup>

Date Paid: 5/10/04

Receipt No.: 108121

**PLANNING & ZONING COMMISSION MEETING OF MAY 17, 2004**

**AGENDA ITEM**

**SUBJECT:** Consideration of Preliminary Plat for Shadow Creek Ranch Portions of Biscayne Bay Drive and Spinnaker Bay Drive

**LOCATION:** Southwest part of Shadow Creek Ranch

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

**ANALYSIS:**

Zoning – Not Applicable - Right-of-Way

Traffic and Transportation – Traffic Impact Analysis (T.I.A.) provided as part of Shadow Creek Master Plan.

Utility Considerations – Water and sewer will be extended by developer to serve adjoining areas.

Stormwater Management – Stormwater detention will be provided as per Shadow Creek Master Plan (Multi-Lake System).

Parks and Open Space – Not applicable

**ATTACHMENTS:**

Application Form

Preliminary Plat

**OUTSTANDING ITEMS:**

- 1.) Provide 45' right-of-way triangles at Broadway intersection
- 2.) Show Broadway connection on vicinity map.
- 3.) Use a single continuous street name for Spinnaker Bay Drive.



**PRELIMINARY PLAT SUBMITTAL APPLICATION**

DATE FILED: May 10, 2004 P&Z MEETING DATE: May 17, 2004

**SUBDIVISION NAME/LOCATION:** Shadow Creek Ranch Portions of Biscayne Bay Drive, East Spinnaker Bay Drive, and South Spinnaker Bay Drive

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

**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 South, 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: \$ 610.<sup>00</sup>

Date Paid: 5/10/04

Receipt No.: 108121

**PLANNING & ZONING COMMISSION MEETING OF MAY 17, 2004**

**AGENDA ITEM**

**SUBJECT:** Consideration of Final Plat for Shadow Creek Ranch Business Center Drive and Discovery Bay Drive Extensions

**LOCATION:** Eastern portion of Shadow Creek Ranch

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

**ANALYSIS:**

Zoning – Not Applicable - Right-of-Way

Traffic and Transportation – Traffic Impact Analysis (T.I.A.) provided as part of Shadow Creek Master Plan.

Utility Considerations – Water and sewer will be extended by developer to serve adjoining areas.

Stormwater Management – Stormwater detention will be provided as per Shadow Creek Master Plan (Multi-Lake System).

Parks and Open Space – Not applicable

**ATTACHMENTS:**

Application Form

Final Plat

**OUTSTANDING ITEMS:**

- 1.) Provide 45' right-of-way triangles at all four corners at the intersection.
- 2.) Add recordation data for adjoining plat to the north.
- 3.) Indicate on the plat the limits of the M.U.D.



**FINAL PLAT SUBMITTAL APPLICATION**

DATE FILED: May 10, 2004 P&Z MEETING DATE: May 17, 2004

**SUBDIVISION NAME/LOCATION:** Shadow Creek Ranch Business Center Drive and Discovery Bay Drive Extensions

Lot(s): 0 Block(s): 0 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 South, 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 Final Plat                 | <input checked="" type="checkbox"/> Completed Checklist  |
| <input checked="" type="checkbox"/> 2 sets of Final Plat mylars<br>(3 sets if ETJ) | <input checked="" type="checkbox"/> Current Title Report   |
| <input checked="" type="checkbox"/> Show Approval of Construction Plans            | <input checked="" type="checkbox"/> Any Variance Request(s) in Letter Form                       |
| <input checked="" type="checkbox"/> Show Approval of Drainage Report               | <input checked="" type="checkbox"/> Certified Tax Certificates (no taxes can be due)             |
| <input checked="" type="checkbox"/> Show Approval of Traffic Impact Analysis       | <input checked="" type="checkbox"/> Final Plat Staff Review Mark-Up                              |
| <input checked="" type="checkbox"/> Park Fees (if required)                        | <input checked="" type="checkbox"/> Application fee (\$400 plus \$4 per lot<br>or \$25 per acre) |

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

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

Signature: \_\_\_\_\_  
(Owner)

Signature:   
(Agent)

Fee: \$ 625.<sup>00</sup>

Date Paid: 5/10/04

Receipt No.: 108121

**PLANNING & ZONING COMMISSION MEETING OF MAY 17, 2004**

**AGENDA ITEM**

**SUBJECT:** Consideration of Final Plat for Silverlake Commercial Park Phase 13

**LOCATION:** Northwest corner of County Road 90 and Summerwind Court

**APPLICANT:** Michael Harney, Jones & Carter, Inc.

**ANALYSIS:**

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

Traffic and Transportation – Approved traffic study recommended some offsite improvements. See outstanding item below.

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

Stormwater Management – Utilizes the stormwater control system designed for Silverlake.

Parks and Open Space – no requirements (outside of city limits)

**ATTACHMENTS:**

Application Form

Final Plat

**OUTSTANDING ITEMS:**

- 1.) Show Reserve “A” on adjoining plat of Summerfield Section One at Silverlake.
- 2.) Replace Ray Bacon with Neil West as Commissioner
- 3.) Lienholder release to be provided for recordation on a separate instrument.
- 4.) Approved drawings of esplanade cut at entrance as required by traffic study.



FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 5/10/04 P&Z MEETING DATE: 5/17/04
SUBDIVISION NAME/LOCATION: SILVERLAKE COMMERCIAL PARK PHASE 13 - A 9.857 AC.
SUBDIVISION LOCATED R.B. LYLE SURVEY, ABSTRACT NO. 539 - APPROXIMATELY 500 FEET SOUTH OF FM 518 ON COUNTY ROAD 90.
Lot(s): 0, Block(s): 1, Reserve(s): 2

PRIMARY CONTACT(Print or Type): MICHAEL HARNEY Phone: 713.777.5337
MAILING ADDRESS: JONES & CARTER - 6335 GULFTON, SUITE 100 HOUSTON, TX 77081-1169

OWNER NAME(Print or Type): RUSTY CAMPBELL Phone: 713.960.9977
MAILING ADDRESS: NEW SOUTH WYCK - 40 JOHNSON DEVELOPMENT 5005 RIVERWAY, SUITE 110 - HOUSTON, TX 77056

AGENT'S NAME(Print or Type): MICHAEL HARNEY Phone: 713.777.5337
MAILING ADDRESS: JONES & CARTER - 6335 GULFTON, SUITE 100 HOUSTON, TX 77081-1169

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) (PROVIDED AT MEETING)
Show Approval of Construction Plans (w/a)
Show Approval of Drainage Report (w/a)
Show Approval of Traffic Impact Analysis
Park Fees (if required) n/a
Completed Checklist
Current Title Report
Any Variance Request(s) in Letter Form n/a
Certified Tax Certificates (no taxes can be due)
Final Plat Staff Review Mark-Up (w/a - DOUG KNUEPPER)
Application fee (\$400 plus \$4 per lot or \$25 per acre) + \$200 REVIEW

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: \$ 850.00

Date Paid: 5/10/04

Receipt No.: 110575

PLANNING & ZONING COMMISSION MEETING OF MAY 17, 2004

AGENDA ITEM

**SUBJECT:** Consideration of Replat of a Portion of Commercial Reserve of West Lea Section 3

**LOCATION:** Northeast corner of Heron Lane and F.M. 1128

**APPLICANT:** C. B. Urban, P.E., San Jacinto Engineering, Inc.

**ANALYSIS:**

**Zoning** – Although the name of this portion of the original plat is Commercial Reserve, property has been rezoned to R-1

**Traffic and Transportation** – Traffic Impact Analysis not necessary since a single family house is proposed. Driveway must access Heron Lane.

**Utility Considerations** – Water and sewer has been recently extended by the City of Pearland to this lot.

**Stormwater Management** – Site plan including proposed drainage will be required.

**Parks and Open Space** – \$350 park fee paid.

**ATTACHMENTS:**

Application Form

Replat

**OUTSTANDING ITEMS:**

- 1.) Obtain release of 150' sanitary control easement (apparently for an existing water well) before filing this plat.



FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 05/10/04 P&Z MEETING DATE: 05/10/04

SUBDIVISION NAME/LOCATION: WEST LEA, SECTION 3

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

PRIMARY CONTACT(Print or Type): San Jacinto Engineering Phone: 281-487-2251
MAILING ADDRESS: 2534 Violet St.
Pasadena, Texas 77503

OWNER NAME(Print or Type): Eric Brown Phone: 832-493-0321
MAILING ADDRESS: 10619 Hunkler Drive
Houston, Texas 77047

AGENT'S NAME(Print or Type): C.B. Urban, P.E., R.P.L.S. Phone: 281-487-2251
MAILING ADDRESS: 2534 Violet St.
Pasadena, Texas 77503

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: Eric Brown (Owner)

Signature: C.B. Urban (Agent)

Fee: \$ 204.00
350.00
\$ 554.00

Date Paid: 5/10/04

Receipt No.: 108144

**PLANNING & ZONING COMMISSION MEETING OF MAY 17, 2004**

**AGENDA ITEM**

**SUBJECT:** Consideration of Final Plat for CVS- Sherwood

**LOCATION:** Northwest Corner of F.M. 518 (Broadway) and Pearland Parkway

**APPLICANT:** Lester D. James, Carter & Burgess, Inc.

**ANALYSIS:**

**Zoning – General Business;** a portion lies within the Pearland Parkway Overlay District  
**Traffic and Transportation –** A traffic impact analysis (T.I.A.) has been approved for this project. See outstanding item below.

**Utility Considerations –** Water and sewer service available.

**Stormwater Management –** Stormwater detention will be provided beside the property.

**Parks and Open Space –** Not applicable (non-residential)

**ATTACHMENTS:**

Application Form

Final Plat

**OUTSTANDING ITEMS:**

- 1.) Approved construction plans needed to satisfy the requirements of the traffic study.
- 2.) Show Sheryl Greiner as Vice-Chairperson
- 3.) Complete recordation data blanks for adjoining right-of-way plats for Pearland Parkway, Broadway, and Y.M.C.A. Drive
- 4.) Add “partially” to Note No. 5



FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: \_\_\_\_\_ P&Z MEETING DATE: \_\_\_\_\_

SUBDIVISION NAME/LOCATION: CVS SHERWOOD  
THOMAS J GREEN SURVEY - ABSTRACT 198  
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS  
Lot(s): 2 Block(s): 2 Reserve(s): 1

PRIMARY CONTACT (Print or Type): LESTER D. JAMES Phone: 713.803.2174

MAILING ADDRESS: 55 WAUGH DRIVE, SUITE 800  
HOUSTON, TEXAS 77007

OWNER NAME (Print or Type): CVS PEARLAND PARKWAY L.P. Phone: 401.770.5521

MAILING ADDRESS: ONE CVS DRIVE WOODSOLKET R.D. 02895

AGENT'S NAME (Print or Type): CARTER & BURGESS, INC. Phone: 713.869.7900

MAILING ADDRESS: P.O. Box 131487 Houston, Tx 77219-1487

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

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

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

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

Signature: \_\_\_\_\_ (Owner)

Signature: \_\_\_\_\_ (Agent)

Fee: \$ 772.00

Date Paid: 5/10/04

Receipt No.: 108153

**PLANNING & ZONING COMMISSION MEETING OF MAY 17, 2004**

**AGENDA ITEM**

**SUBJECT:** Consideration of Preliminary Plat for Oakbrook Estates Section Six

**LOCATION:** Northwest side of Dixie Farm Road northeast of Cowart Creek

**APPLICANT:** Mila Sinyak, Turner, Collie & Braden, Inc.

**ANALYSIS:**

Zoning – Planned Unit Development (P.U.D.)

Traffic and Transportation – Previously addressed by P.U.D. Document; additional area being dedicated for widening of Dixie Farm Road.

Utility Considerations – Water and sewer will be extended from Section Five

Stormwater Management – On-site detention adjacent to site.

Parks and Open Space – Provided as reserve areas not dedicated to the City as parkland

**ATTACHMENTS:**

Application Form

Preliminary Plat

**OUTSTANDING ITEMS:**

none



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 04-12-2004 P&Z MEETING DATE: 04-19-2004

SUBDIVISION NAME/LOCATION: OAKBROOK ESTATES SECTION SIX

A SUBDIVISION OF 32.012 ACRES IN THE W.D.C. HALL LEAGUE, ABSTRACT NO, 70,

BRAZORIA COUNTY MUD 17, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

Lot(s): 99, Block(s): 9, Reserve (s): 7

PRIMARY CONTACT (Print or Type): Mila Nichole Sinyak Phone: 713-267-2734

MAILING ADDRESS: 5757 Woodway, Houston, Texas 77057

OWNER NAME (Print or Type): Clinton F. Wong, President of Oakbrook Estates, Ltd. Phone: 713-784-6102

MAILING ADDRESS: 7676 Woodway, Suite 238, Houston, Texas 77057

AGENT'S NAME (Print or Type): Turner Collie & Braden, Inc. Phone: 713-267-2734

MAILING ADDRESS: 5757 Woodway, Houston, Texas 77057

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

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

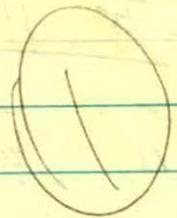
The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: [Handwritten Signature] (Owner) Signature: [Handwritten Signature] (Agent)

Fee: \$ 1204.00 Date Paid: 4-12-04 Receipt No.: 95781

JPH

5/17/04



Called to order @ 6:45pm

Don Sederdahl

Sheryl Bruner

Ruby Sandars

Mayor Tom Reed

Klaus Seeger

were absent.

Doug Knupper absent

I.

II.

Jodd read the purpose of the hearing into the record.  
ZC # 1111

III.

(A)

Jata gave a brief description of the surrounding properties. In conformance w/ comp. plan; surrounded by SF uses. Consistent w/ existing uses. Master Plan calls for low density single family.

(B)

None

IV.

None

V.

None

VI.

adjourned 6:50pm

2C# 1173

III (A) Lata Krishnarao

GB district. give brief des. of surrounding property. Surrounded by SD & GB. uses. Road in generally area from SD to GB. Future land use plan designate low density single family residential. Zone change not in conformance w/ future land use plan. May need future ded. of ROW @ time of platting. Transition area being developed as GB staff recommends approval.

(B) none

IV. none

V. none

VI. Adjourned @ 6:56pm

ZC # 1172

(2)

I.

6:56pm

II read into the record

III (A) John gave a brief description of surrounding property. NS "Pud" for property, currently has Doctor office and plans to build another office/retail building. 6ft masonry wall will be required @ the time of permitting. In conformance w/ future land use plan. Proposing two drive accesses. Intent to dev. 3<sup>rd</sup> tract as medical or doctor offices. IIA w/ be required <sup>stating</sup> access from West Road on west side of subject property.

Masonry wall would be required on the north + half of west of property.

8ft wall of the east <sup>Staff recommended</sup> on the north + west vegetation. <sup>will need</sup> 10ft of ded. for ROW.

Parking lot will need to be reconsidered w/ lesser space. Staff recommends approval & appropriate to the site.

are in conf. w/ future land use plan.

(B) Jim McGregor <sup>Arch</sup> architect for Randy Ellis <sup>520 Post Oak Blvd., Suite 880, Houston Texas.</sup> ~~currently a doctors office~~ currently a doctors office, already zoned "NS" when Dr. Ellis

purchased <sup>the</sup> second tract, and going w/ the "PUD" actually more restrictive. 2 tracts as they exist w/ det. pond w/ a left chain link fence existing. proposed multi tenant Bldg. w/ (2) tenants. similar to limestone of Dr. Ellis's Bldg. adjacent parking in the front of the Bldg.

V. Ronald Price, ~~304~~ Hamm Rd. Pearland, TX  
problem w/ PUD, resubmit to DP, app.  
restrictions, other businesses that I would object to, rest, recreation club, Convent store, add restrictions to be put in, even other businesses that could go in there.

Randy Ellis, 1105 Cowards Creek, Friendswood, TX  
address alot of ~~the~~ Mr. Price's concerns  
work together to put a med/dental office.  
Looking for the right kind of buyer such as med or dental, further restrictions than NS.

Virgil Gunt, <sup>Dr Gant's husband</sup> 2102 Lumeick, Pearland, TX  
det. a place where she can grow her practice. looks nice, work well for Pearland.

(V)

Larry Marcott, 25ft setback,  
& drainage on drawings confusing.  
The State talking about driveways,  
@ the Comm. Center. Larry driveway ~~conflicts~~ discuss  
w/ the church.

Alan - <sup>would like to</sup> dis w/ the Church about  
drive access, but we have not yet.

Kata K. - Masonry fence <sup>wall</sup> behind  
tract B., screen of oleanders.  
the cert. of OCC. until all <sup>the</sup> site  
is complete. will be in place  
before Bldg. is occupied. PUD  
req. to control what was happening  
w/ in the whole tract site. Req. of PUD  
will be all (3) tracts. have asked for  
details on screen

Larry - home owner wanted more restr  
would help assure the home owner

Kata - exclude automobile or carwashes,  
and a convenient store

Todd - restrictions that were on another  
PUD, would like to see the rest. in the  
PUD.

Richard <sup>Tetans</sup> - on the north side of the det. pond there  
is vacant land, do we know what use that is  
McGregor - a guest house to the church.

Mayor Reid <sup>showed up @</sup> 7:34 pm

VI. adjourned @ 7:35 pm.