



# PLANNING AND ZONING COMMISSION

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

## C. CONSIDERATION & POSSIBLE ACTION -ZONING APPLICATION NO. 1172

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

D. CONSIDERATION & POSSIBLE ACTION – A Preliminary Plat of Twin Lakes, a subdivision of 64.8069 acres being a replat of Lots 1, 2, & 3 of Block 2 in the Pearland Industrial Park described in a deed to John A. Sage, Trustee, recorded in Volume (91) 966, Page 912, of the deed records of Brazoria County, Texas, located in the H.T. & B.R.R. Company Survey, Abstract No. 239 City of Pearland, Brazoria County, Texas

# PLANNING AND ZONING COMMISSION

Approved  
4-0

**E. CONSIDERATION & POSSIBLE ACTION** –A Preliminary Plat of Shadow Creek Ranch SF-41, 21.089 acres being out of the H.T. & B.R.R. Co. Survey, Section 83, Abstract 305, City of Pearland, Brazoria County, Texas

App  
4-0

**F. CONSIDERATION & POSSIBLE ACTION** –A Preliminary Plat of Shadow Creek Ranch SF-43, 11.705 acres being out of the H.T. & B.R.R. Co. Survey, Section 83, Abstract 305, City of Pearland, Brazoria County, Texas

App  
4-0

**G. CONSIDERATION & POSSIBLE ACTION** –A Preliminary Plat of Shadow Creek Ranch SF-44, 13.877 acres being out of the H.T. & B.R.R. Co. Survey, Section 83, Abstract 305, Brazoria County, Texas

App  
4-0

**H. CONSIDERATION & POSSIBLE ACTION** – A Preliminary Right-of-Way Plat of Shadow Creek Ranch Portions of Biscayne Bay Drive, East Spinnaker Bay Drive and South Spinnaker Bay Drive, 6.843 acres being out of the H.T. & B.R.R. Company Survey, Section 83, Abstract 305, City of Pearland, Brazoria County, Texas

App  
4-0

**I. CONSIDERATION & POSSIBLE ACTION** –A Final Right-of-Way Plat of Shadow Creek Ranch Business Center Drive and Discovery Bay Drive Extensions, 8.517 acres being out of the William Morris Survey, Abstract 344 City of Pearland, Brazoria County, Texas

App  
4-0

**J. CONSIDERATION & POSSIBLE ACTION** – A Final 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

Tabled  
4-0

**K. CONSIDERATION & POSSIBLE ACTION** – A Replat of a portion of Commercial Reserve Block 12, West Lea, Section 3 Section 16 H.T. & B.R.R. Survey abstract 546, City of Pearland, Brazoria County, Texas Volume 12, Page 23 & 24 Plat Records of Brazoria County

App  
4-0

**L. CONSIDERATION & POSSIBLE ACTION** – A Final Plat of CVS Sherwood a subdivision of 14.8659 acres of land out of the Thomas J. Green Survey, Abstract 198 City of Pearland, Brazoria County, Texas

4-0

**M. CONSIDERATION & POSSIBLE ACTION** – A Preliminary Plat of Oakbrook Estates Section Six, a subdivision of 32.013 acres in the W.D.C. Hall League, Abstract No. 70, Brazoria County MUD 17, City of Pearland, Brazoria County, Texas

App  
4-0

**N. CONSIDERATION & POSSIBLE ACTION** – Approval of comments regarding proposed Road Impact Fee Study

**O. CONSIDERATION & POSSIBLE ACTION** – Adoption of the 2000 International Building Code, Fire Code and Safety Code.

# **PLANNING AND ZONING COMMISSION**

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**P. CONSIDERATION & POSSIBLE ACTION** – First Draft Water CIP  
Master Plan

**IV. NEXT MEETING DATES:** June 7, 2004 – P & Z Meeting  
June 21, 2004 – JPH & Regular P & Z

## **V. ADJOURNMENT**

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

Reg. Pdz

5/17/04

(I) called to order @ 8:08 pm

Don

Ruby  
Sheryl

Dove Absent Tobin absent

(II) David made the motion to app minutes  
Linda seconded

app 4-0

(A) David made a motion  
Linda seconded  
app. 4-0

(B) David made a motion  
Neil seconded

app. 4-0

(C) David made a motion  
Neil seconded

David need to clarify 8ft wall.  
go thru "NS" and check the ones appropriate

Mechanical messahine is.

Jim McGregor - second story, where air handling units are. 8ft wall intended to go all across tract "B", the way is presented is how it will be.

Neil - pub. Oleander for wall. should be discussed.

Todd - Oleanders, problem on back side, been ridged that anything <sup>backing</sup> residential should be a wall / brick or masonry. will not supp. w/out 8ft mas. wall all across the property. concern

Kinda agree w/ the wall across. nice to have the buffer.

Todd - driveway coming out on a private Dr. wise to reflect a driveway on yost.

Neil - how big a tract that will be.

Dr. Ellis - in agreement w/ church they use my parking when needed.

Todd - don't know the answer, table until next meeting. know what 518 study is going to say.

David - presently zoned "NS", do buildings w/out the "PUD", cannot hold anyone ~~that~~ to the unknown, & TIA & driveways ~~at~~ at platting. Burden on the dev., headache they will have the burden.

Lata - Staff & App agreed a connection to Vest would be okay. in the future, any sub. changes at platting, we would have to correct/amend the "PUD" to reflect any changes.

David made a <sup>amended</sup> motion to approve w/ Staff comments: recomm

- Jim McGregor 27 Birchway, Sugarland, TX,
- ① eliminated all primary agr. uses.  
*list of restricted uses* accessory & ~~residential~~ <sup>incidental</sup>  
private swimming pool  
fraternity or civic club  
hospital / general or critic care  
all entertainment/recreational uses  
package store.

Dr. Ellis talked to Kevin and that took care of their laundry list. - Same as Baptist Church PUD.

② dumpster not on the property line

③ Masonry fence "left" across property line  
will need to dedicate 10ft bf Row on Broadway

MOTION TO APPROVE 4-0

(D) Richard PUD turned down & city council app.  
all <sup>outstanding</sup> items have been addressed. Platted  
according to the PUD doc app. by  
city council.

David made a motion to approve  
Neil seconded

Richard originally "Industrial Site

Agrem we will need a public hearing

Richard may make a note

(E) Richard <sup>SF-41</sup> no outstanding items  
~~R-7 lot min 5,000~~

Neil made a motion  
Linda seconded

motion to App. 4-10

(F) SCR SF-43  
Richard no outstanding items  
Neil made motion  
Linda seconded  
motion to app. 4-10

SF-44  
(G) Corrected items, no outstanding  
Southwest corner of SCR development

Neil made motion  
Linda seconded  
App. 4-0

(H) Row SCR - Biscayne Bay B. & E Spinnaker  
necessary to serve the other 3 flats <sup>you</sup> approved  
had corrected items, nothing outstA

David made motion  
Linda seconded

App 4-0

(I) SCR Final Plat - corrected the  
outstanding items.

David made a motion to approve  
Linda seconded

~~XXXXXXXXXX~~ Motion to app. 4-0

(J) Silverlake Comm Park Phase 13

Richard - putting Apartments. Lien  
holders release to be filed Sep. in ETS

David made a motion  
Neil seconded

4-0

(K)

Nghiem - if we have not had a public hearing

Todd - table item K  
David seconded

motion to app 4-0 to table

(L)

CVS Sherwood

Richard - between Randalls + YMCA  
~~about~~ condition - Approved const plans should have  
this week sometime

Neil made a motion to app  
David seconded.

motion to app. passed 4-0

(M)

Dakbrook Estates Sec. 6

Richard - nw side of Dixie Farm,  
no outstanding items.

David made motion  
Neil seconded motion to app  
4-0

(N)

Neil - what we discussed

"David reduced CIP but at 100% of the tax rate"

item #1

Linda made a motion w/ correction  
Neil seconded  
motion to approve & passed 4-0

(O)

Steve Chapman, Fire Marshal

Kola Olayawola - ~~is~~ Building Official

Todd - Plumb + AC contract - Concerns  
w/ <sup>International</sup> Code, not a fan of International.  
Uniformed code is better <sup>Code.</sup> until I can talk  
w/ Kola

Kola - observation well taken - ~~is~~ State  
mandates us to <sup>adopt</sup> International Res. Code.  
Contains, ele, mech, plumbing, gas, fire, building.  
Shares all other elements of other codes,  
Any code has to follow that line. We ~~will~~ <sup>will</sup> be behind <sup>if we</sup> ~~don't~~ <sup>adopt</sup>  
if we do not adopt the code we will be behind.  
Way to go is International

~~lower~~ <sup>like</sup> lower the # of false alarms from "5"  
may be something to look into the future.

\* lengthy ~~discussion~~ discussion on International & Uniformed

Judd <sup>made</sup> motion to ~~the~~ table  
w/ a second made by David

Code  
Books.

App. <sup>to table</sup> 4-0

"break" @ 9:30 pm. @ 9:36 pm

(P) Projects Director Joe Wertz ~~present~~ discussed  
~~plan~~ the First Draft Water CIP Master  
Plan

adjourned @ ~~10:00~~ ~~10:00~~ 10:00 pm.

**AGENDA – WORKSHOP OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MAY 17, 2004, AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. PURPOSE OF THE WORKSHOP:**

**1. COMMISSION INPUT AND DISCUSSION:** REGARDING THE 2004 COMPREHENSIVE PLAN UPDATE. Mr. Bill Eisen, City Manager

**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 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 / ~~LENN~~ <sup>MAGNITY</sup> Phone: 281.993.1408  
281.334.5676

MAILING ADDRESS: 715 Oak Rd  
Clear Lake Shores, Texas 77656

OWNER NAME(Print or Type): John A. Sage, Trustee Phone: 713-463-7200  
MAILING ADDRESS: P.O. 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)~~ <sup>Not</sup>
- 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 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: John A. Sage, Trustee  
(Owner)

Signature: [Handwritten Signature]  
(Agent)

Fee: \$ 1,180.<sup>00</sup>

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

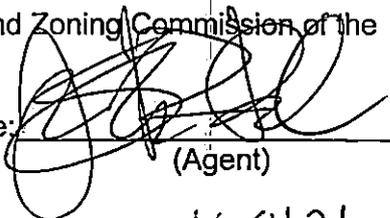
The following required documents must accompany the final plat when submitted to staff:

- 22 Folded Prints of Preliminary Plat
- 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
- Utility Letters
- 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: \$ 1012.<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-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

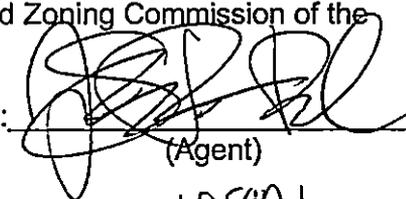
The following required documents must accompany the final plat when submitted to staff:

- 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
- Utility Letters
- 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: \$ 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
- 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
- Utility Letters
- 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

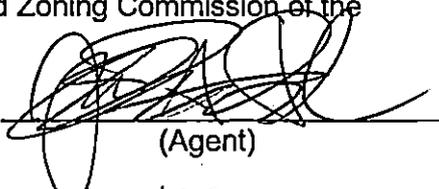
The following required documents must accompany the final plat when submitted to staff:

- 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: \$ 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

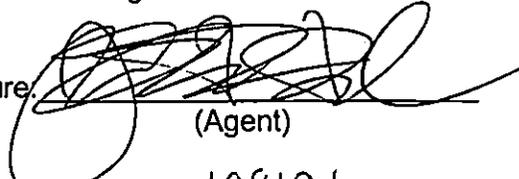
The following required documents must accompany the final plat when submitted to staff:

- 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: \_\_\_\_\_  
(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 Kausper)
- 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 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: MAO [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

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 WOODSOLVER 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 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: \$ 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

# Memo

To: Mayor and City Council  
From: Planning and Zoning Commission  
Date: May 17, 2004  
Re: Comments on proposed traffic impact fee study

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Serving in our capacity as the impact fee advisory committee, we are forwarding the following comments and recommendations to the City Council:

#### Recommendations:

1. The study contains a "full" capital improvements plan (CIP), which includes recovery of costs for some previously built and/or previously funded projects, and a "reduced" CIP, which includes only future projects to be built. We recommend utilization of the "reduced" CIP for the initial study due to its enhanced defensibility and ease of explanation.
2. The traffic impact fee study should be revised in three years simultaneously with the water and sewer impact fee study update.
3. At the next update, Council should consider developing a traffic model that will put the City in a better position to justify assessing fees for the surplus capacity provided through previous road projects (the "full" CIP).

#### Additional Comments:

1. The study recommends the minimum acceptable level of service as a "D" during peak-hour traffic conditions, which is the common standard for urban roadways. Council should consider setting a higher standard after analysis of the additional cost implications this may create.
2. Council should be aware that the multifamily projections in Table 3.1 will probably not be attained due to the recent rezoning of several multifamily sites. However, the overall impact should not be a major factor.

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

|  |                              |
|--|------------------------------|
| <b>AGENDA OF: 17 May 2004</b>                              | <b>ITEM NO. _____</b>        |
| <b>DATE SUBMITTED: 12 May 2004</b>                         | <b>ORIGIN: Projects</b>      |
| <b>PREPARED BY: Joe Wertz, Jr.<br/>Jr.</b>                 | <b>PRESENTOR: Joe Wertz,</b> |
| <b>SUBJECT: First Draft Water CIP Master Plan</b>          |                              |
| <b>EXHIBITS: Cost Spreadsheet, Water Maps</b>              |                              |
| <b>EXPENDITURE REQUIRED: N/A</b>                           |                              |
| <b>FUNDS AVAILABLE _____ (Finance Department Approval)</b> |                              |

**EXECUTIVE SUMMARY**

Presented before the Planning and Zoning Board for review and consideration is the first draft for the Water CIP Master Plan. Staff has completed a thorough evaluation of the City's water needs for the next twenty years and developed a cost spreadsheet for the various project considerations. A map outlining the approximate project locations, along with the cost spreadsheet will be distributed at the board meeting for review and consideration. The several succeeding paragraphs explain the genesis of the water master plan and the calculated results.

The spreadsheet outlines cost information for each of the proposed projects. The information was collected from various sources including the 1) 2002 Impact Fee Study, 2) MWH Water Study, and 3) input from staff regarding priorities based upon population growth, maintenance requirements, and service needs. The projects have been placed into the appropriate 5 year phase in which the demand will be realized for water services.

With the assistance of an engineering consultant, cost information was provided based upon past bid tabulation data and potential right-of-way costs. Upon completion of the water master plan and recommendations by the Planning and Zoning Board, staff will compile this information for the FY 2005 budget adoption. Future workshops will be scheduled to update the Planning and Zoning Board, including a future presentation on wastewater and transportation requirements.



**Community Development Department**

**Phone: 281-652-1638**

**Engineering Department**

**Phone: 281-652-1637**

**3523 Liberty Drive  
Pearland, Texas 77581**

**Fax: 281-652-1702**

# Fax

|   |                      |
|---|----------------------|
| To: DONALD E. ANDERSON                        | From: RICHARD KELLER |
| Fax: 713-953- <del>5200</del> <sup>5026</sup> | Pages: 2             |
| Phone: 713-953-5200                           | Date: 5-13-04        |
| Re: TWIN LAKES                                | CC:                  |

WE CHANGED OUR  
POSITION ON  
RESERVE "f"  
AND THE DETENTION AREA  
TO THE EAST.

# PLANNING AND ZONING COMMISSION

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

## I. CALL TO ORDER

The meeting was called to order at 9:18 p.m. with the following present:

|                  |                 |
|------------------|-----------------|
| Chairman         | Todd Iocco      |
| Vice Chairperson | Sheryl Greiner  |
| Commissioner     | David Ransom    |
| Commissioner     | Neil West       |
| Commissioner     | Ruby Sandars    |
| Secretary        | Trish Broussard |

Also in attendance: Executive Director of Community Services Tobin Maples, Planning Manager Lata Krishnarao, Planner I Theresa Grahmann, Deputy City Attorney Nghiem Doan, City Engineer Doug Kneupper and Plats and Plans Administrator Richard Keller. Commissioner's Don Sederdahl and Linda Cowles were absent.

## II. NEW BUSINESS

Vice Chairperson Sheryl Greiner made a motion to combine items A-I, excluding G & H. Commissioner Ruby Sandars seconded.

**Motion approved 5-0**

Vice Chairperson Sheryl Greiner made a motion to approve items A, B, C, D, E, F & I with a second made by Commissioner Neil West.

**Motion to approve items A-I excluding G & H passed 5-0**

### A. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1163

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

Legal Description: 0.310, being Tract No. 10 in the Sandoval Subdivision, located in the west one-half of the northwest one-quarter of the northeast one-

# **PLANNING AND ZONING COMMISSION**

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quarter of Section 15, H.T. & B.R.R. Company Survey, Abstract 241, Brazoria County, Texas (2823 Morenci Street)

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

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

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

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

Owner: Admiral Homes  
6831 Broadway Street  
Pearland, Texas 77581

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

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

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

Owner: Artemio Garcia  
6201 Terrell Drive  
Pearland, Texas 77584

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

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-3), on the following described property, to wit:

# **PLANNING AND ZONING COMMISSION**

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

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

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

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

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

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

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

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

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

Owner: Richard Gonzalez  
2407 Kay Avenue  
Pearland, Texas 77581

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

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

# PLANNING AND ZONING COMMISSION

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

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

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

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

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

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

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

Commissioner Ruby Sandars made a motion to approve contingent upon the limiting of space to 2.412 acres and the construction of a six-foot masonry wall as a buffer, with a second made by Vice Chairperson Sheryl Greiner.

**Motion to approve passed 5-0**

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

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

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

# PLANNING AND ZONING COMMISSION

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Owner: Jose David Rosa  
11410 Sharpview  
Houston, Texas 77072

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

Vice Chairperson Sheryl Greiner made a motion to approve with a second made by Commissioner Neil West.

Commissioner Ruby Sandars recommended General Business District (GB) instead of Commercial District (C).

Executive Director of Community Services Tobin Maples stated General Business is more appropriate and is consistent with some of the visions that have been brought up in this area in the last seven months.

Vice Chairperson Sheryl Greiner amended her motion to approve the zoning from General Business District instead of Commercial District with a second made by Commissioner Neil West.

Deputy City Attorney Nghiem Doan stated the applicant's business is currently established as a non conforming use, the proper zoning should be Commercial if the zoning is changed to General Business it would then be an illegal business.

**Motion to approve from Suburban Development to General Business passed 5-0**

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

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

Legal Description: Tract 1, 60.0000 acres situated in the James Hamilton Survey, Abstract No. 876, being all of lots 39, 39 ½, 40, 40 ½, 41, 41 ½, 42, 42 ½, 55, 55 ½, 56, and 56 ½ in section or block "F" in the Allison-Richey Gulf Coast Home Co's. part of Suburban Gardens Subdivision; Tract 2, Parcel A: All of lots 53 and 54 and the south fifty feet of lots 43 ½ and 44 ½ of Allison-Richey Gulf Coast Home Company Subdivision, Section F James Hamilton Survey, Abstract 876; Parcel B, 11.0586 acres of land out of the Allison-Richey Gulf Coast Company Subdivision Section "F", in

# PLANNING AND ZONING COMMISSION

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

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

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

Commissioner Ruby Sandars made a motion to approve with a second made by Vice Chairperson Sheryl Greiner.

**Motion to approve passed 5-0**

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

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

Applicant: City of Pearland

Vice Chairperson Sheryl Greiner made a motion to approve with the exception of the wording of the ordinance to be approved by City Council with a second made by Commissioner Ruby Sandars.

**Motion to approve passed 5-0**

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

# PLANNING AND ZONING COMMISSION

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Plat and Plans Administrator Richard Keller stated the reason for the amending plat was an error in the lot dimensions and staff recommends approval.

**Motion to approve passed 5-0**

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

Plat and Plans Administrator Richard Keller stated staff recommends approval.

Commissioner Ruby Sandars made a motion to approve with a second made by Vice Chairperson Sheryl Greiner.

**Motion to approve passed 5-0**

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

Plat and Plans Administrator Richard Keller stated there are four outstanding items, there are easements that need to be recorded first before the plat is recorded, need to update the date in the title block to April 2004, update signature and survey seal, and need a disk.

Commissioner Ruby Sandars made a motion to approve with staff's comments with a second made by Vice Chairperson Sheryl Greiner.

**Motion to approve 5-0**

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

Vice Chairperson Sheryl Greiner made a motion to approve with a second made by Commissioner Ruby Sandars.

**Motion to approve 5-0**

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

# PLANNING AND ZONING COMMISSION

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Plat and Plans Administrator Richard Keller stated the applicant is requesting an extension for six months.

Vice Chairperson Sheryl Greiner made a motion to approve with a second made by Commissioner David Ransom.

**Motion to approve passed 5-0**

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

A lengthy discussion was held regarding a Planned Unit Development (PUD) at 2015 Broadway.

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

## III. ADJOURNMENT

The meeting was adjourned at 10:35 p.m.

These minutes respectfully submitted by:

\_\_\_\_\_  
Trish Broussard, Planning & Zoning Secretary

Minutes approved as submitted and/or corrected on this \_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_

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

|  |                              |
|--|------------------------------|
| <b>AGENDA OF: 17 May 2004</b>                              | <b>ITEM NO. _____</b>        |
| <b>DATE SUBMITTED: 12 May 2004</b>                         | <b>ORIGIN: Projects</b>      |
| <b>PREPARED BY: Joe Wertz, Jr.<br/>Jr.</b>                 | <b>PRESENTOR: Joe Wertz,</b> |
| <b>SUBJECT: First Draft Water CIP Master Plan</b>          |                              |
| <b>EXHIBITS: Cost Spreadsheet, Water Maps</b>              |                              |
| <b>EXPENDITURE REQUIRED: N/A</b>                           |                              |
| <b>FUNDS AVAILABLE _____ (Finance Department Approval)</b> |                              |

**EXECUTIVE SUMMARY**

Presented before the Planning and Zoning Board for review and consideration is the first draft for the Water CIP Master Plan. Staff has completed a thorough evaluation of the City's water needs for the next twenty years and developed a cost spreadsheet for the various project considerations. A map outlining the approximate project locations, along with the cost spreadsheet will be distributed at the board meeting for review and consideration. The several succeeding paragraphs explain the genesis of the water master plan and the calculated results.

The spreadsheet outlines cost information for each of the proposed projects. The information was collected from various sources including the 1) 2002 Impact Fee Study, 2) MWH Water Study, and 3) input from staff regarding priorities based upon population growth, maintenance requirements, and service needs. The projects have been placed into the appropriate 5 year phase in which the demand will be realized for water services.

With the assistance of an engineering consultant, cost information was provided based upon past bid tabulation data and potential right-of-way costs. Upon completion of the water master plan and recommendations by the Planning and Zoning Board, staff will compile this information for the FY 2005 budget adoption. Future workshops will be scheduled to update the Planning and Zoning Board, including a future presentation on wastewater and transportation requirements.

# Memo

To: Mayor and City Council  
From: Planning and Zoning Commission  
Date: May 17, 2004  
Re: Comments on proposed traffic impact fee study

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Serving in our capacity as the impact fee advisory committee, we are forwarding the following comments and recommendations to the City Council:

**Recommendations:**

1. The study contains a "full" capital improvements plan (CIP), which includes recovery of costs for some previously built and/or previously funded projects, and a "reduced" CIP, which includes only future projects to be built. We recommend utilization of the "reduced" CIP for the initial study due to its enhanced defensibility and ease of explanation.
2. The traffic impact fee study should be revised in three years simultaneously with the water and sewer impact fee study update.
3. At the next update, Council should consider developing a traffic model that will put the City in a better position to justify assessing fees for the surplus capacity provided through previous road projects (the "full" CIP).

**Additional Comments:**

1. The study recommends the minimum acceptable level of service as a "D" during peak-hour traffic conditions, which is the common standard for urban roadways. Council should consider setting a higher standard after analysis of the additional cost implications this may create.
2. Council should be aware that the multifamily projections in Table 3.1 will probably not be attained due to the recent rezoning of several multifamily sites. However, the overall impact should not be a major factor.

**AGENDA – WORKSHOP OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MAY 17, 2004, AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

- I. CALL TO ORDER**
- II. PURPOSE OF THE WORKSHOP:**
  - 1. COMMISSION INPUT AND DISCUSSION:** REGARDING THE 2004 COMPREHENSIVE PLAN UPDATE. Mr. Bill Eisen, City Manager
- 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 AND ZONING COMMISSION

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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

## **C. CONSIDERATION & POSSIBLE ACTION –ZONING APPLICATION NO. 1172**

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

**D. CONSIDERATION & POSSIBLE ACTION – A Preliminary Plat of Twin Lakes, a subdivision of 64.8069 acres being a replat of Lots 1, 2, & 3 of Block 2 in the Pearland Industrial Park described in a deed to John A. Sage, Trustee, recorded in Volume (91) 966, Page 912, of the deed records of Brazoria County, Texas, located in the H.T. & B.R.R. Company Survey, Abstract No. 239 City of Pearland, Brazoria County, Texas**

# **PLANNING AND ZONING COMMISSION**

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**E. CONSIDERATION & POSSIBLE ACTION** –A Preliminary Plat of Shadow Creek Ranch SF-41, 21.089 acres being out of the H.T. & B.R.R. Co. Survey, Section 83, Abstract 305, City of Pearland, Brazoria County, Texas

**F. CONSIDERATION & POSSIBLE ACTION** –A Preliminary Plat of Shadow Creek Ranch SF-43, 11.705 acres being out of the H.T. & B.R.R. Co. Survey, Section 83, Abstract 305, City of Pearland, Brazoria County, Texas

**G. CONSIDERATION & POSSIBLE ACTION** –A Preliminary Plat of Shadow Creek Ranch SF-44, 13.877 acres being out of the H.T. & B.R.R. Co. Survey, Section 83, Abstract 305, Brazoria County, Texas

**H. CONSIDERATION & POSSIBLE ACTION** – A Preliminary Right-of-Way Plat of Shadow Creek Ranch Portions of Biscayne Bay Drive, East Spinnaker Bay Drive and South Spinnaker Bay Drive, 6.843 acres being out of the H.T. & B.R.R. Company Survey, Section 83, Abstract 305, City of Pearland, Brazoria County, Texas

**I. CONSIDERATION & POSSIBLE ACTION** –A Final Right-of-Way Plat of Shadow Creek Ranch Business Center Drive and Discovery Bay Drive Extensions, 8.517 acres being out of the William Morris Survey, Abstract 344 City of Pearland, Brazoria County, Texas

**J. CONSIDERATION & POSSIBLE ACTION** – A Final 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

**K. CONSIDERATION & POSSIBLE ACTION** – A Replat of a portion of Commercial Reserve Block 12, West Lea, Section 3 Section 16 H.T. & B.R.R. Survey abstract 546, City of Pearland, Brazoria County, Texas Volume 12, Page 23 & 24 Plat Records of Brazoria County

**L. CONSIDERATION & POSSIBLE ACTION** – A Final Plat of CVS Sherwood a subdivision of 14.8659 acres of land out of the Thomas J. Green Survey, Abstract 198 City of Pearland, Brazoria County, Texas

**M. CONSIDERATION & POSSIBLE ACTION** – A Preliminary Plat of Oakbrook Estates Section Six, a subdivision of 32.013 acres in the W.D.C. Hall League, Abstract No. 70, Brazoria County MUD 17, City of Pearland, Brazoria County, Texas

**N. CONSIDERATION & POSSIBLE ACTION** – Approval of comments regarding proposed Road Impact Fee Study

**O. CONSIDERATION & POSSIBLE ACTION** – Adoption of the 2000 International Building Code, Fire Code and Safety Code.

# **PLANNING AND ZONING COMMISSION**

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**P. CONSIDERATION & POSSIBLE ACTION – First Draft Water CIP  
Master Plan**

**IV. NEXT MEETING DATES:**     June 7, 2004 – P & Z Meeting  
  June 21, 2004 – JPH & Regular P & Z

## **V.     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 AND ZONING COMMISSION**

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John Taylor, agent for TTT & B Ltd., stated we have worked with the City of Pearland and the construction of the sewer trunk line is 95% complete, it should be completed in April 2004. Mr. Taylor added the section of the subdivision we want to build homes in is completed.

Commissioner Ruby Sandars made a motion to approve contingent upon no certificate of occupancy's being issued until subdivision acceptance by the City Council, with a second made by Neil West .

**Motion to approve passed 7-0**

**B. CONSIDERATION & POSSIBLE ACTION** –Final plat of Dolen Estates, a subdivision of 7.6525 acres of land on the H.T. & B. Railroad Company Survey, Section 3, AB-232, City of Pearland, Brazoria County, Texas, being a replat of a portion of Lots 45 and 49 in the W. Zychinski Subdivision and being a portion of 18.059 acres recorded in Vol. 1020, Pg. 856 of the Deed Records of Brazoria County, Texas

Commissioner Ruby Sandars made a motion to approve with a second made by Linda Cowles.

**Motion to approve passed 7-0**

**C. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Shadow Creek Ranch SF-39A, 23.530 acres being out of the H.T. & B.R.R. Co. Survey, Section 83, Abstract 305, City of Pearland, Brazoria County, Texas

Plats and Plans Administrator Richard Keller stated before approval of this plat the Right of Way plat for Biscayne Bay Dr should be approved.

Commissioner Don Sederdahl made a motion to approve with a second made by Commissioner David Ransom.

**Motion to approve passed 7-0**

**D. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Shadow Creek Ranch SF-39B, 17.630 acres being out of the H. T. & B.R.R. Co. Survey, Section 83, Abstract 305, City of Pearland, Brazoria County, Texas

Plats and Plans Administrator Richard Keller stated the recordation information for Biscayne Bay Dr should be added to the plat before recordation.

Commissioner Sheryl Greiner made a motion to approve with a second made by Commissioner Ruby Sandars.

# **PLANNING AND ZONING COMMISSION**

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## **Motion to approve passed 7-0**

**E. CONSIDERATION & POSSIBLE ACTION** – Preliminary Right of Way Plat of Shadow Creek Ranch Biscayne Bay Drive Extension, 2.775 acres being out of the H.T. & B.R.R. Company Survey, Section 83, Abstract 305, City of Pearland, Brazoria County, Texas

Plats and Plans Administrator Richard Keller stated staff recommends approval however the Trinity Bay Right- of -Way plat needs to be approved first.

Commissioner Ruby Sandars made a motion to approve with a second made by Vice Chairperson Sheryl Greiner.

## **Motion to approve passed 7-0**

**F. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Pearland Central Wal-Mart, a subdivision of 30.34 acres of land being a Replat of the Lots 25, 26, 31 and 32 of Zychlinski Subdivision, Vol. 29, Pg. 43, B.C.D.R.; and Lot “A” of Kmart Super Center Pearland, Vol. 19, Pg. 167-168, B.C.P.R.; Located in the R.B. Lyle Survey. A-233 City of Pearland, Brazoria County, Texas

Plat and Plans Administrator Richard Keller stated there are no outstanding comments.

Commissioner Ruby Sandars made a motion to approve with a second made by Vice Chairperson Sheryl Greiner.

## **Motion to approve passed 7-0**

**G. CONSIDERATION & POSSIBLE ACTION** – Final Plat of Pearland Wash and Lube, a subdivision of 1.4997 acres of land in the J. Crawley Survey, Abstract No. 174, Brazoria County, Texas

Plat and Plans Administrator Richard Keller stated all the outstanding items have been addressed.

Vice Chairperson Sheryl Greiner made a motion to approve with a second made by Commissioner David Ransom.

## **Motion to approve passed 7-0**

**H. CONSIDERATION & POSSIBLE ACTION** – Final Plat of Quintanilla I Subdivision 1 Block, 2 Lots, 0.6198 acres in the H.T. & B.R.R. Company Survey, Abstract 241 Brazoria County, Texas

# PLANNING AND ZONING COMMISSION

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Plat and Plans Administrator Richard Keller stated there are no outstanding items.

Commissioner Ruby Sandars made a motion to approve with a second made by Vice Chairperson Sheryl Greiner.

**Motion to approve passed 7-0**

**I. CONSIDERATION & POSSIBLE ACTION-** Final Plat of Quintanilla II Subdivision 1 Block, 2 Lots, 0.6198 acres in the H.T. & B.R.R. Company Survey, Abstract 241 Brazoria County, Texas

Plat and Plans Administrator Richard Keller stated there are no outstanding items.

Vice Chairperson Sheryl Greiner made a motion to approve with a second made by Commissioner Don Sederdahl.

**Motion to approve passed 7-0**

**J. CONSIDERATION & POSSIBLE ACTION –** Preliminary Plat of Elizondo Subdivision 1 Block, 1 Lot, 0.8910 acres in the H. T. & B.R.R. Co. Survey Section 13, Abstract 240 City of Pearland, Brazoria County, Texas

Plat and Plans Administrator Richard Keller stated the applicant needs to pay \$ 677.00 in detention fees.

Commissioner Ruby Sandars made a motion to approve with staff's comments with a second made by Vice Chairperson Sheryl Greiner.

**Motion to approve passed 7-0**

**K. CONSIDERATION & POSSIBLE ACTION –** Amending Plat of Lot 2, Block 1, Plum Street Subdivision, a resubdivision of a 0.7096 acre tract being Lot 2, Block 1 of Plum Street Subdivision, a subdivision of 1.2891 acres out of Tract 1 of Zychlinski's Subdivision Section One according to the plat recorded in Volume 18, Pages 397-398 of the Brazoria County Plat Records and being in the H.T. & B.R.R. Co. Survey, A-233, City of Pearland, Brazoria County, Texas

Plat and Plans Administrator Richard Keller stated there are three outstanding items; the applicant needs to pay detention fees, parkland fees, and update Commissioner names.

Commissioner Ruby Sandars made a motion to approve with staff's comments with a second made by Vice Chairperson Sheryl Greiner.

# PLANNING AND ZONING COMMISSION

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## Motion to approve passed 7-0

**L. DISCUSSION ITEM** – Proposed Planned Unit Development (PUD) for a 123.34 acres tract, located on the East Side of Old Alvin Road, on the North Side of Orange Street, on the East and West Sides of Pearland Parkway, and extending to Clear Creek

Planning Manager Lata Krishnarao gave a brief description of the project and its location. Mrs. Krishnarao stated staff has several comments which consist of the net density is 3.76, any land dedication should be presented now instead of later, any fence should be masonry not wood, because of the up keep, the overlay district would apply, a traffic impact analysis will be required, the driveway needs to be moved to the southern most point near Pearland Parkway. The applicant should look at working with different elevations to keep an anti-monotony look, and have more meaningful open spaces.

Paul Grohman, agent for Gromax, stated this is a compatible project and he's familiar with the City of Pearland's requirements. Mr. Grohman stated Pearland lacks a variety of single- family residences, and this project is a unique opportunity for town-house units.

Vice Chairperson Sheryl Greiner stated the density is to high, very monotonous, and she sees this as a commercial area, General Business or Neighborhood Services.

Paul Grohman replied that the tract is narrow and doesn't allow a lot of latitude; if we were not proposing town houses our density would be equal to the density requirements.

Commissioner Ruby Sandars stated their needs to be more variety and no long streets.

Commissioner Linda Cowles stated the comprehensive plan recommends low density and it does not show any commercial.

Commissioner David Ransom stated we need to focus on the best use of the land. Mr. Ransom stated he thought it needed more green space and the straight streets should be evenly distributed.

Chairman Todd Iocco commented the clustering is essential. Mr. Iocco stated the straight thru road is his biggest problem, there are 45 homes on that straight street, and that needs to be drastically changed to zig- zag for the safety of the children and families living on that street.

Commissioner Linda Cowles stated she would like to see open space on the creek.

# **PLANNING AND ZONING COMMISSION**

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Commissioner Ruby Sandars stated she would like to see all the R-3 zoning made into R-2 zoning.

Chairman Todd Iocco added that would match what is next door.

**III. NEXT MEETING DATES:**      March 15, 2004 – JPH & Regular Meeting  
April 5, 2004 – Regular Planning & Zoning

## **IV. ADJOURNMENT**

The meeting adjourned at 9:50 p.m.

These minutes respectfully submitted by:

\_\_\_\_\_  
Trish Broussard, Planning & Zoning Secretary

Minutes approved as submitted and/or corrected on this \_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_

# **PLANNING AND ZONING COMMISSION**

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**MINUTES OF A REGULAR MEETING FOR THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MARCH 15, 2004, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING, IN THE FIRST FLOOR COUNCIL CHAMBERS OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

## **I. CALL TO ORDER**

The meeting was called to order at 9:36 p.m. with the following present:

|                  |                 |
|------------------|-----------------|
| Chairman         | Todd Iocco      |
| Vice Chairperson | Sheryl Greiner  |
| Commissioner     | Linda Cowles    |
| Commissioner     | Neil West       |
| Commissioner     | Ruby Sandars    |
| Secretary        | Trish Broussard |

Also in attendance: Planning Manager Lata Krishnarao, Planner I Theresa Grahmann, Deputy City Attorney Nghiem Doan, City Engineer Doug Kneupper and Plans and Plans Administrator Richard Keller. Commissioner's Don Sederdahl and David Ransom were absent.

## **II. APPROVAL OF MINUTES: February 16, 2004**

Vice Chairperson Sheryl Greiner made a motion to approve with a second made by Commissioner Ruby Sandars.

**Motion to approve passed 5-0**

## **III. NEW BUSINESS**

### **A. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1154**

Zone Change Application No. 1154

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

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

# PLANNING AND ZONING COMMISSION

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Owner: Angela Vincent  
3801 Bluebird Way  
Pearland, Texas 77584

Commissioner Linda Cowles made a motion to approve with a second made by Vice Chairperson Sheryl Greiner.

Chairman Todd Iocco stated he can sympathize with the surrounding properties but we are zoning the land.

**Motion to approve passed 5-0**

## **B. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1153**

Zone Change Application No. 1153

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

Legal Description: 1.5 acres of land situated in Lot 77 of Figland Orchard Subdivision of a part of Section 13 of the H.T. & B.R.R. Company Survey, Abstract 240, as recorded in Volume 3, Page 77, of the Plat Records of Brazoria County, Texas (Located on the West Side of Wagon Trail Road, and South of Bardet Street)

Owner: Evangelos Golfis  
2431 Laura Lane  
Pearland, Texas 77581

Commissioner Linda Cowles made a motion to approve with a second made by Vice Chairperson Sheryl Greiner.

**Motion to approve passed 5-0**

## **C. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1142**

Zone Change Application No. 1142

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

Legal Description: Lot 36, Westchester Estates, Abstract 242, H.T. & B.R.R. Company Survey, Brazoria County, Texas (Located on the

# PLANNING AND ZONING COMMISSION

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West Side of Manvel Road, and north of Westchester Circle)

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

Vice Chairperson Sheryl Greiner made a motion to approve with the exception that the Zoning Board of Adjustments approve the variance for the lot width with a second made by Commissioner Neil West.

**Motion to approve passed 5-0**

## **D. 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

Commissioner Linda Cowles made a motion to approve with a second made by Vice Chairperson Sheryl Greiner.

Vice Chairperson Sheryl Greiner stated she would strongly adhere to staff's recommendations and would like to see the changes that staff recommended.

# **PLANNING AND ZONING COMMISSION**

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Commissioner Ruby Sandars made a motion to table with a second made by Commissioner Neil West.

**Motion to table passed 5-0**

## **E. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1160**

Zone Change Application No. 1160

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

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

Owner: Frances Jamison, L.P.

Applicant: City of Pearland

Commissioner Ruby Sandars made a motion to table with a second made by Vice Chairperson Sheryl Greiner.

**Motion to table passed 4-1**

“Aye” – Vice Chairperson Sheryl Greiner, Commissioner’s Linda Cowles, Neil West and Ruby Sandars.

“No” – Chairman Todd Iocco

## **F. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1161**

Zone Change Application No. 1161

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

# PLANNING AND ZONING COMMISSION

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Legal Description: 63.2 acres, more or less, being out of W. Zychlinski's Subdivision of Sections 27 & 28 in the H. T. & B. R. R. Company Survey, Abstract – 551 filed in Volume 29, Page 9 Brazoria County Deed Records and the H. Stevens Survey, Abstract – 594, Pearland, Brazoria County, Texas and being out of those tracts described in a deed as filed in Official Records of Real Property of Brazoria County at Clerk's File Number 99-040666 and 02-028656 and in a deed as filed in Official Records of Real Property of Brazoria County at Volume (88) 625, Page 769 and Volume (88) 537, Page 382 and in a deed as filed in Official Records of Real Property of Brazoria County at Clerk's File Number 02-037050 (Generally Located on the West Side of future Pearland Parkway, and North of Industrial Drive)

Owner: R. West Development Company

Applicant: City of Pearland

Vice Chairperson Sheryl Greiner made a motion to approve with a second made by Commissioner Linda Cowles.

Commissioner Ruby Sandars stated she thought they should change the zoning to Light Industrial (M-1).

## **Motion to approve passed 4-1**

“Aye” – Chairman Todd Iocco, Vice Chairperson Sheryl Greiner, Commissioner's Neil West and Ruby Sandars.

“No” – Commissioner Linda Cowles

## **G. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1159**

Zone Change Application No. 1159

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

Legal Description: 6.9 acres of land, more or less, being out of tracts 'C' and 'D' of the subdivision of section 1, A.C.H. & B. RR Co. Survey, A – 147 filed in Volume 2, Page 1 Brazoria County Plat Records, Pearland, Brazoria County, Texas and being out of those tracts described

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in a deed as filed in Official Records of Real Property of Brazoria County at Clerk's File Number 98-043412 and 00-047831 (Generally Located on the North Side of Walnut Street, and on the East Side of Galveston Avenue)

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

Applicant: City of Pearland

Vice Chairperson Sheryl Greiner made a motion to approve with a second made by Commissioner Ruby Sandars.

**Motion to approve passed 5-0**

## **H. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1158**

Zone Change Application No. 1158

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

Legal Description: 29.4 acres of land, more or less, being out of Lots 172 and 173 of said W. Zychlinski's Subdivision, H. T. & B. R. R. Company Survey, Section 27, Abstract – 308 and G. C. Smith Survey, Section 27, Abstract – 551 and out of that tract as described in a deed filed in the Official Records of Brazoria County at Volume (90) 799, Page 40 and 98-035795 (Generally Located on the West Side of State Highway 35 (Main Street), and South of Industrial Drive)

Owner: BMS, Inc.

Applicant: City of Pearland

Vice Chairperson Sheryl Greiner made a motion to approve with a second made by Commissioner Ruby Sandars.

**Motion to approve passed 5-0**

## **I. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1157**

Zone Change Application No. 1157

# PLANNING AND ZONING COMMISSION

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

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

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

Applicant: City of Pearland

Vice Chairperson Sheryl Greiner made a motion to approve with a second made by Commissioner Neil West.

**Motion to approve passed 5-0**

**J. CONSIDERATION & POSSIBLE ACTION** –Final Plat of Cabot Cove Section Two, a subdivision of 30.2890 acres located in the H.T. & B.R.R. Co. Survey, Abstract 508, City of Pearland, Brazoria County, Texas

Plat and Plans Administrator Richard Keller stated staff recommends approval.

Commissioner Ruby Sandars made a motion to approve with a second made by Commissioner Linda Cowles.

**Motion to approve passed 5-0**

**K. CONSIDERATION & POSSIBLE ACTION** – Final Plat of Cabot Cove Section Three, a subdivision of 13.6540 acres located in the H.T. & B.R.R. Co. Survey, Abstract 508, City of Pearland, Brazoria County, Texas

Plat and Plans Administrator Richard Keller stated staff recommends approval.

Commissioner Ruby Sandars made a motion to approve with a second made by Commissioner Linda Cowles.

**Motion to approve passed 5-0**

# PLANNING AND ZONING COMMISSION

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**L. CONSIDERATION & POSSIBLE ACTION** – Replat of Reserves “C” and “D” Corrigan Addition, Section Two, 1 General Business Reserve, 2.0234 Acres in the H.T. & B.R.R. Company Survey, Section 13, Abstract 240, City of Pearland, Brazoria County, Texas

Plat and Plans Administrator Richard Keller stated staff recommends approval.

Commissioner Ruby Sandars made a motion to approve with a second made by Vice Chairperson Sheryl Greiner.

**Motion to approve passed 5-0**

**M. CONSIDERATION & POSSIBLE ACTION** – Final Plat of West Oaks Square Section One, Being 3.9309 acres (171,230 S.F.) of land located in the H.T. & B.R.R. Company Survey, A-240 Brazoria County, Texas and also being a partial replat of West Oaks, Section One-A, a subdivision per map or replat thereof recorded in Volume 19, Page 55-56, plat records of Brazoria County, Texas City of Pearland

Plat and Plans Administrator Richard Keller stated staff recommends approval.

Commissioner Ruby Sandars made a motion to approve with a second made by Vice Chairperson Sheryl Greiner.

**Motion to approve passed 5-0**

**N. CONSIDERATION & POSSIBLE ACTION** – Final Plat of Cambridge Lake Section One – Phase 2, a subdivision of 34.9573 acres being out of the Section 17, H.T. & B.R.R. Co. Survey, Abstract – 242, City of Pearland, Brazoria County, Texas

Plat and Plans Administrator Richard Keller stated there are a few outstanding comments; need to get street -lights installed on Fite Road, need tax certificates and Time Warner cable utility letter.

Vice Chairperson Sheryl Greiner made a motion to approve with staff's comments with a second made by Commissioner Neil West.

**Motion to approve passed 5-0**

**O. CONSIDERATION & POSSIBLE ACTION** – Final Plat of Silverlake Town homes a subdivision of 10.8106 acres located in the R.B. Lyle Survey, A-539, Brazoria County, Texas

# PLANNING AND ZONING COMMISSION

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Plat and Plans Administrator Richard Keller stated these are Towne-homes in our Extra Territorial Jurisdiction (ETJ) and there are no outstanding comments.

Commissioner Ruby Sandars made a motion to approve with a second made by Commissioner Linda Cowles.

**Motion to approve passed 5-0**

**P. CONSIDERATION & POSSIBLE ACTION** – Final Plat of Kandiland Pearland, being a subdivision of 1.137 acres of land out of the T.C.R.R. Co. Survey, Section 3, Abstract No. 678, City of Pearland, Brazoria County, Texas

Plat and Plans Administrator Richard Keller stated this is a plat in Shadow Creek Ranch and there are two outstanding items, need Southwestern Bell Utility Letter and updated city limits line.

Commissioner Ruby-Sandars made a motion to approve with a second made by Vice Chairperson Sheryl Greiner.

**Motion to approve passed 5-0**

**Q. CONSIDERATION & POSSIBLE ACTION** – Final Plat of Adame Subdivision being a subdivision containing 1.6867 acres of land out of Lot 8, being the southeast one-fourth of the northwest one-fourth of Section 14, H.T. & B.R.R. Co. Survey, Abstract 509, City of Pearland, Brazoria County, Texas

Plat and Plans Administrator Richard Keller stated staff recommends approval.

Commissioner Ruby Sandars made a motion to approve with a second made by Vice Chairperson Sheryl Greiner.

**Motion to approve passed 5-0**

**R. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Bellavita at Green Tee Section Five, being a subdivision of 28.0604 acres of land out the W.D.C Hall Survey, A-23, City of Pearland, Harris County, Texas

Plat and Plans Administrator Richard Keller stated there are no outstanding items and staff recommends approval.

Commissioner Ruby Sandars made a motion to approve with a second made by Commissioner Neil West.

**Motion to approve passed 5-0**

# PLANNING AND ZONING COMMISSION

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**S. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of G & L Estates, being a subdivision containing 1.8239 acres of land out of the North one-half of the Southeast one-fourth of Section 16, H.T. & B.R.R. Co. Survey, (G.C. Smith Survey), Abstract 546, City of Pearland, Brazoria County, Texas

Plat and Plans Administrator Richard Keller stated this is a preliminary plat and there are two outstanding comments, staff recommends approval.

Commissioner Ruby Sandars made a motion to approve with a second made by Vice Chairperson Sheryl Greiner.

**Motion to approve passed 5-0**

**T. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Bandali Daycare, Unrestricted Reserve A, survey of 1.902 acres or 82,868 square feet of land out of a 16.399 acres tract of land being the residue of a 597.6155 acre tract of land recorded in Volume 431, Page 1 of the Deed Records, also in the J. Crawley Survey Abstract 174, Brazoria County, Texas

Plat and Plans Administrator Richard Keller stated this plat is in our ETJ and the only item outstanding is the utility letter.

Commissioner Ruby Sandars made a motion to approve with staff 's comments with a second made by Commissioner Linda Cowles.

**Motion to approve 5-0**

**U. CONSIDERATION & POSSIBLE ACTION** - Consideration of the Transportation CIP Master Plan, for the City of Pearland's Project Department

Director of Projects Joe Wertz gave a summary of the CIP Plans as they relate to the transportation and roadways. The Planning and Zoning Commission discussed priority roadways.

**IV. NEXT MEETING DATES:** April 5, 2004 – P & Z Meeting  
April 19, 2004 – JPH & Regular P & Z

## **V. ADJOURNMENT**

The meeting was adjourned at 10:50 p.m.

# PLANNING AND ZONING COMMISSION

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These minutes respectfully submitted by:

\_\_\_\_\_  
Trish Broussard, Planning & Zoning Secretary

Minutes approved as submitted and/or corrected on this \_\_\_\_ day of \_\_\_\_\_,  
2004.

\_\_\_\_\_



KEPT CLEAR OF FENCES,  
AND OTHER OBSTRUCTIONS  
SPACE OF THE DRAINAGE

IS PLAT.  
MIN SPACE BETWEEN HOUSES

SIDE LOT LINE, DETACHED  
R U.E.

CENTER OF A 6' DRAINAGE

SETTING.

# A PRELIMINARY PLAT OF TWIN LAKES

A SUBDIVISION OF 64.8069 ACRES  
BEING A REPLAT OF LOTS  
1, 2, & 3 OF BLOCK 2 IN THE  
PEARLAND INDUSTRIAL PARK  
DESCRIBED IN A DEED TO  
JOHN A. SAGE, TRUSTEE  
RECORDED IN VOLUME (91)966,  
PAGE 912,  
OF THE DEED RECORDS OF  
BRAZORIA COUNTY, TEXAS,  
LOCATED IN THE  
H.T. & B.R.R. COMPANY SURVEY,  
ABSTRACT NO. 239  
CITY OF PEARLAND,  
BRAZORIA COUNTY, TEXAS

130 LOTS 6 BLOCKS  
11 RESERVES (23.5799 ACRE)

MAY 13, 2004



SCALE: 1"=100'

OWNER:

Star Two Property L.L.C.  
BY JERRY MCGINTY, EXECUTIVE MANAGER  
715 DAK ROAD  
CLEAR LAKE SHORES, TEXAS 77565  
PHONE: 832-865-4108

PLANNER:

SURVEYOR:

ENGINEER:

ROBERT DOLEY  
PLANNER  
2103 NORTH PALM COURT  
PASADENA, TEXAS 77502  
Phone (713)943-7702  
FAX (713)943-7703  
CONTACT: ROBERT DOLEY

FOSTER-RAINWATER  
AND ASSOCIATES SURVEYING  
2302 NORTH WASHINGTON  
PEARLAND, TEXAS 77581  
Phone (281)412-6586  
FAX (281)412-9025  
CONTACT: GARLYN RAINWATER

LJA ENGINEERING  
& SURVEYING, INC.  
2929 BRIARPARK, SUITE 500  
HOUSTON, TEXAS 77042  
Phone (713)953-5200  
FAX (713)953-5026  
CONTACT: DONALD ANDERSON

54  
5

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B. C. O. R. BRAZORIA COUNTY OFFICIAL RECORDS  
B. C. P. R. BRAZORIA COUNTY PLAT RECORDS  
STREET NAME CHANGE

**PRELIMINARY PLAT OF  
ADOW CREEK RANCH  
SF - 41**

21.089 ACRES  
G OUT OF THE H. T. & B. R. R. CO. SURVEY,  
SECTION 83, ABSTRACT 305, CITY OF  
PEARLAND, BRAZORIA COUNTY, TEXAS  
LOTS 6 RESERVES (0.336 AC.) 2 BLOCKS

2004 SCALE: 1" = 100'

OWNERS:  
PEARLAND INVESTMENTS, LIMITED PARTNERSHIP,  
A NEVADA LIMITED PARTNERSHIP  
BY ITS GENERAL PARTNER, M.M.L.B. CORP.

M. M. COLLINS, PRESIDENT  
95 LAS VEGAS BOULEVARD S. LAS VEGAS, NEVADA 89119 PH. (702)736-6151

JOB NO. 1545-0141-004  
ENGINEER:

**LJA Engineering & Surveying, Inc.** 

2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3703

Phone 713.953.5200  
Fax 713.953.5026



# PRELIMINARY PLAT OF LADLOW CREEK RANCH SF - 43

11.705 ACRES

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

LOTS 3 RESERVES (1.340 AC.) 2 BLOCKS

DATE: 2004

SCALE: 1" = 100'

### OWNERS:

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

M.M. COLLINS, PRESIDENT

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

JOB NO. 1545-0143-004

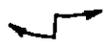
### ENGINEER:

**LJA Engineering & Surveying, Inc.**



2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3703

Phone 713.953.5200  
Fax 713.953.5026



# PRELIMINARY PLAT OF ADOW CREEK RANCH SF - 44

13.877 ACRES

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

LOTS 3 RESERVES (0.631 AC.) 2 BLOCKS

2004

SCALE: 1" = 100'

### OWNERS:

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

M.M. COLLINS, PRESIDENT

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

JOB NO. 1545-0144-004

### ENGINEER:

**LJA Engineering & Surveying, Inc.**



2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3703

Phone 713.953.5200  
Fax 713.953.5026

RELIMINARY RIGHT-OF-WAY PLAT OF  
**HADOW CREEK RANCH**  
PORTIONS OF BISCAYNE BAY DRIVE,  
SOUTH SPINNAKER BAY DRIVE, AND  
NORTH SPINNAKER BAY DRIVE

6.843 ACRES

PLATTED OUT OF THE H. T. & B. R. R. COMPANY  
SURVEY, SECTION 83, ABSTRACT 305,  
CITY OF PEARLAND,  
BRAZORIA COUNTY, TEXAS

MAY, 2004

SCALE: 1" = 100'

OWNERS:

PEARLAND INVESTMENTS, LIMITED PARTNERSHIP,  
A NEVADA LIMITED PARTNERSHIP

BY ITS GENERAL PARTNER, M.M.L.B. CORP.

M. M. COLLINS, PRESIDENT

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

JOB NO. 1546-0307-004

ENGINEER:

**LJA Engineering & Surveying, Inc.**



2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3703

Phone 713.953.5200  
Fax 713.953.5026

EVEN TINNIN

SHEET 1 OF 2

FINAL RIGHT-OF-WAY PLAT OF  
**SHADOW CREEK RANCH**  
BUSINESS CENTER DRIVE  
AND DISCOVERY BAY DRIVE  
EXTENSIONS

8.517 ACRES

BEING OUT OF THE WILLIAM MORRIS  
SURVEY, ABSTRACT 344  
CITY OF PEARLAND,  
BRAZORIA COUNTY, TEXAS

7 RESERVES (1.577 AC.)

MAY, 2004

OWNERS:

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

M.M. COLLINS, PRESIDENT

5195 LAS VEGAS BOULEVARD S. LAS VEGAS, NEVADA 89119 PH. (702) 736-6151

SHADOW CREEK RANCH DEVELOPMENT COMPANY  
LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP  
BY ITS GENERAL PARTNER, SHADOW CREEK RANCH, INC.

GARY COOK, PRESIDENT

2947 EAST BROADWAY PEARLAND, TEXAS

JOB NO. 1546-0502-006

ENGINEER:

**LJA Engineering & Surveying, Inc.**



2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3703

Phone 713.953.5200  
Fax 713.953.5026

CERTIFICATE OF SURVEYOR

This is to certify that I, **Ronald L. Hauck**, 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-foot long or what was found in place. This tract is within two (2) miles of the City Limits of Pearland.



*Ronald L. Hauck*  
\_\_\_\_\_  
**Ronald L. Hauck**  
Registered Professional Land Surveyor  
No. 5343

*revised*

FINAL 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**

**2 LOTS      2 RESERVES (9.857 ACRES)      1 BLOCK**

**MAY 4, 2004**

OWNER:

**V SOUTHWYCK, L.P.**

5 RIVERWAY, SUITE 110  
PEARLAND, TEXAS 77056  
(281) 960-9977  
BOBBY CAMPBELL

SURVEYOR:

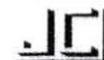


**COTTON SURVEYING  
COMPANY**

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*

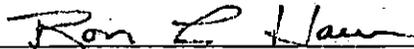
6335 GULFTON DR., SUITE 100  
HOUSTON, TEXAS 77081  
(713) 777-5337

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

CERTIFICATE OF SURVEYOR

This is to certify that I, Ronald L. Hauck, a Registered Professional Land Surveyor of the State of Texas, have plotted 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 or what was found in place. This tract is within two (2) miles of the City Limits of Pearland.



  
Ronald L. Hauck  
Registered Professional Land Surveyor  
No. 5343

FINAL 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

MAY 4, 2004

OWNER:

W SOUTHWYCK, L.P.

5 RIVERWAY, SUITE 110  
HOUSTON, TEXAS 77056  
(713) 960-9977  
CITY 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

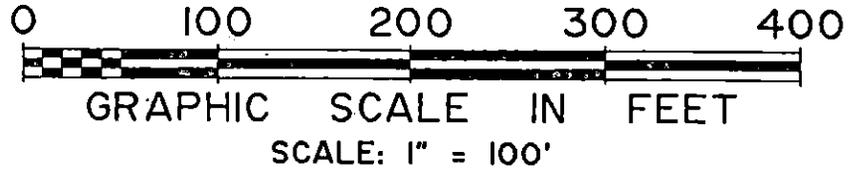
ENGINEER:



JONES & CARTER, INC.  
Consulting Engineers

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

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



A FINAL PLAT OF  
**CVS SHERWOOD**  
A SUBDIVISION OF  
**14.8659 ACRES OF LAND**

OUT OF THE THOMAS J. GREEN SURVEY, ABSTRACT 198  
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

2 BLOCKS / 1 RESERVES / 2 LOTS

MAY 2004

291157.020.1.0300

OWNER:  
SHERWOOD PEARLAND CVS, L.P.  
A TEXAS LIMITED PARTNERSHIP  
ONE CVS DRIVE  
WOONSOCKET, RI 02895  
DINO DETHOMAS  
205.481.5204

ENGINEER

MARK W. FIEGLEIN, P.E. NO. 86906

**Carter Burgess**  
CARTER & BURGESS, INC.  
55 WAUGH DRIVE, SUITE 800  
HOUSTON, TX 77007-5842  
713.869.7900

SURVEYOR

JAMES M. EWING, R.P.L.S. NO. 4892

PREJEAN & COMPANY, INC.  
9324 WESTVIEW DRIVE  
HOUSTON, TX 77055  
713 467 MAPS

