

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL

AND

THE PLANNING AND ZONING COMMISSION

OF THE CITY OF PEARLAND, TEXAS

Notice is hereby given that on the 19th day of November, 2001, at 6:30 p.m., the City Council and the Planning and Zoning Commission of the City of Pearland, Brazoria, Harris and Fort Bend Counties, Texas, will conduct a Joint Public Hearing in the Council Chambers, City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of C. K. Stephenson, agent for Maria De Viveiros and Evangelos Golfis, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to General Business District (GB) on the following described property, to wit:

4.965 acres, H. T. & B. R.R. Co. survey, A-240, out of Lots 76 & 77 of Figland Orchard Subdivision No. 1, as recorded in Vol 3, pg.77, Brazoria Co. Plat Records (2942 Wagontrail Road)

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.

Young Lorfing
Young Lorfing
City Secretary

Date Posted November 9, 2001

Date Removed November 15, 2001

APPLICATION NO. 1010

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL

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10.200 acres, A. C. H. & B. Survey, Sect 2, A-507, as recorded in Vol 767, pg 299, Deed Records of Brazoria Co, TX

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City Secretary

Date Posted November 9, 2001

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APPLICATION NO. 1012

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4.69 acres, being Lot 7A, which is the South 1/2 of Lot 7, Allison Richey Gulf Coast Home Co. Subdivision of Suburban Gardens, Sect 19, H. T. & B. R.R. Co. survey, A-243, as recorded in Vol 111, pg 184, Deed Records of Brazoria Co., TX (2109 Cullen Boulevard)

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Young Lorfing
Young Lorfing
City Secretary

Date Posted November 9, 2001

Date Removed November 15, 2001

SPECIFIC USE PERMIT APPLICATION NO. 99

**NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL
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Being Lots 9A and 12A, Sect 12, H. T. & B. Survey, A-508, Brazoria Co, TX

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Mona Ann Phipps

Mona Ann Phipps
Development Coordinator

Date Posted November 9, 2001

Date Removed November 15, 2001

APPLICATION NO. 1008

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL

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Young Lorfing
Young Lorfing
City Secretary

Date Posted November 9, 2001

Date Removed November 15, 2001

APPLICATION NO. 1013

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.7016 acres, being Lot 4 of an unrecorded subdivision in Sect 9, H. T. & B. R.R. Co. survey, A-234, Brazoria Co, TX (1949 Max Road)

At said hearing all interested parties shall have the right and opportunity to appear and be heard on the subject.

Young Lorfing
Young Lorfing
City Secretary

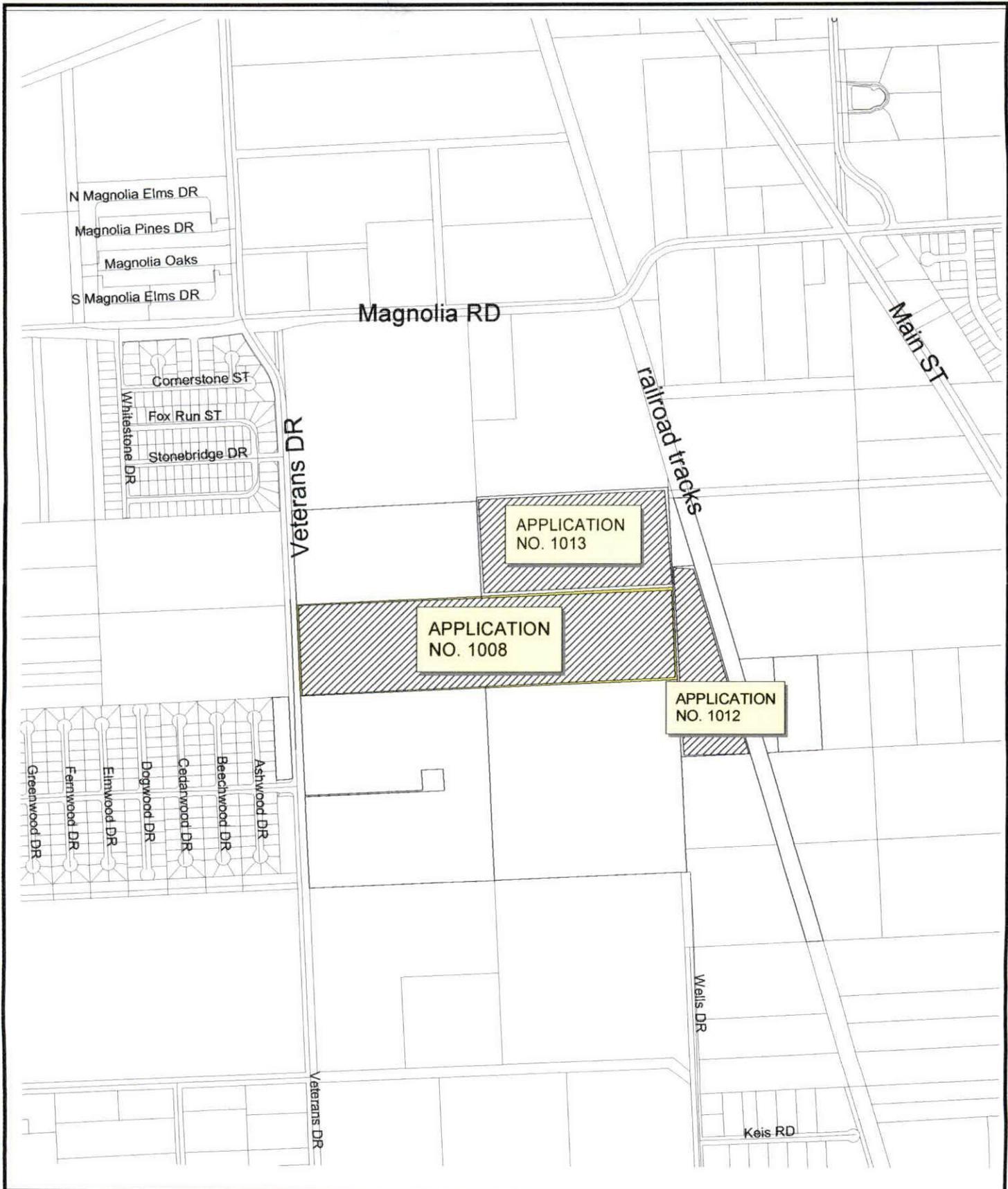
Date Posted

November 9, 2001

Date Removed

November 15, 2001

APPLICATION NO. 1011



ZONE CHANGE APPLICATION NOS. 1008, 1012 & 1013



11-19-01

~~9-17-01~~

Advertised in newspaper for _____ Joint Public Hearing.

Applications no.	SU99 (C-AS)	1010 (SD-GB)
	1012 (m2-R2)	1013 (m2-R2)
	1008 (C-R2)	1011 (SD-RE)

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APPLICATION NO. 1012

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Young Lorfing

Young Lorfing
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Date Posted

November 9, 2001

Date Removed _____

SPECIFIC USE PERMIT APPLICATION NO. 99

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Young Lorfing
City Secretary

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APPLICATION NO. 1011

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Development Coordinator

Date Posted November 9, 2001

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APPLICATION NO. 1008

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD NOVEMBER 19, 2001, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Commercial District (C) to Commercial District-Specific Use (C(S)) for warehouse and open storage on the following described property, to wit:

Specific Use Application No. 99

Legal Description: 4.69 acres, being Lot 7A, which is the South ½ of Lot 7, Allison Richey Gulf Coast Home Co. Subdivision of Suburban Gardens, Section 19, H. T. & B. R.R. Co. survey, A-243, as recorded in Volume 111, pg 184, Deed Records of Brazoria Co., TX (2109 Cullen Boulevard)

Owner: Classic Storage
8909 Hughes Ranch Road
Pearland, TX 77584

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Manager of Administrative Support

VI. ADJOURNMENT

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

Posted: 15th day of November, 2001

Removed: _____ day of _____, 2001

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Owner: Maria De Viveiros and Evangelos Golfis
2431 Laura Lane
Pearland, TX 77581

Agent: C. K. Stephenson

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Zone Change Application No. 1012

Legal Description: 10.20 acres, A. C. H. & B. Survey, Section 2, A-507, as recorded in Volume 767, page 299, Deed Records of Brazoria Co., TX

Owner: Jud G. Alexander
P.O. Box 769
Brenham, TX 77834

Agent: Dale Hurtt

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Owner: Sheesley Trust, Alan Swenson, Trust Officer
Three G Investments Ltd, Larry Gardner
Delmer Q. Bowman Family Trust

Agent: Dale Hurtt

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Zone Change Application No. 1008

Legal Description: Being Lots 9A and 12A, Section 12, H. T. & B. Survey, A-508, Brazoria Co., TX

Owner: Randall L. Ferguson
2414 S. Park
Pearland, TX 77581

Agent: Dale Hurtt

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Legal Description: .7016 acres, being Lot 4 of an unrecorded subdivision in Section 9, H. T. & B. R.R. Co. survey, A-234, Brazoria Co., TX (1949 Max Road)

Owner: Clinton G. Whatley
1949 Max Road
Pearland, TX 77581

Agent: Paulette Burns

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Legal Description: 4.69 acres, being Lot 7A, which is the South ½ of Lot 7, Allison Richey Gulf Coast Home Co. Subdivision of Suburban Gardens, Section 19, H. T. & B. R.R. Co. survey, A-243, as recorded in Volume 111, pg 184, Deed Records of Brazoria Co., TX (2109 Cullen Boulevard)

Owner: Classic Storage
8909 Hughes Ranch Road
Pearland, TX 77584

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Specific Use Application No. 99

City Council and Planning and Zoning Commission Joint Public Hearing: November 19, 2001

Owner: Classic Storage

Applicant/Agent: Karen Craig

Location: 2109 Cullen Boulevard, generally located North of Hughes Ranch Road (CR 403) on the East side of Cullen Boulevard

Existing Zoning: Commercial District (C)

Requested Zoning: Commercial District - Specific Use (C-C(S))

Summary:

The applicant is requesting a zone change in order to develop a storage facility with open and warehouse storage. The property is currently developed with a large metal building and an office trailer. The property to the North is zoned Single Family Dwelling District (R-1) and is vacant land. The property to the South is zoned Suburban Development District (SD) and is developed with Southern Fastening Systems. The properties to the West and East are zoned Suburban Development District (SD). The property to the West is vacant land. The property to the East is developed with a single family home.

Public Notice/Comment Forms were mailed to nine (9) property owners within 200 feet of this request. No Public Comment Forms have been returned.

Other Considerations:

- The Comprehensive Plan recommends General Business uses for this area. The proposed zoning and uses are consistent with the Comprehensive Plan and the majority of the surrounding uses. Specifically, the Comprehensive Plan states that Commercial is an appropriate zoning district for General Business uses.
- The applicant is aware that a six foot masonry fence will be required on property lines adjoining residential zoned properties with any further development of this property.
- A Traffic Impact Analysis may be required.

Staff Recommendation:

Approval.

Attachments:

Public Hearing Notice
Zone Change Application
Location Map
Area Zoning Map
Property Owner Notification Map
Property Owner Notification List

CITY OF PEARLAND
ZONE CHANGE APPLICATION
revised 5/9/00

Change in Zoning Classification from: _____ to: _____

Change in Regulations in Section #: _____

Specific Use for: * C-S

Property address: 2109 Cullen Blvd., Pearland, Tx. 77584

Lot: 7A Block: 4.69 acres

Subdivision: _____

Metes & Bounds Description:
(unplatted property only; attach survey)

Tax I.D. number: _____

Current use of land: WAREHOUSE / OPEN STORAGE

Proposed use of land within requested designation: OPEN STORAGE / ENCLOSED STORAGE / MINI-STORAGE / OFFICE - WAREHOUSES / ENCLOSED BOAT + R.V. STORAGE / LAUNDRY BOAT + R.V. STORAGE

Record owner's name: CLASSIC STORAGE TRUCK LEASING COMPANY

Owner's mailing address: 8909 Hughes Ranch Rd., Pearland, 77584

Owner's telephone number: 281-485-6200

Agent's name: _____

Agent's mailing address: _____

Agent's telephone number: _____

PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: Karen Craig

Agent's signature: _____

Fees paid: \$ 250.00

Date paid: 10-5-01

Received by: Mona Phipps

Application number: SU99

Hawk RD

SITE

Cullen Blvd

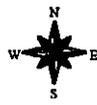
Lee RD

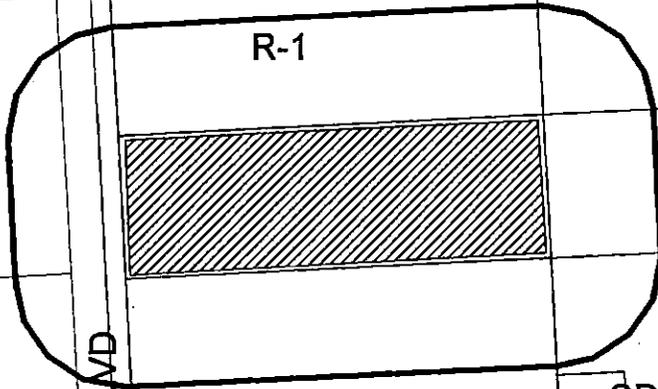
Hughes Ranch RD

Crystal Lake DR

Crystal Lake CIR

SPECIFIC USE APPLICATION NO. 99
Classic Storage
2109 Cullen Boulevard





SD

R-1

SD

SD

R-1

SD

SD

SD

SD

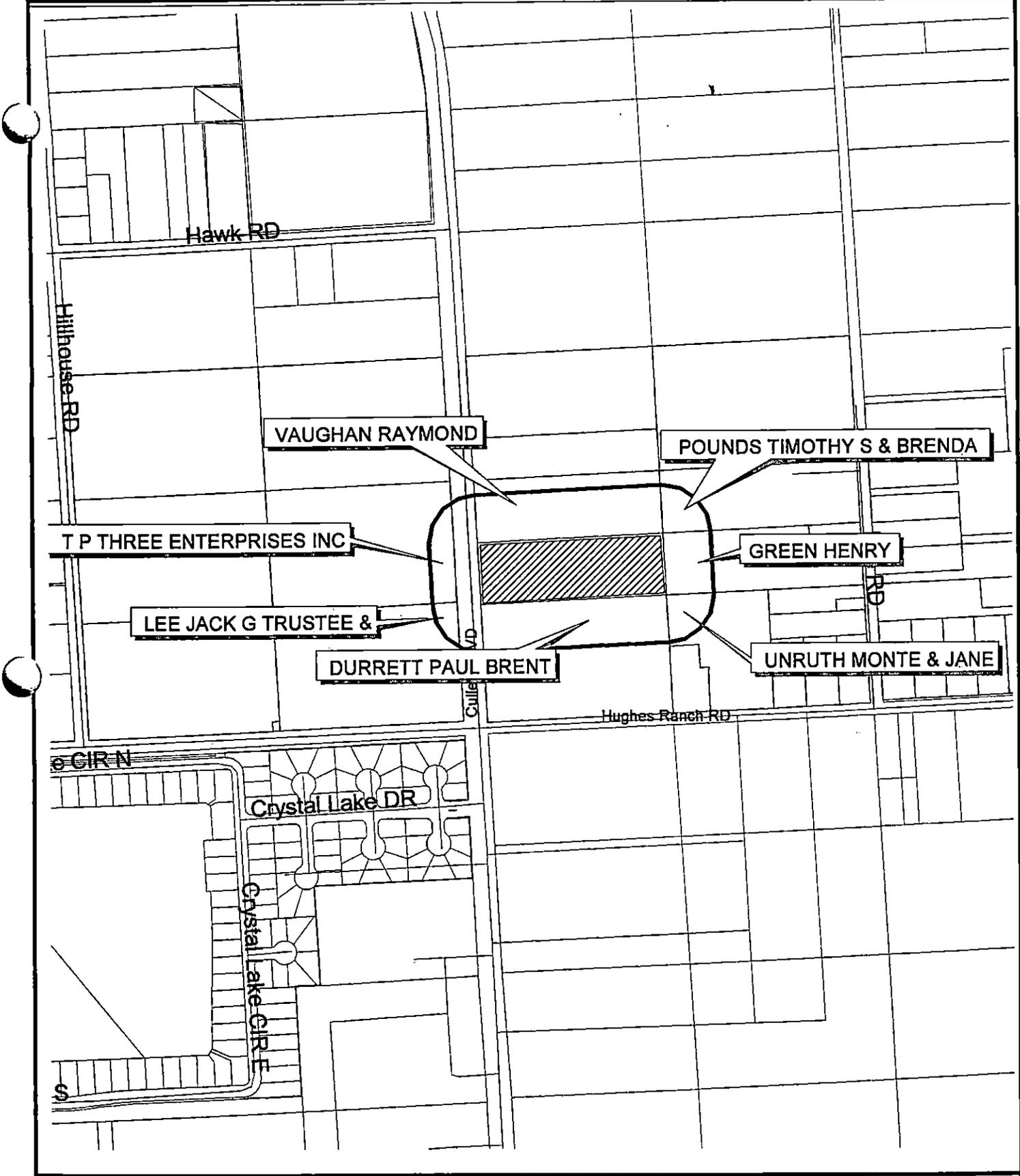
SD

GB

Crystal Lake DR

SPECIFIC USE APPLICATION NO. 99
Classic Storage
2109 Cullen Boulevard





SPECIFIC USE APPLICATION NO. 99
Classic Storage
2109 Cullen Boulevard



SPECIFIC USE APPLICATION NO. 99
Notification List

<u>TAX ACCT</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
02430052110	POUNDS TIMOTHY S & BRENDA	1010 LEE RD # CR664	PEARLAND, TX 77581-8928	A0243 H T & B R R, TRACT 23, ACRES 5.000
02430042000	VAUGHAN RAYMOND	925 FM 865	PEARLAND, TX 77581-	A0243 H T & B R R, TRACT 7, ACRES 5.000
05060061000	T P THREE ENTERPRISES INC	%PAT POUNDS 4230 HAWK RD	PEARLAND, TX 77584-2720	A0506 H T & B R R, TRACT 49-50-51, ACRES 23.190
02430026000	GREEN HENRY	1026 LEE RD	PEARLAND, TX 77581-8928	A0243 H T & B R R, TRACT 23A1, ACRES 4.270
02430042002	L & B PROTECTIVE COATING	PO BOX 218	PEARLAND, TX 77588-0218	A0243 H T & B R R, TRACT 7A, ACRES 5.000
02430033000	UNRUTH MONTE & JANE	4431 COUNTY ROAD 403	PEARLAND, TX 77581-7788	A0243 H T & B R R, TRACT 24A (PT), ACRES 3.089
02430008000	DURRETT PAUL BRENT	6120 BROOKSIDE RD	PEARLAND, TX 77581-2042	A0243 H T & B R R, TRACT 8, ACRES 8.850
05060019000	LEE J G TRUSTEE & G F MARKS & LARRY A%CLARK & CO	13201 NORTHWEST FWY	HOUSTON, TX 77040-	A0506 H T & B R R, TRACT 52, ACRES 10.00

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD NOVEMBER 19, 2001, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

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:

Zone Change Application No. 1010

Legal Description: 4.965 acres, H. T. & B. R.R. Co. survey, A-240, out of Lots 76 and 77, Figland Orchard Subdivision No. 1, as recorded in Volume 3, pg 77, Brazoria Co. Plat Records, Brazoria Co., TX (2942 Wagontrail Road)

Owner: Maria De Viveiros and Evangelos Golfis
2431 Laura Lane
Pearland, TX 77581

Agent: C. K. Stephenson

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Manager of Administrative Support

VI. 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.



Zone Change Application No. 1010

City Council and Planning and Zoning Commission Joint Public Hearing: November 19, 2001

Owner: Maria De Viveiros and Evangelos Golfis

Applicant/Agent: C. K. Stephenson

Location: 2942 Wagontrail Road, generally located South of Broadway Street on the West side of Wagontrail Road

Existing Zoning: Suburban Development District (SD)

Requested Zoning: General Business District (GB)

Summary:

The applicant is requesting a zone change on approximately 4.965 acres in order to develop a computer warehouse. The property is currently vacant land used for agricultural uses. The property to the North is zoned Suburban Development District (SD) and is developed with a Single Family home. The properties to the South are zoned primarily Single Family Dwelling District (R-1) with the exception of one lot zoned Suburban Development District (SD). These properties are developed with single family homes. The properties to the West and East are zoned Suburban Development District (SD) and are developed with single family homes.

Public Notice/Comment Forms were mailed to thirty (30) property owners within 200 feet of this request. No Public Comment Forms have been returned.

Other Considerations:

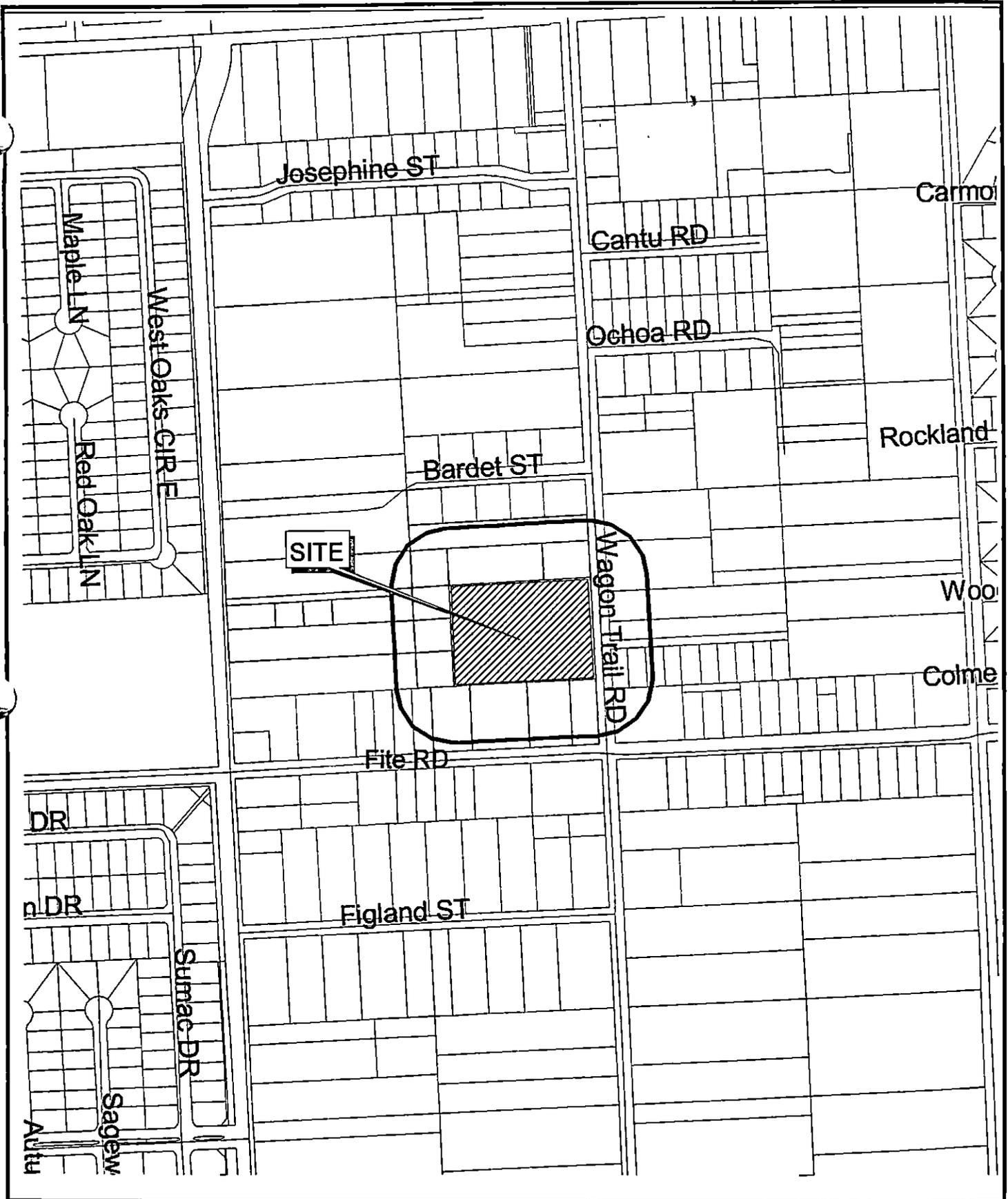
- The Comprehensive Plan recommends Low Density Residential uses for this area, with General Business uses on the North boundary of this property. The proposed zoning and uses are not consistent with the Comprehensive Plan and the surrounding uses.
- Should the Council approve this request, a six foot masonry fence will be required on property lines adjoining residential zoned properties.
- A Traffic Impact Analysis may be required.

Staff Recommendation:

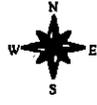
Denial

Attachments:

Public Hearing Notice
Zone Change Application
Location Map
Area Zoning Map
Property Owner Notification Map
Property Owner Notification List



ZONE CHANGE APPLICATION NO. 1010
Maria De Viveiros & Evangelos Golfis
2942 Wagon Trail Road



Ochoa' RD

Bardet ST

Wagon Trail RD

Fite RD

Figland ST

SD

GB

SD

SD

GB

GB

SD

R-1

SD

R-1

SD

SD

SD

GB

ZONE CHANGE APPLICATION NO. 1010
Maria De Viveiros & Evangelos Golfis
2942 Wagon Trail Road



ZONE CHANGE APPLICATION NO. 1010
Notification List

<u>TAX ACCT</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
41000019000	LIGHTFOOT C J	PO BOX 871	PEARLAND, TX 77588-0871	FIGLAND ORCHARD (A0240 H T & B), LOT 20A1 (PT), ACRES 0.650
41000131000	PRESLER RAYMOND W	2905 HARKEY RD	PEARLAND, TX 77584-1013	FIGLAND ORCHARD (A0240 H T & B), LOT 78 (PT), ACRES 2.500
41000129000	GUICE HERMAN E JR & MAGGIE	5933 FIGLAND ST	PEARLAND, TX 77584-9076	FIGLAND ORCHARD (A0240 H T & B), LOT 77, ACRES 1.500
41000018000	MENDEZ MIREYA	715 BROOKS ST	HOUSTON, TX 77009-8504	FIGLAND ORCHARD (A0240 H T & B), LOT 20A, ACRES 1.500
41000128001	MA LOI P & BAY T TRAN	2926 WAGON TRAIL	PEARLAND, TX 77584	FIGLAND ORCHARD (A0240 H T & B), LOT 77A2, ACRES 0.500
41000128000	DEVIVEIROS MARIA	2312 LAURA LN	PEARLAND, TX 77581	FIGLAND ORCHARD (A0240 H T & B), LOT 77A-76, ACRES 4.979
41000127000	DE LA CRUZ RICARDO	2901 W STATE HWY 107 UN	MCALLEN, TX 78504-9415	FIGLAND ORCHARD (A0240 H T & B), LOT 77A1-78A, ACRES 2.000
41000127000	DE LA CRUZ RICARDO	2901 W STATE HWY 107 UN	MCALLEN, TX 78504-9415	FIGLAND ORCHARD (A0240 H T & B), LOT 77A1-78A, ACRES 2.000
41000124120	GARZA CESAR CIRO	PO BOX 477	PEARLAND, TX 77588-0477	FIGLAND ORCHARD (A0240 H T & B), LOT 76A-75A2, ACRES 0.530
41000124000	GARZA MARIA R	2849 HARKEY RD	PEARLAND, TX 77584-2958	FIGLAND ORCHARD (A0240 H T & B), LOT 75A-75A4, ACRES 0.530
41000128000	DEVIVEIROS MARIA	2312 LAURA LN	PEARLAND, TX 77581	FIGLAND ORCHARD (A0240 H T & B), LOT 77A-76, ACRES 4.979
41000025000	DAVILA JESUS	2933 WAGON TRAIL RD	PEARLAND, TX 77584-9080	FIGLAND ORCHARD (A0240 H T & B), LOT 21K, ACRES 1.520
41000124120	GARZA CESAR CIRO	PO BOX 477	PEARLAND, TX 77588-0477	FIGLAND ORCHARD (A0240 H T & B), LOT 76A-75A2, ACRES 0.530
41000124110	GARZA MARIO ET UX	2933 HARKEY RD	PEARLAND, TX 77584-1015	FIGLAND ORCHARD (A0240 H T & B), LOT 75A3, ACRES 0.420
41000025110	SAUREZ RAFAEL & MARIA A	2941 WAGON TRAIL RD	PEARLAND, TX 77584-9080	FIGLAND ORCHARD (A0240 H T & B), LOT 21, ACRES 0.980
41000123000	FERNANDEZ MARGARITA C	PO BOX 2222	PEARLAND, TX 77588-2222	FIGLAND ORCHARD (A0240 H T & B), LOT 75B-76B, ACRES 2.000
41000123000	FERNANDEZ MARGARITA C	PO BOX 2222	PEARLAND, TX 77588-2222	FIGLAND ORCHARD (A0240 H T & B), LOT 75B-76B, ACRES 2.000
41000023000	PENA JOSE DELEON	37 VEENSTRA ST	HOUSTON, TX 77022-1918	FIGLAND ORCHARD (A0240 H T & B), LOT 21-H, ACRES 0.205
41000022000	FIGUEORA OLFILIA F	%R CASTRO PO BOX 9075	HOUSTON, TX 77261-9075	FIGLAND ORCHARD (A0240 H T & B), LOT 21-I
41000028000	GALVAN HECTOR S	2953 WAGON TRAIL RD	PEARLAND, TX 77584-9080	FIGLAND ORCHARD (A0240 H T & B), LOT 21-J
41000133000	VILLARREAL GILBERT ETUX	3005 HARKEY RD	PEARLAND, TX 77584-2962	FIGLAND ORCHARD (A0240 H T & B), LOT 75-76C, ACRES 1.980
41000133000	VILLARREAL GILBERT ETUX	3005 HARKEY RD	PEARLAND, TX 77584-2962	FIGLAND ORCHARD (A0240 H T & B), LOT 75-76C, ACRES 1.980
41000115120	GARZA MIROSL	3014 WAGON TRAIL	PEARLAND, TX 77584	FIGLAND ORCHARD (A0240 H T & B), LOT 69A, ACRES 0.50
41000115000	ANSELMO PAMELA G	5833 FITE RD	PEARLAND, TX 77584-1544	FIGLAND ORCHARD (A0240 H T & B), LOT 69, ACRES .740
41000115110	ELLIS FREDERICK PAUL	PO BOX 483	PEARLAND, TX 77588-0483	FIGLAND ORCHARD (A0240 H T & B), LOT 70, ACRES 1.000
41000116000	MEZA YSIDORO & DIANA	7727 SATSUMA ST	HOUSTON, TX 77023-2740	FIGLAND ORCHARD (A0240 H T & B), LOT 71A, ACRES 0.670
41000054000	HILE BILLY J ET UX	3009-1 WAGON TRAIL RD	PEARLAND, TX 77584-	FIGLAND ORCHARD (A0240 H T & B), LOT 34, ACRES 1.290
41000117000	ROSALES LOUIS V	5929 FITE RD	PEARLAND, TX 77584-1546	FIGLAND ORCHARD (A0240 H T & B), LOT 71
41000118000	ROSALES LOUIS V	5929 FITE RD	PEARLAND, TX 77584-1546	FIGLAND ORCHARD (A0240 H T & B), LOT 72A
41000119000	SALAZAR ARNULFO & ROMANA	PO BOX 1301	PEARLAND, TX 77584	FIGLAND ORCHARD (A0240 H T & B), LOT 72

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD NOVEMBER 19, 2001, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1008

Legal Description: Being Lots 9A and 12A, Section 12, H. T. & B. Survey, A-508, Brazoria Co., TX

Owner: Randall L. Ferguson
2414 S. Park
Pearland, TX 77581

Agent: Dale Hurtt

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION
Mr. Tobin Maples, Manager of Administrative Support

VI. ADJOURNMENT

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Zone Change Application No. 1008

City Council and Planning and Zoning Commission Joint Public Hearing: November 19, 2001

Owner: Randall L. Ferguson

Applicant/Agent: Dale G. Hurtt

Location: East side of Veterans Road, South of Magnolia

Existing Zoning: Commercial District (C) and Heavy Industrial District (M-2)

Requested Zoning: Single Family Dwelling District (R-2)

Summary:

The applicant is requesting a zone change on approximately 40 acres in order to develop a single family subdivision. The property is currently vacant. The property to the North is partially zoned Single Family Dwelling District (R-2) and partially Heavy Industrial District (M-2) and is vacant land. The property to the South is primarily vacant land with one single family home which was recently zoned Single Family Dwelling District (R-2). The property to the West is zoned Single Family Dwelling District (R-2) and is being developed as Cabot Cove Subdivision. The property to the East is zoned Heavy Industrial District (M-2) and is vacant land.

Public Notice/Comment Forms were mailed to sixteen (16) property owners within 200 feet of this request. No Public Comment Forms have been returned.

Other Considerations:

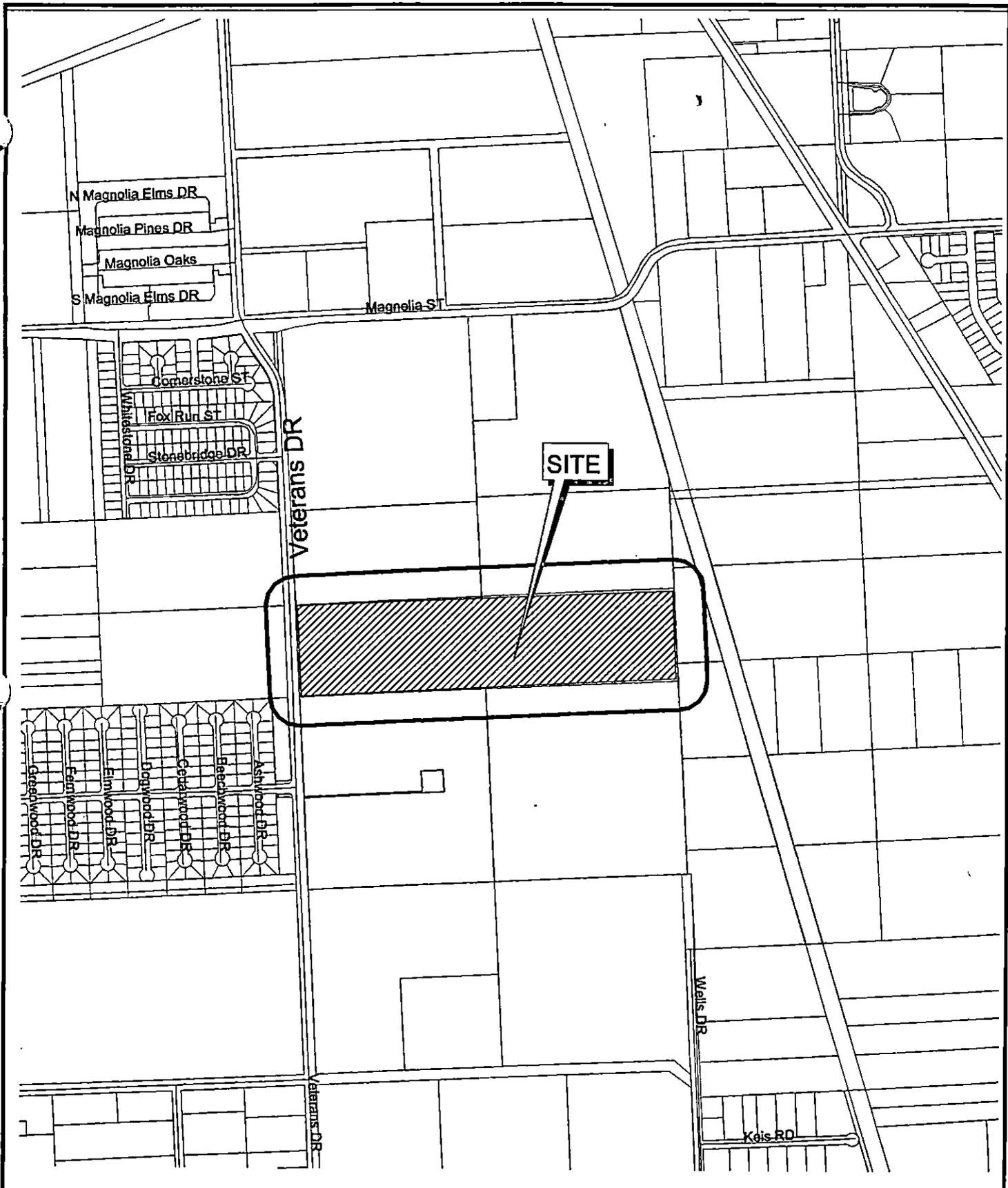
- The Comprehensive Plan recommends Light Industrial District uses for this area. The proposed zoning is not consistent with the Comprehensive Plan, however, it is compatible with the majority of the surrounding uses. In addition, this request is consistent with recent zone changes in the area and discussions held at the October workshop.
- A Traffic Impact Analysis may be required.

Staff Recommendation:

Approval

Attachments:

Public Hearing Notice
Zone Change Application
Location Map
Area Zoning Map
Property Owner Notification Map
Property Owner Notification List



ZONE CHANGE APPLICATION NO. 1008
Randall Ferguson/Dale Hurtt
Veterans Drive



Magnolia Elms DR

Magnolia Pines DR

Magnolia Oaks

Magnolia Elms DR

Magnolia ST

Cornerstone ST

Fox Run ST

Stonebridge DR

Whitstone DR

Veterans DR

R-2

M-2

M-2

R-2

M-2

M-2

R-2

M-2

R-2

M-2

R-2

R-2

R-2

Railroad Tracks

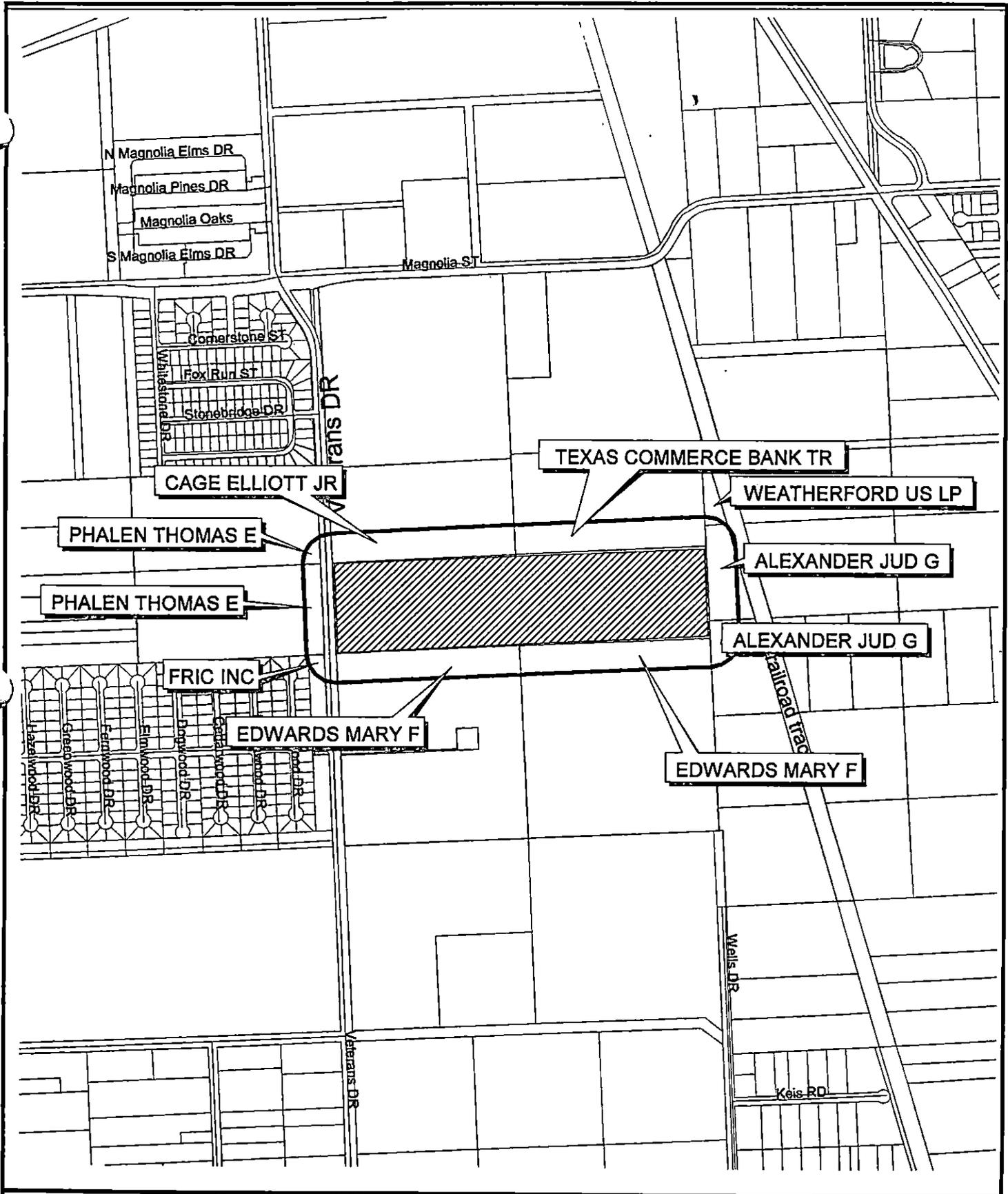
Wells DR

ZONE CHANGE APPLICATION NO. 1008

Randall Ferguson/Dale Hurtt

Veterans Drive





ZONE CHANGE APPLICATION NO. 1008
 Randall Ferguson/Dale Hurtt
 Veterans Drive



ZONE CHANGE APPLICATION NO. 1008

Notification List

<u>TAX ACCT</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
05080021000	TEXAS COMMERCE BANK TR	SHEESLEY TR PO BOX 2558	HOUSTON, TX 77252-2558	A0508 H T & B R R, TRACT 9 (UND 37.5%), ACRES 8.670, PEARLAND
05070025110	WEATHERFORD US LP	515 POST OAK BLVD STE 6	HOUSTON, TX 77027	A0507 A C H & B, TRACT 2-9-10, ACRES 33.953, PEARLAND
05080003000	CAGE ELLIOTT JR	%C C BRUNS 4044 WICKERSHAM LN	HOUSTON, TX 77027-3923	A0508 F B DRAKE, TR 3 (PT) 8 UND 1/2 INT, ACRES 14.2491
05080013000	PHALEN THOMAS E	842 MERRIDEL RD	HOUSTON, TX 77024-2710	A0508 H T & B R R, TRACT 7-11, ACRES 40.000, PEARLAND
05070016000	ALEXANDER JUD G	PO BOX 769	BRENNHAM, TX 77834-0769	A0507 A C H & B, TRACT A-F, ACRES 10.208, PEARLAND
05080020000	BURKETT DOROTHY J	1005 HAMLIN DR	CRP CHRISTI, TX 78411-2229	LTS 10A-10B 508 H T & B PEARLAND, ACRES 10.000
05080005000	FERGUSON RANDALL L &	LLOYD R FERGUSON JR PO BOX 208	PEARLAND, TX 77588-0208	A0508 H T & B R R, TRACT 9A-12, ACRES 40.000, PEARLAND
05080013000	PHALEN THOMAS E	842 MERRIDEL RD	HOUSTON, TX 77024-2710	A0508 H T & B R R, TRACT 7-11, ACRES 40.000, PEARLAND
05080004000	EDWARDS MARY F	7412 KELVING ST	HOUSTON, TX 77030-3522	A0508 H T & B R R, TRACT 16-PT LT 15, ACRES 79.000, PEARLAND
05080004000	EDWARDS MARY F	7412 KELVING ST	HOUSTON, TX 77030-3522	A0508 H T & B R R, TRACT 16-PT LT 15, ACRES 79.000, PEARLAND
82660208000	SCOTT JOYCE N	3901 ASHWOOD DR	PEARLAND, TX 77584-9246	WESTWOOD VILLAGE SEC 1T05, BLOCK 2, LOT 8, SEC 1
82660202000	GAUS MALCOLM C & DIANE L	PO BOX 686	PEARLAND, TX 77588-0686	WESTWOOD VILLAGE SEC 1T05, BLOCK 2, LOT 2, SEC 1
82660002000	FRIC INC	1300 POST OAK BLVD STE	HOUSTON, TX 77056-3010	WESTWOOD VILLAGE SEC 1T05, BLK 2, LT RES B SEC 1, AC 1.430

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD NOVEMBER 19, 2001, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1012

Legal Description: 10.20 acres, A. C. H. & B. Survey, Section 2, A-507, as recorded in Volume 767, page 299, Deed Records of Brazoria Co., TX

Owner: Jud G. Alexander
P.O. Box 769
Brenham, TX 77834

Agent: Dale Hurtt

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Manager of Administrative Support

VI. ADJOURNMENT

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Zone Change Application No. 1012

City Council and Planning and Zoning Commission Joint Public Hearing: November 19, 2001

Owner: Jud G. Alexander

Applicant/Agent: Dale G. Hurtt

Location: East of Veterans Road, South of Magnolia

Existing Zoning: Heavy Industrial District (M-2)

Requested Zoning: Single Family Dwelling District (R-2)

Summary:

The applicant is requesting a zone change on approximately 10.2 acres in order to develop a single family subdivision. The property is currently vacant. The property is surrounded by Heavy Industrial District (M-2) zoning and vacant land with the exception of the 80 acre tract to the West recently zoned R-2. The property is bordered on the East by the railroad.

Public Notice/Comment Forms were mailed to ten (10) property owners within 200 feet of this request. No Public Comment Forms have been returned.

Other Considerations:

- The Comprehensive Plan recommends Light Industrial District uses for this area. The proposed zoning is not consistent with the Comprehensive Plan, however, it is compatible with the majority of the surrounding uses. In addition, this request is consistent with recent zone changes in the area and the discussions at the October workshop.
- A Traffic Impact Analysis may be required.

Staff Recommendation:

Approval

Attachments:

Public Hearing Notice
Zone Change Application
Location Map
Area Zoning Map
Property Owner Notification Map
Property Owner Notification List

10/04/01 THU 08:08 FAX 14098388281

ALEXANDER OIL

001

Jan 12 70 05:45p

(281) 485-2456

p.2

Oct 03 01 08:22a

Mark Dumoit

281 412 6600

p.1

FROM :

FAK NO. : 0914996243

Sep. 25 2001 03:26PM P1

Alexander

CITY OF PEARLAND ZONE CHANGE APPLICATION revised 5/9/00	
✓ Change in Zoning Classification from: <u>MB</u> to: <u>R2</u>	
Change in Regulations in Section #: _____	
Specific Use for: _____	
Property address: <u>PEARLAND TX</u>	
Lot: <u>N/A</u> Block: <u>N/A</u>	Subdivision: <u>N/A</u>
Metes & Bounds Description: (unplatted property only; attach survey) <u>AC507 ACH 20, TRACT AF</u>	
Tax I.D. number: <u>X 466-42-8711</u>	
Current use of land: <u>VACANT</u>	
Proposed use of land within requested designation: <u>RESIDENTIAL, SINGLE FAMILY</u>	
Record owner's name: <u>X Jud G. Alexander</u>	
Owner's mailing address: <u>X P.O. Box 769 BRENHAM, TX. 77834-0769</u>	
Owner's telephone number: <u>X 979-836-2722 Ext * 812</u>	
Agent's name: <u>Dale Hurtt</u>	
Agent's mailing address: <u>3010 Bee Cave Dr, Missouri City, TX 77459</u>	
Agent's telephone number: <u>281-499-6243</u>	
PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.	
Owner's signature: <u>[Signature]</u>	Agent's signature: <u>[Signature]</u>
Fees paid: \$ <u>250.</u>	Date paid: <u>10-9-01</u>
Received by: <u>[Signature]</u>	Application number: <u>1012</u>

Magnolia Elms DR

Magnolia Pines DR

Magnolia Oaks

Magnolia Elms DR

Magnolia ST

Comerstone ST

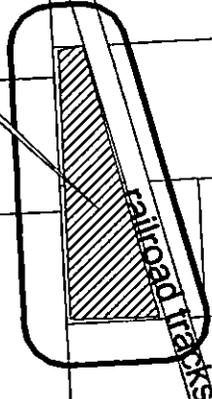
Fox Run ST

Stonebridge DR

Whispering DR

Veterans DR

SITE



Elmwood DR
Dorsetwood DR
Cedarwood DR
Beechwood DR
Ashwood DR

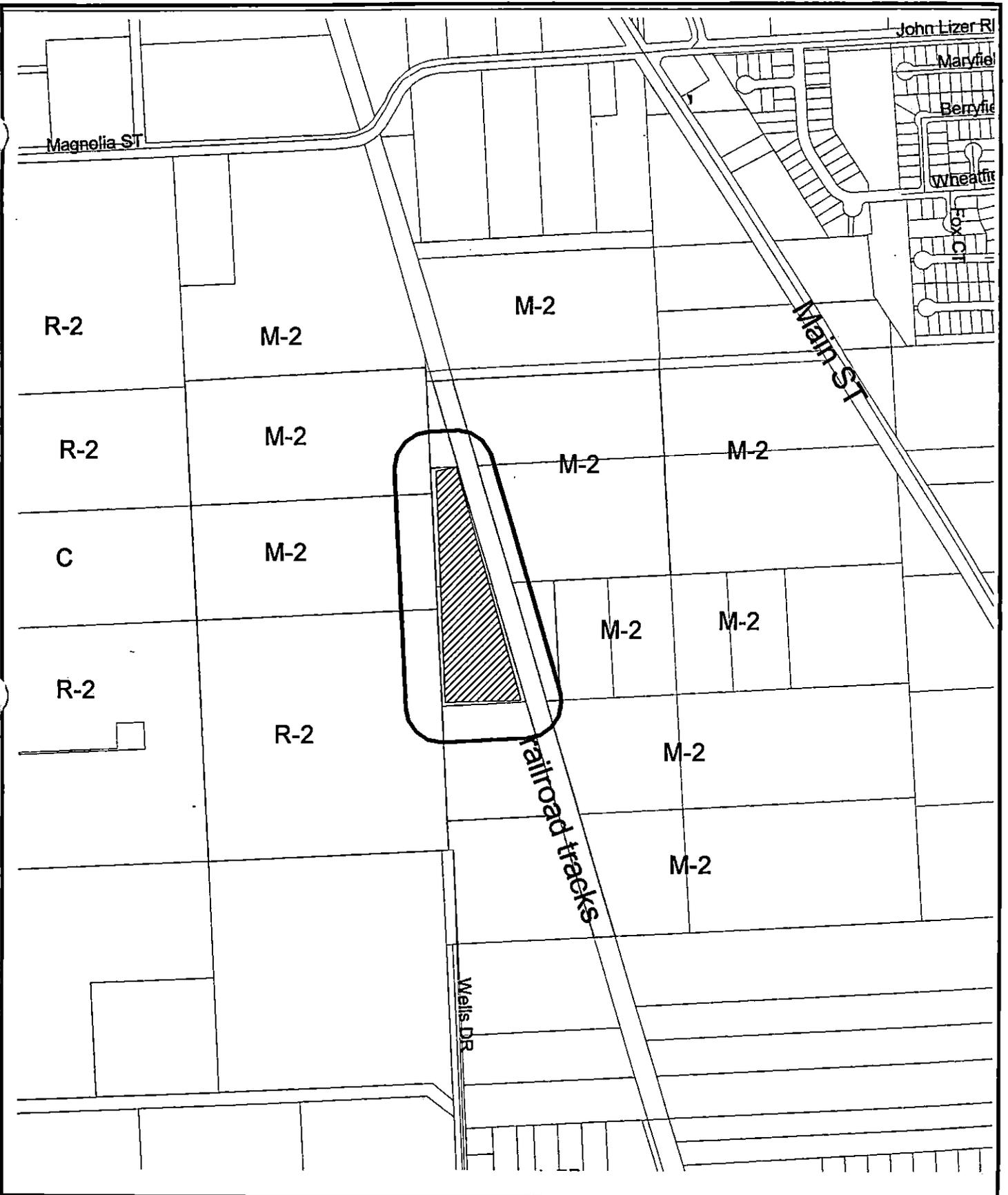
Wells DR

Main ST

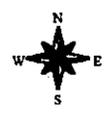
St. Joseph Tracks

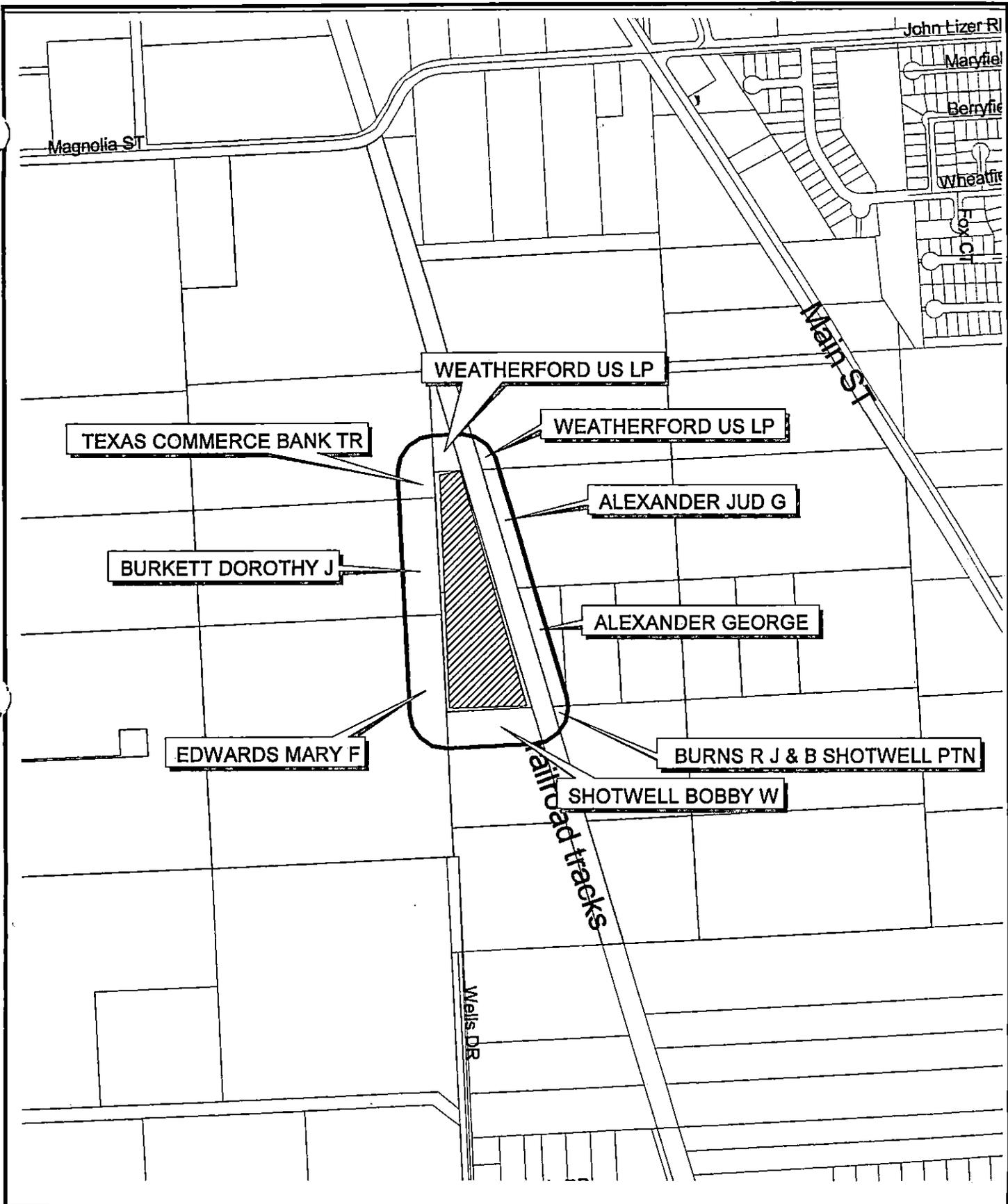
ZONE CHANGE APPLICATION NO. 1012
Jud G. Alexander/Dale Hurtt



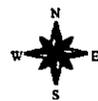


ZONE CHANGE APPLICATION NO. 1012
Jud G. Alexander/Dale Hurtt





ZONE CHANGE APPLICATION NO. 1012
 Jud G. Alexander/Dale Hurtt



ZONE CHANGE APPLICATION NO. 1012

Notification List

<u>TAX ACCT</u>	<u>OWNER NAME</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
05070025110	WEATHERFORD US LP	515 POST OAK BLVD STE 6	HOUSTON, TX 77027	A0507 A C H & B, TRACT 2-9-10, ACRES 33.953, PEARLAND
05080021000	TEXAS COMMERCE BANK TR	SHEESLEY TR PO BOX 2558	HOUSTON, TX 77252-2558	A0508 H T & B R R, TRACT 9 (UND 37.5%), ACRES 8.670, PEARLAND
05070025110	WEATHERFORD US LP	515 POST OAK BLVD STE 6	HOUSTON, TX 77027	A0507 A C H & B, TRACT 2-9-10, ACRES 33.953, PEARLAND
05070016000	ALEXANDER JUD G	PO BOX 769	BRENHAM, TX 77834-0769	A0507 A C H & B, TRACT A-F, ACRES 10.208, PEARLAND
05070016000	ALEXANDER JUD G	PO BOX 769	BRENHAM, TX 77834-0769	A0507 A C H & B, TRACT A-F, ACRES 10.208, PEARLAND
05080020000	BURKETT DOROTHY J	1005 HAMLIN DR	CRP CHRISTI, TX 78411-2229	LTS 10A-10B 508 H T & B PEARLAND, ACRES 10.000
05080004000	EDWARDS MARY F	7412 KELVING ST	HOUSTON, TX 77030-3522	A0508 H T & B R R, TRACT 16-PT LT 15, ACRES 79.000, PEARLAND
05070028000	BURNS R J & B SHOTWELL PTN	PO BOX 459	PEARLAND, TX 77588-0459	A0507 A C H & B, TRACT 21-22A-23-LOT 24 (PT), ACRES 45.239, PEARLAND
05070028110	SHOTWELL BOBBY W	PO BOX 957	PEARLAND, TX 77588-0957	A0507 A C H & B, TRACT 21A-22, ACRES 19.507

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD NOVEMBER 19, 2001, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

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

Zone Change Application No. 1013

Legal Description: 23.12 acres, being Lot 9, Section 12, H. T. & B. R.R. Co. survey, A-508, recorded in Volume 355, page 550, Deed Records of Brazoria Co., TX

Owner: Sheesley Trust, Alan Swenson, Trust Officer
Three G Investments Ltd, Larry Gardner
Delmer Q. Bowman Family Trust

Agent: Dale Hurtt

III. PERSONS WISHING TO SPEAK FOR THE PROPOSED REQUEST

IV. PERSONS WISHING TO SPEAK AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION
Mr. Tobin Maples, Manager of Administrative Support

VI. 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.



Zone Change Application No. 1013

City Council and Planning and Zoning Commission Joint Public Hearing: November 19, 2001

Owner: Sheesley Trust, Three G Investments and Delmer Q. Bowman Family Trust

Applicant/Agent: Dale G. Hurtt

Location: East of Veterans Road, South of Magnolia

Existing Zoning: Heavy Industrial District (M-2)

Requested Zoning: Single Family Dwelling District (R-2)

Summary:

The applicant is requesting a zone change on approximately 23.12 acres in order to develop a single family subdivision. The property is currently vacant. The property to the North, South and East are zoned Heavy Industrial District (M-2) and are vacant. The property to the West is zoned Single Family Dwelling District (R-2) and is vacant land.

Public Notice/Comment Forms were mailed to fifteen (15) property owners within 200 feet of this request. No Public Comment Forms have been returned.

Other Considerations:

- The Comprehensive Plan recommends Light Industrial District uses for this area. The proposed zoning is not consistent with the Comprehensive Plan, however, it is compatible with the majority of the surrounding uses. In addition, this request is consistent with recent zone changes in the area and discussions held at the October workshop.
- A Traffic Impact Analysis may be required.

Staff Recommendation:

Approval

Attachments:

Public Hearing Notice
Zone Change Application
Location Map
Area Zoning Map
Property Owner Notification Map
Property Owner Notification List

OCT. -09' 01 (TUE) 14:44 COLDWELL BNKR UNITED

TEL: 281 484 5768

P. 002

10/09/2001 13:15 9782478922

BOBBIE CARLL REALTY

PAGE 03/03

OCT. -09' 01 (TUE) 12:17 COLDWELL BNKR UNITED

TEL: 281 484 5768

P. 002

Oct 09 01 09:10a Mark Dumoit

281 412 8600

P-14

PAID
10/9/01

**CITY OF PEARLAND
ZONE CHANGE APPLICATION**
revised 5/9/00

Change in Zoning Classification from: M2 to: R2

Change in Regulations in Section #: _____

Specific Use for: _____

Property address: PEARLAND, TX

Lot: N/A Block: N/A Subdivision: N/A

Metes & Bounds Description: A6508 HT & GR, TRACT #9. 23.12 acres
(unplatted property only; attach survey)

Tax I.D. number: X 0508-0021-120
0508-0021-110
0508-0021-000

Current use of land: VACANT LAND

Proposed use of land within requested designation: SINGLE FAMILY RESIDENTIAL

Record owner's name: X 1 SHEESLEY TR: ALAN SWENSON, TRUST OFFICER
2 THREE G INVESTMENTS LTD: LARRY GARDNER
3 DELMER Q. BOWMAN FAMILY TRUST

Owner's mailing address: X 1 PO BOX 2558, Houston, TX 77252.
2 PO BOX 2745, Durango, CO 81302
3 1200 Smith St., Suite 3600, Houston, TX 77002

Owner's telephone number: X Seller's representative: 281-484-0066 ext. 36

Agent's name: DALE G. HURTT

Agent's mailing address: 3010 BEECAVE DR MISSOURI CITY TX 77459

Agent's telephone number: 281 499 6243

PETITION: As owner/agent, I hereby petition the City for approval of the above described request as provided by the laws of the State of Texas and Ordinances of the City of Pearland. *On a Specific Use Permit request to allow a residential use in a business zone (OP, NS, GB), I acknowledge that such use may be incompatible with current and future uses on properties in my vicinity.

Owner's signature: Three G Investments Ltd
N. P. Gardner
General Partner

Agent's signature: Dale G. Hurtt

Fees paid: \$ 250.

Date paid: 10-9-01

Received by: Margo Phipps

Application number: 1013

Magnolia Elms DR

Magnolia Pines DR

Magnolia Oaks

Magnolia Elms DR

Magnolia ST

Comerstone ST

FoxRun ST

Stonebridge DR

SITE

Veterans DR

Railroad Tracks

Main ST

Elmwood DR

Longwood DR

Cedarwood DR

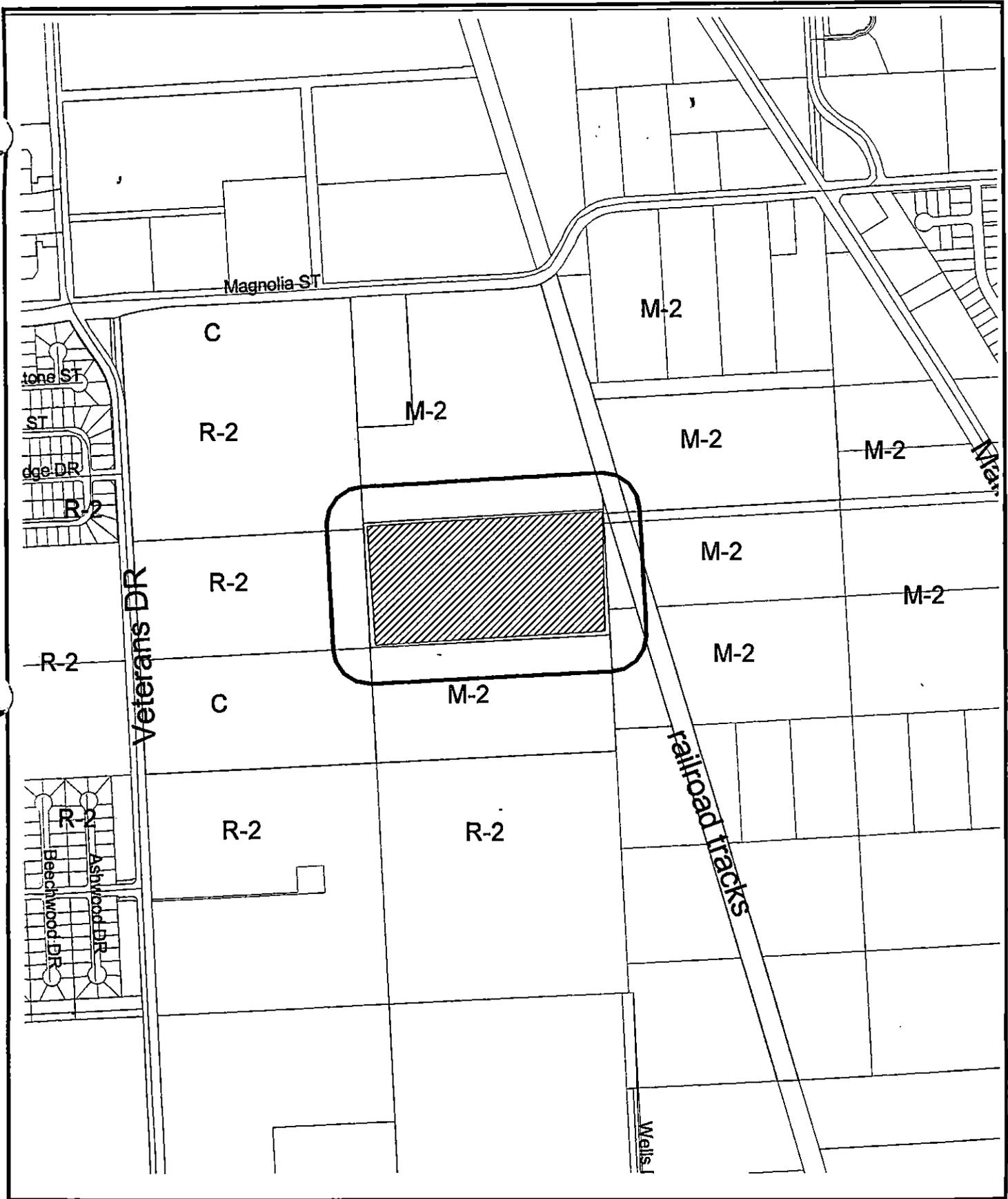
Beechwood DR

Ashwood DR

Wells DR

ZONE CHANGE APPLICATION NO. 1013
Sheesley Trust/Three G Investments Ltd/
Delmer Q. Bowman/Dale Hurtt





ZONE CHANGE APPLICATION NO. 1013
 Sheesley Trust/Three G Investments Ltd/
 Delmer Q. Bowman/Dale Hurtt



ZONE CHANGE APPLICATION NO. 1013**Notification List**

<u>TAX ACCT</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
05080011110	DOOLEY PATRICK L	5013 STADIUM DR	FORT WORTH, TX 76133-1713	A0508 H T & B R R, TRACT 4, ACRES 30.152, PEARLAND
05080003000	CAGE ELLIOTT JR	%C C BRUNS 4044 WICKERSHAM LN	HOUSTON, TX 77027-3923	A0508 F B DRAKE, TRACT 3 (PT) 8 UND 1/2 INT, ACRES 14.249
05070025110	WEATHERFORD US LP	515 POST OAK BLVD STE 6	HOUSTON, TX 77027	A0507 A C H & B, TRACT 2-9-10, ACRES 33.953, PEARLAND
05070025110	WEATHERFORD US LP	515 POST OAK BLVD STE 6	HOUSTON, TX 77027	A0507 A C H & B, TRACT 2-9-10, ACRES 33.953, PEARLAND
05070025110	WEATHERFORD US LP	515 POST OAK BLVD STE 6	HOUSTON, TX 77027	A0507 A C H & B, TRACT 2-9-10, ACRES 33.953, PEARLAND
05080021000	TEXAS COMMERCE BANK TR	SHEESLEY TR PO BOX 2558	HOUSTON, TX 77252-2558	A0508 H T & B R R, TRACT 9 (UN 37.5%), ACRES 8.670
05070025110	WEATHERFORD US LP	515 POST OAK BLVD STE 6	HOUSTON, TX 77027	A0507 A C H & B, TRACT 2-9-10, ACRES 33.953, PEARLAND
05080003000	CAGE ELLIOTT JR	% C C BRUNS 4044 WICKERSHAM LN	HOUSTON, TX 77027-3923	A0508 F B DRAKE, TRACT 3 (PT) 8 UND 1/2 INT, ACRES 14.249
05070016000	ALEXANDER JUD G	PO BOX 769	BRENNHAM, TX 77834-0769	A0507 A C H & B, TRACT A-F, ACRES 10.208, PEARLAND
05070016000	ALEXANDER JUD G	PO BOX 769	BRENNHAM, TX 77834-0769	A0507 A C H & B, TRACT A-F, ACRES 10.208, PEARLAND
05080020000	BURKETT DOROTHY J	1005 HAMLIN DR	CRP CHRISTI, TX 78411-2229	LTS 10A-10B 508 H T & B PEARLAND, ACRES 10.000
05080005000	FERGUSON RANDALL L &	LLOYD R FERGUSON JR PO BOX 208	PEARLAND, TX 77588-0208	A0508 H T & B R R, TRACT 9A-12, ACRES 40.000, PEARLAND

 **Memorandum**

To: Jennifer Gonzales

From: Rosalyne Taylor

Date: November 21, 2001

Re: Shadow Creek Ranch Section 10, 14A, and 15

Jennifer:

Enclosed are copies of the “ tabulation of lake and channel storage for developed areas” for the above referenced plat. Please insert these tabulations with the submittal that was given to you on November 8, 2001.

If you have any questions please give me a call at 713.953-5047

Thanks

Rosalyne Taylor
Project Planner

Tabulation of Lake and Channel Storage for Developed Areas

As of: 11/20/01

Lake / Channel ID #	Master Drainage Plan		Interim Drainage Plan ⁽²⁾			Under Construction			Completed Construction		
	Storage Volume (Ac.Ft.)	Service Area ⁽¹⁾ (Ac.)	Storage Volume (Ac.Ft.)	Difference from MDP (+/-)	Service Area ⁽¹⁾ (Ac.)	Storage Volume (Ac.Ft.)	Service Area ⁽¹⁾ (Ac.)	Start Date	Storage Volume (Ac.Ft.)	Service Area ⁽¹⁾ (Ac.)	Date Complete
A1	137	138.17									
A3	190	191.63									
A3B	127	128.09									
A4	248	250.13									
A6	31	31.27									
A8	83	83.71									
A10	91	91.78									
A10A	202	203.73									
A10B	165	166.41									
A11	202	203.73									
A13	145	146.24	138.4	-6.6	126.49	138.4	126.49	03/22/01			
A14	37	37.32	41	4	37.47						
A15	116	116.99	335.4	219.4	306.54						
A16	171	172.47	0	-171	oined w/ A15						
A17	84	84.72									
A18	197	198.69	167.4	-29.6	153.00						
A19	77	77.66	84.6	7.6	77.32	84.6	77.32	05/15/01			
A20	33	33.28	30.1	-2.9	27.51	30.1	27.51	05/15/01			
A21	60	60.51	60.4	0.4	55.20	60.4	55.20	05/15/01			
A24	29	29.25									
A25	118	119.01									
C2B	43.5	43.87									
C5	21.3	21.48									
C6	19.4	19.57									
C7	36.6	36.91									
C8	88.4	89.16									
C9	8	8.07	8.52	0.52	7.79						
C10	22.5	22.69									
C12	1.2	1.21									
C15	28.7	28.95									
C17	36.6	36.91									
C19	2.8	2.82									
C20	0	N/A	4.71	4.71	4.30	4.71	4.30	05/15/01			
CH24	40.2	40.54									
Total	2892.2	2917	870.53	26.53	796	318.21	290.83				

Notes:

- (1) Prorata calculation based on total storage provided for total service area analysed and excludes lake area.
- (2) As provided in updated drainage analyses provided supporting information for lake and/or channel construction plans dated September, 2001.

Infrastructure and Subdivision Development

Section ID #	Under Design (Ac)	Approved Plats (Ac)	Under Const. (Ac)	Completed (Ac)
V1P1a			5.939	
V1P1b			17.834	
Kirby Ext.		4.504		
Sapphire		2.414		
Rec-1			2.7	
SF-2		31.997		
SF-3			30.985	
SF-5			36.527	
SF-7A		13.007		
SF-7B		18.907		
SF-8A			13.031	
SF-8B			14.313	
SF-9A		20.893		
SF-9B		41.525		
SF-10	21.441			
SF-14A	12.317			
SF-14B	11.889			
SF-15	21.25			
SF-16A	18.813			
SF-16B	15.167			
Total	100.877	133.247	121.329	

Total service area provided by lakes and channels under construction and completed: 290.8 Acres
Total area of development under construction or completed: 121.3 Acres

Tabulation of Lake and Channel Storage for Developed Areas

As of: 11/20/01

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