

Planning and Zoning Commission

MINUTES OF A REGULAR MEETING FOR THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON DECEMBER 2, 2002 IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

The regular meeting was called to order at 6:37 p.m. with the following present:

Chairman	Todd Iocco
Vice-Chairman	Russ Selemon
Commissioner	Ray Bacon
Commissioner	Sheryl Greiner
Commissioner	Robert Scherrer
Executive Director of Community Services	Tobin Maples
Plat and Plans Administrator	Richard Keller
Secretary	Jennifer Gonzales

P&Z Commissioner's Ruby Sandars and Don Sederdahl were absent.

II. NEW BUSINESS

A. CONSIDERATION & POSSIBLE – REMOVE ZONING APPLICATION NO. 1073 FROM THE TABLE

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

Zone Change Application No. 1073

Legal Description: 11.64 acres, being a portion of Lot 178, Zychlinski Subdivision, Section 28, H.T.& B.R.R. Company Survey, Abstract 551, Brazoria County, Texas (4501 Dixie Farm Road)

**Owner: Jesse G. Zamarron
14906 Brookepoint Drive
Houston, Texas 77062**

**Agent: Steve Robinson
2525 Bay Area Boulevard, Suite 660
Houston, Texas 77058**

Planning and Zoning Commission

Executive Director of Community Services Tobin Maples stated this is the application for zoning at the corner of Dixie Farm and Hwy. 35 that was recommended to be tabled because they had already occupied the building with a chemical blending business. He added that subsequent to the tabling last Monday staff met with the occupant and property owner. He stated the property owner decided to go ahead with the request for M-2 and they are applying for a specific use permit, which will have a Public Hearing in January. Mr. Maples pointed out that the City has been writing citations on a daily basis to the business that has moved in illegally, however they have found a new location and are in the process of moving out at this time. He reminded the Commission that they are not obligated to remove the application from the table.

Chairman Iocco commented if they don't remove the application from the table then the application just sits idol.

Vice-Chairman Selemon asked if they table the item then do they have to repay the fees in January. Mr. Maples replied the application coming forward in January is a separate application therefore separate fees have been obtained.

Commissioner Greiner asked about the 30-day clock. Chairman Iocco replied that only pertains to subdivision plats.

Commissioner Bacon commented they can't do anything until the application is removed from the table.

Commissioner Ray Bacon made a motion to remove Zoning Application NO. 1073 from the table with a second by Commissioner Scherrer.

Motion to remove from table passed 3 to 2.

Voting Record:

"Aye" - Chairman Iocco, Commissioner Bacon, and Scherrer.

"No" - Commissioner's Greiner and Vice-Chairman Selemon.

B. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1073

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

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Owner: **Jesse G. Zamarron**
 14906 Brookepoint Drive
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Agent: **Steve Robinson**
 2525 Bay Area Boulevard, Suite 660
 Houston, Texas 77058

Commissioner Scherrer made a motion to forward Zoning Application No. 1073 to City Council for approval with a second by Commissioner Bacon.

Vice-Chairman Selemon stated he is okay with M-2, however he is not okay with the chemical blending. He showed concerns for the several violations, and he asked if they are still storing chemicals. He stated he has a problem with taking this off the table while they are still not in compliance with city codes.

Executive Director of Community Services Tobin Maples stated that is a perfectly legitimate concern and when he went by there yesterday they still occupied the building. He pointed out that the City feels it is a serious enough offense to issue citations on a daily basis.

Commissioner Greiner asked if the citations are issued to the tenant or property owner. Mr. Maples replied the property owner receives the citations.

Mr. Maples stated that even if the M-2 is approved, the owner will not get a permit to move in until the citations are resolved and the current tenant is moved out. He pointed out this is just zoning the land.

Commissioner Scherrer clarified that the storage of chemicals also requires a specific use permit. Mr. Maples stated that is correct.

Commissioner Greiner stated that she has a problem supporting this application because she feels like they have already broken the public's trust.

Deputy City Attorney Nghiem Doan stated that the Commission should focus on the land without regard to what is happening on the land at this time.

Executive Director of Community Services Tobin Maples pointed out that staff has consistently told the owner they would be recommending denial of chemical blending as well as chemical storage. He stated that when the application comes forward in January staff will still recommend denial.

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Deputy City Attorney Nghiem Doan stated the Commission should think about as a board what the best and most highest use of the land would be, regardless of their feelings about the current owner.

Vice-Chairman Selemon stated he feels this is still premature.

Commissioner Greiner stated she could support an M-1, but not an M-2.

Jesse Zamarron, owner, apologized for being late and he was stuck in traffic.

Mr. Zamarron stated that he is applying for just the M-2, and the tenant going in wants to apply for a specific use permit.

Vice-Chairman Selemon asked the owner if there would be no action to remove the chemicals until the specific use permit is resolved. Mr. Zamarron replied that they are presently in the process of removing everything from the building and once the tenant receives approval of the specific use permit he'll move it back in. Mr. Zamarron stated the tenant has been looking for somewhere to store his goods and he thinks he found a place in Alvin.

Commissioner Bacon asked if the tenant could send the goods back from where he got them. Mr. Zamarron stated could not answer that question.

Commissioner Scherrer stated for the record that he recommended approval of the M-2, and has absolutely nothing to do with the current use (chemicals or no chemicals) and as far as he is concerned they are not there to negotiate the use. He stated that he understands that the storage of the chemicals is illegal and he feels it should be moved out immediately, like the City is asking. Mr. Scherrer stated the only reason he supports the M-2 is because it is in keeping with the Comprehensive Plan.

Chairman Iocco reminded the Commission they would have more latitude with the specific use application as far as time frames, etc.

Commissioner Scherrer stated that the owner should not take the approval of this application as a precursor to this property receiving a specific use permit, or that any of the Commission is stating they would support and/or grant a Specific Use Permit.

Vice-Chairman Selemon agreed.

Mr. Zamarron stated that he fully intends to follow city codes.

Chairman Iocco called for a vote.

Motion to approve passed 4 to 1.

Planning and Zoning Commission

Voting Record:

“Aye” - Chairman Iocco, Vice-Chairman Selemon, Commissioner’s Bacon and Scherrer.

“No” - Commissioner Greiner.

C. CONSIDERATION & POSSIBLE ACTION – Final Plat of Savannah Landing Section One, a subdivision of 20.98 acres of land out of the A.C.H&B. Survey, A-403 Brazoria County, Texas.

Plat and Plans Administrator Richard Keller stated that the Savannah Parkway Plat needs to be recorded first and the recordation data needs to be entered on this plat so there would be access to this subdivision.

Secretary Jennifer Gonzales pointed out that Savannah Parkway is ready for recordation.

Commissioner Scherrer made a motion to approve the plat with staff’s comments. Vice-Chairman Selemon seconded the motion.

Chairman Iocco asked about the 8’ sidewalks on Note 19, that are required on Savannah Plantation. He thought the City only asked for 6’ sidewalks. Mr. Keller replied that requirement is from the development agreement.

Motion to approve passed 5 to 0.

D. CONSIDERATION & POSSIBLE ACTION – Request for a six-month extension for plat approval on the Brazoria County M.U.D. 21 Water Plant Site Plat.

Plat and Plans Administrator Richard Keller stated that staff recommends approval of the request.

Commissioner Greiner made a motion for approval with a second by Vice-Chairman Selemon.

Commissioner Scherrer asked what the reasoning is behind the request.

Geoffrey Freeman of Brown & Gay Engineers, stated that they had issue to resolve with the Brazoria Drainage District #4.

Vice-Chairman Selemon asked which plats had year time frames and which had six months.

Secretary Jennifer Gonzales explained that Preliminary Plats have six months after receiving approval before the plat expires and the Final Plat has one year to get the plat recorded after meeting all the conditions of the approval.

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Motion to approve passed 5 to 0.

E. CONSIDERATION & POSSIBLE ACTION – Final Reserve at Tranquility Lake, a subdivision of 20.023 acres of land out of the H.T.&B. R.R. Co. Survey, Section 17, Abstract 242, Brazoria County, Texas.

Plat and Plans Administrator Richard Keller stated that the engineer has recommended that this plat to be tabled.

Commissioner Bacon made a motion to table the Final Plat of the Reserve at Tranquility Lakes with a second by Commissioner Greiner.

Motion to table passed 5 to 0.

F. CONSIDERATION & POSSIBLE ACTION – Parks at Walnut Bend Section Two, being a replat of reserve “B” of the Amending Plat of Parks at Walnut Bend, Section One, as recorded in Volume 22, Page 141-144 of the plat records of Brazoria County, Texas.

Plat and Plans Administrator Richard Keller made a motion to approve the Plat of Parks at Walnut Bend Section Two with two conditions and stated them as:

1. Approval of construction plans.
2. Update the title block.

Chairman Iocco asked if they still had to have construction drawings with it being a replat. Mr. Keller replied that they were some changes made with the street configurations therefore the plans must be changed and approved by staff.

Chairman Iocco asked if they had pay a percentage of the future road along the side of the subdivision. Mr. Keller was unsure.

Secretary Jennifer Gonzales pointed out that would be a question for Alan Mueller.

Commissioner Bacon made a motion to approve the plat of Parks at Walnut Bend Section Two with staff's comments and Commissioner Scherrer seconded the motion.

Vice-Chairman Selemon asked if the sidewalk requirement on note 13 should be for 6' and not 4'. Mr. Keller replied they had an agreement for 4', which was made with Alan Mueller.

Motion to approve passed 5 to 0.

G. CONSIDERATION & POSSIBLE ACTION – Final Plat of SouthGate Subdivision Section One, a subdivision of 72.65 acres of land out of and a part

Planning and Zoning Commission

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 that staff recommends approval with the contingency that they get approved construction plans. He stated the plans have been submitted and are being reviewed at this time.

Chairman Iocco asked if this was the plat that had an issue regarding the drainage ditch with the BDD#4. Mr. Keller stated they did sign off on the plats, so presumably they are happy with it.

Chairman Iocco asked if the drainage easement is going to be an extension of the street easement. Mr. Keller stated that a future street is going to go there.

Chairman Iocco asked why there is a 120' easement when the road is requiring a 60' easement. Mr. Keller replied that there is an open ditch now. The engineer stated that BDD#4 required that much.

Discussion ensued regarding the temporary ditch that would go away after future sections are built.

Commissioner Bacon made a motion to approve the Final Plat of SouthGate Subdivision with staff's comments. Commissioner Greiner seconded the motion.

Vice-Chairman Selemon asked if they submitted a tree survey. Mr. Keller replied that it is in the file.

Motion to approve passed 5 to 0.

H. CONSIDERATION & POSSIBLE ACTION – Final Plat of Creekside Section One, 29.395 acres being out of the H.T.&B. R.R. Co. Survey, Section One, Abstract 233 and the D.H.M. Hunter Survey, Abstract 76, City of Pearland, Brazoria County, Texas.

Plat and Plans Administrator Richard Keller stated that staff recommends approval with the following comments:

1. If this is in a MUD District, they need to add a note stating which MUD District.
2. Correct the meaning of W.L.E.
3. Update Title Block.
4. Line on Vicinity Map needs to be removed.

Mr. Keller asked if they paid the 1% Construction Fee and Parkland fees.

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Steven Tinnons, of LJA Engineering, stated that the parkland fees were nullified because they dedicated the necessary land. He added that LJA only cuts checks on Thursdays and the check would be submitted this week.

Secretary Jennifer Gonzales suggested approving the plat contingent upon receiving the necessary fees.

Commissioner Greiner asked Mr. Keller to repeat the comments. Mr. Keller repeated the above stated comments into the record.

Commissioner Bacon made a motion to approve the Final Plat of Creekside Section One with staff's comments. Vice-Chairman Selemon seconded the motion.

Commissioner Greiner stated that she is not for approval and there are too many comments.

Commissioner Scherrer stated that everything seems fairly minor.

Commissioner Greiner asked if the tree disposition plan was a comment. Mr. Keller stated that it was not one of his comments.

Motion to approve passed 5 to 0.

I. CONSIDERATION & POSSIBLE ACTION – A Preliminary Plat of CVS Silverlake, a subdivision of 4.9629 acres of land out of the R.B. Lyle Survey, Abstract 539 Brazoria County, Texas.

Plat and Plans Administrator Richard Keller stated that this was previously tabled so they would need to remove it from the table first.

Chairman Iocco asked why the Commission tabled the item. Mr. Keller replied there were a number of corrections that were required, which have been corrected.

Commissioner Greiner made a motion to remove the Preliminary Plat of CVS Pharmacy from the table with a second by Commissioner Scherrer.

Motion to remove from table passed 5 to 0.

Plat and Plans Administrator Richard Keller stated that staff recommends approval of CVS Pharmacy with the following corrections:

1. Add the owner's phone number to plat.
2. Add FM 518 to note number 15 regarding sidewalks.
3. Chord bearing of the curb in the meets and bounds description does not match the plat.

715-801-8855

PEARLAND P & Z (COMMISSION) 12/2/02
RESERVE AT TRANQUILITY LAKE

- 1) TITLE BLOCK SHOULD READ "FINAL PLAT"
TRANQUILITY LAKE
- 2) GRAPHIC SCALE DOES NOT SCALE
- 3) PEARLAND FEES
- 4) LABEL TRACTS ON PLAT DESCRIBED ON SHEET 3 AND P.O.B OF EACH TRACT
- 5) CHECK CENTRAL ANGLE OF CURVE IN M & B OF TRACT 3, CHECK TEXT IN
- 6) ~~CHECK TEXT OF NEXT PARAGRAPH~~; SOME ARE NUMBERED; SOME ARE NOT
- 6) ADD RECORDATION DATA FOR B.C.C.F. NO. (BELOW VARIABLE WIDTH DRAINAGE EASEMENT)
- 7) DIMENSION TO 50' WIDE NON-EXCAVATION AREA DOES NOT SCALE
- * 8) REMOVE EXIST. 30" ST. M.S.W.R. & S.W.COR.
- 9) LIMITS OF 20' S, S.E. AT SOUTHWEST CORNER NOT DEPICTED
- 10) ~~ADD W.L.E. TO LEGEND, ALSO S.S.E.~~
ADD ALL ITEMS FROM NOTE 12 TO LEGEND; ADD P.A.E.
11. 12) DESCRIBE ADDITIONAL LINES AND DIMENSION S.E. BEYOND S.E. CORNER OF PLAT
- 12 13) REMOVE ZONING NOTES IF NOT IN C.C.F.
13. 14) CHECK NOTE NO. 9 (5 STREETLIGHTS)
- 14 15) APPROVED CONSTRUCTION PLANS NEEDED

15. ~~16.)~~ 10% INSPECTION FEES PAID?

*16. ~~17.)~~ WILL VARIABLE WIDTH DRAINAGE EASEMENT BE ABANDONED?

~~18.)~~ ~~ENGINEERS TELEPHONE NUMBER~~

*17. ~~18.)~~ ADD ORBCT, PRBCT, DRBCT TO LEGEND

17.) CURVE DATA FOR OUR SMALL CURVE ON TRANQUILITY LAMES BLVD. DOES NOT MATCH ADJOINING PLAT

18.) PROVIDE 6 STREETLIGHTS @ 200' ± INTERVALS

19.) CORRECT SPELLING OF "ACCESS" ON PLAT AND IN NOTES

R. WEST DEVELOPMENT COMPANY, INC.

6302 Broadway, Suite 250

Pearland, Texas 77581

RECEIVED
NOV 20 2002

November 7, 2002

City of Pearland
Planning and Zoning Commissioners
And City Staff
3519 Liberty Drive
Pearland, TX 77581

Re: Variance Request for Pearland Parkway

Dear Planning & Zoning Commission and Staff,

I would like to thank you for your time and consideration. I know each one of you put a lot of thought and research into your decision. In some cases the outcome of your duties and responsibilities are a source of great frustration to the developers. Although you do not suffer any personnel consequences, I know your decisions come with a great deal of trepidation. In the end, we all do the best we can and hope to make the world a better place because we cared.

Best Regards,



Renee West/McGuire



RECORDED

NOV 25 2002

November 22, 2002

Planning & Zoning Commission
City of Pearland
3519 Liberty Drive
Pearland, Texas 77581

Re: Brazoria County M.U.D. 21 Water Plant Site
Extension of Plat Approval

Dear Commissioners:

This is a formal request for an extension of the plat approval for the above referenced plat. Final Approval was granted from the City of Pearland on December 7th, 2001. At this time we are asking for a 6 month extension of the Final Plat Approval. This plat will be on the Agenda of the Brazoria Drainage District No. 4 meeting for December 11, 2002, which is the last approval the plat needs before it can be submitted for recording. We anticipate receiving approval from the Drainage District after which we can submit the plat to the City for recordation.

Please call if any additional information is needed.

Sincerely,



Geoffrey A. Freeman
Project Platting Manager

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RECEIVED

NOV 25 2002

November 22, 2002

Planning & Zoning Commission
City of Pearland
3519 Liberty Drive
Pearland, Texas 77581

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Geoffrey A. Freeman
Project Platting Manager

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LJA Engineering & Surveying, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5028
www.ljaengineering.com

November 26, 2002

Mr. John Hargrove, P.E.
City Engineer
City of Pearland
3523 Liberty Drive
Pearland, TX 77581

Re: **Shadow Creek Ranch
Plat Approval Extension Requests**

Dear Mr. Hargrove:

As you know, LJA Engineering has prepared and submitted a number subdivision plats within the Shadow Creek Ranch development this year. In reviewing our records, we have found that several sections have been granted preliminary plat approval but have not yet been submitted to the City for final plat review or approval. As per section 27-3, subsection C (5) of Pearland's subdivision ordinance, preliminary plat approval is for a period of 6 months unless an extension has been requested and granted.

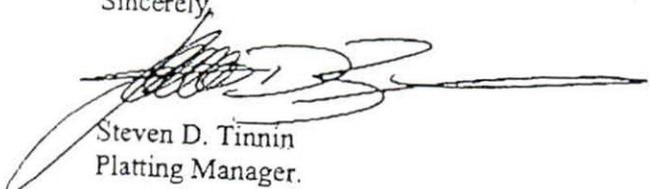
The above withstanding, LJA hereby requests that extensions on preliminary plat approval be granted on the following subdivisions:

- Shadow Creek Ranch, Section SF-19
- Shadow Creek Ranch, Section SF-20A
- Shadow Creek Ranch, Section SF-20B
- Shadow Creek Ranch, Section SF-21
- Shadow Creek Ranch, Section SF-22
- Shadow Creek Ranch, Section SF-23
- Shadow Creek Ranch, Section SF-24A
- Shadow Creek Ranch, Water Treatment Plant Site

LJA's intent is to proceed with these subdivisions and submit final plats in the near future. However, the initial 6 month approval will expire prior to that time. Again, we are requesting that these sections be granted an extension on preliminary plat approval.

If you have any questions pertaining to this request, please contact us at 713.953.5200. Thank you for your consideration and cooperation on this matter.

Sincerely,



Steven D. Tinnin
Platting Manager.

Cc: David Tinney, LJA Engineering

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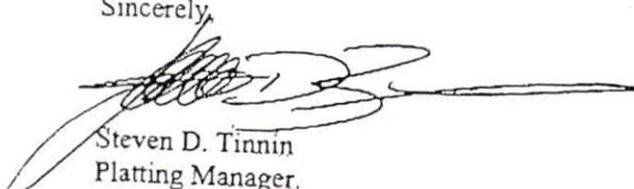
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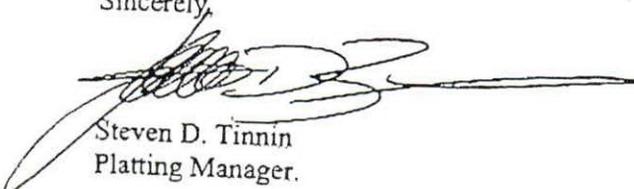
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Planning and Zoning Commission

AGENDA OF A REGULAR MEETING FOR THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON DECEMBER 2, 2002 AT 6:30 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. NEW BUSINESS

- A. CONSIDERATION & POSSIBLE ACTION – Final Plat of Savannah Landing Section One, a subdivision of 20.98 acres of land out of the A.C.H&B. Survey, A-403 Brazoria County, Texas.**

- B. CONSIDERATION & POSSIBLE ACTION – Request for a six-month extension for plat approval on the Brazoria County M.U.D. 21 Water Plant Site Plat.**

- C. CONSIDERATION & POSSIBLE ACTION – Final Reserve at Tranquility Lake, a subdivision of 20.023 acres of land out of the H.T.&B. R.R. Co. Survey, Section 17, Abstract 242, Brazoria County, Texas.**

- D. CONSIDERATION & POSSIBLE ACTION – Parks at Walnut Bend Section Two, being a replat of reserve “B” of the Amending Plat of Parks at Walnut Bend, Section One, as recorded in Volume 22, Page 141-144 of the plat records of Brazoria County, Texas.**

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RECEIVED

NOV 25 2002

November 22, 2002

Planning & Zoning Commission
City of Pearland
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Sincerely,

A handwritten signature in black ink, appearing to read "G. A. Freeman", followed by a long horizontal line extending to the right.

Geoffrey A. Freeman
Project Platting Manager

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Planning and Zoning Commission

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- D. CONSIDERATION & POSSIBLE ACTION – Request for a six-month extension for plat approval on the Brazoria County M.U.D. 21 Water Plant Site Plat.**
- E. CONSIDERATION & POSSIBLE ACTION – Final Reserve at Tranquility Lake, a subdivision of 20.023 acres of land out of the H.T.&B. R.R. Co. Survey, Section 17, Abstract 242, Brazoria County, Texas.**
- F. CONSIDERATION & POSSIBLE ACTION – Parks at Walnut Bend Section Two, being a replat of reserve “B” of the Amending Plat of Parks at Walnut Bend, Section One, as recorded in Volume 22, Page 141-144 of the plat records of Brazoria County, Texas.**
- G. CONSIDERATION & POSSIBLE ACTION – Final Plat of SouthGate Subdivision Section One, a subdivision of 72.65 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.**
- H. CONSIDERATION & POSSIBLE ACTION – Final Plat of Creekside Section One, 29.395 acres being out of the H.T.&B. R.R. Co. Survey, Section One, Abstract 233 and the D.H.M. Hunter Survey, Abstract 76, City of Pearland, Brazoria County, Texas.**
- I. CONSIDERATION & POSSIBLE ACTION – A Preliminary Plat of CVS Silverlake, a subdivision of 4.9629 acres of land out of the R.B. Lyle Survey, Abstract 539 Brazoria County, Texas.**
- J. CONSIDERATION & POSSIBLE ACTION – Request by LJA Engineering & Surveying, Inc. for a six month extension on plat approval for the following plats: Shadow Creek Ranch SF-19, SF-20A, SF-20B, SF-21, SF-22, SF-23, SF-24A, and Shadow Creek Ranch Water Treatment Plant Site.**

Planning and Zoning Commission

K. DISCUSSION & POSSIBLE ACTION – Recommendation to City Council for the Water and Sewer Impact Fee Study.

III. NEXT MEETING DATES: December 16, 2002 (Regular Meeting)
January 6, 2003 (Regular Meeting)

IV. 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: 27th DAY OF November, 2002 A.D.

REMOVED: 4th DAY OF December, 2002 A.D.

AGENDA – WORKSHOP OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON NOVEMBER 25, 2002 AT 6:30 P.M. IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

- I. CALL TO ORDER**
- II. DISCUSSION ITEM – Discussion of Capital Improvement Projects and Water and Sewer Impact Fee Study**
- III. ADJOURNMENT**

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

Posted Day Of 11/21/02 2002 A.D.

Removed Day Of _____ 2002 A.D.

LJA Engineering & Surveying, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com

November 26, 2002

Mr. John Hargrove, P.E.
City Engineer
City of Pearland
3523 Liberty Drive
Pearland, TX 77581

Re: Shadow Creek Ranch
Plat Approval Extension Requests

Dear Mr. Hargrove:

As you know, LJA Engineering has prepared and submitted a number subdivision plats within the Shadow Creek Ranch development this year. In reviewing our records, we have found that several sections have been granted preliminary plat approval but have not yet been submitted to the City for final plat review or approval. As per section 27-3, subsection C (5) of Pearland's subdivision ordinance, preliminary plat approval is for a period of 6 months unless an extension has been requested and granted.

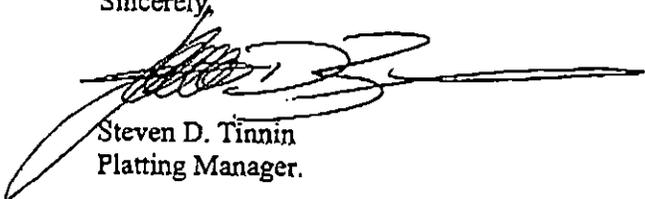
The above withstanding, LJA hereby requests that extensions on preliminary plat approval be granted on the following subdivisions:

- Shadow Creek Ranch, Section SF-19
- Shadow Creek Ranch, Section SF-20A
- Shadow Creek Ranch, Section SF-20B
- Shadow Creek Ranch, Section SF-21
- Shadow Creek Ranch, Section SF-22
- Shadow Creek Ranch, Section SF-23
- Shadow Creek Ranch, Section SF-24A
- Shadow Creek Ranch, Water Treatment Plant Site

LJA's intent is to proceed with these subdivisions and submit final plats in the near future. However, the initial 6 month approval will expire prior to that time. Again, we are requesting that these sections be granted an extension on preliminary plat approval.

If you have any questions pertaining to this request, please contact us at 713.953.5200. Thank you for your consideration and cooperation on this matter.

Sincerely,



Steven D. Tinnin
Platting Manager.

Cc: David Tinney, LJA Engineering