

PLANNING AND ZONING COMMISSION

AGENDA OF A REGULAR MEETING FOR THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AT 6:30 P.M. ON DECEMBER 1, 2003, IN THE SECOND FLOOR CONFERENCE ROOM OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES: November 3, 2003
November 17, 2003

III. NEW BUSINESS

Ruby
DAVID
APP
A. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-6, 82.841, being out of the H.T. & B.R.R. Co. Survey Section 82, Abstract 565 and the T.C.R.R. Co. Survey Section 3, Abstract 678, City of Pearland, Brazoria County, Texas

Sheryl
Ruby
B. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-19, 21.758 acres, being out of the S.G. Haynie Survey, Abstract 212, City of Pearland, Brazoria County, Texas

APP
C. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-20A, 25.760 acres being out of the T.C.R.R. Co. Survey, Section 3 Abstract 678 and the S.G. Haynie Survey, Abstract 212, City of Pearland, Brazoria County, Texas

APP
D. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-20B, 14.820 acres being out of the T.C.R.R. Co. Survey, Section 3 Abstract 678 and the S.G. Haynie Survey, Abstract 212, City of Pearland, Brazoria County, Texas

APP
E. CONSIDERATION & POSSIBLE ACTION – Final Right-of-Way plat of Shadow Creek Ranch North Clear Lake Loop, Regents Bay Drive, and Kingsley Drive, 13.377 acres being out of the T.C.R.R. Co Survey, Section 3 Abstract 678, the S.G. Haynie Survey, Abstract 212 and the H.T. & B.R.R. Co. Survey, Section 82, Abstract 565, City of Pearland, Brazoria County, Texas

APP
F. CONSIDERATION & POSSIBLE ACTION – Final Plat of Pateder-Patel survey of 3.000 acres or 130,681 Sq. Ft. of land out of a 16.399 acre tract being the residue of a 597.6155 acre tract recorded in the volume (87) 431, Page 1 of the property records of Brazoria County, Texas in the J. Crawley Survey, A-174, Brazoria County, Texas

PLANNING AND ZONING COMMISSION

G. CONSIDERATION & POSSIBLE ACTION – To create one (1) Reserve Final Plat Dolen Estates a subdivision of 7.6525 acres of land in 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. Zychiniski subdivision and being a portion of 18.059 acres recorded in vol. 1020, pg. 856 of the deed records of Brazoria County, Texas

H. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Quintanilla II Subdivision in the H.T. & B.R.R. Company Survey, Abstract 241 Brazoria County, Texas

I. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Quintanilla I Subdivision in the H.T. & B.R.R. Company Survey, Abstract 241 Brazoria County, Texas

J. CONSIDERATION & POSSIBLE ACTION – Final Plat of Pearland Park Estates a subdivision of 48.5115 acres located in the A.C.H. & B. Survey, A-147 and the T.D. Yocum Survey, A-399 City of Pearland, Brazoria County, Texas

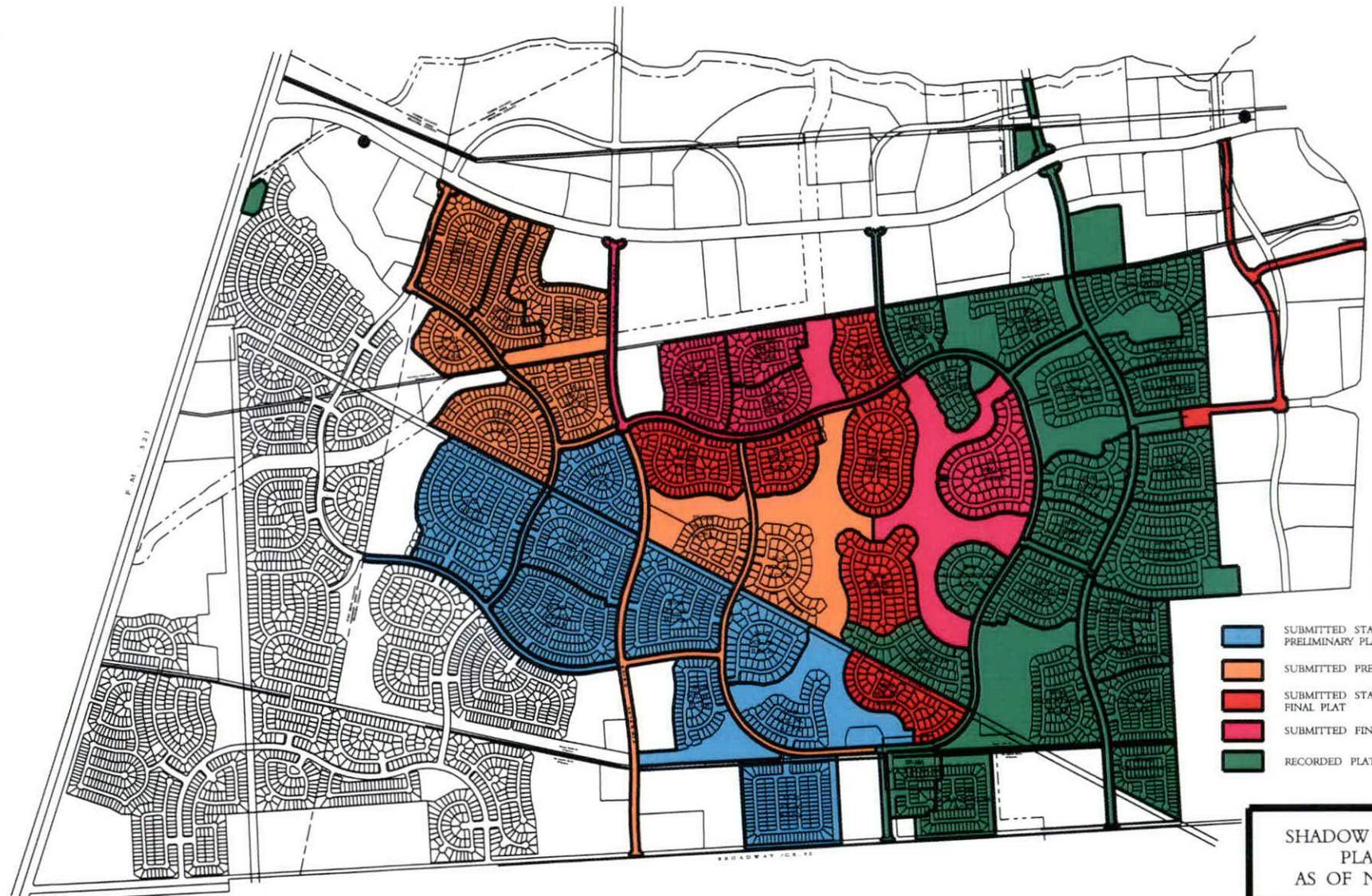
K. CONSIDERATION & POSSIBLE ACTION – Replat of Silverlake Commercial Park Phase VII, 11.5000 acres, a replat of all of unrestricted reserve "A", Silverlake Commercial Park, Phase VII recorded in Volume 21, Pages 39-40 of the plat records of Brazoria County, Texas, situated in the R. B. Lyle Survey, A-539, Brazoria County, Texas

V. NEXT MEETING DATES: January 5, 2004 - (Regular P & Z Meeting)
January 19, 2004 - (JPH & P & Z Meeting)

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.

*Sheryl
Gretchen
not here*



-  SUBMITTED STAFF REVIEW
PRELIMINARY PLAT
-  SUBMITTED PRELIMINARY PLAT
-  SUBMITTED STAFF REVIEW
FINAL PLAT
-  SUBMITTED FINAL PLAT
-  RECORDED PLAT

SHADOW CREEK RANCH
PLAT STATUS
AS OF NOVEMBER 2003

LJA Engineering & Surveying, Inc. 
3200 Sheppard Drive Phone 714.963.6300
Suite 400 Houston, Texas 77060-2700 Fax 714.963.6308

PEARLAND PLANNING & ZONING COMMISSION

MEETING DATE: December 1, 2003

SUBDIVISION NAME: SHADOW CREEK RANCH

SECTION OR UNIT NUMBER: SF-6

TYPE OF PLAT: FINAL

LOCATION IN PEARLAND: West of Clear Lake Loop in Shadow Creek Ranch. Plat includes substantial lake area.

WITHIN: CITY LIMITS

PRESENT ZONING CLASSIFICATION: SCR PUD R-1

OWNER: Shadow Creek Ranch Development Company

ACREAGE: 82.841 ACRES

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? yes
- 2.) Do lot sizes conform to zoning requirements? yes
- 3.) Does plat conform to Thoroughfare Plan? yes
- 4.) Is a traffic impact analysis required? Yes, provided with original P.U.D.
- 5.) Is additional right-of-way required? no
- 6.) Is water and sewer available at the site? no; Developer will extend utilities to site
- 7.) Stormwater management provisions? ___ multi-lake system
- 8.) Parks & open space provisions? parkland dedication offsite

Recommend Approval? yes

PEARLAND PLANNING & ZONING COMMISSION

MEETING DATE: December 1, 2003

SUBDIVISION NAME: Shadow Creek Ranch

SECTION OR UNIT NUMBER: SF-20A

TYPE OF PLAT: FINAL

LOCATION IN PEARLAND: North of North Clear Lake Loop in Shadow Creek Ranch.

Plat includes some lake area.

WITHIN: CITY LIMITS

PRESENT ZONING CLASSIFICATION: SCR PUD R-6

OWNER: Shadow Creek Ranch Development Company

ACREAGE: 25.760 ACRES

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? yes
- 2.) Do lot sizes conform to zoning requirements? yes
- 3.) Does plat conform to Thoroughfare Plan? yes
- 4.) Is a traffic impact analysis required? Provided as a part of master plan
- 5.) Is additional right-of-way required? no
- 6.) Is water and sewer available at the site? no; Developer will extend utilities to site
- 7.) Stormwater management provisions? Multi-lake system
- 8.) Park provisions? Offsite

Outstanding item:

- 1.) Recordation data must be added for adjoining plats. Right-of-Way plat must be recorded prior to recording this plat so that access is provided.

PEARLAND PLANNING & ZONING COMMISSION

MEETING DATE: December 1, 2003

SUBDIVISION NAME: Shadow Creek Ranch

SECTION OR UNIT NUMBER: SF-19

TYPE OF PLAT: FINAL

LOCATION IN PEARLAND: North of Regent Bay Drive in Shadow Creek Ranch

WITHIN: CITY LIMITS

PRESENT ZONING CLASSIFICATION: SCR PUD R-6

OWNER: Shadow Creek Ranch Development Company

ACREAGE: 21.758 ACRES

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? yes
COMMENTS: _____
- 2.) Do lot sizes conform to zoning requirements? yes
COMMENTS: _____
- 3.) Does plat conform to Thoroughfare Plan? yes
COMMENTS: _____
- 4.) Is a traffic impact analysis required? no
COMMENTS: T.I.A. included in Shadow Creek Ranch Master Plan
- 5.) Is additional right-of-way required? no
COMMENTS: _____
- 6.) Is water and sewer available at the site? no; Are extensions required? yes; lift station needed? yes
COMMENTS: Developer will extend utilities to site
- 7.) Stormwater management provisions? multi-lake system
COMMENTS: _____
- 8.) Park provisions? parkland dedication offsite

Recommend Approval? yes

PEARLAND PLANNING & ZONING COMMISSION

MEETING DATE: December 1, 2003

SUBDIVISION NAME: Shadow Creek Ranch

SECTION OR UNIT NUMBER: SF-20B

TYPE OF PLAT: FINAL

LOCATION IN PEARLAND: North of North Clear Lake Loop in Shadow Creek Ranch

WITHIN: CITY LIMITS

PRESENT ZONING CLASSIFICATION: SCR PUD R-6

OWNER: Shadow Creek Ranch Development Company

ACREAGE: 14.820 ACRES

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? yes
- 2.) Do lot sizes conform to zoning requirements? yes
- 3.) Does plat conform to Thoroughfare Plan? yes
- 4.) Is a traffic impact analysis required? Yes, provided as part of original P.U.D.
- 5.) Is additional right-of-way required? no
- 6.) Is water and sewer available at the site? no; Developer will extend utilities to site
- 7.) Stormwater management provisions? Multi-Lake system
- 8.) Park provisions? Offsite; as per P.U.D.

Outstanding item:

- 1.) Recordation data for adjoining plats must be added. These adjoining plats must be recorded before this plat is recorded so that access is provided.

PEARLAND PLANNING & ZONING COMMISSION

MEETING DATE: December 1, 2003

SUBDIVISION NAME: PATENDER-PATEL

SECTION OR UNIT NUMBER:

TYPE OF PLAT: FINAL

LOCATION IN PEARLAND: South of McHard Road and east of S. H. 288

WITHIN: E.T.J.

PRESENT ZONING CLASSIFICATION: N/A

OWNER: Rupam R. Pateder and Rushi B. Patel

ACREAGE: 3.000 ACRES

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? N/A
- 2.) Do lot sizes conform to zoning requirements? N/A
- 3.) Does plat conform to Thoroughfare Plan? yes
- 4.) Is a traffic impact analysis required? yes **COMMENTS: Report made recommendations which will be implemented during review of site plan**
- 5.) Is additional right-of-way required? no
COMMENTS: _____
- 6.) Is water and sewer available at the site? M.U.D. will provide
- 7.) Stormwater management provisions? B.D.D. No. 4 approval has been obtained
- 8.) Park provisions? not required

Recommend Approval? yes

PEARLAND PLANNING & ZONING COMMISSION

MEETING DATE: December 1, 2003

SUBDIVISION NAME: Shadow Creek Ranch

SECTION OR UNIT NUMBER: Right-of-Way for North Clear Lake Loop, Regents Bay Drive, and Kingsley Drive

TYPE OF PLAT: FINAL

LOCATION IN PEARLAND: Connects Shadow Creek Ranch Loop Road to Shadow Creek Parkway (F.M. 2234)

WITHIN: CITY LIMITS

PRESENT ZONING CLASSIFICATION: SCR PUD R-O-W

OWNER: Shadow Creek Ranch Development Company

ACREAGE: 13.377 ACRES

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? yes
- 2.) Do lot sizes conform to zoning requirements? not applicable
- 3.) Does plat conform to Thoroughfare Plan? yes
- 4.) Is a traffic impact analysis required? Was performed as part of original P.U.D.
- 5.) Is additional right-of-way required? Required R-O-W is provided
- 6.) Is water and sewer available at the site? R-O-W- will be used by developer to extend utilities
- 7.) Stormwater management provisions? multi-lake system
- 8.) Park provisions? Not applicable

Recommend Approval? yes

PEARLAND PLANNING & ZONING COMMISSION

MEETING DATE: December 1, 2003

SUBDIVISION NAME: PEARLAND PARK ESTATES

SECTION OR UNIT NUMBER:

TYPE OF PLAT: FINAL

LOCATION IN PEARLAND: North side of John Lizer Road between Pearland Parkway and Old Alvin Road

WITHIN: CITY LIMITS

PRESENT ZONING CLASSIFICATION: R-1

OWNER: Saybrook Houston 3, L. P.

ACREAGE: 48.5115 ACRES

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? N/A
- 2.) Do lot sizes conform to zoning requirements? yes
- 3.) Does plat conform to Thoroughfare Plan? yes
- 4.) Is a traffic impact analysis required? yes
- 5.) Is additional right-of-way required? yes
COMMENTS: Additional right-of-way being provided for John Lizer Road
- 6.) Is water and sewer available at the site? yes Are extensions required? yes; lift station needed? yes
COMMENTS: Developer will install temporary lift station which will be replaced when City extends deeper sewer to this area. Water available on John Lizer and project will also connect to future water line in Pearland Parkway
- 7.) Stormwater management provisions? onsite detention pond
- 8.) Park provisions? park fees paid

Outstanding items:

- 1.) Remove ALL contour lines from plat
- 2.) Use different symbols for existing and proposed street lights

PEARLAND PLANNING & ZONING COMMISSION

MEETING DATE: December 1, 2003

SUBDIVISION NAME: QUINTANILLA I SUBDIVISION

SECTION OR UNIT NUMBER:

TYPE OF PLAT: PRELIMINARY

LOCATION IN PEARLAND: West side of Morenci Street south of F. M. 518

WITHIN: CITY LIMITS

PRESENT ZONING CLASSIFICATION: R-1

OWNER: Jose E. and Carlos G. Quintanilla

ACREAGE: 0.620 ACRES

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? N/A
- 2.) Do lot sizes conform to zoning requirements? yes
- 3.) Does plat conform to Thoroughfare Plan? yes
- 4.) Is a traffic impact analysis required? no
- 5.) Is additional right-of-way required? no
- 6.) Is water and sewer available at the site? yes
- 7.) Stormwater management provisions? onsite detention pond
- 8.) Park provisions? park fees will be paid

Outstanding item:

- 1.) Provide dimension to edge of pipeline easement from property corner

PEARLAND PLANNING & ZONING COMMISSION

MEETING DATE: December 1, 2003

SUBDIVISION NAME: QUINTANILLA II SUBDIVISION

SECTION OR UNIT NUMBER:

TYPE OF PLAT: PRELIMINARY

LOCATION IN PEARLAND: West of Morenci Street south of F.M. 518

WITHIN: CITY LIMITS

PRESENT ZONING CLASSIFICATION: R-1

OWNER: Jose E. and Carlos G. Quintanilla

ACREAGE: 0.620 ACRES

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? N/A
- 2.) Do lot sizes conform to zoning requirements? yes
- 3.) Does plat conform to Thoroughfare Plan? yes
- 4.) Is a traffic impact analysis required? no
- 5.) Is additional right-of-way required? no
- 6.) Is water and sewer available at the site? yes
- 7.) Stormwater management provisions? onsite detention pond
- 8.) Park provisions? park fees will be paid

Recommend Approval? ___ yes

PEARLAND PLANNING & ZONING COMMISSION

MEETING DATE: December 1, 2003

SUBDIVISION NAME: SHADOW CREEK RANCH

SECTION OR UNIT NUMBER: SF-6

TYPE OF PLAT: FINAL

LOCATION IN PEARLAND: West of Clear Lake Loop in Shadow Creek Ranch. Plat includes substantial lake area.

WITHIN: CITY LIMITS

PRESENT ZONING CLASSIFICATION: SCR PUD R-1

OWNER: Shadow Creek Ranch Development Company

ACREAGE: 82.841 ACRES

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? yes
- 2.) Do lot sizes conform to zoning requirements? yes
- 3.) Does plat conform to Thoroughfare Plan? yes
- 4.) Is a traffic impact analysis required? Yes, provided with original P.U.D.
- 5.) Is additional right-of-way required? no
- 6.) Is water and sewer available at the site? no; Developer will extend utilities to site
- 7.) Stormwater management provisions? ___ multi-lake system
- 8.) Parks & open space provisions? parkland dedication offsite

Recommend Approval? yes

PEARLAND PLANNING & ZONING COMMISSION

MEETING DATE: December 1, 2003

SUBDIVISION NAME: Shadow Creek Ranch

SECTION OR UNIT NUMBER: SF-19

TYPE OF PLAT: FINAL

LOCATION IN PEARLAND: North of Regent Bay Drive in Shadow Creek Ranch

WITHIN: CITY LIMITS

PRESENT ZONING CLASSIFICATION: SCR PUD R-6

OWNER: Shadow Creek Ranch Development Company

ACREAGE: 21.758 ACRES

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? yes
COMMENTS: _____
- 2.) Do lot sizes conform to zoning requirements? yes
COMMENTS: _____
- 3.) Does plat conform to Thoroughfare Plan? yes
COMMENTS: _____
- 4.) Is a traffic impact analysis required? no
COMMENTS: T.I.A. included in Shadow Creek Ranch Master Plan
- 5.) Is additional right-of-way required? no
COMMENTS: _____
- 6.) Is water and sewer available at the site? no; Are extensions required? yes; lift station needed? yes
COMMENTS: Developer will extend utilities to site
- 7.) Stormwater management provisions? multi-lake system
COMMENTS: _____
- 8.) Park provisions? parkland dedication offsite

Recommend Approval? yes

**AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS**

AGENDA OF: December 1, 2003

ITEM NO. _____

DATE SUBMITTED: Nov 24, 2003 DEPARTMENT OF ORIGIN: Deputy City Manager

PREPARED BY: Alan R. Mueller

PRESENTOR: Alan R. Mueller

SUBJECT: Joint Workshop – 65 acres on Veteran’s Drive

EXHIBITS: Potential Site Plans

EXPENDITURE REQUIRED: NA

AMOUNT BUDGETED: NA

ACCOUNT NO.: NA

ADDITIONAL APPROPRIATION REQUIRED: NA

ACCOUNT NO.: NA

FUNDS AVAILABLE _____ (Finance Department Approval)

EXECUTIVE SUMMARY

The potential developer of 65 acres bounded by Veteran’s, the railroad, Mary’s Creek, and the Police Department has approached staff regarding development parameters for the property. We suggested a joint Planning Commission and City Council workshop in order to seek preliminary feedback because of the issues related to the property.

Issues to be considered include:

Zoning

The property is currently zoned M-1 and the developer desires R-3 with a PUD. As you are aware, there was substantial debate over the rezoning of a similarly situated property south of Magnolia. That property was eventually rezoned from M-1 to R-2 PUD.

Railroad Setback

In the R-2 PUD described above, a 300-foot buffer between the railroad and residential structures was required. The attached site plans depict a 200’ buffer.

Park/Recreation Access

The R-2 PUD described above had a single-loaded street along the park/railroad buffer. The attached site plans depict the recreational area to be behind a row of lots. The Parks and Police Departments have objected to this configuration previously due to public safety issues.

Detention

The developers have proposed two options. In both cases, the exact storm water detention and flood plain mitigation volumes have not been determined.

1. In this option, all detention would be on-site and the City would have the ability to over-excavate the facility for additional regional detention. This would be a similar arrangement to that which was recently approved for Cypress Village as part of the West Mary's Creek facility. An estimate on the regional capacity that would be available is not known at this time.
2. In this option, the detention for this development would be provided in the proposed Veteran's Drive facility (directly south of the property). In exchange, the developer would construct the entire Veteran's Drive facility perhaps with BDD4 assistance. The benefit would be cost avoidance for the City to construct the facility. The disadvantage would be that the regional detention benefit from the Veteran's Drive facility would be reduced. The projected size of Veteran's Drive is 160 acre-feet. Very rough calculations indicate that approximately 40 acre-feet would have to be dedicated for this development.

Summary

City staff and the developer are seeking feedback from the Commission and City Council so that the appropriate steps, if any, can be taken to create a PUD application and development agreements.

RECOMMENDED ACTION

Provide feedback.

Alan Mueller

11/12/2003 03:11 PM

To: Trish Broussard/COP@ci.pearland.tx.us

cc:

Subject: "Sage Property" joint workshop

The joint workshop for the Sage property on Veterans Drive has been rescheduled to December 1, 6 PM. Please notify the Commission members. Thanks.

Alan

Call
members
about
classes

MEMBERS OF THE PLANNING & ZONING COMMISSION
as of 11/03

MEMBER

TERM EXPIRES

PHONE #'S

OK
TODD IOCCO, Chairman
3510 Shadycrest
Pearland, TX 77581
Tlocco@Houston.RR.com

April, 2005

Office: 281-997-3747
Mobile: 281-923-8633
Fax: 281-403-1433

left message
SHERYL GREINER-Vice Chairman
2607 Rip Van Winkle
Pearland, TX 77581
Sheryl.Greiner@compsol.cc

April, 2004

Office: 281-486-4844
Home: 281-997-1203

left message
RUBY SANDARS
2402 Frances Dr
Pearland, TX 77581
sandarsrl@houston.rr.com

April, 2004

Phone: 281-485-1509

out of town
LINDA COWLES
3412 Shadycrest
Pearland, TX 77581

November, 2006

Office: 281-652-1659

left message
DON W. SEDERDAHL
3418 Shady Crest
Pearland, TX 77581
dons@ldcm.com

November, 2006

Office: 713-942-7575
Work: 281-412-0091

left message
DAVID RANSOM
1108 Chesterwood
Pearland, TX 77581
dransom@ev1.net

November, 2005

Office: 281-226-5957
Home: 281-648-1869

AGENDA – WORKSHOP OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON DECEMBER 1, 2003, AT 6:00 P. M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. PURPOSE OF THE WORKSHOP:

- 1. PLANNING & ZONING INPUT AND DISCUSSION: REGARDING THE SAGE PROPERTY LOCATED ON VETERANS DRIVE. *Mr. Alan Mueller, Deputy 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.



N 00°04'00" E 989.07'

VETERANS

N 00°03'25" E
659.44'

1.4475 ACRE RECREATION/
LANDSCAPE RESERVE

S 75°23'05" W 1936.80'
MAN'S CREEK

DETENTION

POLICE STATION

EAST 1351.30'

LEGEND	
ASPH.	ASPHALT
D.R.B.C.TX.	DEED RECORDS BRAZORIA COUNTY TEXAS
CONC.	CONCRETE
CL	CENTERLINE
FH	FIRE HYDRANT
FL	FLOWLINE
FND.	FOUND
GM	GAS METER
GV	GAS VALVE
G	GUTTER
I.R.	IRON ROD
I.P.	IRON PIPE
LP	LIGHT POLE
MH	MANHOLE
O.P.R.B.C.TX.	OFFICAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS
P	POWER (OVERHEAD)
PP	POWER POLE
R.C.P.	REINFORCED CONCRETE PIPE
S.W.B.T.	SOUTHWESTERN BELL TELEPHONE
TBM	TEMPORARY BENCH MARK
WM	WATER METER
WV	WATER VALVE

SURVEY

OF 65.4324 ACRES OR 2,850,236 SQUARE FEET OF LAND
BEING THE RESIDUE OF A CALLED 105.04 ACRE TRACT OF LAND
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
BRAZORIA COUNTY, TEXAS

6.57 ACRES
RECREATION

S 13°47'00" E 1629.64'
RAIL ROAD

175 - 60.01' x 99.99' LOTS
IN 65.4324 GROSS ACRES =
2.67 LOTS PER ACRE

MEASUREMENTS BASED ON THE RECORDED PLAT OF PEARLAND INDUSTRIAL PARK AS RECORDED IN VOLUME 16, PAGE 171 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

FLOOD STATEMENT:
BASED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48039C0045 J, DATED SEPTEMBER 22, 1999, THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "AE" OR AREAS WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
BASE FLOOD ELEVATION = 48.00'
NOTE: THIS STATEMENT IS BASED ON THE SCALED LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO DETERMINE ENTRY-SPECIFIC FLOOD CONDITIONS.

REV.	DATE	DESCRIPTION
JOB NO: 2003-022	FELD BOOK: 471/83	PROJECT: 2003-022
DRAWN BY:	SCALE: 1"=100'	SHEET 1 OF 1
CHECKED BY:	DATE: 11/02/03	
FOSTER - RAINWATER AND ASSOCIATES SURVEYING 		

N 00°04'00" E 989.07'

VETERAN'S

N 00°03'25" E
659.44'

0.5214 ACRE RECREATION
LANDSCAPE RESERVE

3.7187 ACRE DRAINAGE RESERVE
MARY'S CREEK
S 75°23'05" W 1936.80'

EAST 1351.30'
POLICE STATION

LEGEND	
ASPH.	ASPHALT
D.R.B.C.TX.	DEED RECORDS BRAZORIA COUNTY TEXAS
CONC.	CONCRETE
CL	CENTERLINE
FH	FIRE HYDRANT
FL	FLOWLINE
FND.	FOUND
GM	GAS METER
GV	GAS VALVE
G	GUTTER
I.R.	IRON ROD
I.P.	IRON PIPE
LP	LIGHT POLE
MH	MANHOLE
O.P.R.B.C.TX.	OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS
P	POWER (OVERHEAD)
PP	POWER POLE
R.C.P.	REINFORCED CONCRETE PIPE
S.W.B.T.	SOUTHWESTERN BELL TELEPHONE
TBM	TEMPORARY BENCH MARK
WM	WATER METER
WV	WATER VALVE

SURVEY

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BEING THE RESIDUE OF A CALLED 105.04 ACRE TRACT OF LAND
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. 23
BRAZORIA COUNTY, TEXAS

RECREATION
7.15 ACRES

S 13°47'00" E 1629.64'
RAILROAD

268 - 60.01' x 99.99' LOTS
IN 65.4324 GROSS ACRES =
4.10 LOTS PER ACRE

NOTE:
BEARINGS BASED ON THE RECORDED PLAT OF PEARLAND INDUSTRIAL PARK AS RECORDED IN VOLUME 16, PAGE 171 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

FLOOD STATEMENT:
BASED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48039C0045 J, DATED SEPTEMBER 22, 1999, THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "AE" OR AREAS WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
BASE FLOOD ELEVATION = 48.00'

NOTE: THIS STATEMENT IS BASED ON THE SCALED LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

REV.	DATE	DESCRIPTION

FOSTER - RAINWATER
AND ASSOCIATES
SURVEYING
2302 N. WISNOR
PEARLAND, TEXAS 77661
281-412-6696 FAX 281-412-4065

AGENDA – WORKSHOP OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON DECEMBER 1, 2003, AT 6:00 P. M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

- I. CALL TO ORDER**
- II. PURPOSE OF THE WORKSHOP:**
 - 1. PLANNING & ZONING INPUT AND DISCUSSION: REGARDING THE SAGE PROPERTY LOCATED ON VETERANS DRIVE. *Mr. Alan Mueller, Deputy City Manager.***
- III. ADJOURNMENT**

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Posted this 26th day of November 2003 A.D.

Removed this 2nd day of DECEMBER 2003 A.D.

PLANNING AND ZONING COMMISSION

G. CONSIDERATION & POSSIBLE ACTION – To create one (1) Reserve Final Plat Dolen Estates a subdivision of 7.6525 acres of land in 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. Zychiniski subdivision and being a portion of 18.059 acres recorded in vol. 1020, pg. 856 of the deed records of Brazoria County, Texas

H. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Quintanilla II Subdivision in the H.T. & B.R.R. Company Survey, Abstract 241 Brazoria County, Texas

I. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Quintanilla I Subdivision in the H.T. & B.R.R. Company Survey, Abstract 241 Brazoria County, Texas

J. CONSIDERATION & POSSIBLE ACTION – Final Plat of Pearland Park Estates a subdivision of 48.5115 acres located in the A.C.H. & B. Survey, A-147 and the T.D. Yocum Survey, A-399 City of Pearland, Brazoria County, Texas

K. CONSIDERATION & POSSIBLE ACTION – Replat of Silverlake Commercial Park Phase VII, 11.5000 acres, a replat of all of unrestricted reserve "A", Silverlake Commercial Park, Phase VII recorded in Volume 21, Pages 39-40 of the plat records of Brazoria County, Texas, situated in the R. B. Lyle Survey, A-539, Brazoria County, Texas

V. NEXT MEETING DATES: January 5, 2004 - (Regular P & Z Meeting)
January 19, 2004 - (JPH & P & Z Meeting)

VI. ADJOURNMENT

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