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 15, 2003, IN THE SECOND FLOOR CONFERENCE ROOM OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-21, 15.983 Acres being out of the T.C.R.R. Co. Survey, Section 3 Abstract 678, City of Pearland, Brazoria County, Texas

B. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-22, 16.253 acres 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

C. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-23, 29.765 acres being of the T.C.R.R. Co. Survey, Section 3, abstract 678 and the H.T. & B.R.R. Co. survey, section 82, abstract 565 and also being a replat of all of the west ½ of lot 9, section 82 of the Allison-Richey Gulf Coast Home Co's. part of Suburban Gardens of record in volume 2, page 99, plat records, Brazoria County, Texas, City of Pearland, Brazoria County, Texas

D. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-24A, 25.297 being out of the H.T. B.R.R. Co. Survey Section 82 abstract 565 and the S.G. Haynie Survey, abstract 212, City of Pearland, Brazoria County, Texas

E. CONSIDERATION & POSSIBLE ACTION – Preliminary plat of Cold River Ranch Phase I, being a subdivision of 56.331 acres out of lots 5,6,7,11,12,13 and 14, out of Emigration Land Company subdivision of the J.S. Talamage Survey No. 76 abstract no.562 Brazoria County map records as recorded in vol. 2, pg. 81-82, B.C.P.R. Brazoria County, Texas

F. CONSIDERATION & POSSIBLE ACTION – Final Plat of McHard Plaza survey of 1.3940 acres or 60,723 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

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

PEARLAND PLANNING & ZONING COMMISSION
MEETING DATE: December 15, 2003
SUBDIVISION NAME: Shadow Creek Ranch
SECTION OR UNIT NUMBER: SF-21
TYPE OF PLAT: FINAL
LOCATION IN PEARLAND: N. W. corner of North Clear Lake Loop and Reflection Bay Drive in Shadow Creek Ranch.
WITHIN: CITY LIMITS
PRESENT ZONING CLASSIFICATION: SCR PUD R-4
OWNER: Shadow Creek Ranch Development Company
ACREAGE: 15.983 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

Recommend approval: yes, with condition that adjoining right-of-way plat be recorded first

PEARLAND PLANNING & ZONING COMMISSION
MEETING DATE: December 15, 2003
SUBDIVISION NAME: SHADOW CREEK RANCH
SECTION OR UNIT NUMBER: SF-22
TYPE OF PLAT: FINAL
LOCATION IN PEARLAND: S. E. corner of North Clear Lake Loop and West Clear Lake Loop in Shadow Creek Ranch.
WITHIN: CITY LIMITS
PRESENT ZONING CLASSIFICATION: SCR PUD R-3
OWNER: Shadow Creek Ranch Development Company
ACREAGE: 16.253 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, with condition that adjoining right-of-way plat is recorded first.

PEARLAND PLANNING & ZONING COMMISSION
MEETING DATE: December 15, 2003
SUBDIVISION NAME: COLD RIVER RANCH
SECTION OR UNIT NUMBER: 1
TYPE OF PLAT: PRELIMINARY
LOCATION IN PEARLAND: Between C.R. 48 and Apollo south of C.R. 58
WITHIN: E. T. J.
PRESENT ZONING CLASSIFICATION: N/A
OWNER: Grande Valley Homes, L.L.C.
ACREAGE: 56.331 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, necessary improvements have been identified
5.) Is additional right-of-way required? yes, additional R-O-W being provided on C.R. 48 and Apollo Road
6.) Is water and sewer available at the site? no, will be provided by another entity as per agreement with City of Pearland
7.) Stormwater management provisions? On-site stormwater detention
8.) Park provisions? Parkland provided on-site

Outstanding items:

1.) Add easement for streetlight between Lots 10-11 of Block 8

2.) Extend 5' E.E. on Lots 1 and 6 of Block 2 to rear utility easement

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PEARLAND PLANNING & ZONING COMMISSION
MEETING DATE: December 15, 2003
SUBDIVISION NAME: Shadow Creek Ranch
SECTION OR UNIT NUMBER: SF-23
TYPE OF PLAT: FINAL
LOCATION IN PEARLAND: South of North Clear Lake Loop in Shadow Creek Ranch
WITHIN: CITY LIMITS
PRESENT ZONING CLASSIFICATION: SCR PUD R-3
OWNER: Shadow Creek Ranch Development Company
ACREAGE: 29.765 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.

Recommend approval: yes, with condition that adjoining right-of-way plat be recorded first

PEARLAND PLANNING & ZONING COMMISSION
MEETING DATE: December 15, 2003
SUBDIVISION NAME: Shadow Creek Ranch
SECTION OR UNIT NUMBER: SF-24A
TYPE OF PLAT: FINAL
LOCATION IN PEARLAND: South of Regents Bay Drive between Kingsley Drive and West Clear Lake Loop in Shadow Creek Ranch
WITHIN: CITY LIMITS
PRESENT ZONING CLASSIFICATION: SCR PUD R-5
OWNER: Shadow Creek Ranch Development Company
ACREAGE: 25.297 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? Was performed 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? Parkland dedication offsite

Recommend Approval? Yes, with condition that adjoining right-of-way plat be recorded first

PEARLAND PLANNING & ZONING COMMISSION
MEETING DATE: December 15, 2003
SUBDIVISION NAME: McHard Plaza
SECTION OR UNIT NUMBER: N/A
TYPE OF PLAT: FINAL
LOCATION IN PEARLAND: Between Country Place Parkway (C.R. 94) and S.H. 288 south of McHard Road
WITHIN: E.T.J.
PRESENT ZONING CLASSIFICATION: N/A
OWNER: Peterson Group, Inc.
ACREAGE: 1.3940 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
    COMMENTS: Adequate R-O-W already existed
4.) Is a traffic impact analysis required? yes
    COMMENTS: T.I.A. addresses driveway location issues
5.) Is additional right-of-way required? no
6.) Is water and sewer available at the site? M.U.D. # 4 will provide water & sewer
7.) Stormwater management provisions? Offsite regional detention pond maintained by M.U.D. # 5
8.) Park provisions? Not required

Recommend Approval? yes

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

MEMBER	TERM EXPIRES	PHONE #'S
Yes TODD IOCCO, Chairman 3510 Shadycrest Pearland, TX 77581 Tiocco@Houston.RR.com	April, 2005	Office: 281-997-3747 Mobile:281-923-8633 Fax: 281-403-1433
Yes 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
NO RUBY SANDARS 2402 Frances Dr Pearland, TX 77581 sandarsrl@houston.rr.com	April, 2004	Phone:281-485-1509
? LINDA COWLES 3412 Shadycrest Pearland, TX 77581	November, 2006	No home # 1773 Office:281-652-~~1659~~ ~~[illegible]~~
NO DON W. SEDERDAHL 3418 Shady Crest Pearland, TX 77581 dons@ldcm.com	November, 2006	Office: 713-942-7575 Work: 281-412-0091
Yes DAVID RANSOM 1108 Chesterwood Pearland, TX 77581 dransom@ev1.net	November, 2005	Office:281-226-5957 Home: 281-648-1869
Yes NEIL WEST 2218 ~~Shadycrest~~ Country Club Dr. Pearland, TX 77581	December 10, 2003	Home:281-997-8898

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Posted this 12 **day of** December **2003 A.D.**

Removed this 16 **day of** December **2003 A.D.**