

Planning and Zoning Commission

MINUTES OF A REGULAR MEETING FOR THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON JANUARY 6, 2003 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 6:33 p.m. with the following present:

Chairman	Todd Iocco
Vice-Chairman	Russ Selemon
Commissioner	Ray Bacon
Commissioner	Sheryl Greiner
Commissioner	Robert Scherrer
City Engineer	John Hargrove
Secretary	Jennifer Gonzales

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

II. NEW BUSINESS

CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Amundsen Properties Abstract No. 304 in the City of Pearland, a Subdivision of 4.886 acres of land within lot 47 of the subdivision of sections 85, H.T. & B. Railroad Company Survey, Brazoria County, Texas

City Engineer John Hargrove stated that the plats in front of the Commission are corrected plats. He stated that the engineer needs to change a few dates to 2003 and other then that staff recommends approval as presented.

Commissioner Greiner made a motion to approve the Preliminary Plat of Amundsen Properties as presented with a second by Commissioner Bacon.

Commissioner Bacon asked what is going on this lot. Mr. Amundsen replied they are going to put commercial buildings and a business park.

Commissioner Greiner stated that she is concerned about the 4' sidewalks along Miller Ranch Road. She added that seems very small.

Chairman Iocco stated that if the sidewalk requirement is an issue, they should really discuss that when the ordinance is being revised.

Motion to approve passed 5 to 0.

Mission Statement: To make informed recommendations regarding zoning change requests, capital improvements, and other tasks as mandated by the City Charter.

01/04/02
P+Z
6:30PM
↖ ↗

**MEMBERS OF THE PLANNING & ZONING COMMISSION
as of 07/02**

MEMBER

TERM EXPIRES

PHONE #'S

yes

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

yes

RAY BACON
1938-168 Garden Rd
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rbacon@rcbcomputers.com

April, 2004

Office: 281-997-2517
Home: 281-412-3837

left message

SHERYL GREINER
2607 Rip Van Winkle
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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

No

~~ROBERT SCHERRER
5315 Colonial Drive
Pearland, TX 77584
Bscherrer@dkapl.com~~

~~No~~

April, 2003
in Long Beach, CA

Office: 713-529-3992
Fax: 713-529-8161
Cell: 713-858-7600

yes

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

April, 2003

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

yes

RUSS SELEMON
2312 John
Pearland, TX 77581
Russ.Selemon@ANICO.COM

April, 2004

Office: 409-766-6445
Home: 281-996-9785
Fax: 409-766-6541

HUITT-ZOLLARS

HUITT-ZOLLARS, INC. • 1500 South Dairy Ashford • Suite 200 • Houston, TX 77077-3858 • 281.496.0066 phone • 281.496.0220 fax • huitt-zollars.com

January 6, 2003

Mr. John Hargrove P.E.
City Engineer
City of Pearland
3519 Liberty Drive
Pearland, Texas 77581

*JWH
1/06/03*

*RECEIVED
JAN 06 2003*

Reference: Amundsen Properties
Zoning Classification
HZI 02.0847.01

Dear Mr. Hargrove:

Enclosed are 12 copies of the corrected preliminary plat for the 4.99-acre Amundsen tract. The corrections address the comments of Richard Keller dated December 31, 2002 and include the following.

1. The drainage plan and site plan have been corrected to remove notes 6 and 7
2. The zoning is left at Type "C" to reflect the action by City Council in 1998, which changed the property from SD to C by Specific Use Permit No. 65 and Ordinance 509-239.
3. The elevations are tied to the City of Pearland monumentation based on the benchmark elevations shown on the attached summary from Greater Texas Surveying. These benchmarks are located in Sunrise Lake Section One. The survey for the 4.99-acre tract was tied to the Sunrise Lake Section One and Two elevations.
4. The front building line was left at 25 foot based on the requirements of Type "C" zoning.
5. The runoff C factor was corrected to use the same C for existing and proposed undeveloped land.
6. The floodplain reference was corrected
7. The title block was updated.

I am getting the signature of our surveyor on the plat, who is out sick today. I will bring the signed mylar original to the Planning Commission meeting tonight.

The Preliminary Plat is on the agenda for the Brazoria Drainage District No. 4 for December 8, 2003

If you have any questions or additional information is needed, please call.

Sincerely,

HUITT-ZOLLARS, INC



Steven P. Gardner, P.E.
Project Manager



Community Development Department
Phone: 281-652-1638

Engineering Department
Phone: 281-652-1637

3523 Liberty Drive
Pearland, Texas 77581
Fax: 281-652-1702

Fax

To: <u>KEITH HENDRICKS</u>	From: <u>JEB</u>
Fax:	Page: <u>3</u>
Phone:	Date:
Re:	CC:

Urgent For Review Please Comment Please Reply

GREATER TEXAS SURVEYING

10400 Westoffice, Suite 105 - Houston, Texas 77042
(713) 974-5245 FAX (713) 974-5231

FAX TRANSMITTAL

TO: FERRO-SAYLORS, INC.

ATTENTION: STEVE GARDNER, P.E.

FROM: MICHAEL MOORE, R.P.L.S.

DATE: DECEMBER 14, 1999

MESSAGE: SUNRISE LAKES, SEC. 1 PAGE 1 of 2

As of Monday, December 13, 1999, the Benchmarks for Sunrise Lakes, Section 1, have been set in the following locations: **(1973 ADJUSTMENT)**

BM-1: Brass disk set in concrete on the top of the inlet located at the southeast intersection of Sunday House Drive and Sundown Drive.

ELEVATION: 56.72'

BM-2: Brass disk set in concrete on the top of the inlet located at the northeast intersection of Sunperch Court and Sunfish Drive.

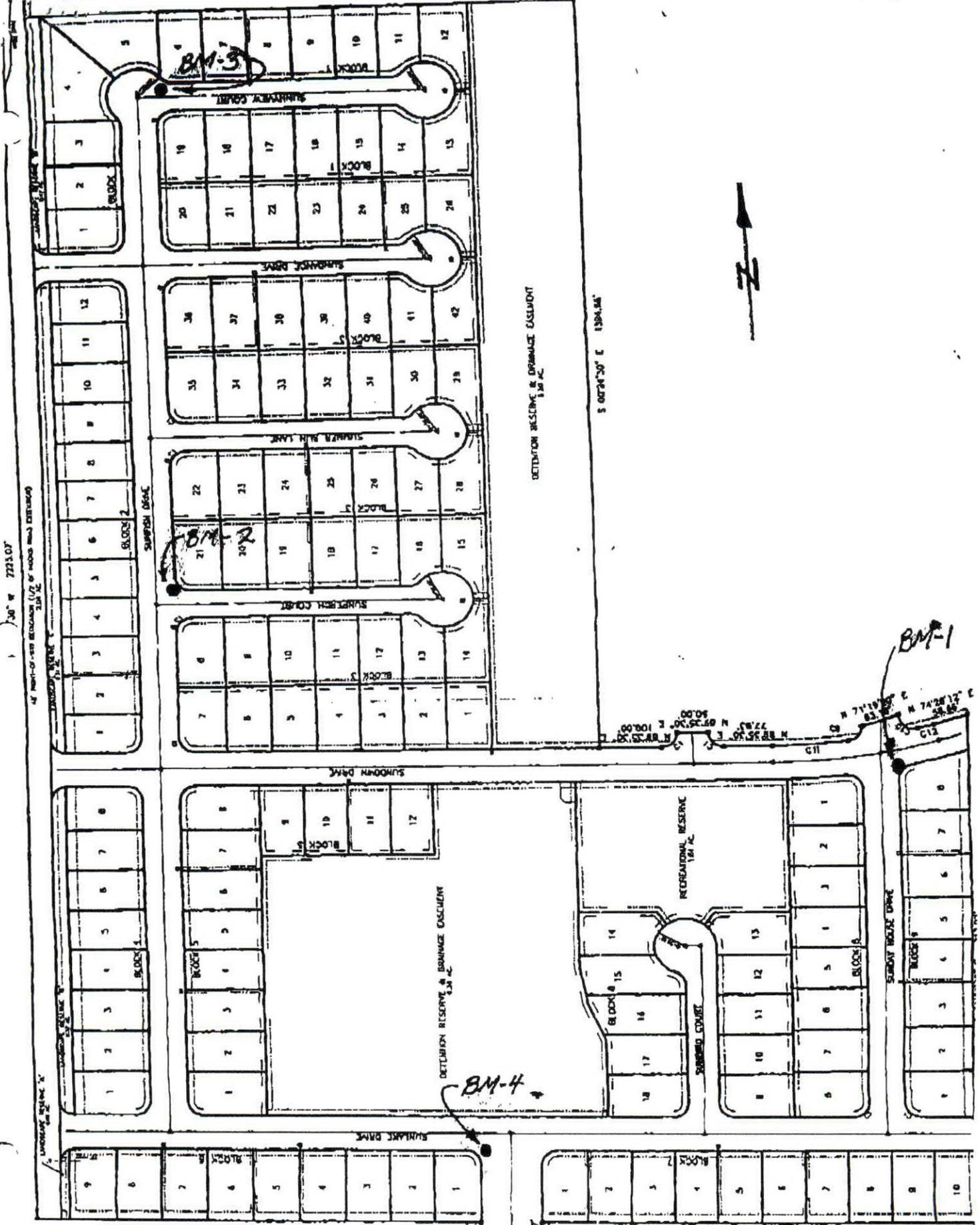
ELEVATION: 56.45'

BM-3: Brass disk set in concrete on the top of the inlet located at the northeast intersection of Sunnyview Court and Sunfish Drive.

ELEVATION: 56.66'

BM-4: Brass disk set in concrete on the top of the inlet located at the southwest intersection of Sunrise Boulevard and Sunlake Drive.

ELEVATION: 56.53'



January 6, 2003

Department of Planning,
City of Pearland
3519 Liberty
Pearland, Tx. 77581

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Houston, a division of CenterPoint Energy Resources Corporation, has been asked to provide a letter of no objection for the plat of Amundsen Properties, dated December, 2002.

CenterPoint Energy Houston has reviewed this plat for utility easement needs and has no objection to the plat in its present form related to the utility easements as shown.

If there are any questions, please contact Mark Kouwe at 713.207.6380 or Jack Bruner at 713-207-6367.

Sincerely,



Jack Bruner
Surveying & Mapping

Enclosure

C: Steven P. Gardner (fax)

plr03.005

HUITT-ZOLLARS

HUITT-ZOLLARS, INC • 1500 South Dairy Ashford • Suite 200 • Houston, TX 77077-3858 • 281.496.0066 phone • 281.496.0220 fax • huitt-zollars.com

December 19, 2002

Mr. T. M. Cauley, R.P.L.S.
Reliant Energy
P.O. BOX 1700
Houston, Texas 77251-1700

Reference: Amundsen Properties
4.99 Acre Commercial Tract/Pearland Texas
HZI JO 02.0848.02

Dear Mr. Cauley:

Enclosed is the Preliminary Plat and Site Layout for the 4.99-Acre Amundsen Properties tract in Pearland Texas. The tract is located on County Road 93 (Miller Ranch Road) just north of FM 518.

As required by the City of Pearland and Brazoria County, we request a letter from you office approving the Preliminary Plat.

If you have any questions or additional information is needed, please call.

Sincerely,

HUITT-ZOLLARS, INC



Steven P. Gardner, P.E.
Project Manager

Attachment

cc: Tom Amundsen

J:\AllData\MATRIX\Preliminary Plat Reliant Energy.doc

Planning and Zoning Commission

AGENDA – JOINT WORKSHOP MEETING FOR THE PLANNING AND ZONING COMMISSION AND THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON JANUARY 6, 2003, AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF WORKSHOP:

DISCUSSION OF POTENTIAL AMENDMENTS TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE ASSOCIATED WITH MANUFACTURED HOMES AS PERMITTED USES.

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 3 day of January, 2003
Removed 7th day of January, 2003

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