

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 21, 2003, 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 Commercial District (C), on the following described property, to wit:

Zone Change Application No. 1115

Legal Description: 2.467 acres, out of the H.T. & B.R.R. Company Survey, Abstract 243, Tract 48A and 48A2, Brazoria County, Texas (8027 Broadway Street, at Zapalac Road)

Owner: William and Katherine Favor
3933 Meadowlark Way
Pearland, Texas 77584

Agent: No agent

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

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. 1115

Date of City Council and Planning and
Zoning Commission Joint Public Hearing:

July 21, 2003

Property Owner:

William and Katherine Favor

Applicant or Agent:

No agent

Location or Address of Property:

8027 Broadway Street (at Zapalac Road)

Existing Zoning:

Suburban Development District (SD)

Requested Zoning:

Commercial District (C)

SUMMARY: The applicant is requesting a change in zoning on the subject property for commercial district uses. The subject property is currently developed with what appears to be a single family residence and accessory structures. The applicant is requesting the change in zoning in order to sell the subject property.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Single Family Dwelling District (R-1)	Single Family Residence
South	Suburban Development District (SD)	Undeveloped Land
East	Single Family Dwelling District (R-1)	Single Family Residence
West	Suburban Development District (SD)	Undeveloped Land

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends General Business District Uses for the subject property, as well for the properties to the east and west of the subject property. The Comprehensive Plan further indicates that the appropriate zoning districts for General Business District uses are the General Business District (GB) and the Commercial District (C). Therefore, the proposed zone change conforms to the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on FM 518, a major thoroughfare with 120 feet of right-of-way and of sufficient width. The subject property also has frontage on Zapalac Road, a local street that is currently narrow and unimproved.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed zoning is consistent with the Comprehensive Plan. The Commercial District (C) allows the widest variety of commercial and retail uses.

The Commercial District also allows outdoor display, storage, and sales of merchandise, but it requires the approval of a Specific Use Permit if these outdoor activities are adjacent to a tract zoned for residential uses. This is the case with the subject property; it is adjacent to residentially zoned tracts on the north and east sides. Therefore, any outdoor sales, storage, and display that would be conducted upon the subject property would need to secure approval of a Specific Use Permit. The Specific Use Permit may or may not be required, depending upon the future user or tenant of the subject property.

The applicant has chosen the Commercial District rather than the General Business District (GB), in order to allow the most flexibility of uses and uncertainty of future tenants or users at this time.

The applicant/owner may be responsible for preparing a traffic impact analysis for the subject property as it is developed, in order to determine the impact of the development on the existing roadways within the subject area and locations of drive approaches.

The applicant/owner will be responsible for providing screening between the non-residential use and the residentially zoned areas to the north and east, in accordance with the Land Use and Urban Development Ordinance. The applicant would have to provide a 6 foot high masonry fence along the north and east property lines, where the subject property borders a lot that is zoned for residential uses.

PUBLIC COMMENTS: Public notice/comment forms were mailed to 17 property owners within 200 feet of the subject property under consideration. No public comment forms have been returned.

STAFF RECOMMENDATION: Staff recommends approval of the zone change as proposed by the applicant, for the following reasons:

1. The proposed zone change provides for general business uses as recommended by the Comprehensive Plan.

SUPPORTING DOCUMENTS:

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

**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 21st day of July, 2003, at 6:30 p.m., the City Council and 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 of City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of William and Katherine Favor, owners, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Commercial District (C) on the following described property, to wit:

2.467 acres, out of the H.T. & B.R.R. Company Survey, Abstract 243, Tract 48A and 48A2, Brazoria County, Texas (8027 Broadway Street, at Zapalac Road)

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

Theresa Grahmann

Theresa Grahmann
Planner I

APPLICATION NO. 1115



City of Pearland
 Community Development
 3519 Liberty Drive
 Pearland, Texas 77581
 281-652-1639
 281-652-1702 fax
 www.ci.pearland.tx.us

APPLICATION FOR A CHANGE IN ZONING

Please check one:

Change in Zoning Classification from: SD to: C
(list current zoning) (list proposed zoning)

Specific Use Permit Request for : _____
(list proposed use)

Property Information:

Address: 8027 W. BROADWAY
 Subdivision: N/A Lot: SEE ATTACHED SURVEY Block: _____
 Tax I.D. Number: R166422 - 0243 - 0017 - 000
R166423 - 0243 - 0017 - 110

** For unplatted property, attach a copy of the metes and bounds description**

Current use of property
 (type of structures on property): _____

Proposed use of property: _____

PROPERTY OWNER INFORMATION:

NAME WILLIAM & KATHLEEN FAVOR
 ADDRESS 3933 MEADOWLARK WAY
 CITY PEARLAND STATE TX ZIP 77584
 PHONE (281) 489-1004
 FAX () NONE
 E-MAIL ADDRESS NONE
CELL 832-473-3093

APPLICANT/AGENT INFORMATION:

NAME _____
 ADDRESS SAME AS
 CITY _____ STATE _____ ZIP _____
 PHONE () PROPERTY
 FAX () OWNER
 E-MAIL ADDRESS _____

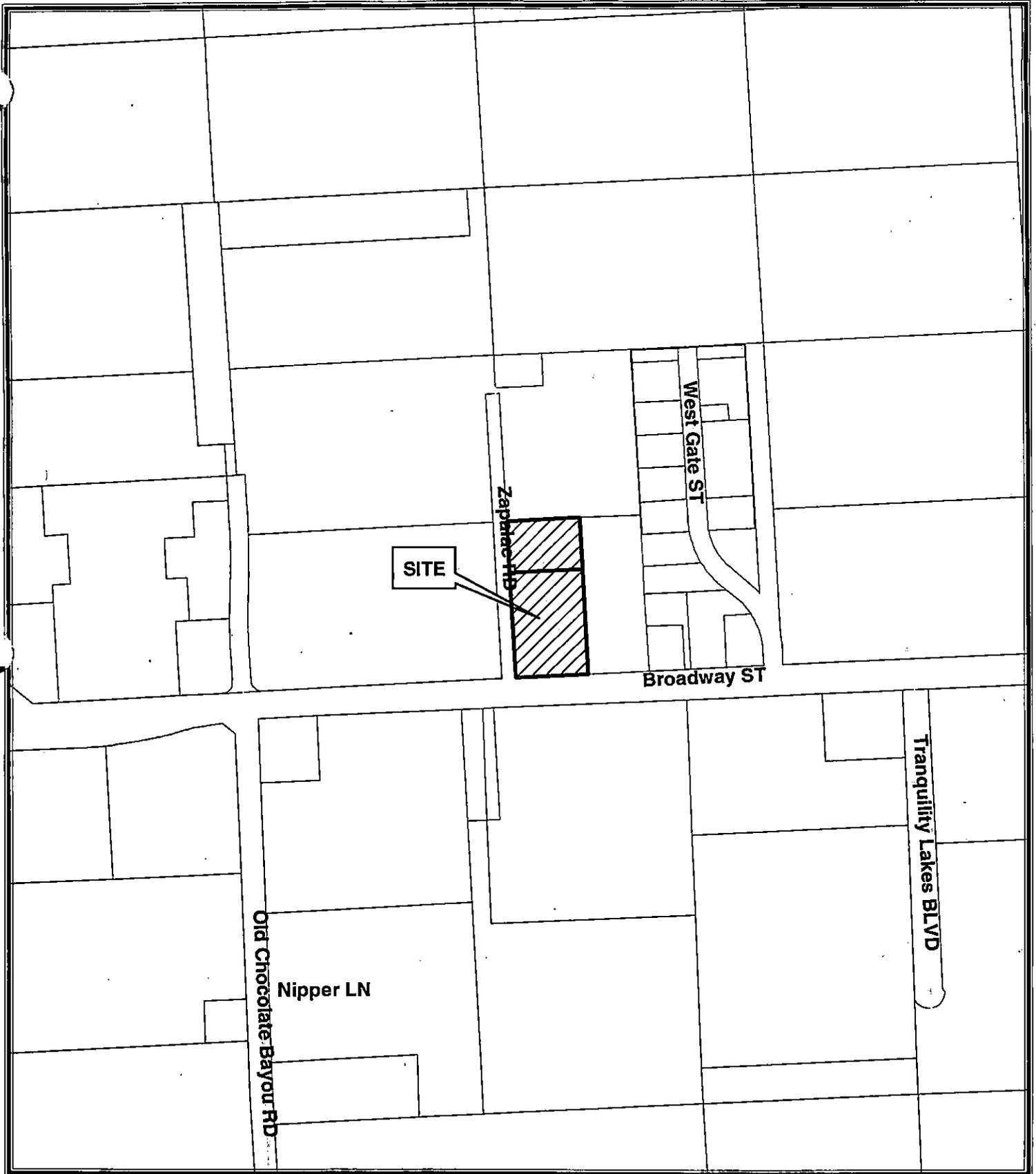
PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

Owner's Signature: [Signature] Date: 6-4-03

Agent's Signature: [Signature] Date: 6-4-03

OFFICE USE ONLY:

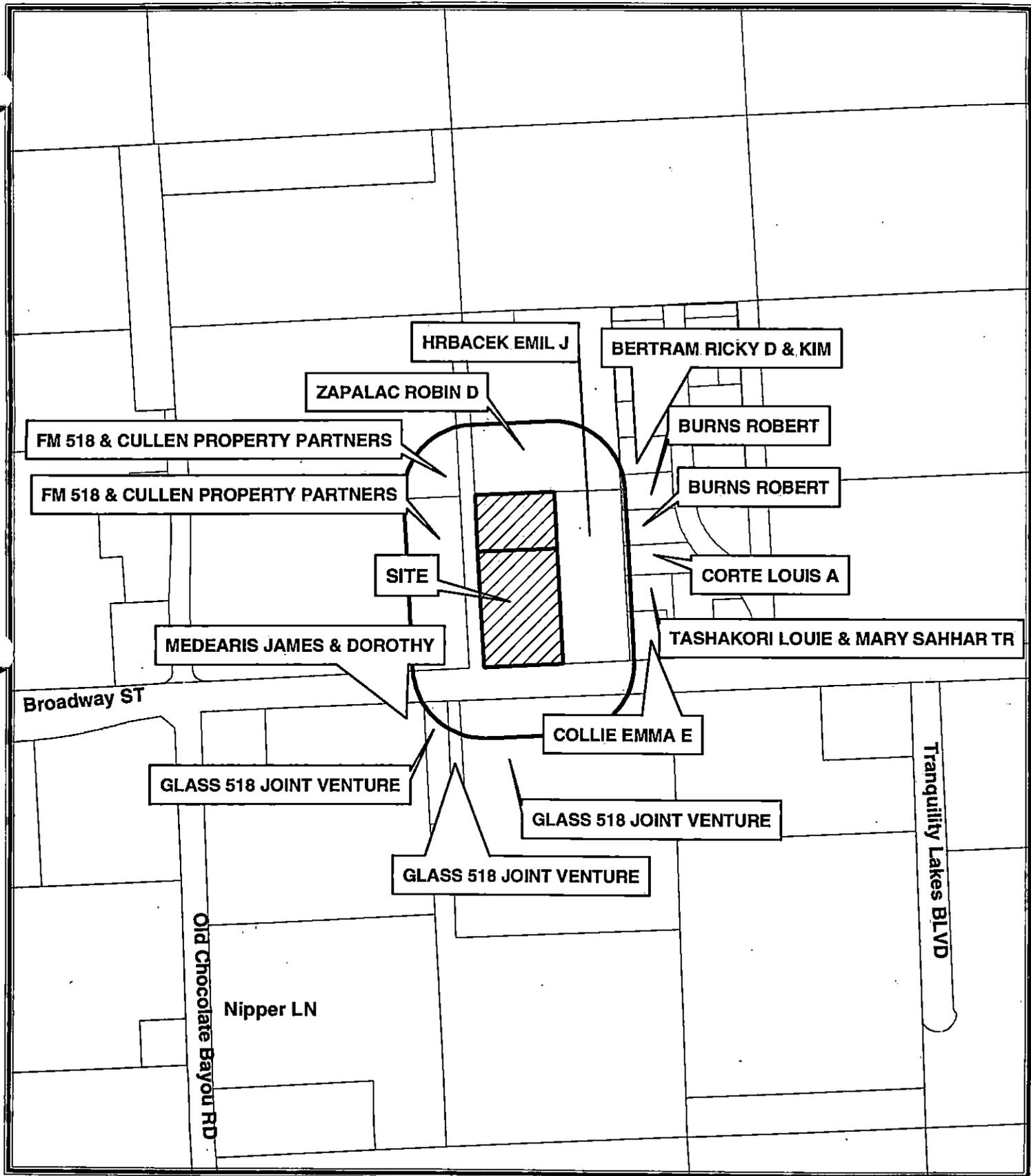
FEES PAID: 275⁰⁰ DATE PAID: 6-4-03
 RECEIVED BY: tax APPLICATION NO. 1115



0 200 400 Feet
L L L L L

Zone Change Application No. 1115
William and Katherine Favor
8027 Broadway Street (at Zapalac Road)
(SD - C)



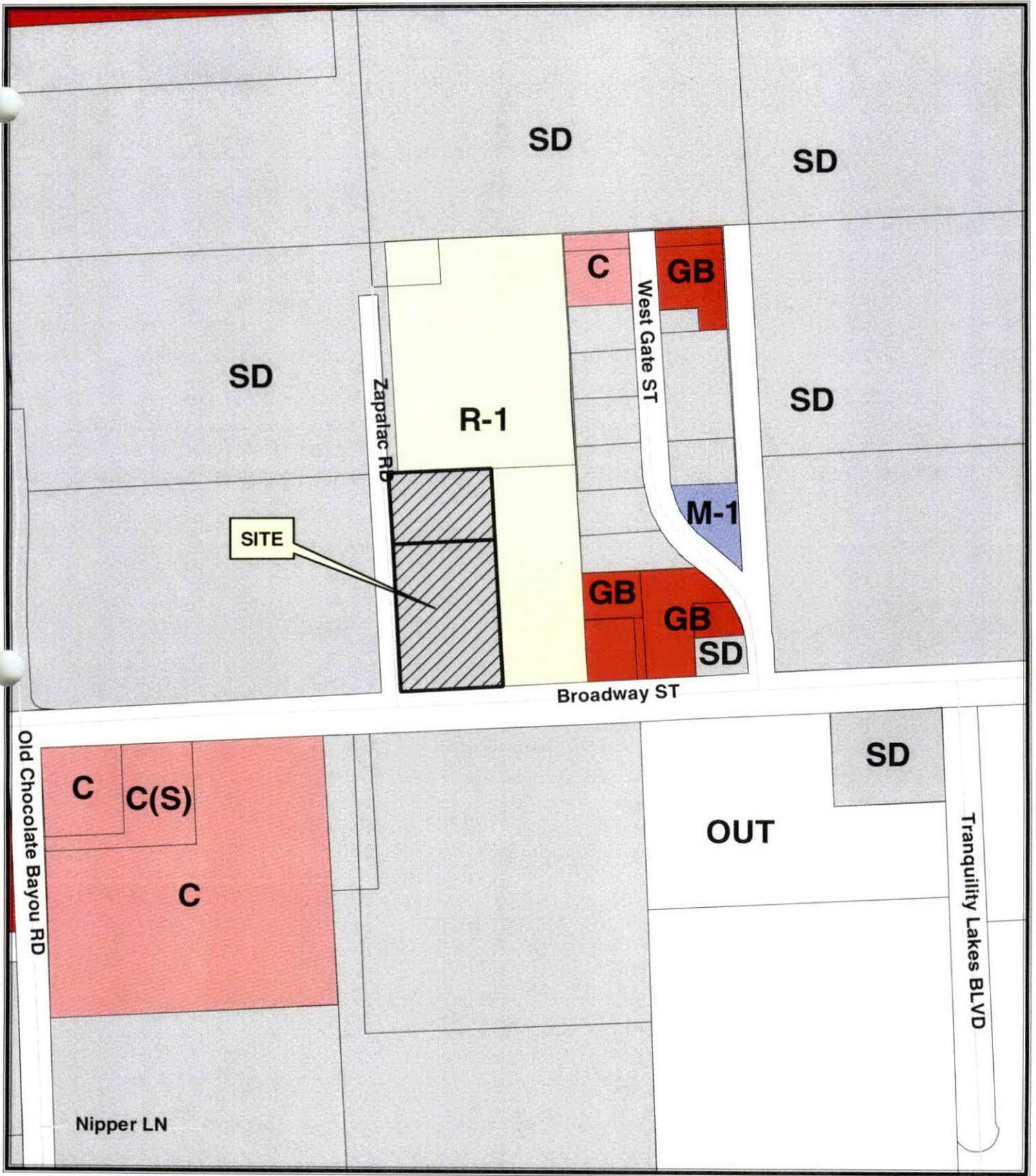


Zone Change Application No. 1115
William and Katherine Favor
8027 Broadway Street (at Zapalac Road)
(SD - C)

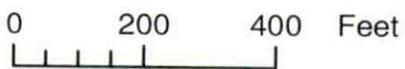


ZONE CHANGE APPLICATION NO. 1115
Property Owner Notification List

<u>TAX ACCOUNT</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
0243-0067-110	ZAPALAC ROBIN D	2539 ZAPALAC RD	PEARLAND, TX 77581-7776	A0243 H T & B R R, TRACT 47A-47A1, ACRES 4.990
0243-0060-000	FM 518&CULLEN PTN%BPI REALTY	11753 W BELLFORT ST STE 114	STAFFORD, TX 77477-1327	A0243 H T & B R R, TRACT 30-31, ACRES 16.7864
8228-0005-000	BERTRAM RICKY D & KIM	2620 LAZY BEND ST	PEARLAND, TX 77581-1004	WESTGATE PARK (A0243 H T & B R R 19), LOT E, ACRES 0.346
8228-0004-000	BURNS ROBERT	PO BOX 580591	HOUSTON, TX 77258-0591	WESTGATE PARK (A0243 H T & B R R 19), LOT D, ACRES 0.347
0243-0061-000	HRBACEK EMIL J	8013 BROADWAY ST	PEARLAND, TX 77581-7760	A0243 H T & B R R, TRACT 48A1, ACRES 2.000
	FAVOR WILLIAM & KATHERINE	3933 MEADOWLARK WAY	PEARLAND, TX 77584	
0243-0017-110	FAVOR WILLIAM M	8027 BROADWAY ST	PEARLAND, TX 77581-7760	A0243 H T & B R R, TRACT 48A2, ACRES 0.986
0243-0060-110	FM 518&CULLEN PTN%BPI REALTY	11753 W BELLFORT ST STE 114	STAFFORD, TX 77477-1327	A0243 H T & B R R, TRACT 32, ACRES 7.6501, PEARLAND
8228-0003-000	BURNS ROBERT	PO BOX 580591	HOUSTON, TX 77258-0591	WESTGATE PARK (A0243 H T & B R R 19), LOT C, ACRES 0.370
8228-0001-130	CORTE LOUIS A	PO BOX 854	PEARLAND, TX 77588-0854	WESTGATE PARK (A0243 H T & B R R 19), LOT A-B, ACRES 0.823
0243-0017-000	FAVOR WILLIAM M	8027 BROADWAY ST	PEARLAND, TX 77581-7760	A0243 H T & B R R, TRACT 48A, ACRES 1.481
8228-0001-120	TASHAKORI LOUIE & MARY SAHHAR	13414 BOCA RATON DR	HOUSTON, TX 77069-2417	WESTGATE PARK (A0243 H T & B R R 19), LOT A3, ACRES 0.698
8228-0001-000	COLLIE EMMA E	7937 BROADWAY ST	PEARLAND, TX 77581-7784	WESTGATE PARK (A0243 H T & B R R 19), LOT A2, ACRES 0.344
0242-0002-005	GLASS 518 JV%GEORGE S GLASS	3232 HUNTINGDON PL	HOUSTON, TX 77019-5926	A0242 H T & B R R, TRACT 1-1D-1D1-PT TR 1E, ACRES 10.169
0242-0002-005	GLASS 518 JV%GEORGE S GLASS	3232 HUNTINGDON PL	HOUSTON, TX 77019-5926	A0242 H T & B R R, TRACT 1-1D-1D1-PT TR 1E, ACRES 10.169
0242-0002-005	GLASS 518 JV%GEORGE S GLASS	3232 HUNTINGDON PL	HOUSTON, TX 77019-5926	A0242 H T & B R R, TRACT 1-1D-1D1-PT TR 1E, ACRES 10.169
0242-0019-000	MEDEARIS JAMES & DOROTHY	PO BOX 937	PEARLAND, TX 77588-0937	A0242 H T & B R R, TRACT 1B, ACRES 8.319



Zone Change Application No. 1115
William and Katherine Favor
8027 Broadway Street (at Zapalac Road)
(SD - C)



AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 21, 2003, 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 Single Family Dwelling District (R-1), on the following described property, to wit:

Zone Change Application No. 1117

Legal Description: 0.619 acres of land, being Tract No. 3 in the Sandoval Subdivision located in the west one-half of the northwest one quarter of the northeast one quarter of Section 15, H.T. & B.R.R. Company Survey, Abstract 241, Brazoria County, Texas (Morenci Street)

Owner: Jose E. Quintonilla
8110 Gulick Lane
Houston, Texas 77075

Agent: No agent

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

VI. ADJOURNMENT

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Zone Change Application No. 1117

Date of City Council and Planning and
Zoning Commission Joint Public Hearing:

July 21, 2003

Property Owner:

Jose E. Quintonilla

Applicant or Agent:

No agent

Location or Address of Property:

Morenci Street

Existing Zoning:

Suburban Development District (SD)

Requested Zoning:

Single Family Dwelling District (R-1)

SUMMARY: The applicant is requesting a change in zoning on the subject property in order to construct single family residences. The subject property is currently undeveloped.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Suburban Development District (SD)	Single Family Residences
South	Single Family Dwelling District (R-1)	Single Family Residence
East	Single Family Dwelling District (R-1) and Suburban Development District (SD)	Single Family Residences
West	Commercial District (C)	Undeveloped Land

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends General Business District Uses for the subject property, as well as for the adjacent properties to the north, south, east, and west. The Comprehensive Plan further indicates that the appropriate zoning districts for general business uses are the General Business District (GB) and the Commercial District (C).

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Morenci Street, a local street. No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed zone change does not conform with the Comprehensive Plan. However, Morenci Street is largely developed with single family residences, and several lots along Morenci Street are zoned R-1.

The subject property is 200 feet wide along its frontage on Morenci Street, and 135 feet deep, which provides for a square footage of 27,000 square feet. In its present configuration, the subject lot meets the requirements of the R-E district. However, the applicant chose the R-1 district instead, in order to subdivide the subject lot into two separate lots for the construction of two single family residences. If subdivided into two lots, each lot would be 100 feet wide, thereby meeting the requirements of the R-1 district.

PUBLIC COMMENTS: Public notice/comment forms were mailed to 22 property owners within 200 feet of the subject property under consideration. No public comment forms have been returned.

STAFF RECOMMENDATION: Staff recommends approval of the zone change as proposed by the applicant, for the following reasons:

1. The proposed zone change provides for residential uses which are consistent with other residential uses and R-1 zoning districts along Morenci Street.

SUPPORTING DOCUMENTS:

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

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 21st day of July, 2003, at 6:30 p.m., the City Council and 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 of City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Jose E. Quintonilla, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:

0.619 acres of land, being Tract No. 3 in the Sandoval Subdivision located in the west one-half of the northwest one quarter of the northeast one quarter of Section 15, H.T. & B.R.R. Company Survey, Abstract 241, Brazoria County, Texas (Morenci Street)

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

Theresa Grahmann

Theresa Grahmann
Planner I

APPLICATION NO. 1117



City of Pearland
 Community Development
 3519 Liberty Drive
 Pearland, Texas 77581
 281-652-1639
 281-652-1702 fax
 www.ci.pearland.tx.us

APPLICATION FOR A CHANGE IN ZONING

Please check one:

- Change in Zoning Classification from: SP (list current zoning) to: R-1 (list proposed zoning)
- Specific Use Permit Request for: _____ (list proposed use)

Property Information:

Address: _____
 Subdivision: Sandhollow Lot: #3 Block: Section 15
 Tax I.D. Number: 7443-0003-000

** For unplatted property, attach a copy of the metes and bounds description**

Current use of property (type of structures on property): undeveloped

Proposed use of property: single family homes

PROPERTY OWNER INFORMATION:

NAME Jose E. Quintanilla
 ADDRESS 8110 Gulick Ln
 CITY Houston STATE TX ZIP 77075
 PHONE (713) 987-9118
 FAX _____
 E-MAIL ADDRESS _____

APPLICANT/AGENT INFORMATION:

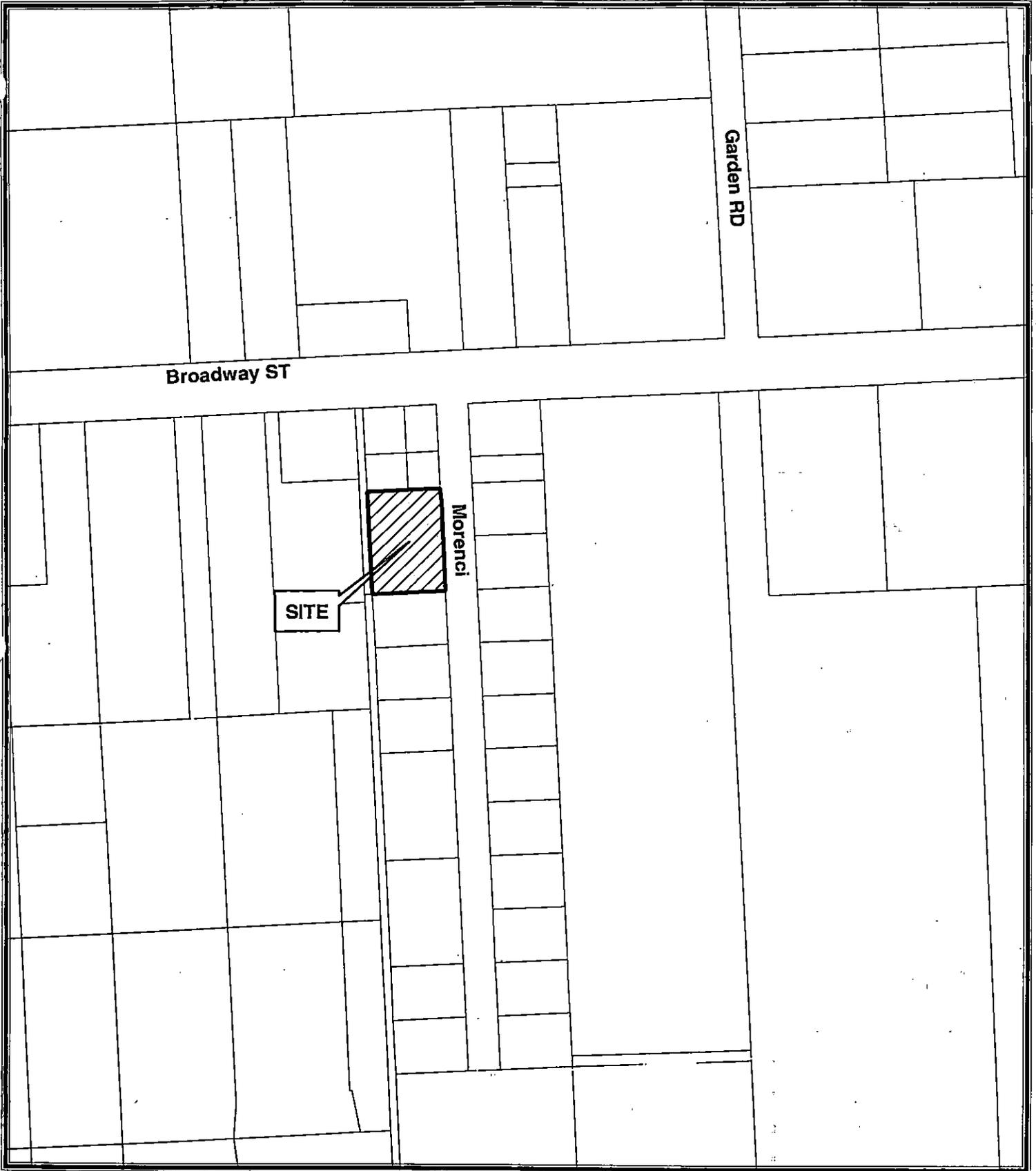
NAME _____
 ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 PHONE () _____
 FAX () _____
 E-MAIL ADDRESS _____

PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

Owner's Signature: Jose E. Quintanilla Date: 6/19/03
 Agent's Signature: _____ Date: _____

OFFICE USE ONLY:

FEES PAID: \$250.00 DATE PAID: 6-19-03
 RECEIVED BY: [Signature] APPLICATION NO: 1117



0 200 400 Feet

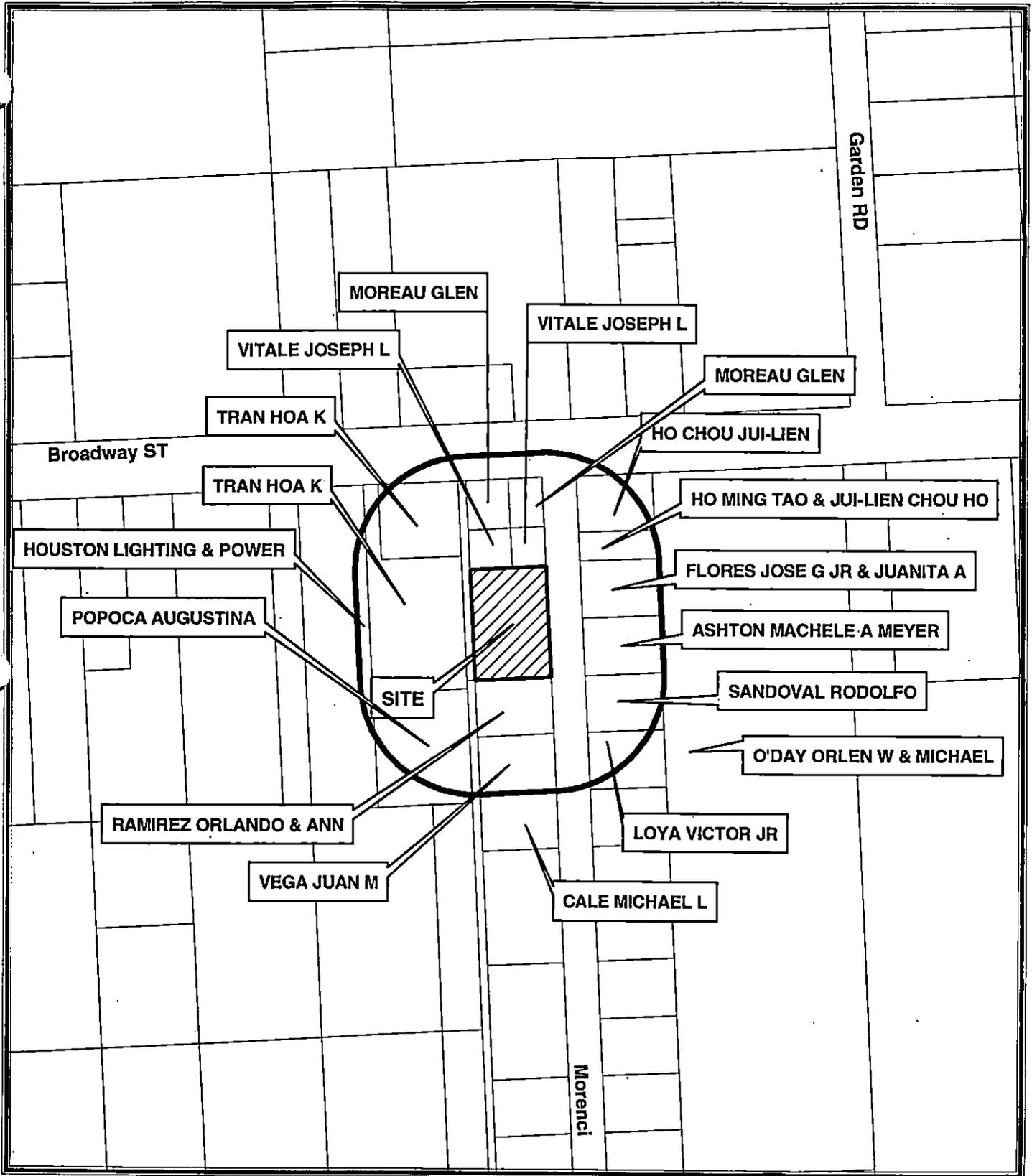
Zone Change Application No. 1117

Jose E. Quintonilla

Morenci Street

(SD - R1)





Zone Change Application No. 1117

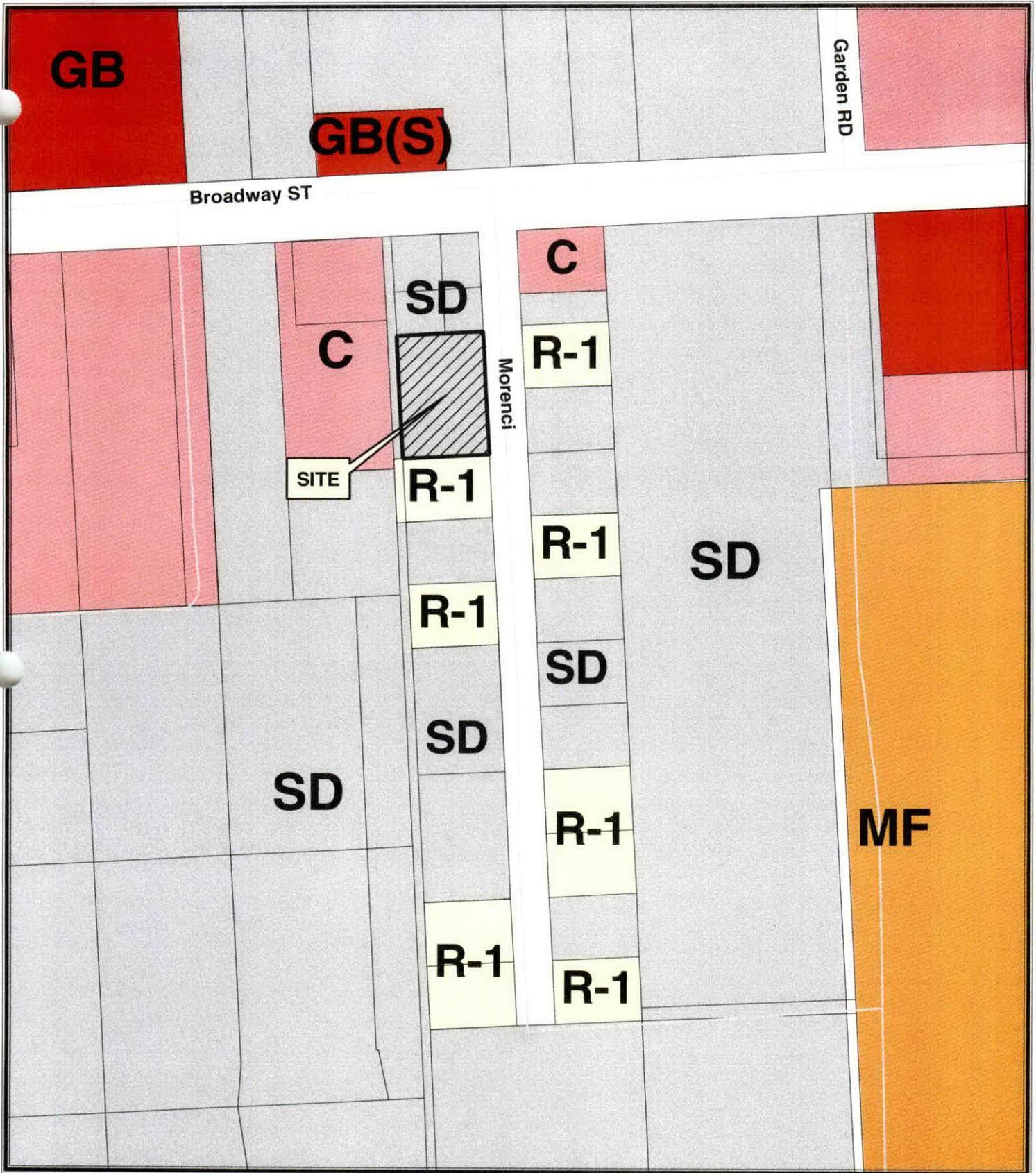
**Jose E. Quintonilla
Morenci Street
(SD - R1)**

0 200 400 Feet



ZONE CHANGE APPLICATION NO. 1117
Property Owner Notification List

<u>TAX ACCOUNT</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
0241-0009-000	O'DAY ORLEN W & MICHAEL	PO BOX 149	PEARLAND, TX 77588-0149	LT 2C1 BLK 1 241 H T & B, ACRES 9.470
7443-0017-000	HO CHOU JUI-LIEN	3709 19TH ST # 484	LUBBOCK, TX 79410-1204	SANDOVAL LT 20 241 H T & B
7443-0001-110	MOREAU GLEN	PO BOX 1422	PEARLAND, TX 77588-1422	SANDOVAL LTS 1A-2A 241 H T & B, ACRES 0.310
7443-0001-110	MOREAU GLEN	PO BOX 1422	PEARLAND, TX 77588-1422	SANDOVAL LTS 1A-2A 241 H T & B, ACRES 0.310
0241-0010-000	TRAN HOA K	2804 RED OAK LN	PEARLAND, TX 77584-1422	A0241 H T & B R R, TRACT 1B, MAHANAY, ACRES 0.483
0241-0010-120	TRAN HOA K	2804 RED OAK LN	PEARLAND, TX 77584-1072	MAHANAY LT 1A 241 H T & B, ACRES 1.005
0241-0028-120	H L & P PROP TAX DEPT JOSE E QUINTONILLA	PO BOX 1475 8110 GULICK LANE	HOUSTON, TX 77251-1475 HOUSTON, TX 77075	MAHANAY LTS 2A-10A-11A TR 1 241 H T & B, ACRES 5.824
7443-0001-000	VITALE JOSEPH L	2714 MORCENI ST	PEARLAND, TX 77581	SANDOVAL (A0241 H T & B R R), LOT 1-2, ACRES 0.210
7443-0001-000	VITALE JOSEPH L	2714 MORCENI ST	PEARLAND, TX 77581	SANDOVAL (A0241 H T & B R R), LOT 1-2, ACRES 0.210
7443-0016-110	HO MING TAO & JUI-LIEN CHOU HO	3709 19TH ST # 484	LUBBOCK, TX 79410-1204	SANDOVAL LT 19A (50X135), ACRES 0.155
7443-0016-000	FLORES JOSE G JR & JUANITA A	2725 MORENCI ST	PEARLAND, TX 77584-1079	SANDOVAL LT 19 241 H T & B, ACRES 0.309
7443-0003-000	SANDOVAL RODOLFO	PO BOX 507	PEARLAND, TX 77588-0507	SANDOVAL (A0241 H T & B R R), LOT 3, ACRES 0.619
7443-0015-000	ASHTON MACHELE A MEYER	2735 MORENCI ST	PEARLAND, TX 77584-1079	SANDOVAL (A0241 H T & B R R), LOT 18, ACRES 0.310
7443-0014-000	SANDOVAL RODOLFO	PO BOX 507	PEARLAND, TX 77588-0507	SANDOVAL LT 17 241 H T & B, ACRES 0.310
7443-0002-000	RAMIREZ ORLANDO & ANN	2740 MORENCI ST	PEARLAND, TX 77584-1078	SANDOVAL LT 4 241 H T & B, ACRES 0.309
0241-0010-110	POPOCA AUGUSTINA	6710 W BROADWAY	PEARLAND, TX 77581	MAHANAY LT 1 241 H T & B, ACRES 0.685
7443-0013-000	LOYA VICTOR JR	PO BOX 1907	PEARLAND, TX 77588-1907	SANDOVAL LT 16 241 H T & B, ACRES 0.310
7443-0004-000	VEGA JUAN M	2750 MORENCI ST	PEARLAND, TX 77584-1078	SANDOVAL LT 5 241 H T & B, ACRES 0.310
7443-0012-000	YBARRA ALFRED & MARY	2751 MORENCI ST	PEARLAND, TX 77584-1079	SANDOVAL LT 15 241 H T & B, ACRES 0.310
7443-0004-110	CALE MICHAEL L	2744 MORENCI ST	PEARLAND, TX 77584-1078	SANDOVAL LT 5A 241 H T & B, ACRES 0.310
0241-0028-130	HALSEY LINDA A	308 W THOMAS AVE	PASADENA, TX 77506-3432	MAHANAY LTS 10C-11B TR 1 241 H T & B, ACRES 1.280



0 200 400 Feet

Zone Change Application No. 1117
Jose E. Quintonilla
Morenci Street
(SD - R1)



AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 21, 2003, 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 Single Family Dwelling District (R-1), on the following described property, to wit:

Zone Change Application No. 1118

Legal Description: 0.620 acres of land, being Tract No. 7 in the Sandoval Subdivision located in the west one-half of the northwest one quarter of the northeast one quarter of Section 15, H.T. & B.R.R. Company Survey, Abstract 241, Brazoria County, Texas (Morenci Street)

Owner: Jose E. Quintonilla
8110 Gulick Lane
Houston, Texas 77075

Agent: No agent

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

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. 1118

Date of City Council and Planning and
Zoning Commission Joint Public Hearing:

July 21, 2003

Property Owner:

Jose E. Quintonilla

Applicant or Agent:

No agent

Location or Address of Property:

Morenci Street

Existing Zoning:

Suburban Development District (SD)

Requested Zoning:

Single Family Dwelling District (R-1)

SUMMARY: The applicant is requesting a change in zoning on the subject property in order to construct single family residences. The subject property is currently undeveloped.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Suburban Development District (SD)	Single Family Residence
South	Single Family Dwelling District (R-1)	Single Family Residence
East	Single Family Dwelling District (R-1)	Single Family Residences
West	Suburban Development District (SD)	Undeveloped Land

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Low Density Residential Uses for the subject property, as well as for the adjacent properties to the north, south, east, and west. The Comprehensive Plan further indicates that the appropriate zoning districts for low density residential uses are the Estate Lot Single Family Dwelling District (R-E) and the Single Family Dwelling Districts R-1 and R-2. Therefore, the proposed zone change conforms to the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Morenci Street, a local street. No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed zone change conforms with the Comprehensive Plan. Morenci Street is largely developed with single family residences, and several lots along Morenci Street are zoned R-1.

The subject property is 200 feet wide along its frontage on Morenci Street, and 135 feet deep, which provides for a square footage of 27,000 square feet. In its present configuration, the subject lot meets the requirements of the R-E district. However, the applicant chose the R-1 district instead, in order to subdivide the subject lot into two separate lots for the construction of two single family residences. If subdivided into two lots, each lot would be 100 feet wide, thereby meeting the requirements of the R-1 district.

PUBLIC COMMENTS: Public notice/comment forms were mailed to 18 property owners within 200 feet of the subject property under consideration. No public comment forms have been returned.

STAFF RECOMMENDATION: Staff recommends approval of the zone change as proposed by the applicant, for the following reasons:

1. The proposed zone change provides for low density residential uses as recommended by the Comprehensive Plan.
2. The proposed zone change provides for residential uses which are consistent with other residential uses and R-1 zoning districts along Morenci Street.

SUPPORTING DOCUMENTS:

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

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 21st day of July, 2003, at 6:30 p.m., the City Council and 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 of City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Jose E. Quintonilla, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Single Family Dwelling District (R-1) on the following described property, to wit:

0.620 acres of land, being Tract No. 7 in the Sandoval Subdivision located in the west one-half of the northwest one quarter of the northeast one quarter of Section 15, H.T. & B.R.R. Company Survey, Abstract 241, Brazoria County, Texas (Morenci Street)

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

Theresa Grahmann

Theresa Grahmann
Planner I

APPLICATION NO. 1118



APPLICATION FOR A CHANGE IN ZONING

City of Pearland
Community Development
3519 Liberty Drive
Pearland, Texas 77581
281-652-1639
281-652-1702 fax
www.ci.pearland.tx.us

Please check one:

- Change in Zoning Classification from: SD (list current zoning) to: R-1 (list proposed zoning)
- Specific Use Permit Request for : _____ (list proposed use)

Property Information:

Address: _____
 Subdivision: Sandovall Lot #13 Block: Section 15
 Tax I.D. Number: 7443-0006-000

** For unplatted property, attach a copy of the metes and bounds description**

Current use of property (type of structures on property): undeveloped
 Proposed use of property: single family homes

PROPERTY OWNER INFORMATION:

NAME Jose E Quintanilla
 ADDRESS 8110 Gulick Ln
 CITY Houston STATE TX ZIP 77075
 PHONE (713) 987-91-18
 FAX _____
 E-MAIL ADDRESS _____

APPLICANT/AGENT INFORMATION:

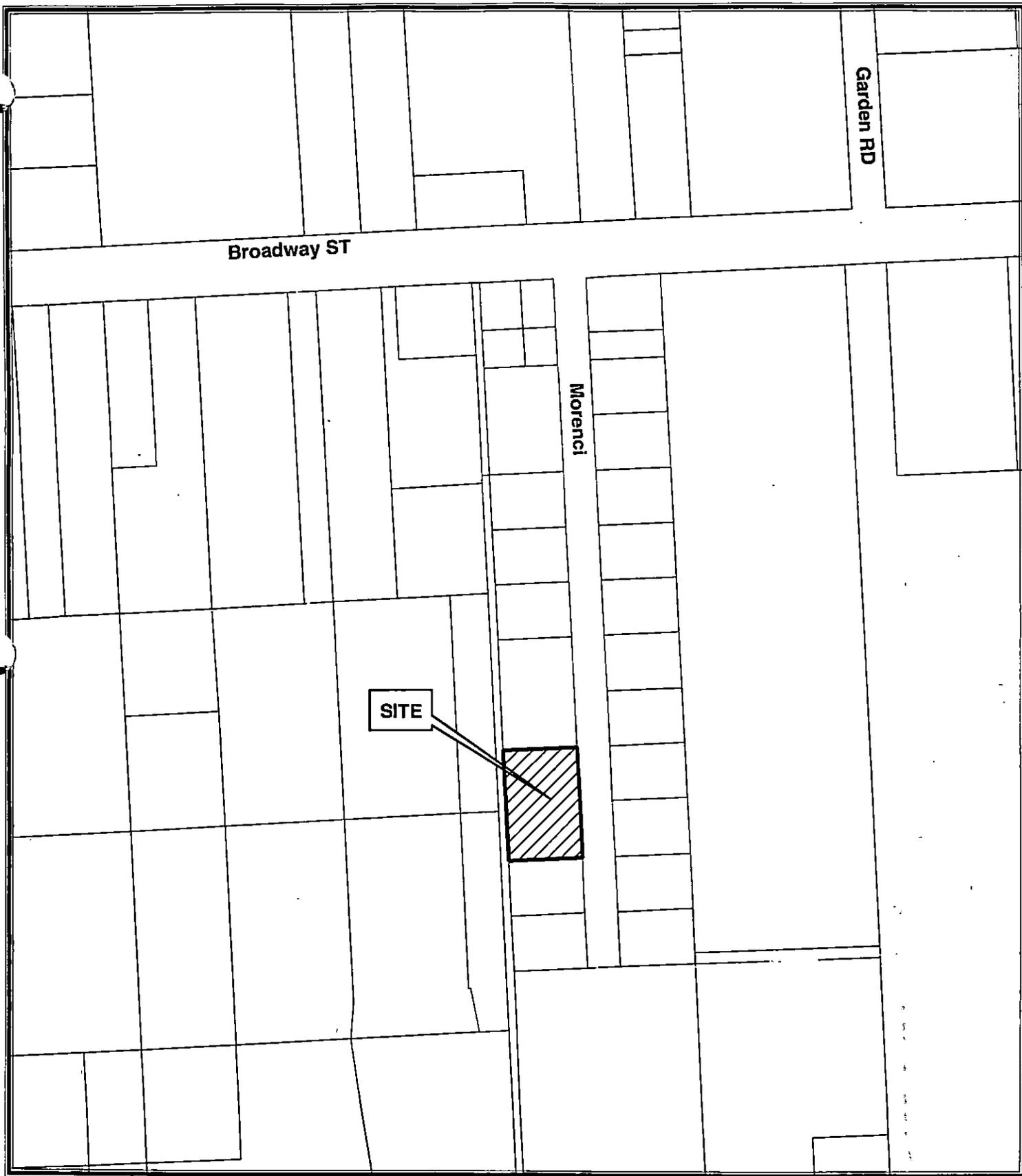
NAME _____
 ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 PHONE (____) _____
 FAX (____) _____
 E-MAIL ADDRESS _____

PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

Owner's Signature: Jose E. Quintanilla Date: 6/19/03
 Agent's Signature: _____ Date: _____

OFFICE USE ONLY:

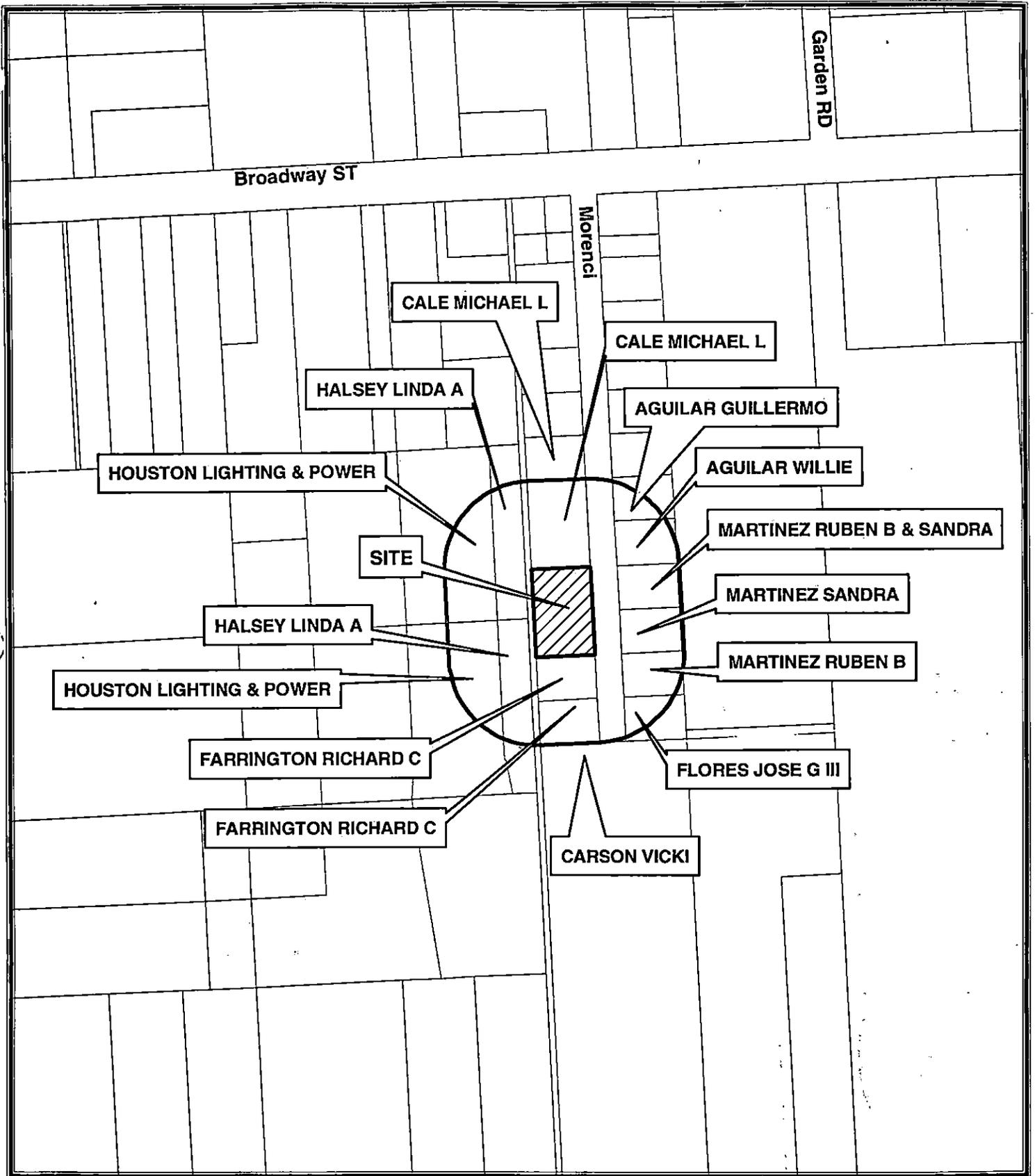
FEES PAID: \$250⁰⁰ DATE PAID: 6-19-03
 RECEIVED BY: [Signature] APPLICATION NO: 1118



Zone Change Application No. 1118
Jose E. Quintonilla
Morenci Street
(SD - R1)

0 200 400 Feet





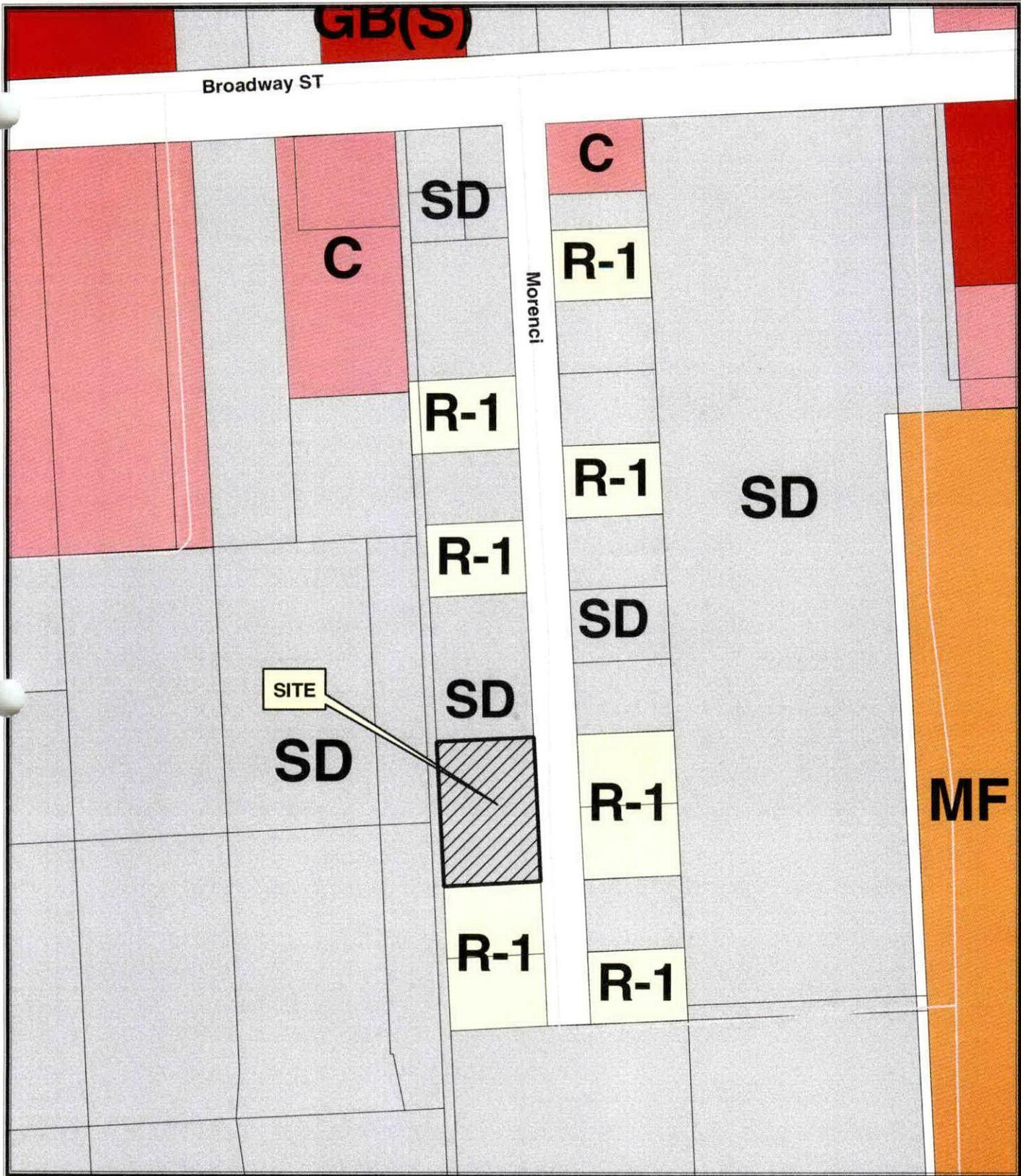
0 200 400 Feet

Zone Change Application No. 1118
Jose E. Quintonilla
Morenci Street
(SD - R1)

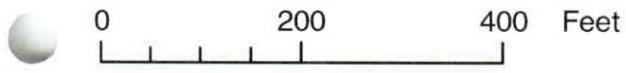


ZONE CHANGE APPLICATION NO. 1118
Property Owner Notification List

<u>TAX ACCOUNT</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
0241-0009-000	O'DAY ORLEN W & MICHAEL	PO BOX 149	PEARLAND, TX 77588-0149	LT 2C1 BLK 1 241 H T & B, ACRES 9.470
7443-0012-000	YBARRA ALFRED & MARY	2751 MORENCI ST	PEARLAND, TX 77584-1079	SANDOVAL LT 15 241 H T & B, ACRES 0.310
7443-0004-110	CALE MICHAEL L	2744 MORENCI ST	PEARLAND, TX 77584-1078	SANDOVAL LT 5A 241 H T & B, ACRES 0.310
0241-0028-130	HALSEY LINDA A	308 W THOMAS AVE	PASADENA, TX 77506-3432	MAHANAY LTS 10C-11B TR 1 241 H T & B, ACRES 1.280
0241-0028-120	HL&P PROP TAX DEPT	PO BOX 1475	HOUSTON, TX 77251-1475	MAHANAY LTS 2A-10A-11A TR 1 241 H T & B, ACRES 5.824
7443-0011-000	AGUILAR GUILLERMO	PO BOX 1113	PEARLAND, TX 77588-1113	SANDOVAL LT 14 241 H T & B, ACRES 0.310
7443-0005-000	HALSEY LINDA A	308 W THOMAS AVE	PASADENA, TX 77506-3432	SANDOVAL LT 6 241 H T & B, ACRES 0.620
7443-0010-000	AGUILAR WILLIE	PO BOX 1113	PEARLAND, TX 77588-1113	SANDOVAL (A0241 H T & B R R), LOT 13, ACRES 0.310
7443-0009-000	MARTINEZ RUBEN B & SANDRA QUINTONILLA JOSE E	2823 MORENCI ST 8110 GULICK LN	PEARLAND, TX 77584-1081 PEARLAND, TX 77075	SANDOVAL (A0241 H T & B R R), BLOCK 15, LOT 12, ACRES 0.309
7443-0006-000	SANDOVAL RODOLFO	PO BOX 507	PEARLAND, TX 77588-0507	SANDOVAL (A0241 H T & B R R), LOT 7, ACRES 0.620
7443-0009-001	MARTINEZ SANDRA	2823 MORENCI ST	PEARLAND, TX 77584-1081	SANDOVAL LT 11 241 H T & B, ACRES 0.309
0241-0028-130	HALSEY LINDA A	308 W THOMAS AVE	PASADENA, TX 77506-3432	MAHANAY LTS 10C-11B TR 1 241 H T & B, ACRES 1.280
0241-0028-120	HL&P PROP TAX DEPT	PO BOX 1475	HOUSTON, TX 77251-1475	MAHANAY LTS 2A-10A-11A TR 1 241 H T & B, ACRES 5.824
7443-0008-000	MARTINEZ RUBEN B	2823 MORENCI ST	PEARLAND, TX 77584-1081	SANDOVAL (A0241 H T & B R R), LOT 10, ACRES 0.310
7443-0007-000	FARRINTON RICHARD C	2714 MORENCI ST	PEARLAND, TX 77584	
7443-0002-110	FLORES JOSE G III	2841 MORENCI ST	PEARLAND, TX 77584-1081	SANDOVAL LT 9 241 H T & B, ACRES 0.309
0241-0012-000	CARSON VICKI	2019 COUNTRY CLUB BLVD	SUGARLAND, TX 77478-3911	A0241 H T & B R R, TRACT 2D, ACRES 10.000



Zone Change Application No. 1118
Jose E. Quintonilla
Morenci Street
(SD - R1)



AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 21, 2003, 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 Estate Lot Single Family Dwelling District (R-E), on the following described property, to wit:

Zone Change Application No. 1116

Legal Description: 9.7980 acres of land, being the east ½ of Lots 11 and 12 of the Allison Richey Gulf Coast Home Company Subdivision, being part of the Suburban Gardens, situated in the H.T. & B.R.R. Company Survey, Abstract 304, Brazoria County, Texas (County Road 403 (Hughes Ranch Road), east of CR 94)

Owner: Lisa and David Tran
10522 Sagepark
Houston, Texas 77089

Agent: Paksima Group
203 Aurora Street
Houston, Texas 77008

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mr. Tobin Maples, Executive Director of Community Services

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. 1116

Date of City Council and Planning and
Zoning Commission Joint Public Hearing:

July 21, 2003

Property Owner:

David and Lisa Tran

Applicant or Agent:

Paksima Group

Location or Address of Property:

County Road 403 (Hughes Ranch Road),
east of County Road 94

Existing Zoning:

Suburban Development District (SD)

Requested Zoning:

Estate Lot Single Family Dwelling District
(R-E)

SUMMARY: The applicant is requesting a change in zoning on the subject property in order to construct a single family residential subdivision. The subject property is currently undeveloped.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	City of Pearland Extra-Territorial Jurisdiction (ETJ)	Single family residences within the Southdown residential subdivision
South	Single Family Dwelling District (R-3)	Undeveloped Land

East	Single Family Dwelling District (R-3)	Future Autumn Lake residential subdivision (under construction)
West	Suburban Development District (SD)	Undeveloped land

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Medium Density Residential Uses for the subject property, as well as for the adjacent properties to the south, east, and west. The Comprehensive Plan further indicates that the appropriate zoning districts for medium density residential uses are the Single Family Dwelling Districts R-3 and R-4.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Hughes Ranch Road, a secondary thoroughfare with an ultimate right-of-way of 100 feet.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed zone change would provide for a lower residential density than what is recommended by the Comprehensive Plan.

The subject property is approximately 10 acres in size. The requested R-E district requires a minimum lot size of one-half acre, or 21,780 square feet. At this size, the subject property could be developed with no more than 19-20 residential lots. All lots within this subdivision would have to meet the minimum lot size for R-E, as well as the minimum lot width of 120 feet for R-E.

All future lots within the subject property would have to have frontage on a public street, in accordance with the Subdivision Ordinance.

PUBLIC COMMENTS: Public notice/comment forms were mailed to 20 property owners within 200 feet of the subject property under consideration. No public comment forms have been returned.

STAFF RECOMMENDATION: Staff recommends approval of the zone change as proposed by the applicant, for the following reasons:

1. The proposed zone change provides for a lower density of residential uses than what is recommended by the Comprehensive Plan.

SUPPORTING DOCUMENTS:

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

**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 21st day of July, 2003, at 6:30 p.m., the City Council and 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 of City Hall, 3519 Liberty Drive, Pearland, Texas, on the request of Paksima Group, agent for David and Lisa Tran, owners, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Estate Lot Single Family Dwelling District (R-E) on the following described property, to wit:

9.7980 acres of land, being the east ½ of Lots 11 and 12 of the Allison Richey Gulf Coast Home Company Subdivision, being part of the Suburban Gardens, situated in the H.T. & B.R.R. Company Survey, Abstract 304, Brazoria County, Texas (County Road 403 (Hughes Ranch Road), east of CR 94)

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

Theresa Grahmann

Theresa Grahmann
Planner I

APPLICATION NO. 1116



City of Pearland
Community Development
3519 Liberty Drive
Pearland, Texas 77581
281-652-1639
281-652-1702 fax
www.ci.pearland.tx.us

APPLICATION FOR A CHANGE IN ZONING

Please check one:

- Change in Zoning Classification from: SD to: RE
(list current zoning) (list proposed zoning)
- Specific Use Permit Request for: _____
(list proposed use)

Property Information:

Address: CR 403
 Subdivision: _____ Lot: _____ Block: _____
 Tax I.D. Number: _____

** For unplatted property, attach a copy of the metes and bounds description**

Current use of property
(type of structures on property): _____
 Proposed use of property: _____

PROPERTY OWNER INFORMATION:

NAME Lisa & David Tran
 ADDRESS 10522 Sagepark
 CITY Hou STATE Tx ZIP 77069
 PHONE (281) 484-3213
 FAX() _____
 E-MAIL ADDRESS _____

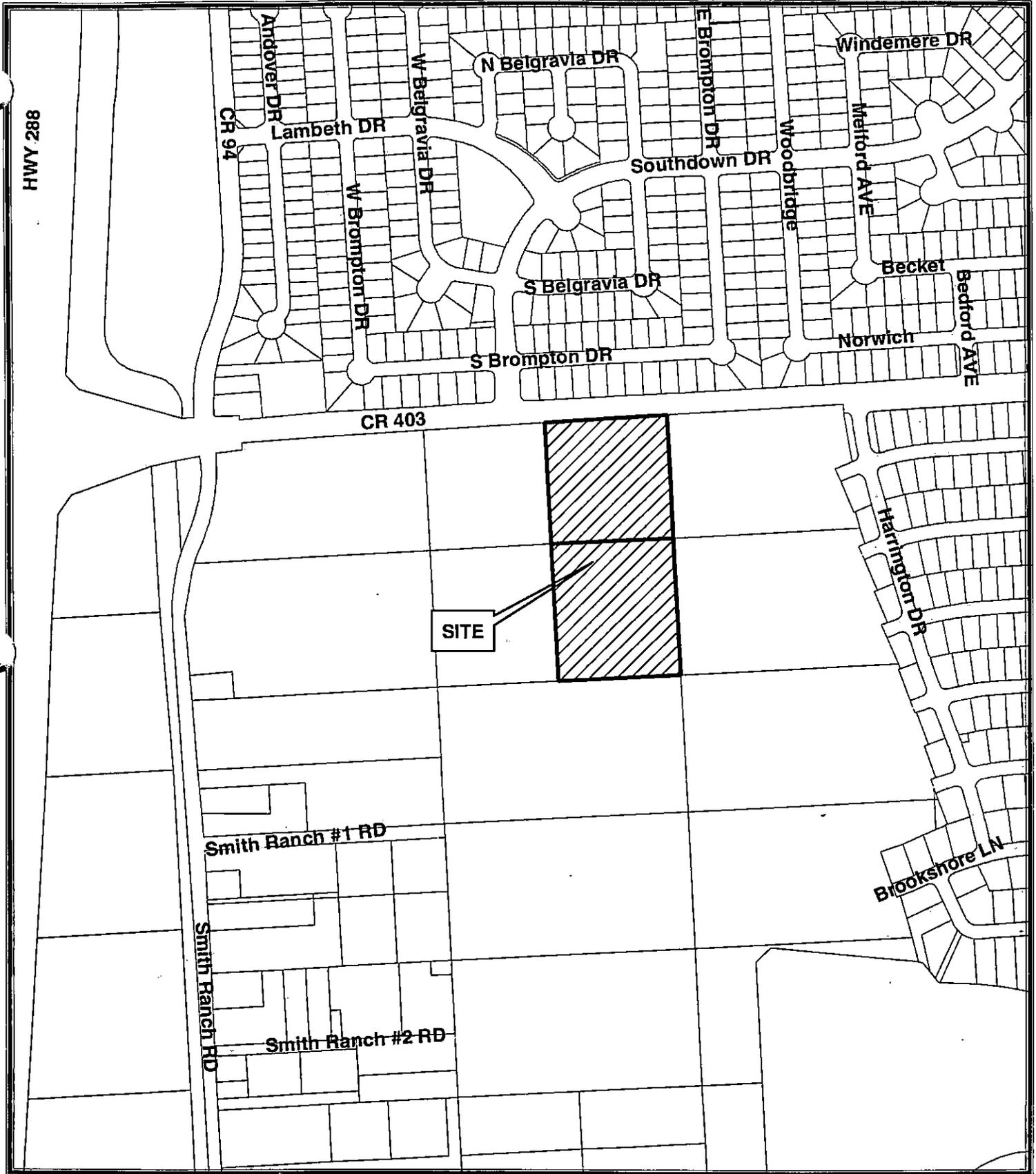
APPLICANT/AGENT INFORMATION:

NAME PAKSIMA GROUP
 ADDRESS 203 AURORA
 CITY Hou STATE Tx ZIP 77008
 PHONE (713) 880-1856
 FAX (713) 880-1596
 E-MAIL ADDRESS ypciba@paksimagroup.com

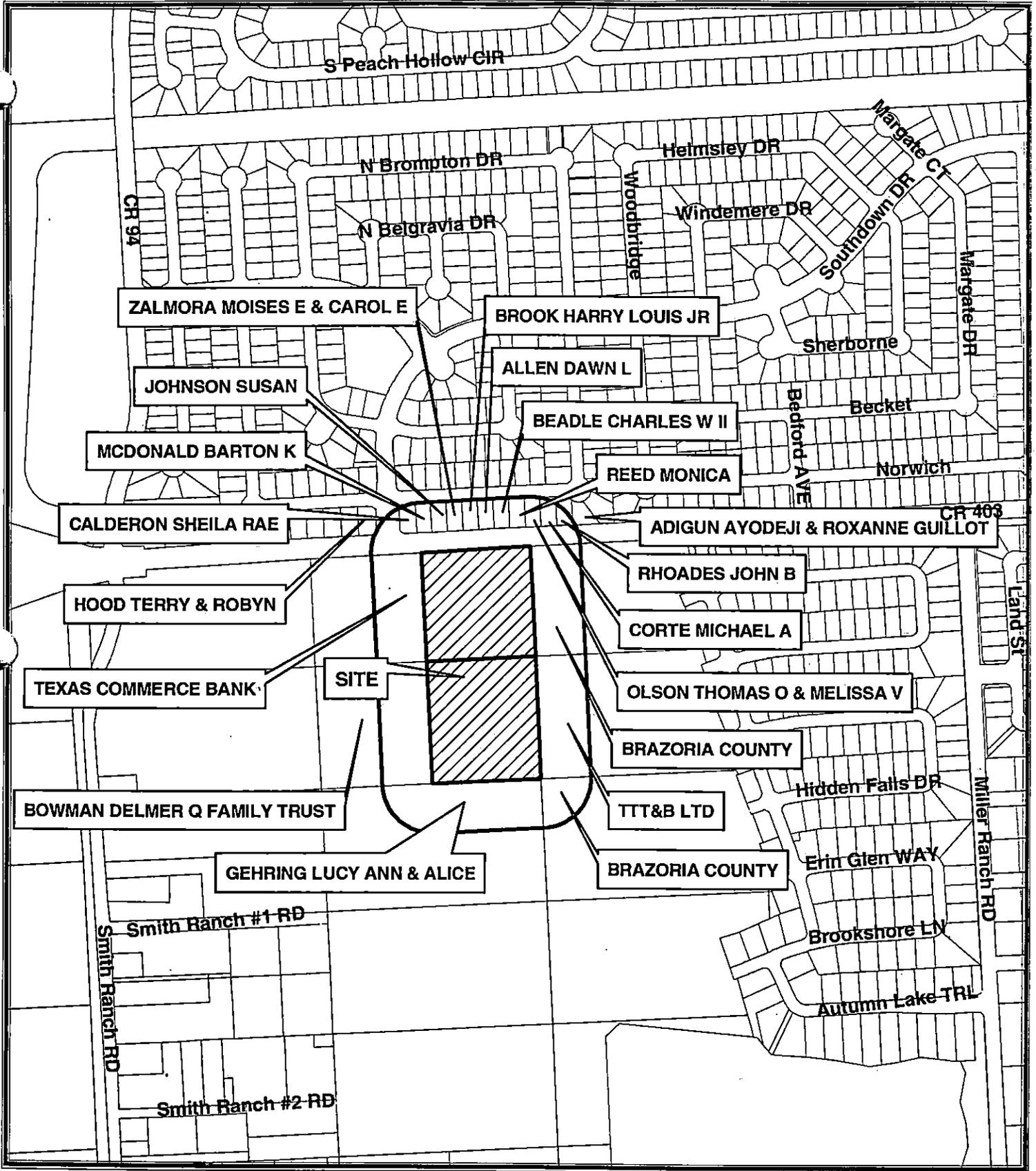
PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

Owner's Signature: David Tran Date: 6/4/03
 Agent's Signature: [Signature] Date: 6.3.03

OFFICE USE ONLY:
 FEES PAID: \$275⁰⁰ DATE PAID: 6-4-03
Ino APPLICATION NO. 1116



Zone Change Application No. 1116
Lisa and David Tran/Paksima Group
County Road 403, east of County Road 94
(SD - RE)



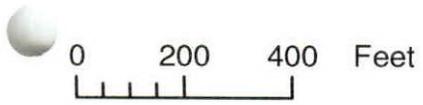
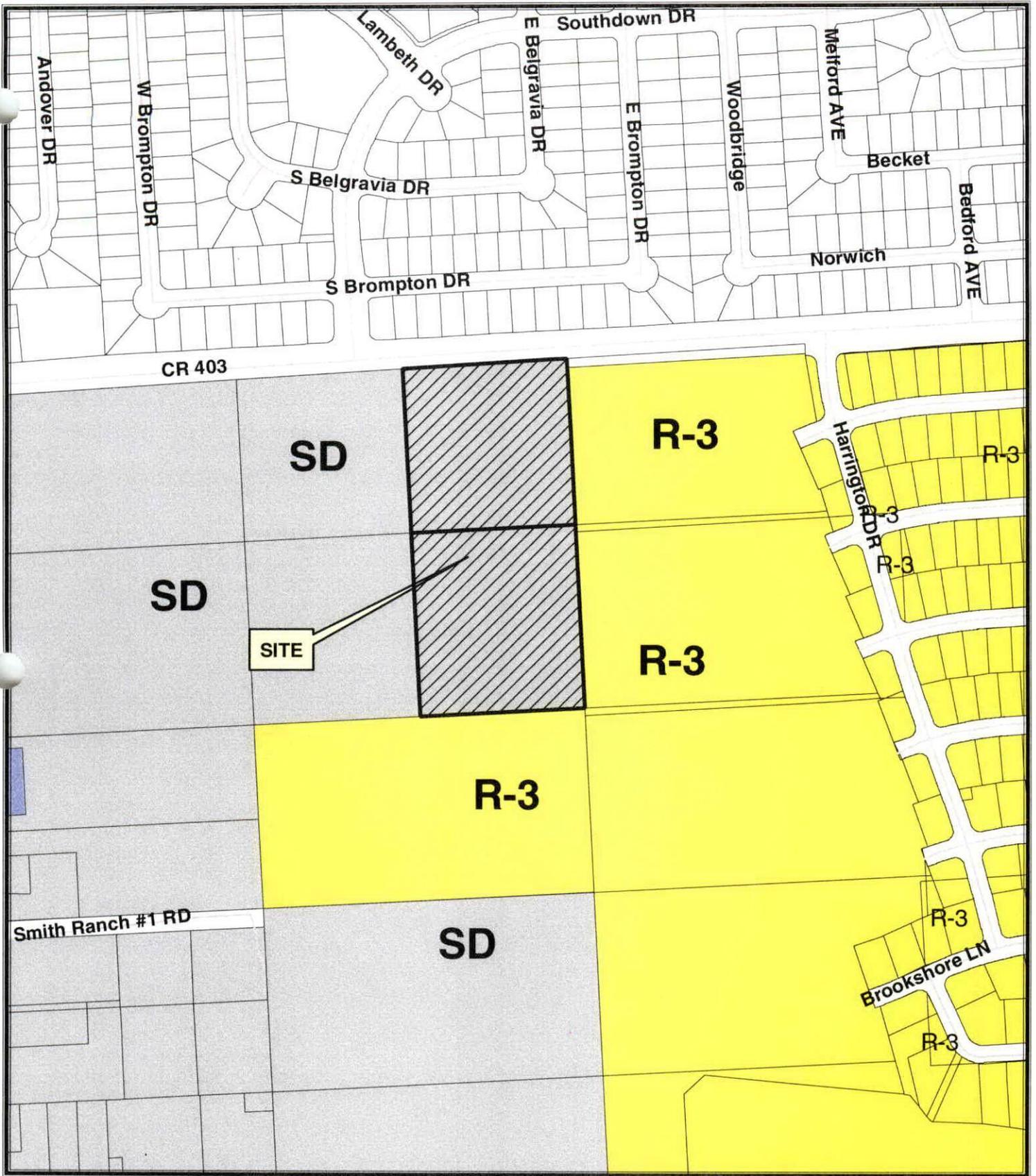
Zone Change Application No. 1116
Lisa and David Tran/Paksima Group
County Road 403, east of County Road 94
(SD - RE)

0 200 400 Feet



ZONE CHANGE APPLICATION NO. 1116
Property Owner Notification List

<u>TAX ACCOUNT</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>LEGAL DESCRIPTION</u>
0304-0015-110	BRAZORIA COUNTY	111 E LOCUST ST	ANGLETON, TX 77515	A304, H T & B R R, TRACT, ROW, ACRES 2.916
7689-0511-000	RHOADES JOHN B	2818 S BROMPTON DR	PEARLAND, TX 77584-2207	SOUTHDOWN A174-310-510, BLOCK 6, LOT 11, SEC 1
7689-0510-000	CORTE MICHAEL A	2814 S BROMPTON DR	PEARLAND, TX 77584-2207	SOUTHDOWN A174-310-510, BLOCK 6, LOT 10, SEC 1
7689-0509-000	OLSON THOMAS O & MELISSA V	2810 S BROMPTON DR	PEARLAND, TX 77584	SOUTHDOWN A174-310-510, BLOCK 6, LOT 9, SEC 1
7689-0508-000	REED MONICA	2806 S BROMPTON DR	PEARLAND, TX 77584-2207	SOUTHDOWN A174-310-510, BLOCK 6, LOT 6, SEC 1
7689-0507-000	BEADLE CHARLES W II	2802 S BROMPTON DR	PEARLAND, TX 77584-2207	SOUTHDOWN A174-310-510, BLOCK 6, LOT 7, SEC 1
7689-0506-000	ALLEN DAWN L	2722 S BROMPTON DR	PEARLAND, TX 77584-2206	SOUTHDOWN A174-310-510, BLOCK 6, LOT 6, SEC 1
7689-0512-000	ADIGUN AYODEJI & ROXANNE GUILLOT	2822 S BROMPTON DR	PEARLAND, TX 77584-2207	SOUTHDOWN A174-310-510, BLOCK 6, LOT 12, SEC 1
7689-0505-000	BROOK HARRY LOUIS JR LISA AND DAVID TRAN PAKSIMA GROUP	2719 N PEACH HOLLOW CIR 10522 SAGEPARK 203 AURORA ST	PEARLAND, TX 77584-2054 HOUSTON, TX 77089 HOUSTON, TX 77008	SOUTHDOWN A174-310-510, BLOCK 6, LOT 5, SEC 1
7689-0504-000	ZALMORA MOISES E & CAROL E	2714 S BROMPTON DR	PEARLAND, TX 77584-2206	SOUTHDOWN A174-310-510, BLOCK 6, LOT 4, SEC 1
7689-0503-000	JOHNSON SUSAN	2710 S BROMPTON DR	PEARLAND, TX 77584	SOUTHDOWN A174-310-510, BLOCK 6, LOT 3, SEC 1
7689-0502-000	MCDONALD BARTON K	1802 WOODRIDGE DR	ARLINGTON, TX 76013-4238	SOUTHDOWN A174-310-510, BLOCK 6, LOT 2, SEC 1
7689-0501-000	CALDERON SHEILA RAE	2702 S BROMPTON DR	PEARLAND, TX 77584-2206	SOUTHDOWN A174-310-510, BLOCK 6, LOT 1, SEC 1
7689-0623-000	HOOD TERRY & ROBYN	2630 S BROMPTON DR	PEARLAND, TX 77584-2204	SOUTHDOWN A174-310-510, BLOCK 7, LOT 23, SEC 1
0304-0045-000	TEXAS COMMERCE BANK SHEESLEY TRUST	PO BOX 2558	HOUSTON, TX 77252-2558	A0304 H T & B R R, TRACT 11-12, ACRES 3.750
0304-0004-110	TTT&B LTD	2709 LIGHTHOUSE DR	HOUSTON, TX 77058-4317	A304 H T & B R R, TRACT 22, ACRES 10.00
0304-0045-120	BOWMAN DELMER TR%OLA MORGAN BOWMAN	3711 SAN FELIPE ST UNIT 13F	HOUSTON, TX 77027-4040	A0304 H T & B R R, TRACT 11-12, ACRES 2.50
0304-0036-000	GEHRING LUCY ANN & ALICE	2526 WESTMINISTER ST	PEARLAND, TX 77581-4518	A0304 H T & B R R, TRACT 13, ACRES 10.000



Zone Change Application No. 1116
Lisa and David Tran/Paksima Group
County Road 403, east of County Road 94
(SD - RE)



To: Planning Commission members
c/o Richard Keller
Plan and Plats Administrator
3519 Liberty Drive

7/16/03

RECEIVED

JUL 16 2003

ENGINEERING

Fax: 281-652-1702 (3 pages total)

In response to the Preliminary Plat request for Alexander Landing, Section 7, I am forwarding a proposal map that recommends the extension of Westminster and Alexander Lane, allowing connection to the "New" Barry Rose road.

I understand that a traffic study has been conducted and concluded that the additional 99 homes would not "adversely" affect traffic flow on London Court. My neighbors and myself all disagree with this conclusion.

We are strongly recommending that a connection to "New" Barry Rose be part of this new Plat so that the additional traffic from this new subdivision will NOT totally depend on London Court for access to Barry Rose and eventually the Pearland Parkway.

The recommended extensions on the map would also provide easier access to Barry Rose and the Parkway for the residents of Banbury Cross, who presently use London Court for access to Barry Rose and will have no choice but to use this route to access the Parkway, once it is opened.

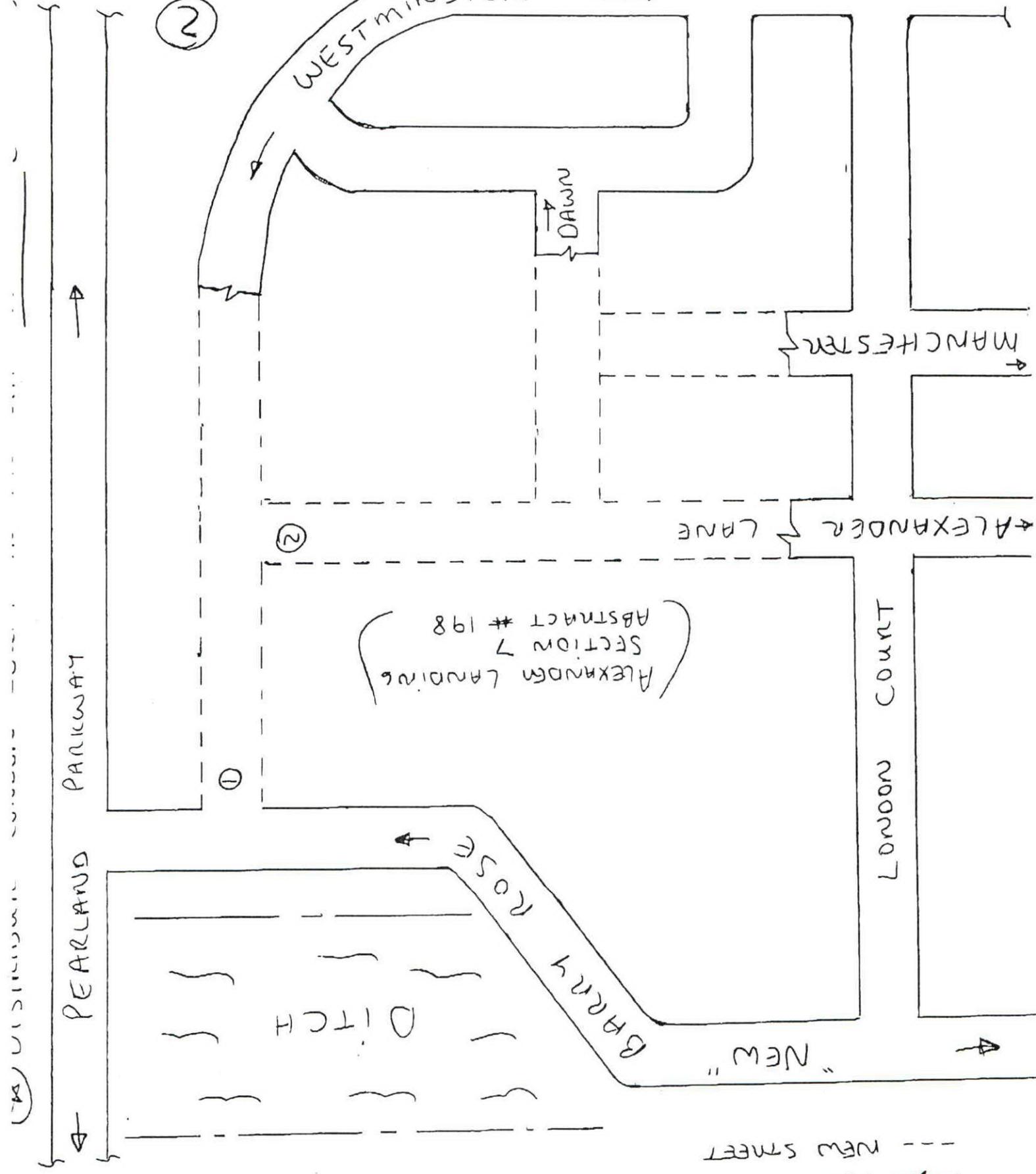
London Court is way too narrow to handle the current traffic volume and an additional 99 homes, plus the future opening of the Parkway is definitely an "impact" to those of us who live on this street.

I urge the Planning Commission to strongly address our concerns and seriously consider our recommendations.

Thank you,

Anselmo Lozano
3213 London Court resident
and Block spokesperson
281-997-7246

①



- ① PROPOSE EXTENDING WESTMINSTER TO BARRY ROSE.
- ② EXTEND ALEXANDER LANE TO WESTMINSTER.
- NEW SHEET
- ~ TERMINATED STREETS (PRESENTLY)

LOZANO, ANSELMO, JR (JSC-EA) (NASA)

From: AMueller@ci.pearland.tx.us
Sent: Monday, April 21, 2003 12:04 PM
To: chrisjanet@catholicfamilies.net; bshimek@bechtel.com; jab@bpibmi.com; cclifton@newplan.com; ASchroeder@slb.com; LOZANO, ANSELMO, JR (JSC-EA) (NASA); greg.may@chron.com; jrzimmermanniii@shellus.com
Subject: Proposed Plat - Alexander Landing Section 7

Barry Rose Committee Members:

Many of you have expressed concern about traffic volume on London Court and the affects of future development on London Court traffic. Therefore, I wanted to advise you that I noticed on the Planning Commission agenda for this evening that a preliminary plat has been submitted for 31 acres north and east of London Court, containing 99 lots. As of now, the preliminary plat shows connections to existing Alexander Lane, Manchester Lane, and Dawn Street (off of Tower Bridge Road), but no new connection to Barry Rose Road. The boundaries of the plat do not extend to Pearland Parkway.

As I have stated previously, a traffic impact analysis (TIA) is required to be submitted by the developer. The TIA has been submitted and is currently being reviewed by the City's traffic engineer. I have notified the City's engineer of your concerns.

Approval of a plat is a two step process: the preliminary plat and the final plat. The Planning Commission is the body that is responsible for plat approvals. The plat is not official until the final plat is approved and recorded. Tonight's action is on the preliminary plat.

The Planning Commission meetings for plat approvals are open to the public, but they are not "public hearings" where anyone has the right to speak. To make sure your concerns are heard, I suggest that you address written comments to the Planning Commission, C/O Richard Keller, Plan & Plats Administrator, 3519 Liberty Drive, 77581; fax number 281-652-1702. I will also advise the Planning Commission of your concerns from our previous meetings.

If you choose to attend the meeting this evening, there will be public hearings on zoning cases (unrelated to this issue) beginning at 6:30 pm, with the business meeting where plats are considered beginning after the hearings are concluded. Again, you are welcome to attend, but an opportunity to speak on this plat issue is not guaranteed. Written comments would be the best way to make sure the Commission hears your concerns.

The TIA will be reviewed according to standard criteria to see if a second outlet to Barry Rose is justified for this development. I can not prejudge the outcome of that process, but in any case, I think it is important for the Commission to be aware of your concerns.

Sorry for the short notice, but I just saw the agenda this morning. Let me know if you have any questions or if any of this information is unclear.

Alan

To: Planning Commission members
c/o Richard Keller
Plan and Plats Administrator
3519 Liberty Drive

7/16/03

RECEIVED

JUL 16 2003

ENGINEERING

Fax: 281-652-1702 (3 pages total)

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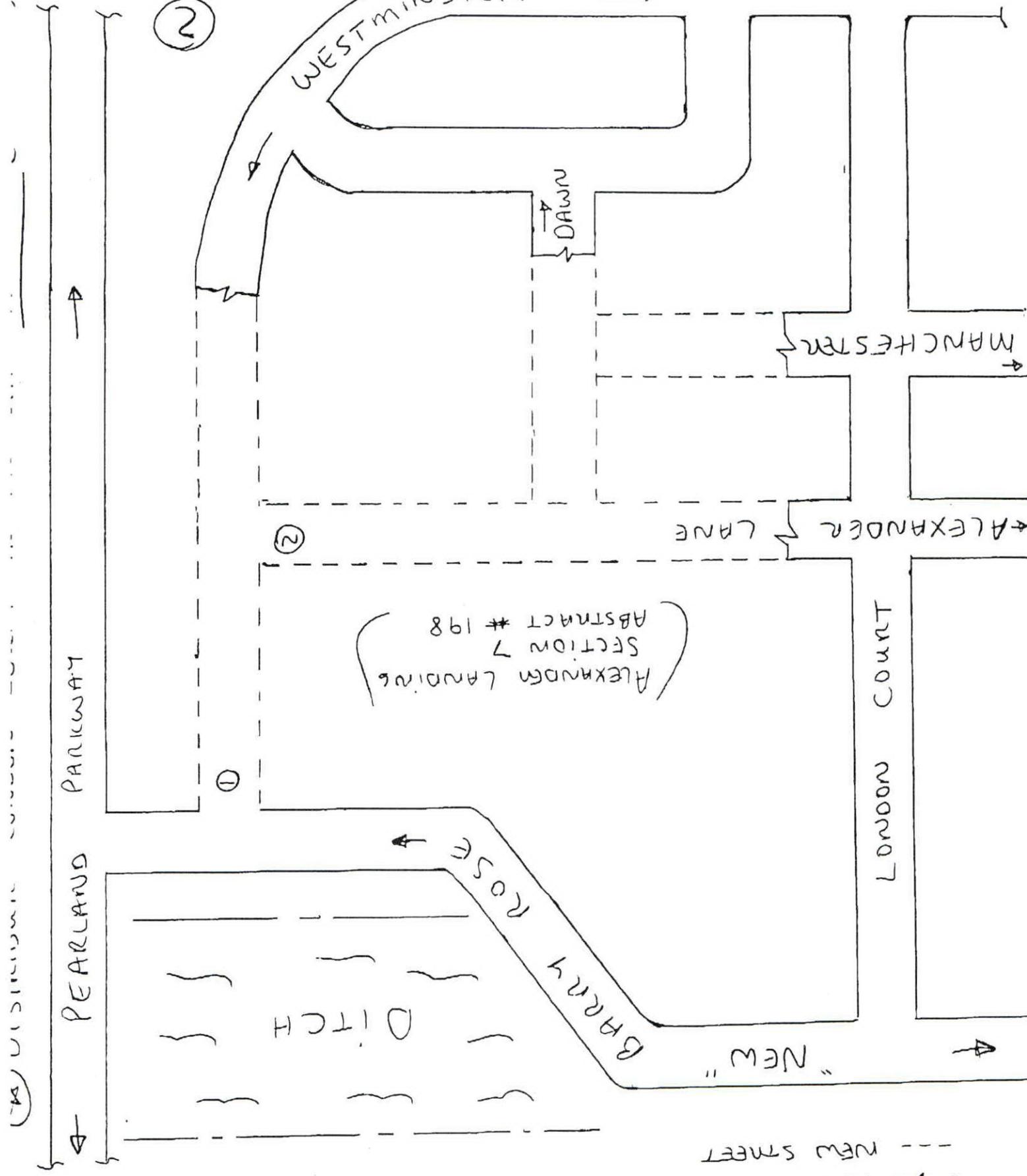
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Anselmo Lozano
3213 London Court resident
and Block spokesperson
281-997-7246

①



- ① PROPOSE EXTENDING WESTMINSTER TO BRANNY ROSE.
- ② EXTEND ALEXANDER LANE TO WESTMINSTER.
- NEW STREET
- ~ TERMINATED STREETS (PRESENTLY)

LOZANO, ANSELMO, JR (JSC-EA) (NASA)

From: AMueller@ci.pearland tx.us
Sent: Monday, April 21, 2003 12:04 PM
To: chrisjanet@catholicfamilies.net; bshimek@bechtel.com; jab@bpibmi.com; cclifton@newplan.com; ASchroeder@slb.com; LOZANO, ANSELMO, JR (JSC-EA) (NASA); greg.may@chron.com; jrzimmermanniii@shellus.com
Subject: Proposed Plat - Alexander Landing Section 7

Barry Rose Committee Members:

Many of you have expressed concern about traffic volume on London Court and the affects of future development on London Court traffic. Therefore, I wanted to advise you that I noticed on the Planning Commission agenda for this evening that a preliminary plat has been submitted for 31 acres north and east of London Court, containing 99 lots. As of now, the preliminary plat shows connections to existing Alexander Lane, Manchester Lane, and Dawn Street (off of Tower Bridge Road). but no new connection to Barry Rose Road. The boundaries of the plat do not extend to Pearland Parkway.

As I have stated previously, a traffic impact analysis (TIA) is required to be submitted by the developer. The TIA has been submitted and is currently being reviewed by the City's traffic engineer. I have notified the City's engineer of your concerns.

Approval of a plat is a two step process: the preliminary plat and the final plat. The Planning Commission is the body that is responsible for plat approvals. The plat is not official until the final plat is approved and recorded. Tonight's action is on the preliminary plat.

The Planning Commission meetings for plat approvals are open to the public, but they are not "public hearings" where anyone has the right to speak. To make sure your concerns are heard, I suggest that you address written comments to the Planning Commission, C/O Richard Keller, Plan & Plats Administrator, 3519 Liberty Drive, 77581; fax number 281-652-1702. I will also advise the Planning Commission of your concerns from our previous meetings.

If you choose to attend the meeting this evening, there will be public hearings on zoning cases (unrelated to this issue) beginning at 6:30 pm, with the business meeting where plats are considered beginning after the hearings are concluded. Again, you are welcome to attend, but an opportunity to speak on this plat issue is not guaranteed. Written comments would be the best way to make sure the Commission hears your concerns.

The TIA will be reviewed according to standard criteria to see if a second outlet to Barry Rose is justified for this development. I can not prejudge the outcome of that process, but in any case, I think it is important for the Commission to be aware of your concerns.

Sorry for the short notice, but I just saw the agenda this morning. Let me know if you have any questions or if any of this information is unclear.

Alan

To: Planning Commission members
c/o Richard Keller
Plan and Plats Administrator
3519 Liberty Drive

7/16/03

RECEIVED

JUL 16 2003

ENGINEERING

Fax: 281-652-1702 (3 pages total)

In response to the Preliminary Plat request for Alexander Landing, Section 7, I am forwarding a proposal map that recommends the extension of Westminster and Alexander Lane, allowing connection to the "New" Barry Rose road.

I understand that a traffic study has been conducted and concluded that the additional 99 homes would not "adversely" affect traffic flow on London Court. My neighbors and myself all disagree with this conclusion.

We are strongly recommending that a connection to "New" Barry Rose be part of this new Plat so that the additional traffic from this new subdivision will NOT totally depend on London Court for access to Barry Rose and eventually the Pearland Parkway.

The recommended extensions on the map would also provide easier access to Barry Rose and the Parkway for the residents of Banbury Cross, who presently use London Court for access to Barry Rose and will have no choice but to use this route to access the Parkway, once it is opened.

London Court is way too narrow to handle the current traffic volume and an additional 99 homes, plus the future opening of the Parkway is definitely an "impact" to those of us who live on this street.

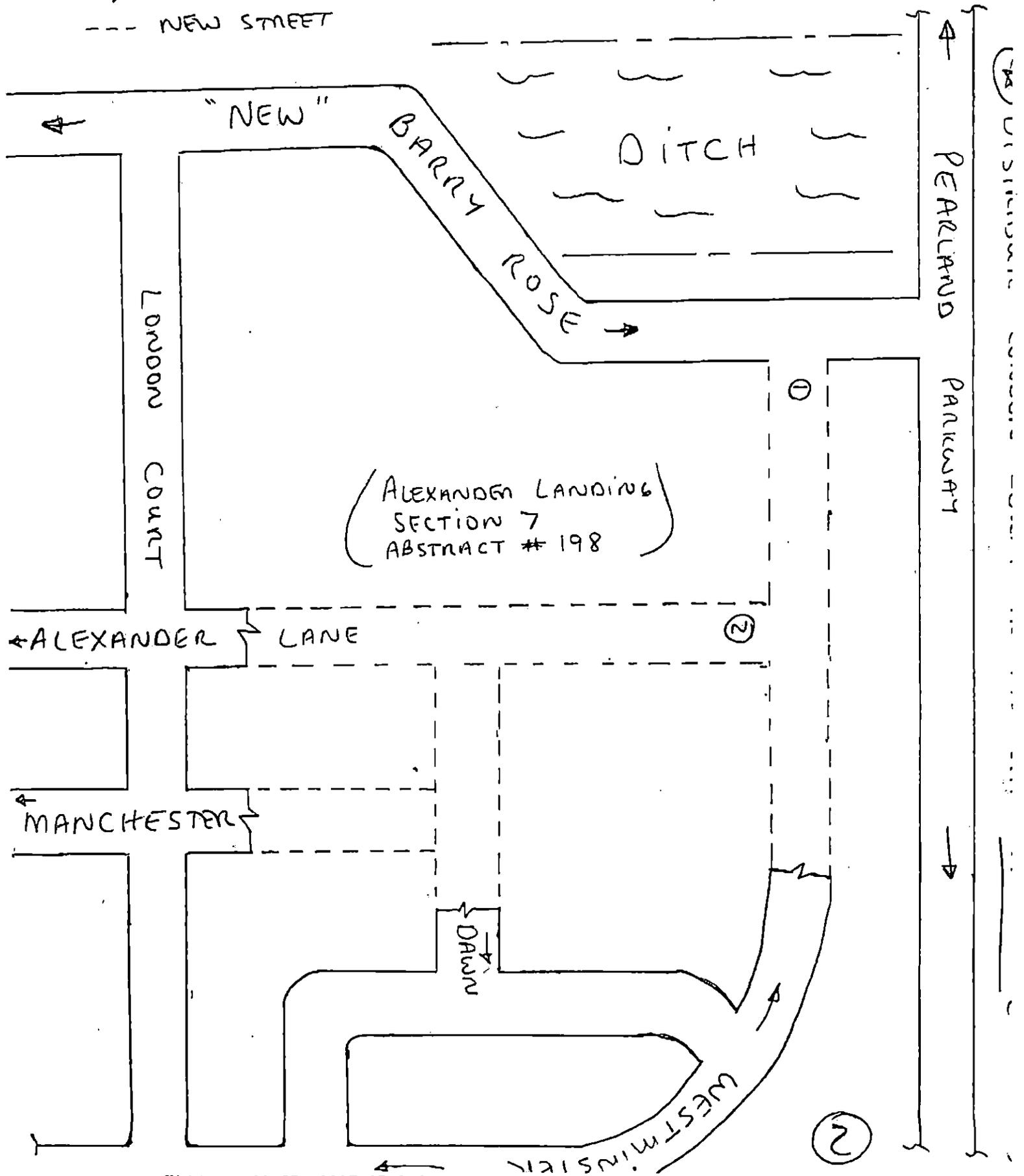
I urge the Planning Commission to strongly address our concerns and seriously consider our recommendations.

Thank you,

Anselmo Lozano
3213 London Court resident
and Block spokesperson
281-997-7246

①

- ① PROPOSE EXTENDING WESTMINSTER TO BARRY ROSE.
- ② EXTEND ALEXANDER LANE TO WESTMINSTER.
- TERMINATED STREETS (PRESENTLY)
- NEW STREET



LOZANO, ANSELMO, JR (JSC-EA) (NASA)

From: AMueller@ci.pearland.tx.us
Sent: Monday, April 21, 2003 12:04 PM
To: chrisjanet@catholicfamilies.net; bshimek@bechtel.com; jab@bpibmi.com; cclifton@newplan.com; ASchroeder@slb.com; LOZANO, ANSELMO, JR (JSC-EA) (NASA); greg.may@chron.com; jrzimmermanniii@shellus.com
Subject: Proposed Plat - Alexander Landing Section 7

Barry Rose Committee Members:

Many of you have expressed concern about traffic volume on London Court and the affects of future development on London Court traffic. . Therefore, I wanted to advise you that I noticed on the Planning Commission agenda for this evening that a preliminary plat has been submitted for 31 acres north and east of London Court, containing 99 lots. As of now, the preliminary plat shows connections to existing Alexander Lane, Manchester Lane, and Dawn Street (off of Tower Bridge Road), but no new connection to Barry Rose Road. The boundaries of the plat do not extend to Pearland Parkway.

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Alan

2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com

RECEIVED

July 10, 2003

JUL 14 2003

Mr. Doug Kneupper, P.E.
City of Pearland Engineering
3523 Liberty Drive
Pearland, TX 77581

Re: Submittal for Final Plat Approval
Shadow Creek Ranch, Section SF-18A
LJA Job No. 1545-0118A-006 (5.3)

Dear Mr. Hargrove:

On behalf of Shadow Creek Ranch Development Company, LJA Engineering is resubmitting the above referenced plat for final plat approval. This plat was previously submitted for final plat approval; however, the Planning & Zoning Commission denied approval of the plat due to the fact a Lienholder was identified in the title report and the Lienholder did not subordinate the plat. Since that time, the title company has revised the title report to reflect the fact the lien has been released. Therefore, we are resubmitting the plat for final approval.

In an effort to reduce paperwork, as discussed with your staff, and since all other materials were previously submitted, we are only resubmitting the following materials:

Twenty-Two (22) Prints (folded) of Updated Final Plat
Three (3) Reproducible Prints of Updated Final Plat (please return one for our records)
Current Title Report
Electronic Copy of Updated Final Plat
Application fees

As aforementioned, all other materials were previously submitted to your office and should be on file. Those materials are as follows:

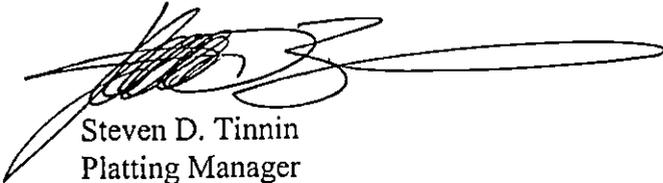
Current Tax Certificates
Restrictive Covenants
Copy of Utility Letters
Community Assets Letter
Approved Plans and specifications (Signature Page Only)
Approved Drainage Plan

Mr. Doug Kneupper, P.E.
July 10, 2003
Page 2

Staff Review Final Plat "Mark Ups"
Letter Addressing Staff Review Comments
Detention Status Ledger
Tree Disposition Plan

Please review these materials and process for final plat approval. Please contact my office if you have any questions, comments or need any additional information. Thank you for your assistance and cooperation.

Sincerely,



Steven D. Tinnin
Platting Manager

SDT/sc

c: File



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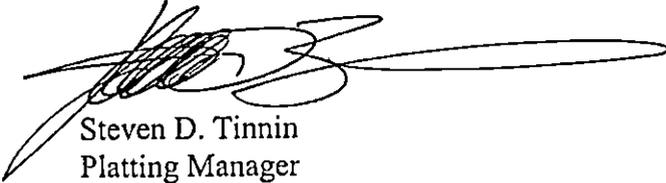
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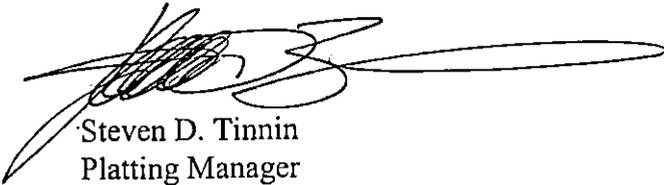
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Mr. Doug Kneupper, P.E.
July 10, 2003
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Sincerely,



Steven D. Tinnin
Platting Manager

SDT/sc

c: File

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July 10, 2003

Mr. Doug Kneupper, P.E.
City of Pearland Engineering
3523 Liberty Drive
Pearland, TX 77581

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LJA Job No. 1545-0118B-006 (5.3)

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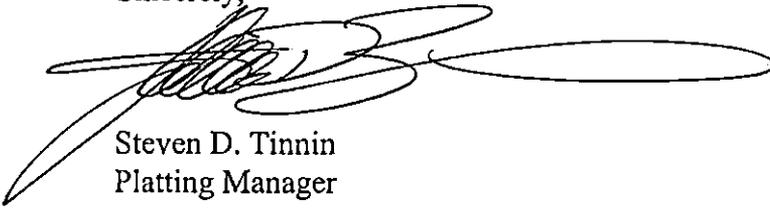
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Mr. Doug Kneupper, P.E.
July 10, 2003
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Letter Addressing Staff Review Comments
Detention Status Ledger
Tree Disposition Plan

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Sincerely,

A handwritten signature in black ink, appearing to read "Steven D. Tinnin", is written over a large, light-colored oval shape. The signature is fluid and cursive.

Steven D. Tinnin
Platting Manager

SDT/sc

c: File

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July 10, 2003

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Pearland, TX 77581

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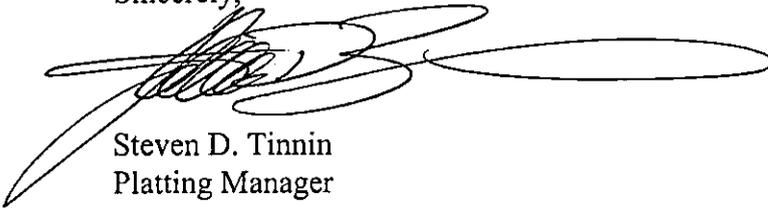
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July 10, 2003
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Letter Addressing Staff Review Comments
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Steven D. Tinnin
Platting Manager

SDT/sc

c: File

LJA Engineering & Surveying, Inc.



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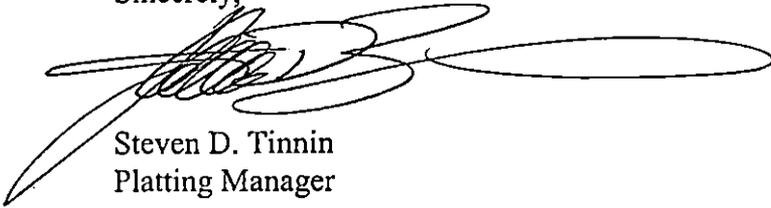
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Steven D. Tinnin
Platting Manager

SDT/sc

c: File

CITY COUNCIL ACTION

TO: Planning and Zoning Commission
FROM: Theresa A. Grahmann, Planner *tag*
DATE: July 14, 2003
SUBJECT: Action Taken By City Council on Planning and Zoning Items at the July 14, 2003, City Council Meeting

All Council action below was for the first reading of the ordinance. The zone change is not considered approved until the approval of the second reading of the ordinance, which will occur at the next Council meeting. A zoning change that is disapproved at the first reading is not scheduled for a second reading.

1. Zone Change Application No. 1110, for a change in zoning from Suburban Development District (SD) to General Business District (GB), located on the west side of Cullen Boulevard, and north of FM 518, owned by Charles and Shirley Savell/Jung H. Kwak. **APPROVED 5-0**
2. Zone Change Application No. 1112, for a change in zoning from Suburban Development District (SD) to Office and Professional District (OP), located at the northwest corner of FM 518 and Thelma Drive, owned by Westside Church of Christ/Jack McGuff. **APPROVED 5-0**
3. Zone Change Application No. 1111, for a change in zoning from Suburban Development District (SD) to Single Family Dwelling District (R-1), located on the east side of FM 1128 (Manvel Road) and on the north side of Heron Lane, owned by Eric E. and Viseeta Brown. **APPROVED 5-0**

4. Zone Change Application No. 1114, for a change in zoning from Suburban Development District (SD) to Single Family Dwelling District (R-1), located at 1702 Stone Road, owned by John W. Williams. **APPROVED 5-0**

5. Specific Use Application No. 127, for a specific use permit for a church in a Suburban Development District (SD), located on the west side of Garden Road, owned by Cynthia H. Cramer/Sohail Noor. **APPROVED 5-0**

Other items of interest:

Amendment to the Tree Preservation Ordinance – **APPROVED** at First Reading

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