

Planning and Zoning Commission

AGENDA OF A REGULAR MEETING FOR THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON JUNE 2, 2003, AT 6:30 P.M. IN THE SECOND FLOOR CONFERENCE ROOM OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

**II. APPROVAL OF MINUTES: April 7, 2003
 April 21, 2003**

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION - Variance request on behalf of Gary Mensik, agent for LJA Engineering for the purpose to start the construction of four model homes, in the Lakes at Highland Glen Section 4, upon completion of the paving and curb prior to acceptance of the subdivision

B. CONSIDERATION & POSSIBLE ACTION- Final Plat of Stepping Stones No. 3, a subdivision of 5.5394 acres of land located in the H.T. & B. R. R. company survey, A-242 Brazoria County, Texas

C. CONSIDERATION & POSSIBLE ACTION- Final Plat of Tranquility Lakes Section Three, a subdivision of 16.5422 acres of land located in the H.T. & B.R.R. Company Survey, A-242 Brazoria County, Texas

D. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-12, 25.765 acres, being out of the H.T. & B. R. R. Co., Survey Section 82, Abstract 565, City of Pearland, Brazoria County, Texas

E. CONSIDERATION & POSSIBLE ACTION – Preliminary Right of Way Plat of Shadow Creek Ranch Business Center Drive and Medical Center Drive, 7.641 acres being out of the T.C.R.R. Co Survey, section 4 abstract 675, the William Morris Survey, abstract 344 and the J. Crawley Survey, abstract 174, City of Pearland, Brazoria County, Texas

F. CONSIDERATION & POSSIBLE ACTION- Preliminary Plat of Shadow Creek Ranch SF-6, 82.841 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

Planning and Zoning Commission

G. CONSIDERATION & POSSIBLE ACTION- Final 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 section 85, H.T. & B. railroad company survey, Brazoria County, Texas

H. CONSIDERATION & POSSIBLE ACTION –Final Plat of Oakbridge Apartments, a subdivision of 10.000 acres out of Lot 42, Zychlinski's subdivision in the H.T. & B.R.R. Survey, Abstract No. 233 and out of Lot 5 Walcott's Pearland subdivision in the D.F.M Hunter Survey, Abstract No. 76

I. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Pearland Park Estates a subdivision of 48.2221 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

J. DISCUSSION WITH LEGAL COUNCEL

IV. NEXT MEETING DATES: June 16, 2003 (JPH & Regular Meeting)
July 7, 2003 (Regular Meeting)

V. 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 this 30th day of May 2003 A.D.

Removed this 3rd day of June 2003 A.D.

Planning and Zoning Commission

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*Approved
6-1
(Good)*

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*app.
7-0*

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removed

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*approved
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Planning and Zoning Commission

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COUNSEL
J. DISCUSSION WITH LEGAL COUNCIL

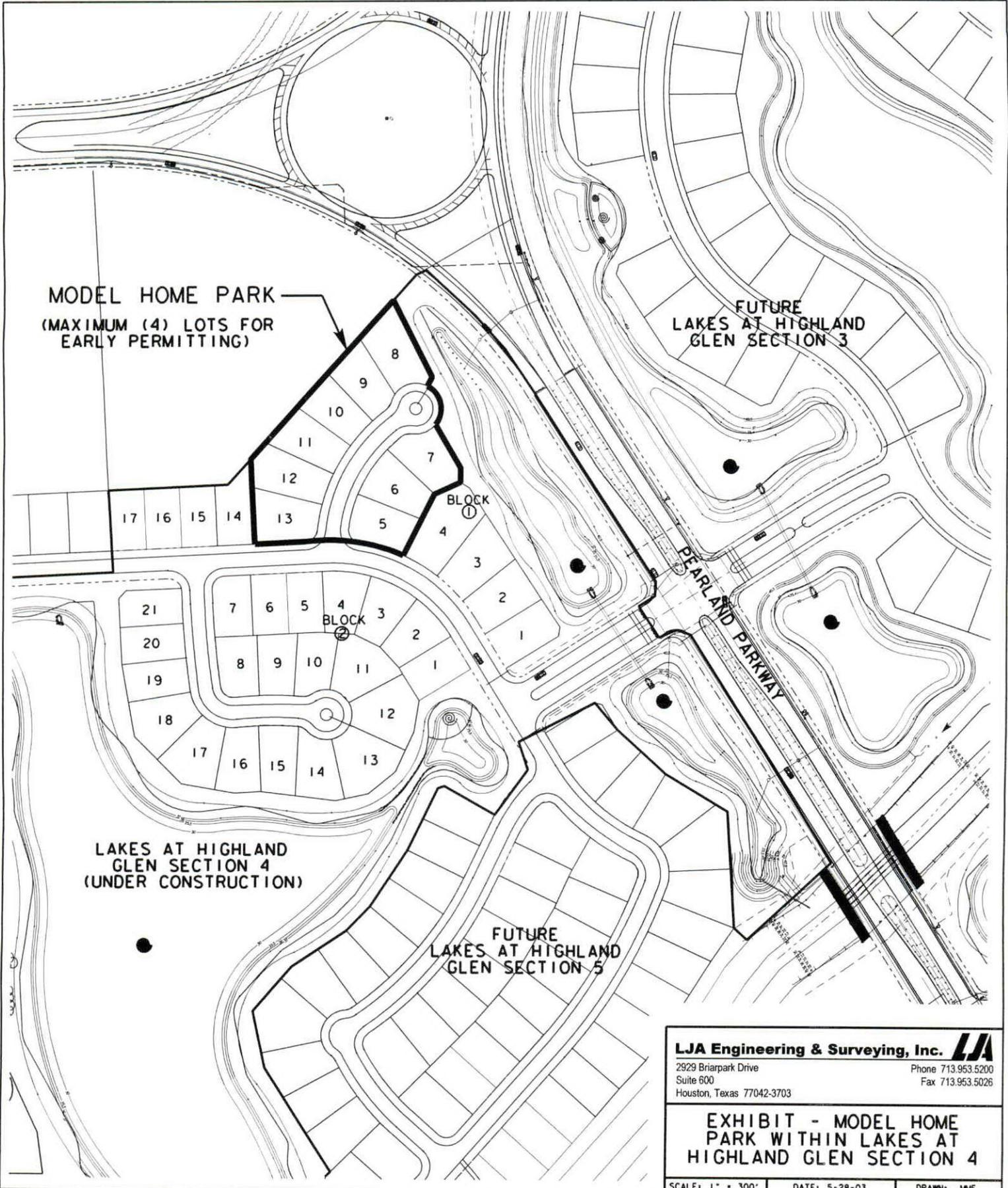
IV. NEXT MEETING DATES: June 16, 2003 (JPH & Regular Meeting)
July 7, 2003 (Regular Meeting)

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

<u>MEMBER</u>	<u>TERM EXPIRES</u>	<u>PHONE #'S</u>
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 Pearland, TX 77581 rbacon@rcbcomputers.com	April, 2004	Office: 281-997-2517 Home: 281-412-3837
SHERYL GREINER 2607 Rip Van Winkle Pearland, TX 77581 Sheryl.Greiner@compsol.cc	April, 2004	Office: 281-486-4844 Home: 281-997-1203
RUBY SANDARS 2402 Frances Dr Pearland, TX 77581 sandarsrl@houston.rr.com	April, 2004	Phone: 281-485-1509
Yes ROBERT SCHERRER 5315 Colonial Drive Pearland, TX 77584 Bscherrer@dkapl.com	April, 2003	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
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



MODEL HOME PARK
(MAXIMUM (4) LOTS FOR
EARLY PERMITTING)

FUTURE
LAKES AT HIGHLAND
GLEN SECTION 3

LAKES AT HIGHLAND
GLEN SECTION 4
(UNDER CONSTRUCTION)

FUTURE
LAKES AT HIGHLAND
GLEN SECTION 5

LJA Engineering & Surveying, Inc. 
 2929 Briarpark Drive Phone 713.953.5200
 Suite 600 Fax 713.953.5026
 Houston, Texas 77042-3703

**EXHIBIT - MODEL HOME
PARK WITHIN LAKES AT
HIGHLAND GLEN SECTION 4**

SCALE: 1" = 300' DATE: 5-28-03 DRAWN: MME



2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com

May 15, 2003

Via Mail and Fax
(281) 652-1708

Mr. Alan Mueller
City of Pearland Engineering
3519 Liberty Drive
Pearland, Texas 77581

Re: Variance Request - Request to Start Model Homes
Lakes at Highland Glen Section 4
Brazoria County Municipal Utility District No. 23
LJA Job No. 1406-2165 (6.0)

Dear Mr. Mueller:

On behalf of Beazer Homes Texas, L.P., MHI Partnership, LTD, and Pacific United, the purpose of this letter is to request a variance to start the construction of four (4) model homes upon completion of the paving and curb and prior to the acceptance of the above referenced project by the City Council of Pearland. If granted, we acknowledge that the City of Pearland would not grant certificates of occupancy for the homes until the subdivision was accepted by City Council. We anticipate that the paving and curb will be complete by June 16, 2003, and would appreciate consideration of this request at your earliest convenience.

If you have any questions or require additional information, please contact me at (713) 953-5249. If this meets the City's approval, please sign and return fax to (713) 953-5026.

Sincerely,

Gary W. Mensik, P.E.
Senior Project Manager

GWM/mem

Attachment

APPROVED BY CITY OF PEARLAND

By: _____

Name: _____

Title: _____

Date: _____

c: Mr. John Hargrove, P.E., City of Pearland – (281) 652-1702 Fax
Mr. Dan Olson, Beazer Homes Texas – (832) 467-4383 Fax



herein described tract;

THENCE South 02°42'38" East, a distance of 208.70 feet to a 5/8 inch iron rod found for corner of the herein described tract;

THENCE North 87°17'22" East, a distance of 208.70 feet to the PLACE OF BEGINNING, containing 5.5394 acres (241,295 square feet) of land.

FINAL PLAT
OF
STEPPING STONE NO. 3

A SUBDIVISION OF 5.5394 ACRES OF LAND LOCATED IN THE H.T. &
B.R.R. COMPANY SURVEY, A-242 BRAZORIA COUNTY, TEXAS

SCALE: 1" = 40' 1 RESERVE 1 BLOCK DATE: MARCH, 2003

OWNER:

PEARLAND HUGHES - WEST INVESTMENTS, LTD.
RENEE' WEST - GENERAL PARTNER
6302 BROADWAY, SUITE 250
PEARLAND, TEXAS 77584
281-997-1500

REKHA ENGINEERING INC.



5301 Hollister Road, Suite 190
Houston, Texas 77040
713-895-8080
713-895-8081
Fax: 895-7686

CONTACT: JOHN H. ENGLISH, Sr. Vice President

FILE INFO: 1981-FPLAT-1.dwg DWG: 1-40 05/02/03 08:45 JEP

MATCH LINE

FINAL PLAT
OF

TRANQUILITY LAKES SECTION THREE

A SUBDIVISION OF 16.5422 ACRES OF LAND LOCATED IN THE
H.T. & B.R.R. COMPANY SURVEY, A-242 BRAZORIA COUNTY,
TEXAS

SCALE: 1" = 60'

1 RESERVE

1 BLOCK

DATE: APRIL, 2003

OWNER:

PEARLAND HUGHES - WEST INVESTMENTS, LTD.

RENEE' WEST - GENERAL PARTNER

6302 BROADWAY, SUITE 250

PEARLAND, TEXAS 77584

281-997-1500

CIVIL ENGINEERING AND LAND SURVEYING FIRM:

REKHA ENGINEERING INC.



5301 Hollister Road, Suite 190

Houston, Texas 77040

713-895-8080

713-895-8081

Fax: 895-7686

CONTACT: JOHN H. ENGLISH, Sr. Vice President

FILE INFO: KHK 1-60 5/23/03 16:10 1884/PLAT/SHEET1.DWG

RESERVES

RESERVE	ACREAGE	SQ. FT.	TYPE
A	0.060	2,616	LANDSCAPE / OPEN SPACE / DRAINAGE
B	0.058	2,511	LANDSCAPE / OPEN SPACE / DRAINAGE
TOTAL	0.118	5,128	-----

PRELIMINARY PLAT OF

DOW CREEK RANCH

SF-12

25.765 ACRES

OUT OF THE H. T. & B. R. R. CO. SURVEY
 N 82, ABSTRACT 565, CITY OF PEARLAND,
 BRAZORIA COUNTY, TEXAS

2 RESERVES (0.118 AC.)

2 BLOCKS

2003

SCALE: 1" = 100'

OWNERS:

LAND INVESTMENTS, LIMITED PARTNERSHIP,
 A NEVADA LIMITED PARTNERSHIP
 BY ITS GENERAL PARTNER, M.M.L.B. CORP.

M. M. COLLINS, PRESIDENT

3750 LAS VEGAS BOULEVARD S. LAS VEGAS, NEVADA 89119 PH. (702) 736-6151

JOB NO. 1545-0112-004

ENGINEER:

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive
 Suite 600
 Houston, Texas 77042-3703

Phone 713.953.5200
 Fax 713.953.5026

SHEET 1 OF 2

**SHADOW CREEK RANCH
BUSINESS CENTER DRIVE
AND MEDICAL CENTER DRIVE**

7.641 ACRES

BEING OUT OF THE T.C.R.R. CO. SURVEY,
SECTION 4 ABSTRACT 675, THE WILLIAM
MORRIS SURVEY, ABSTRACT 344 AND THE
J. CRAWLEY SURVEY, ABSTRACT 174
CITY OF PEARLAND,
BRAZORIA COUNTY, TEXAS

3 RESERVES (0.094 AC.)
JUNE, 2003

OWNERS:

PEARLAND INVESTMENTS, LIMITED PARTNERSHIP,
A NEVADA LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER, M.M.L.B. CORP.

M.M. COLLINS, PRESIDENT

5195 LAS VEGAS BOULEVARD S. LAS VEGAS, NEVADA 89119 PH. (702)736-6151

SHADOW CREEK RANCH DEVELOPMENT COMPANY
LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER, SHADOW CREEK RANCH, INC.

GARY COOK, PRESIDENT
2947 EAST BROADWAY PEARLAND, TEXAS

JOB NO. 1546-0501-004

ENGINEER:

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026

52.131	2,270,812	-----
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ADOW CREEK RANCH
 \ SF - 7B -
 IE 22, PAGE 245-248
 / B.C.P.R.

PRELIMINARY PLAT OF
ADOW CREEK RANCH
SF-6

82.841 ACRES

OUT OF THE H.T. & B.R.R. CO. SURVEY
 IN 82, ABSTRACT 565 AND THE T.C.R.R. CO.
 SECTION 3, ABSTRACT 678, CITY OF PEARLAND,
 BRAZORIA COUNTY, TEXAS

LOTS 4 RESERVES (52.117 AC.) 2 BLOCKS
 003 SCALE: 1" = 100'

OWNERS:

PEARLAND INVESTMENTS, LIMITED PARTNERSHIP,
 A NEVADA LIMITED PARTNERSHIP
 BY ITS GENERAL PARTNER, M.M.L.B. CORP.

M.M. COLLINS, PRESIDENT

5 LAS VEGAS BOULEVARD S. LAS VEGAS, NEVADA 89119 PH. (702)736-6151

SHADOW CREEK RANCH DEVELOPMENT COMPANY
 LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP
 BY ITS GENERAL PARTNER, SHADOW CREEK RANCH, INC.

GARY COOK, PRESIDENT

2947 EAST BROADWAY PEARLAND, TEXAS

JOB NO. 1545-0106-004

ENGINEER:

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive
 Suite 600
 Houston, Texas 77042-3703

Phone 713.953.5200
 Fax 713.953.5026

CONTACT: JAMES ROSS

SHEET 1 QF

**FINAL PLAT
OF**

AMUNDSEN PROPERTIES

**TRACT No. 304 IN THE CITY OF PEARLAND, A SUBDIVISION OF 4.886
ACRES OF LAND WITHIN LOT 47 OF THE SUBDIVISION OF SECTION 85, H.T.
& B. RAILROAD COMPANY SURVEY, BRAZORIA COUNTY, TEXAS**

**CONTAINING : 1 BLOCK WITH 2 RESERVES;
COMMERCIAL RESERVE "A" 4.832 ACRES
DRAINAGE RESERVE "B" 0.054 ACRES**

ENGINEER

HUITT-ZOLIARS

STEVE GARDNER, P.E.
1500 S. DAIRY ASHFORD, SUITE 200
HOUSTON, TEXAS 77077
(281) 496-0066

OWNER/DEVELOPER

TOM AMUNDSEN
2625 MILLER RANCH ROAD
PEARLAND, TX 77584-9541
(713) 436-1600

MAY, 2003

1/2/03

- 15. DRAINAGE EASEMENTS MAY BE USED BY ANY GOVERNMENT BODY FOR THE PURPOSE OF DRAINAGE WORKS.
- 16. THERE ARE NO PIPELINES ON THIS TRACT UNLESS OTHERWISE NOTED.
- 17. THE BEARING SHOWN ON THIS SURVEY ARE BASED ON A METES AND BOUNDS DESCRIPTION CONTAINED IN A DEED FROM BOVIER INVESTMENTS, L.L.C. TO PEARLAND L/H L.L.C., AS RECORDED IN FILE No 97-035426, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.
- 18. THE DRAINAGE DISTRICT OR THE CITY OF PEARLAND WILL NOT BE RESPONSIBLE FOR ANY DETENTION POND MAINTENANCE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND CONSTRUCTION OF DETENTION POND.
- 19. ADJOINER DEED INFORMATION SHOWS RECORD OWNERS AT TIME OF PLATTING.
- 20. THE SUBJECT PROPERTY IS LOCATED ON PAGE 615E OF KEY MAP FOR BRAZORIA COUNTY, TEXAS.
- 21. CALLS INSIDE PARENTHESES ARE DEED CALLS.
- 22. ONLY THOSE UTILITIES AND IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.
- 23. THERE WERE NO TREES FOUND ON THE PROPERTY SHOWN HEREON THAT WOULD REQUIRE A TREE SURVEY AS PER THE REQUIREMENTS OUT LINED IN THE CITY OF PEARLAND. TREE PROTECTION AND PRESERVATION ORDINANCE AND CRITERIA MANUAL.
- 24. THERE ARE 5 STREET LIGHTS ON THIS PLAT.
- 25. 6' WIDE SIDEWALKS ARE REQUIRED ALONG OLD ALVIN RD. AND HALIK RD.
- 26. THIS PROPERTY ZONED MULTI-FAMILY DWELLING AT TIME OF PLATTING.
- 27. THE NORTHMOST DRIVE OF THE OAKBRIDGE APARTMENTS SHALL BE SERVED BY A DEDICATED LEFT TURN LANE FOR THE NORTHBOUND TRAFFIC ON OLD ALVIN ROAD.

FINAL PLAT
OF
OAKBRIDGE APARTMENTS

A SUBDIVISION OF 10.0000 ACRES
OUT OF
LOT 42, ZYCHLINSKI'S SUBDIVISION
IN THE
H.T. & B.R.R. SURVEY, ABSTRACT No 233
AND OUT OF
LOT 5 WALCOTT'S PEARLAND SUBDIVISION
IN THE
D.H.M. HUNTER SURVEY, ABSTRACT NO. 76
1 BLOCK 1 LOT
MAY 22, 2003
PEARLAND, BRAZORIA COUNTY, TEXAS

USING & EDUCATION CORP.
MARQUEZ
EST. FREEWAY, SUITE 160
DALLAS, TEXAS 77057
991 (713) 349-9477

SURVEYOR:
CLIFTON SEWARD, R.P.L.S.
CIVIL-SURV LAND SURVEYING, L.C.
4710 BELLAIRE BOULEVARD, SUITE 250
BELLAIRE, TEXAS 77401
PHONE(713) 839-8900 FAX (713) 839-9020

ENGINEER:
ALFRED E. LENTZ, P.E., R.P.L.S.
LENTZ ENGINEERING, L.C.
4710 BELLAIRE BOULEVARD, SUITE 250
BELLAIRE, TEXAS 77401
PHONE(713) 839-8900 FAX (713) 839-9020

MATCH LINE

PRELIMINARY PLAT

PEARLAND PARK ESTATES

A SUBDIVISION OF
48.2221 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

LOTS 8 BLOCKS 6 RESERVES (8.4692 ACRES)

MAY 23, 2003

JOB NO. 030849.200.1.0006

OWNER:

LEGACY HOMES

2901 SAM HOUSTON PARKWAY N., SUITE B-210
HOUSTON, TEXAS 77043 PH. (713)890-1166
DAVID JORDAN, VICE PRESIDENT

SURVEYOR:

ENGINEER:

D SURVEYING, INC.
EVIE
PARK, TEXAS 77538
(281)930-0201
LOWE, R.P.L.S.

Carter::Burgess

Consultants In Planning, Engineering, Architecture,
Construction Management and Related Services

CARTER & BURGESS, INC.

55 WAUGH DRIVE, SUITE 300
HOUSTON, TX 77007-5842
PH. 713-869-7900
WILLIAM D. BAIRD, P.E.