

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 MARCH 17, 2003 AT 6:30 P.M. IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES: February 3, 2003

III. NEW BUSINESS

Pulled
A. CONSIDERATION & POSSIBLE ACTION – Final Plat of Towne Lake Estates Section Two, Being 30.3614 acres of Land Composed of two tracts in the L.W. Murdock Subdivision recorded in Volume 29, Page 174 of the Brazoria County Deed Records, and out of the A.C.H. & B. Survey, A-507 and the H. Stevens Survey, A-594, Brazoria County, Texas Brazoria County M.U.D. NO. 18

6-0
B. CONSIDERATION & POSSIBLE ACTION – Preliminary 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

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C. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-14B, 11.889 acres being out of the T.C.R.R. Co. Survey, Section 3 Abstract 678 and the T.C.R.R. Co. Survey, Section 4 Abstract 675, Brazoria County, Texas

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D. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-15, 55.007 acres being out 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, Brazoria County, Texas

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E. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-16A, 18.813 acres being out of the T.C.R.R. Co. Survey, Section 3 Abstract 678 and the T.C.R.R. Co. Survey, Section 4 Abstract 675, Brazoria County, Texas

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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.



BENCHMARK ENGINEERING CORPORATION

ENGINEERING • PLANNING • LAND SURVEYING
 2401 FOUNTAINVIEW DRIVE, SUITE 220
 HOUSTON, TEXAS 77057
 (713) 266-9930

CONSULTING ENGINEERS

FAX (713) 266-3804

Date: March 7, 2003

Richard Keller
 Planning and Zoning Commission
 City of Pearland
 3523 Liberty Drive
 Pearland, Texas 77581

Re: Extension of Preliminary Plat Approval
 Enclave at Pearland (submitted for final plat staff review as Evermoor Lake)

Dear Mr. Keller:

We are respectfully requesting an extension to the Preliminary Plat of The Enclave at Pearland (submitted for final plat staff review as Evermoor Lake) a subdivision of 56.5391 acres being out of the H.T.&B.R.R. Co. Survey, Abstract - 242, City of Pearland, Brazoria County, Texas. The need for the extension is based upon need to address City comments and obtain final plat staff review comments from the City Staff review team.

If you have any questions, please do not hesitate to call.

Sincerely,

BENCHMARK ENGINEERING CORPORATION

Saib Y. Saour, P.E., R.P.L.S.
 President



TO: PLANNING & ZONING COMMISSION

FROM: MONA ANN PHIPPS, DEVELOPMENT COORDINATOR

DATE: MARCH 13, 2003

**RE: PROPOSED PUD ON BROADWAY STREET AT TEXAS AVENUE
AND WASHINGTON AVENUE**

Per Chapter 19. PUD PLANNED UNIT DEVELOPMENT, of the Land Use and Urban Development Ordinance, we are submitting this proposed PUD for your preliminary review prior to Joint Public Hearing.

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G. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Sunrise Lake Village a 8.42 acre tract, situated in the John W. Maxey Survey, Abstract 721, and being part of and out of a 208.10 acre tract described by deed recorded in Volume 1107, Page 859 of the Deed Records of Brazoria County, City of Pearland, Texas

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H. CONSIDERATION & POSSIBLE ACTION – Final Plat of Amending Plat No.1of Pearland Farms Section One, 25.1037 Acres Out of Section 12 in the H.T.R.R. Co. Survey Abstract No. 508 Brazoria County, Texas

I. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Pateder-Patel unrestricted reserve A, 3.00 acres, Survey of 3.00000 Acres or 130,681 Sq Ft. of Land out of a 16.399 acre tract being the residue of a 597.6155 acre tract recorded in volume (87)431, Page 1 of the Property Records of Brazoria County, Texas in the Crawley Survey, A-174, Brazoria County, Texas

J. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of McHard Plaza Unrestricted Reserve A, 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 volume (87)431, Page 1 of the property records of Brazoria County, Texas in the J. Crawley Survey, A-174, Brazoria County, Texas

K. CONSIDERATION & POSSIBLE ACTION – Request of Bench Mark Engineering Corporation, agent, for an extension of Preliminary Plat of Evermoor Lake previously Enclave at Pearland

L. PRESENTATION & DISCUSSION – Concerning a proposed Planned Unit Development on the flowing described property all of lots 1 through 40, inclusive in Block 15, all of lots 24 through 29, inclusive in Block 16 and all lots 20 through 25, inclusive in Block 14 in the Original Townsite of Pearland and recorded in Volume 29, Page 41 in the Brazoria County Deed Records, and a 0.148 acre tract as described in Volume 1479, Page 559 in Brazoria County Deed Records, all in the H.T. & B. R.R. Co. Survey, Abstract No. 232 in Brazoria County, Texas. Called Old Town Site Office Park

III. NEXT MEETING DATES: March 24, 2003 (JPH & Regular Meeting)
 April 7, 2003 (Regular Meeting)
 April 21, 2003 (JPH & Regular Meeting)

Planning and Zoning Commission

IV. ADJOURNMENT

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TO: PLANNING & ZONING COMMISSION

FROM: MONA ANN PHIPPS, DEVELOPMENT COORDINATOR

DATE: MARCH 13, 2003

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Saib Y. Saour, P.E., R.P.L.S.
President

Lentz Engineering, L.C.

4710 Bellaire Boulevard, Suite 250
Bellaire, Texas 77401

Phone: (713) 839-8900
Fax: (713) 839-9020

Fax Transmittal

To:	RICHARD KELLER	Date:	03-17-03
Company:	CITY OF PEARLAND	Pages:	1 Page(s) including cover sheet
Fax #:	281 652 1702	Job #:	LE 98020
From:	DAVID THOMASON	Re:	PEARLAND FARMS

- Urgent
 For Review
 For Your Use
 Please Comment
 Please Reply

Comments:

MR KELLER
PLEASE WITHDRAW SMENDING PLAT NO. 1 OF
PEARLAND FARMS SECTION ONE. ADDITIONAL
ADJUSTMENTS ARE REQUIRED.

Original To:	
Copy To:	

Planning and Zoning Commission

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Posted this 14 day of March 2003 A.D.

Removed this 19th day of March 2003 A.D.

PEARLAND PLANNING & ZONING

COMMISSION 3-17-03

SHADOW CREEK RANCH SF-14B

FINAL PLAT

- 1.) ADD RECORDATION DATA FOR OFFSITE
PLATS AND EASEMENTS
- 2.) ~~SHOW~~ ^{SHOW} PLAT OF SF-16A ~~BE SHOWN~~ ^{ADJOINING}
- 3.) LABEL W.S.E. ALONG ~~YES~~
KIRBY DRIVE AS "10' W.S.E."



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: STEVEN TINNIN From: RICHARD HELLER

Fax: 713-953-5028 Pages: 2

Phone: 713-953-5200 Date: 3/18/03

Re: SHADOW CREEK RANCH FINAL PLATS CC:

Urgent For Review Please Comment Please Reply

CONDITIONS FOR
APPROVAL

SHADOW CREEK RANCH FINAL PLATS
SF-16A, 16B, 14B, 15
PEARLAND PLANNING & ZONING COMMISSION
3/17/03

- 1.) Add recordation data for all offsite plats and easements
- 2.) Label 10' W.S.E. along Kirby Drive within plat boundary.
- 3.) Show, in outline form, on each plat the outline of all other plats approved at the same time.
- 4.) On plat for SF-15, indicate and label a 10' W.S.E. along East Clear Lake Loop adjacent to R-O-W line.
- 5.) On plat for 16B, add "pipeline" as a purpose of Reserve "A".



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DATE: MARCH 13, 2003

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Per Chapter 19. PUD PLANNED UNIT DEVELOPMENT, of the Land Use and Urban Development Ordinance, we are submitting this proposed PUD for your preliminary review prior to Joint Public Hearing.

Old Town Site Office Park

Written Documents:

1. Legal Description

All of lots 1 through 40, inclusive in Block 15, all of lots 24 through 29, inclusive in Block 16 and all of lots 20 through 25, inclusive in Block 14 in the Original Townsite of Pearland and recorded in Volume 29, Page 41 in the Brazoria County Deed Records, and a 0.148 acre tract as described in Volume 1479, Page 559 in Brazoria County Deed Records, all in the H.T. & B.R.R. Co. Survey, Abstract No. 232 in Brazoria County, Texas. Called Old Town Site Office Park.

The present zoning on the proposed site is Multi-family (MF). The applicant is requesting to change the zoning to Planned Unit Development (PUD). The proposed ownership is Paul Grohman on Tract 1, Jerome Karam for Tracts 2, 3, 5, 7-10, Tom Trammell on Tract 4, and Diane Duval on Tract 6.

Tract 1 has a single story building currently used for classrooms and office space. It also has 14 parking spaces on the east side.

Tract 2 has a two-story building currently used for classroom space.

Tract 3 has a two-story building currently used for office and public meeting space.

Tract 4 has a two-story building currently used for classroom space. It also has a playground on the north side and 8 parking spaces.

Tract 5 currently is a parking lot with 39 spaces.

Tract 6 has a two-story building currently used for classrooms and gym space. It also has 59 parking spaces.

Tract 7 has a single story frame house with a single detached garage and 3 parking spaces.

Tract 8 currently is a parking lot with 43 spaces.

Tract 9 currently is a parking lot with 96 spaces.

Tract 10 currently is a parking lot with 68 spaces.

2.Objectives

The rationale for requesting a PUD is to allow for multiple owners within the district. The entire site has been for sale for 3 years, but finding a buyer has been difficult. Selling the individual tracts as described is achievable and will keep the site from going unoccupied for a lengthy period of time. Having multiple owners on the site creates problems with the subdivision ordinance long term. Therefore, the PUD will alleviate these problems.

Creating the PUD district will achieve multiple objectives. These will include the following list:

- A. 0 ft Rear yard set backs for Tracts 1, 2, 3, 4, and 6
- B. 0 ft Side yard set backs for Tracts 1, 2, 3, 4, 6, and 7
- C. Shared parking with 160 required spaces because of the multi-purpose use. For example, weekend use by a church and weekday use for school or office use.
- D. A 90% lot coverage
- E. Tracts 2 and 3 will have co-sharing of lots. Currently the second story classrooms in Tract 2 overhang the boundary of Tract 3. This creates a vertical easement that allows Tract 2 to exist in the future.
- F. The character of the site will not change. The allowable uses in the site will be all General Business uses in the City's zoning ordinance. It will also allow a residence on Tract 7. The allowable uses will pertain to all tracts within the PUD.
- G. Tract 4 will undergo a façade change. The current metal façade will be replaced with a façade that meets the building requirements. This will greatly enhance the existing site.
- H. Designate the large Magnolia tree on Tract 2 to be a historical tree. ✓

No

too high

3. Development Schedule

The site is fully developed.

4. The intentions of future selling or leasing

Tract 1 Paul Grohman

Tract 6 Diane Duval

Tract 2 Jerome Karam

Tract 7 Jerome Karam

Tract 3 Jerome Karam

Tract 8 Jerome Karam

Tract 4 Tom Trammell

Tract 9 Jerome Karam

Tract 5 Jerome Karam

Tract 10 Jerome Karam

The ownership shall not be limited to only these individuals in the future.

5. Quantitative Data

a. 7 buildings

b. Lot coverage

Tract 1	58%	
Tract 2	70%	
Tract 3	90%	
Tract 4	56%	
Tract 5	0%	
Tract 6	32%	Total 32.60%
Tract 7	20%	
Tract 8	0%	
Tract 9	0%	
Tract 10	0%	

c. Residential densities – 1 residence on Tract 7

d. Total open space – Not applicable

e. Total usable open space – Not applicable

f. Total amount of nonresidential construction – 5 buildings

g. Parking space analysis:

Tract	Current Use	Needed Spaces	# Available
1	office	20	14
2	school	40	0
3	church	160	0
4	office	40	8
5	parking	NA	39
6	school	16	54
7	house	2	3
8	parking	NA	43
9	parking	NA	96
10	parking	NA	68
Total		278	325

The total # of spaces needed would only apply if all uses were being utilized at the same time. Since the church meets only on the weekend and the school and offices are only open during the week, this should not occur. Therefore, the # of spaces required should be 160.

6. Drainage

The proposed PUD will not increase the current impervious cover. Therefore, the historical drainage flows will continue to exist. Any new structures built on the site in the future will need to comply with the current drainage policy.

