

AGENDA OF A REGULAR MEETING FOR THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MARCH 3, 2003 IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1086

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District – Specific Use (GB(S)) for mini-storage, on the following described property, to wit:

Zone Change Application No. 1086 and Specific Use Application No. 124

Legal Description: 5.17 acres, situated in the John W. Maxey Survey, Abstract No. 721, City of Pearland, Brazoria Co., TX (Broadway Street)

Owner: S.F. Sanders
9455 Kemp Rd
College Station, TX 77845

B. CONSIDERATION & POSSIBLE ACTION- Amendments to the Thoroughfare Plan of the City of Pearland Comprehensive Plan Ordinance

C. CONSIDERATION & POSSIBLE ACTION --Preliminary Plat of Tranquility Lakes Section Three, a subdivision of 16.0163 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 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

E. 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 sand 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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3 4
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① 7-0 app.
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denied 7-0
7-0

denied
~~7-0~~

Planning and Zoning Commission

70 approved

F. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Elim Subdivision, a subdivision of 8.11 acres of land, out of lot 46 of the Allison – Richey Gulf Coast Home Companys subdivision of Section 80, H.T. & B.R.R. Co. survey, abstract 564, Brazoria County, Texas, according to the plat as recorded in Volume 2, Page 98, plat records, Brazoria County, Texas, part in the City of Pearland, Brazoria County, Texas.

70

G. CONSIDERATION & POSSIBLE ACTION - Final Plat of Center at Dixie Farm Road, a subdivision pf 1.940 acres of land out of and a art of Lot73, George W. Jenkins Subdivision, as recorded in Volume 79, page 616, B.C.D.R. and out of the W.D.C. Hall League, Abstract Number 70 Pearland, Brazoria County, Texas

H. CONSIDERATION & POSSIBLE ACTION – Final Plat of Savannah Ridge Section Three a subdivision of 19.50 acres of land out of the A.C.H. & B. Survey, A-403 Brazoria County, Texas

IV. NEXT MEETING DATES:

March 17, 2003 -Regular P & Z Meeting
March 24, 2003 – JPH
April 7, 2003 – Regular P & Z

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.

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Proposed Amendment to the Thoroughfare Plan (Figure 7.2)

Planning and Zoning Commission Joint Public Hearing:

March 3, 2003

Item:

Conduct a Joint Public Hearing to Consider Proposed amendments to the Thoroughfare Plan (Figure 7.2), Rustic Lane, Hatfield Road (between FM 518 and Magnolia), Unnamed Minor Collector (east of Old Chocolate Bayou Road, west of Manvel Road, south of FM 518, and north of Fite Road), and Fite Road from Old Chocolate Bayou Road west and north to FM 518, of the City of Pearland Comprehensive Plan Ordinance.

EXECUTIVE SUMMARY

The amendments listed below are being proposed in order to provide needed relief of traffic congestion, increased accessibility to adjoining land uses (public safety issue-additional ingress/egress), elimination of cut-through traffic, and consistency with the extension of existing roadways. Please note the schedule for the proposed amendments is listed below and that staff will be present at the meeting to detail the proposal and answer any questions you may have.

The schedule is as follows:

Joint Public Hearing and P&Z Recommendation:	March 3, 2003
1 st Reading (City Council):	March 10, 2003
2 nd Reading (City Council):	March 24, 2003

Proposed Amendments

1.

Rustic Lane: Currently, a two-lane uncurbed road (east of Dixie Farm), Rustic Lane provides the sole access to Rustic Oaks Elementary School. The proposed extension of Rustic Lane to Dixie Farm is intended to accommodate students within the school's service zone who today must take a circuitous route to school. The proposed amendment to eliminate this extension was initiated by Clayton Dykes who is developing the tract of land located at the northern end of Buckholt. City Council conducted a workshop on February 10, 2003 to discuss this issue (see attached agenda request).

Also, as part of the Rustic Lane amendment, staff is proposing the deletion of the northern extension of the minor collector into the Pine Hollow subdivision. This deletion is being proposed due to the fact the neighborhood (Pine Hollow) is already platted and developed. Specifically, this Section of Pine Hollow was developed prior to the adoption of the Master Thoroughfare Plan, which did not account for the presence of the subdivision. Furthermore, according to the definition in the Thoroughfare Plan, a Minor Collector is intended to discourage through traffic through residential areas.

2.

Hatfield Road: The Hatfield Road amendment encompasses the section between F.M. 518 and Magnolia. The proposed amendment is to reclassify this section of Hatfield Road from a Major Collector (80' r-o-w) to a Minor Collector with sufficient width (60' r-o-w) and eliminate the proposed creek crossing to Magnolia. Staff is of the opinion this section of Hatfield does not need to function as a Major Collector because it is situated between (approximately 1,300') Harkey Road (Proposed Secondary Thoroughfare- 100' r-o-w) and McLean Road (Proposed Major Collector- 80' r-o-w). Specifically, Harkey and McLean (once widened) will provide adequate mobility for the area.

3.

Unnamed Minor Collector (east of Old Chocolate Bayou Road, west of Manvel Road, south of FM 518, and north of Fite Road): The deletion of this Minor Collector is being proposed due to the fact the Comprehensive Plan (Land Plan and Thoroughfare Plan) did not account for the presence of the existing lake. Specifically, a substantial portion of the proposed roadway and future residential uses are shown directly over the location of the lake. Because the lake is existing and functioning as a detention facility for surrounding development, it is unlikely new development within the area will generate enough trips to warrant the

minor collector street called for within the Thoroughfare Plan. Also, Old Chocolate Bayou Road (Secondary Thoroughfare – 100' r-o-w) and Manvel Road (Major Collector (80' r-o-w) are located respectively to the west and east.

4.

Fite Road from Old Chocolate Bayou Road west and north to FM 518: The addition of this western extension of Fite Road is being proposed in order to facilitate future traffic demands and provide a secondary ingress/egress to the general area. Specifically, the land between F.M. 518 and Fite Road is divided horizontally (east to west) by an existing pipeline. As a result and based on proposals presented during recent predevelopment meetings, staff believes the area will need secondary access from Fite Road upon development. For example, emergency access to development in this area could be hindered if a pipeline event occurs and the only point of ingress/egress is from F.M. 518.

RECOMMENDED ACTION

Conduct a Public Hearing to consider the above referenced amendments to the Thoroughfare Plan (Figure 7.2), of the City of Pearland Comprehensive Plan Ordinance.

Attachments:

Existing and Proposed Thoroughfare Plan (Figure 7.2) and February 10, 2003 City Council Agenda Memo from Alan Mueller, Deputy City Manager

**AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS**

AGENDA OF: February 10, 2003 (Workshop)	ITEM NO. _____
DATE SUBMITTED: Feb. 3, 2003 DEPARTMENT OF ORIGIN: Deputy City Manager	
PREPARED BY: Alan R. Mueller	PRESENTOR: Alan R. Mueller
SUBJECT: Rustic Lane Extension	
EXHIBITS: Construction cost estimate; traffic engineering study; schematic drawing	
EXPENDITURE REQUIRED: NA	
AMOUNT BUDGETED: NA	
ACCOUNT NO.: NA	
ADDITIONAL APPROPRIATION REQUIRED: NA	
ACCOUNT NO.: NA	
FUNDS AVAILABLE _____ (Finance Department Approval)	

EXECUTIVE SUMMARY

Background

The City's Thoroughfare Plan calls for the extension of Rustic Lane from Stevenson Road to Dixie Farm Road. Clayton Dykes, a land owner along the route, requested the City Council to reevaluate the need for this road to be on the Thoroughfare Plan. At a workshop in late 2002 Council directed staff to investigate the necessity, feasibility, and cost of extending the road.

Necessity

A traffic study has been prepared by Traff Data Associates, the City's on-call traffic engineer. Several conclusions are contained in the report and summarized as follows:

1. The proposed extension of Rustic will connect to Dixie Farm Road at the existing Willow Lake Drive. This location provides good spacing for a future traffic signal between Broadway and Oakbrook. The proposed signal at Westfield potentially could be removed.
2. The study indicates that cut-through traffic in Willow Lake subdivision should not be a concern due to the circuitous nature of streets in Willow Lake and the lack of a signal at Windfern/Broadway.
3. Projections indicate the Rustic Lane extension would reach the minimum traffic volume threshold for a collector of 3,500 vehicles per day in 2005. Therefore, the road would be justified by traffic volume in 2005 or after.

Feasibility

The feasibility of constructing the road due to space limitations was discussed at the workshop. There was a concern that there is not adequate room between Mary's Creek and the back of Pine Hollow Estates to allow adequate room for BDD4's preferred drainage easement in addition to the road right of way. In the tightest segment, there is approximately 146.5 feet from the centerline of Mary's Creek to the back lot line of Pine Hollow Estates.

The attached schematic indicates that the alignment is feasible. It allows for the standard 60 foot right of way and 86.5 feet from the centerline of Mary's Creek for the BDD4 easement. The BDD4 standard is 90 feet, so this plan is 3.5 feet short, but there is an additional 16 feet from the right of way line to the pavement that can be used for an overlapping maintenance area. This plan has been reviewed with Mike Yost of BDD4. He verbally concurred with the plan and indicated he would send written confirmation.

Based on approximate measurements from Mr. Dykes site plan, it appears that the closest point of his house will be approximately 55 feet from the Rustic Lane right of way. (The south edge of the house is approximately 410 feet from the end of Pine Hollow Estates and the right of way is approximately 465 feet from the same point) This is only an approximation and has not been confirmed in the field.

As was previously contemplated, the existing Pine Hollow Estates detention pond would need to be relocated. Additional detention would be required for the new run off from the road. A portion of the required detention volume could be constructed on-site and a portion would have to be constructed off-site.

Cost Estimate

The cost estimate is based on general parameters and unit prices since no detailed design has been completed. The total cost estimate including construction, right of way, engineering, and contingencies is \$3,310,000. The estimate includes large lump sums for right of way (\$400,000), detention (\$100,000), and pipeline adjustments (\$500,000) that would require significantly more research to arrive at a better estimate. There is also a 25% contingency allowance.

Summary

Conclusions that can be drawn from the schematic drawing and the traffic study are that the road is technically feasible and justifiable from a traffic flow and mobility perspective. The obvious drawback is the relatively high cost for a short section of road due to the pipeline and creek crossings.

Since the road is feasible and justifiable, the decision to remove or leave the road on the Thoroughfare plan becomes a financial decision. If the Council believes this expenditure would never be viable, the road should be removed from the Plan. If the Council believes the road is necessary and could someday be funded, the road should remain on the Plan.

RECOMMENDED ACTION

Provide Direction. If Council desires to remove the road from the Plan, the Thoroughfare Plan could be updated as part of the Comprehensive Plan update or handled by a separate public hearing and ordinance.

RECOMMEND
DENIAL



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: BOBBY MARLOWE From: RICHARD KELLER

Fax: 713-895-7686 Page: 3

Phone: 713-895-8080 Date: 2-25-03

Re: TRANQUILITY LAKES SECTION THREE CC:

Urgent For Review Please Comment Please Reply

TRANQUILITY LAKES – SECTION THREE
PRELIMINARY PLAT
PEARLAND PLANNING & ZONING COMMISSION
2-25-03

Staff will recommend denial of approval of the preliminary plat of Tranquility Lakes Section Three at the Pearland Planning & Zoning Commission meeting on March 3, 2003 due to the following outstanding items:

* denotes previously noted item

1.) *Provide symbols indicating where streets change name from Oak Road to South Alpha Drive and from Samuel Ct. to Amos Ct.

2.) *Survey description in title and first paragraph of metes and bounds description does not match title block

3.) *Third paragraph of metes and bounds description appears incorrect when compared to plat

4.) Add EA to legend

5.) ~~T.I.A. required for final plat~~

X 6.) *Distance shown at interface with Tranquility Lakes Section Two does not match recorded plat for Section Two of Tranquility Lakes. This discrepancy of over 13 feet must be resolved.

7.) ~~*Provide evidence on plat of abandonment of 10' U.E. through plat which also passed through detention pond~~

8.) ~~*Provide evidence on plat of abandonment of 50' wide non-excavation area~~

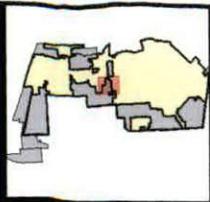
9.) Metes and bounds description should include the 10' R-O-W dedication

10.) Show apparent R-O-W on other side of Fite Road by showing locations of evidence of property corners such as iron pins, etc.; provide dimensions to proposed R-O-W line, width being dedicated, width already deeded for R-O-W, and apparent R-O-W on other side of Fite Road. Include portion from Phase Two of Southwyck Section One and also the unplatted lots to the east. There appears to be an offset in the south R-O-W of Fite Road between these two sections. Please show this, if it exists, on this plat. See attached copy from the City's G.I.S. for this section of Fite Road.

11.) M. & B. SAYS 60' R-O-W OF FITE ROAD,
PLAT SAYS 70'
FITE NEEDS

12.) P.O.B. LABELED WRONG

13.) ~~OUTLINE OF PLAT BOUNDARY~~
SHOULD BE A SOLID LINE



Title Line 1

1 in. = 261.6 feet





Proposed Amendment to the Thoroughfare Plan (Figure 7.2)

Planning and Zoning Commission Regular Business Meeting:

March 3, 2003

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RECOMMENDED ACTION

Recommend approval for the above referenced amendments to the Thoroughfare Plan (Figure 7.2), of the City of Pearland Comprehensive Plan Ordinance.

Attachments:

Please utilize JPH attachments

R. WEST DEVELOPMENT COMPANY, INC.

6302 Broadway, Suite 250

Pearland, Texas 77581

February 18, 2003

Planning & Zoning Commissioners
3519 Liberty Drive
Pearland, Tx. 77581

Re: Stepping Stones

Gentlemen:

We respectfully request a variance from the ordinance 7.2.3 out of the Engineering Design Criteria Manual. The ordinance states that we need to maintain alignment or offset our driveway 350'. If we offset the driveway 350' it would not fit on our property.

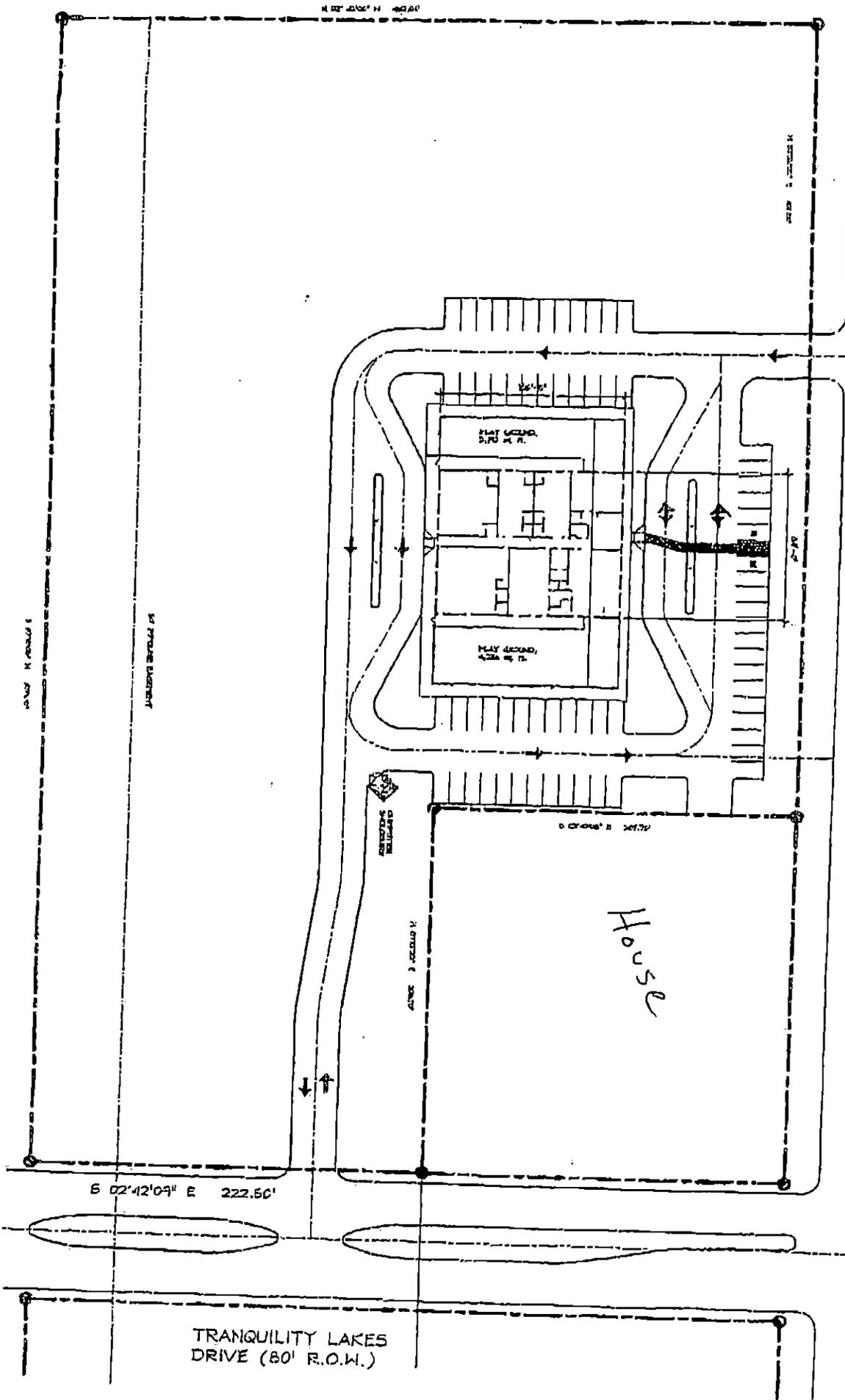
To maintain alignment would cause a health and safety issue! The driveway would lead all traffic right in front of the daycare. This would cause a traffic jam to drop off their kids and cause major congestion. The alignment of our entry to the opposing driveway would lead cars going to other buildings right through the daycare as well.

I have enclosed a site plan of Stepping Stones for you to look at. I hope you see fit a variance on this situation and if you have any questions please feel free to call me at 281-997-1500.



Renee L. West
President





F.M. SIB (100' R.O.W.)

ZAM-AR

Stepping Stones

