

Planning and Zoning Commission

Legal Description: All of lots 1-40, inclusive in Block 15, all of lots 24-29, inclusive in Block 16, and all of lots 20-25, inclusive in Block 14, in the Original Town site of Pearland; and .148 acre tract, all in the H. T. & B. R.R. Co. survey, A-232, Brazoria Co., TX (4201 Broadway Street)

Owner: Jerome Karam
4201 Broadway Street
Pearland, Texas 77581

Agent: Kevin Cole

IV. NEXT MEETING DATES: May 19, 2003 (JPH & 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.

Planning and Zoning Commission

MINUTES OF A REGULAR MEETING FOR THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MARCH 24, 2003 AT 6:30 P.M. IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

The meeting was called to order at 7:21 p.m with the following present:

Chairman	Todd Iocco
Commissioner	Ruby Sandars
Commissioner	Ray Bacon
Commissioner	Sheryl Greiner
Deputy City Attorney	Ngheim Doan
Plats & Plans Administrator	Richard Keller
Planner I	Theresa Grahmann
Secretary	Trish Broussard

II. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION ZONE CHANGE APPLICATION NO. 1094

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. 1094

Legal Description: 2.00 acres out of a 5.00 acre tract of Lot 1, Allison Richey Gulf Coast Home Company Subdivision of Section 19, H.T. & B.R.R. Company Survey, Abstract 243, Brazoria County, Texas (8434 Brookside Road)

Owner: Justin Brantley
P.O. Box 583
Pearland, Texas 77588

The item was pulled from the agenda and no action was taken.

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B. CONSIDERATION & POSSIBLE ACTION ZONE CHANGE APPLICATION NO. 1090

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 (GB), on the following described property, to wit:

Zone Change Application No. 1090

Legal Description: 3.044 acres out of a 9.35 acre tract, John W. Maxey Survey, A-721, and a 9.66 acre tract being a part of Lot 14 and 15, Allison Richey Gulf Coast Home Company Subdivision, Section 20, H.T. & B.R.R. Company Survey, A-506, Brazoria County, Texas (F.M. 518 at Sunrise Boulevard)

Owner: FM 518 West Limited
11753 W. Bellfort, Suite 114
Stafford, Texas 77477

Agent: Gary K. Ferguson – BPI Realty Services, Inc.
11753 West Bellfort, Suite 114
Stafford, Texas 77477

Ruby Sandars made a motion to approve with a second made by Ray Bacon.

Motion to approve passed 4-0

C. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1083

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Office Professional District (OP), on the following described property, to wit:

Zone Change Application No. 1083

Legal Description: Lot 33, Westchester Estates, Brazoria County, Texas (Manvel Road)

Owner: Michael J. Rudnicki
P.O. Box 822434

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South Florida, Florida 33082-2434

Agent: Johnny Sims
6516 Broadway, Suite 132
Pearland, Texas 77581

Ray Bacon made a motion to approve with a second made by Sheryl Greiner.

Motion to approve passed 4-0

D. CONSIDERATION & POSSIBLE ACTION – SPECIFIC USE APPLICATION NO. 125

Request for an amendment to the Land Use and Urban Development Ordinance of said City for a Specific Use Permit for a manufactured house to be placed in a Suburban Development District (SD), on the following described property, to wit:

Specific Use Application No. 125

Legal Description: Lot 3, Detenbeck and Barnhart Subdivision, Brazoria County, Texas (5909 Bardet)

Owner: Wayne and Berta Hales
5909 Bardet
Pearland, Texas 77584

Ruby Sandars made a motion to approve with a second made by Ray Bacon.

Motion to approve passed 4-0

E. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1089

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-3), on the following described property, to wit:

Zone Change Application No. 1089

Legal Description: Lot 10 of Seddon Acres, an unrecorded subdivision being out of the south one-half of Lot 51 of the Allison Richey Gulf Coast Home Company Subdivision of Section 19, H.T. & B.R.R. Survey, Abstract 243, Brazoria County, Texas (Seddon Road)

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Owner: Cindy Petrash
2102 E. Linwood Oaks
Pearland, Texas 77581

Ray Bacon made a motion to approve with a second made by Sheryl Greiner.

Motion to approve passed 4-0

F. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1092

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. 1092

Legal Description: 10.125 acres out of Lot 6 of the Allison Richey Gulf Coast Homes Suburban Gardens Subdivision of Section 21, H.T. & B.R.R. Company Survey, Abstract 309, Brazoria County, Texas (Fite Road)

Owner: Sandeep N. Patel
7171 Highway 6 North, Suite 130
Houston, Texas 77095

Agent: Chris Hillman
7171 Highway 6 North, Suite 130
Houston, Texas 77095

Ray Bacon made a motion to approve with a second made by Ruby Sandars.

Sheryl Greiner asked if the applicant was okay with the land dedication and right of way.

Chris Hillman, agent, replied we are prepared and okay with it.

Motion to approve passed 4-0

G. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1091

Request for an amendment to the Land Use and Urban Development Ordinance of said

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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. 1091

Legal Description: 1.89 acres out of Lot 8, Richland Acres, Abstract 509, H.T. & B.R.R. Company Survey, Brazoria County, Texas (3549 Aubrell Road)

Owner: James K. Schluntz
3549 Aubrell
Pearland, Texas 77584

Ray Bacon made a motion to approve with a second made by Ruby Sandars.

Motion to approve passed 4-0

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

IV. ADJOURNMENT

The meeting was adjourned at 7:35 p.m.

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.

These minutes respectfully submitted by:

Trish Broussard, Planning & Zoning Secretary

Minutes approved as submitted and/or corrected on this ____ day of _____, 2003.

Todd Iocco, Planning & Zoning Chairman

Magnolia Court at Old Town Pearland

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 Town site of Pearland as 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 Magnolia Court at Old Town Pearland.

The present zoning on the proposed site is Multi-family (MF) and General Business (GB). 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, 4, 5, 7-10, and James 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 300 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 on Tract 3. Usual 70% on all other Tracts.
- 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 usage will be as follows:

Tract 3 Church

Tract 5, 8, and 9 Parking

Tract 7 Residence

Tract 1, 2, 4, 6, and 7 Social & Recreational Building, Day Nursery or Kindergarten, Institutions of Religious or Philanthropic Nature, Public Administration offices, Schools: Private, Public, Parochial, College, or University, Local Utility Distribution Lines, Park Playground, Recreation Center, Office or Professional, Signs: Monument (On Premise), Signs: Real Estate, Studio: Photography, Artist, Music, Drama, Dance, Blueprint

Tract 10 All listed above plus retail, restaurant

- 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. Request the large Magnolia tree on Tract 2 to be a historical tree.
- I. A Condo Association will be created for maintenance of the parking areas.
- J. Reciprocal parking agreements to protect shared parking will be in effect
- K. Up to 10,000 square feet of new building space may be constructed in the PUD.

3. Development Schedule

The site is fully developed.

4. The intentions of future selling or leasing

Tract 1 Paul Grohman	Tract 6 James and 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:

<u>Tract</u>	<u>Current Use</u>	<u>Needed Spaces</u>
1	office	20
2	school	40
3	church	160
4	office	40
5	parking	NA
6	school	16
7	house	2
8	parking	NA
9	parking	NA
10	parking	NA
<u>Total</u>		<u>278</u>

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 will be 300. Thus achieving the objective of shared parking spaces.

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.

A FINAL PLAT OF CYPRESS VILLAGE SECTION ONE

A SUBDIVISION OF 51.853 ACRES
PLATTED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 241
AND THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 546
CITY OF PEARLAND,
BRAZORIA COUNTY, TEXAS

147 LOTS 8 BLOCKS 15 RESERVES (13637 ACRES)
3.7841 ACRES CITY OF PEARLAND PARK

MARCH 25, 2003



SCALE: 1"=100'

OWNER:

PT&T, LTD.

BY JNB & R LLC. GENERAL PARTNER
BY JOHN N. TAYLOR, EXECUTIVE MANAGER
1625 CORNICHE, LEAGUE CITY, TEXAS 77573
PHONE: 281-334-5499

PLANNER:

SURVEYOR:

ENGINEER:

ROBERT DOLEY
PLANNER

FOSTER-RAINWATER
AND ASSOCIATES SURVEYING

DANNENBAUM
ENGINEERING CORP.

100 NORTH PALM COURT
LEAGUE CITY, TEXAS 77502
(713)943-7702
(713)943-7703
CONTACT: ROBERT DOLEY

2302 N. WASHINGTON
PEARLAND, TEXAS 77581
Phone (281)412-6586
FAX (281)412-9025
CONTACT: GARLYN RAINWATER

3100 WEST ALABAMA
HOUSTON, TEXAS 77098
Phone (713)520-9570
FAX (713)527-6338
CONTACT: JACK CARTER

FINAL RIGHT-OF-WAY PLAT OF
DOW CREEK RANCH
MOON BAY DRIVE AND A
TION OF SOUTH CLEAR
LAKE LOOP

5.329 ACRES

OUT OF THE H.T. & B.R.R. CO. SURVEY
NO. 82, ABSTRACT 565, CITY OF PEARLAND,
BRAZORIA COUNTY, TEXAS

03

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

3630 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. 1546-0103-006

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

25	N-02-34-30-W	51.00
26	N-87-25-30-E	61.29
27	S-03-15-46-E	56.04
28	S-87-25-30-W	61.29
29	S-02-34-30-E	5.00
30	N-02-34-30-W	61.24
31	N-03-15-46-W	29.98
32	N-87-25-30-E	5.00
33	N-47-25-57-W	1.20
34	N-41-44-14-E	0.50
35	S-03-13-45-E	50.00
36	N-03-13-45-W	50.00

FINAL PLAT OF

DOW CREEK RANCH SF-18B

20.120 ACRES

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

4 RESERVES (6.688 AC.)

2 BLOCKS

2003

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

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GARY COOK, PRESIDENT

2947 EAST BROADWAY PEARLAND, TEXAS

JOB NO. 1545-0118B-006

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

FINAL PLAT OF
ADOW CREEK RANCH
SF-18A

12.237 ACRES

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

6 RESERVES (3.911 AC.)

3 BLOCKS

OWNERS:

SCALE: 1" = 100'

PEARLAND INVESTMENTS, LIMITED PARTNERSHIP,
A NEVADA LIMITED PARTNERSHIP

BY ITS GENERAL PARTNER, M.M.L.B. CORP.

M. M. COLLINS, PRESIDENT

3500 LAS VEGAS BOULEVARD S. LAS VEGAS, NEVADA 89119 PH. (702) 736-6151

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

GARY COOK, PRESIDENT

2947 EAST BROADWAY PEARLAND, TEXAS

JOB NO. 1545-0118A-006

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SHEET 1 OF 2