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 MAY 19, 2003, IMMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING, IN THE COUNCIL CHAMBERS OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 1103

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. 1103

Legal Description: 10.2571 acres, being out of and a part of Lots 6 & 7, Block 10, Allison Richey Gulf Coast Home Company, Suburban Gardens Subdivision, Section 4, T.C.R.R. Company Survey, Abstract 675, Brazoria Co., Texas (Shadow Creek Parkway)

Owner: New Bethlehem Missionary Baptist Church
4310 Mallow
Houston, Texas 77051

Pleasant Grove Baptist Church
2801 Conti Street
Houston, TX 77020

B. CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 1106

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. 1106

Legal Description: 4.6945 acres, situated in the Northeast one-quarter of Section 17, H. T. & B. R.R. Co. survey, A-242, Brazoria County, Texas (2318 Manvel Road)

Owner: William F. Hawk
P.O. Box 941
Pearland, Texas 77588

Agent: William J. Cook

C. CONSIDERATION & POSSIBLE ACTION- ZONE CHANGE APPLICATION NO. 1107

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. 1107

Legal Description: 10.00 acres, being the West ½ of Lot 37 and the East ½ of Lot 37, Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision of Section 80, H. T. & B. R.R. Co. survey, Abstract 564, Brazoria Co., TX (Broadway Street (CR 92))

Owner: Marion A. Watson
965 Dancing Horse Drive
Colorado Springs, CO 80919

Maura A. Landrum
3216 SE 23rd Terrace
Ocala, FL 34471

Agent: Mauris Hardcastle

D. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1109

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Single Family Dwelling District (R-1) to Neighborhood Services District (NS), on the following described property, to wit:

Zone Change Application No. 1109

Legal Description: 1.9355 acres, being out of the W.D.C. Hall Survey, Abstract 70, Brazoria Co., TX (2011 Broadway Street)

Owner: Verna H. Yost Estate
John B. Yost, Executor
3205 Yost Road
Pearland, Texas 77581

E. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1105

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. 1105

Legal Description: .28 acres, being a portion of Tract 24 of Hahl's Figland Orchard Subdivision No. 1, of the West ½ of Section 13, H. T. & B. R.R. Co. survey, Abstract 240, Brazoria Co., TX (5610 Fite Road)

Owners: Guadalupe Rios
5610 Fite Road
Pearland, TX 77584

Agent: Gilbert Rios

F. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1108

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) and Single Family Dwelling District (R-3), on the following described property, to wit:

Zone Change Application No. 1108

Legal Description: 47.98 acres of land, out of the W.T. Dobson Survey, Abstract 187, Brazoria Co., TX (Cullen Boulevard @ Brookside Road)

Owner: Estate of Maria Rose Bagnoli c/o Ben Best
P.O. Box 1168
Pearland, Texas 77588

Agent: Ken Caffey

G. CONSIDERATION & POSSIBLE ACTION – Final Plat of Canterbury Park Section One, A Subdivision of 170.748 acres of land out of the B.F. Drake Survey, A-507, and the B.F. Drake Survey, A-508, as recorded under Brazoria County Clerk's File Numbers 02-021097, 02-13966, 02-48831, 02-48837, 02-48838 and 02-48832 of the Official Public Records of Brazoria County, City of Pearland, Brazoria County, Texas

H. CONSIDERATION & POSSIBLE ACTION – Final 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

I. CONSIDERATION & POSSIBLE ACTION – 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, Pearland, Brazoria County, Texas

J. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Alexander Landing Section Seven of an 31.257 acre tract being out of land of the Thomas J. Green Survey, Abstract No. 198, and located in City of Pearland, Brazoria County, Texas

K. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Silverlake Center being a subdivision of 3.753 acres of land out of the H.T. & B.R.R. Co survey, A-304 City of Pearland, Brazoria County, Texas

L. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of West Oaks Square Section One being 3.9309 acres (171,229 SF) of land located in the H.T. B. R. & R. Company survey, A-240 Brazoria County, Texas and also being a partial replat of West Oaks, Section One-B a subdivision per map or plat thereof recorded in volume 19, Page 55-56 Plat records Brazoria County, Texas City of Pearland

M. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of C & S Asphalt Sealing Company Subdivision being a subdivision containing 7.370 acres (321.064 square feet) out of the J. Crawley Survey, A-174 and the W.W. Dupuy & L.F. Roberts Survey, A-726 Brazoria County, Texas, Pearland

IV. NEXT MEETING DATES: June 2, 2003 (Regular Meeting)
June 16, 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.

Posted this 15th **day of** May **2003 A.D.**

Removed this 20th **day of** May **2003 A.D.**

Municipal Engineering Company, Inc.
Consulting Engineers
3301 Federal Street Pasadena, Texas 77504
Telephone: 713-941-8980
Fax: 713-941-0495
E-mail: meco@pdq.net

FAX TRANSMITTAL

- ☐ As Requested
- ☐ Reply Requested
- ☐ Urgent
- ☐ For Approval
- ☐ For Your Records

DATE: 5-19-03

TO: Mr. Richard Keller 281-652-1702
City of Pearland

FROM: John D. Garner, P.E.

REFERENCE: Sunrise Lake Village

DESCRIPTION:

COMMENTS:

SIGNED BY: Sarah

PAGE 1 OF 2

Municipal Engineering Company, Inc.
CONSULTING ENGINEERS
3301 Federal Road Pasadena, Texas 77504
Telephone 713/941-6988
Fax: 713/941-0495
E-mail: meco@pdq.net

May 19, 2003

Mr. Richard Keller
City of Pearland
P.O. Box 2068
Pearland, TX 77588-2068

RE: Sunrise Lake Village

Dear Mr. Keller:

Our client, Mr. Wayne Ausmus, respectfully requests that his above referenced project be withdrawn from the Planning and Zoning Agenda meeting tonight. Additional time is needed for Mr. Ausmus to deal with traffic issues.

If you require any additional information please advise.

Sincerely,

John D. Garner, P.E.

JDG/sp

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 MAY 19, 2003, IMMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING, IN THE COUNCIL CHAMBERS OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 1103

Failed 4-1

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. 1103

Legal Description: 10.2571 acres, being out of and a part of Lots 6 & 7, Block 10, Allison Richey Gulf Coast Home Company, Suburban Gardens Subdivision, Section 4, T.C.R.R. Company Survey, Abstract 675, Brazoria Co., Texas (Shadow Creek Parkway)

Owner: New Bethlehem Missionary Baptist Church
4310 Mallow
Houston, Texas 77051

Pleasant Grove Baptist Church
2801 Conti Street
Houston, TX 77020

B. CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 1106

Approved 5-0

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. 1106

Zone Change Application No. 1109

Legal Description: 1.9355 acres, being out of the W.D.C. Hall Survey, Abstract 70, Brazoria Co., TX (2011 Broadway Street)

Owner: Verna H. Yost Estate
John B. Yost, Executor
3205 Yost Road
Pearland, Texas 77581

E. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1105

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:

app 5-0

Zone Change Application No. 1105

Legal Description: .28 acres, being a portion of Tract 24 of Hahl's Figland Orchard Subdivision No. 1, of the West ½ of Section 13, H. T. & B. R.R. Co. survey, Abstract 240, Brazoria Co., TX (5610 Fite Road)

Owners: Guadalupe Rios
5610 Fite Road
Pearland, TX 77584

Agent: Gilbert Rios

F. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1108

denied 4-1

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) and Single Family Dwelling District (R-3), on the following described property, to wit:

Zone Change Application No. 1108

Legal Description: 47.98 acres of land, out of the W.T. Dobson Survey, Abstract 187, Brazoria Co., TX (Cullen Boulevard @ Brookside Road)

Owner: Estate of Maria Rose Bagnoli c/o Ben Best
P.O. Box 1168
Pearland, Texas 77588

Legal Description: 4.6945 acres, situated in the Northeast one-quarter of Section 17, H. T. & B. R.R. Co. survey, A-242, Brazoria County, Texas (2318 Manvel Road)

Owner: William F. Hawk
P.O. Box 941
Pearland, Texas 77588

Agent: William J. Cook

C. CONSIDERATION & POSSIBLE ACTION- ZONE CHANGE APPLICATION NO. 1107

Removed

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. 1107

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Owner: Marion A. Watson
965 Dancing Horse Drive
Colorado Springs, CO 80919

Maura A. Landrum
3216 SE 23rd Terrace
Ocala, FL 34471

Agent: Mauris Hardcastle

D. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1109

Failed 5-0

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Single Family Dwelling District (R-1) to Neighborhood Services District (NS), on the following described property, to wit:

Agent: Ken Caffey

approve 5-0

G. CONSIDERATION & POSSIBLE ACTION – Final Plat of Canterbury Park Section One, A Subdivision of 170.748 acres of land out of the B.F. Drake Survey, A-507, and the B.F. Drake Survey, A-508, as recorded under Brazoria County Clerk's File Numbers 02-021097, 02-13966, 02-48831, 02-48837, 02-48838 and 02-48832 of the Official Public Records of Brazoria County, City of Pearland, Brazoria County, Texas

denied 5-0

H. CONSIDERATION & POSSIBLE ACTION – Final 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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approve 5-0

J. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Alexander Landing Section Seven of an 31.257 acre tract being out of land of the Thomas J. Green Survey, Abstract No. 198, and located in City of Pearland, Brazoria County, Texas

app. 5-0

K. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Silverlake Center being a subdivision of 3.753 acres of land out of the H.T. & B.R.R. Co survey, A-304 City of Pearland, Brazoria County, Texas

approved 5-0

L. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of West Oaks Square Section One being 3.9309 acres (171,229 SF) of land located in the H.T. B. R. & R. Company survey, A-240 Brazoria County, Texas and also being a partial replat of West Oaks, Section One-B a subdivision per map or plat thereof recorded in volume 19, Page 55-56 Plat records Brazoria County, Texas City of Pearland

app. 5-0

M. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of C & S Asphalt Sealing Company Subdivision being a subdivision containing 7.370 acres (321.064 square feet) out of the J. Crawley Survey, A-174 and the W.W. Dupuy & L.F. Roberts Survey, A-726 Brazoria County, Texas, Pearland

IV. NEXT MEETING DATES: June 2, 2003 (Regular Meeting)
June 16, 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.

RECEIVED
MAY 16 2003
CITY OF PEARLAND
CITY SECRETARY'S OFFICE

PUBLIC COMMENT FORM

(Please type or print in black ink)

Planning Department
3519 Liberty Drive
Pearland, TX 77581
281-652-1635 or 1742
fax 281-652-1702

Zone Change Application No. 1106 -

Joint Public Hearing to be held Monday, May 19, 2003, at 6:30 PM in the City Hall Council Chamber, 3519 Liberty Drive, Pearland, Texas

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address prior to the Joint Public Hearing.

\+ I am FOR the requested zoning as explained on the attached public notice.
(Checking "FOR" means that you support the zoning request and feel that the zoning should be changed accordingly.)

_____ I am AGAINST the requested zoning as explained on the attached public notice.
(Checking "AGAINST" means that you are in opposition to the zoning request and feel that the request should be denied.)

Name: Angie Brewer

Address: 2120 N. Galveston - Pearland

Pearland Tax Account No.
(If shown on enclosed map): _____

Signature: Angie Brewer Date: 12 May 2003

COMMENTS:

CITY COUNCIL ACTION

TO: Planning and Zoning Commission

FROM: Theresa A. Grahmann, Planner I tag

DATE: May 15, 2003

SUBJECT: Action Taken By City Council on Planning and Zoning Items at the May 12, 2003, City Council Meeting

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1. Zone Change Application No. 1094 and Specific Use Application No. 126, for a change in zoning from Suburban Development District (SD) to Commercial District – Specific Use (C(S)) for heavy machinery storage and repair, located at 8434 Brookside Road, owned by Justin Brantley. **APPROVED 5-0**

2. Zone Change Application No. 1095, for a change in zoning from Suburban Development District (SD) to Commercial District (C), located at 5357 Main Street, owned by Lynn D. Williams. **APPROVED 5-0**

3. Zone Change Application No. 1096, for a change in zoning from Suburban Development District (SD) to Commercial District (C), located at 2533 & 2537 Roy Road, owned by Hollis Bardwell. **APPROVED 5-0**

4. Zone Change Application No. 1100, for a change in zoning from Suburban Development District (SD) to General Business District (GB), located at Broadway Street and Sunrise Boulevard, owned by Smith Miller, Ltd. **APPROVED 5-0**

5. Zone Change Application No. 1104, for a change in zoning from Multi-Family Dwelling District (MF) and General Business District (GB) to Planned Unit Development (PUD), located at 4201 Broadway Street, owned by Jerome Karam/Kevin Cole. **APPROVED 5-0**

6. Zone Change Application No. 1102, for a change in zoning from Suburban Development District (SD) to Mobile Home Park District (MH), located at 3054 Hatfield Road, owned by Ira William Hubbard. **DENIED AT FIRST READING 5-0**

7. Zone Change Application No. 1098, for a change in zoning from Suburban Development District (SD) to Single Family Dwelling District (R-1), located on Adamo Lane, owned by Richard & Terry Wemhoff. **APPROVED 5-0**

8. Zone Change Application No. 1099, for a change in zoning from Suburban Development District (SD) to Single Family Dwelling District (R-1), located at 9805 Excalibur's Court, owned by David and Diann Gardoni. **APPROVED 5-0**

9. Zone Change Application No. 1101, for a change in zoning from Suburban Development District (SD) to Estate Lot Single Family Dwelling District (RE), located on Adamo Lane, owned by Michael V. Jenkins. **APPROVED 5-0**

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 MAY 5, 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: **March 17, 2003**
March 24, 2003

III NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - Final Plat of Cypress Village Section One, a subdivision of 51.853 acres located 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

B. CONSIDERATION & POSSIBLE ACTION –Final Plat of Shadow Creek Ranch SF-18A, 12.237 acres being out of the H.T. & B.R. R. Co. Survey Section 82, Abstract 565, City of Pearland, Brazoria County, Texas

C. CONSIDERATION & POSSIBLE ACTION- Final Plat of Shadow Creek Ranch SF-18B, 20.120 Acres being out of the H.T. & B.R.R. Co. Survey section 82, Abstract 565, City of Pearland, Brazoria County, Texas

D. CONSIDERATION & POSSIBLE ACTION – Final Right-of-Way Plat of Shadow Creek Ranch Halfmoon Bay Drive and a Portion of South Clear Lake Loop, 5.329 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 – ZONE CHANGE APPLICATION NO. 1104

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Multi-Family Dwelling District (MF) and General Business District (GB) to Planned Unit Development (PUD), on the following described property, to wit:

Zone Change Application No. 1104

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.

Posted this 2ND **day of** May **2003 A.D.**

Removed this 7th **day of** May **2003 A.D.**

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, HELD ON APRIL 28, 2003, AT 7:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

The meeting was called to order with the following present:

Mayor	Tom Reid
Mayor Pro-Tem	Woody Owens
Councilmember	Richard Tetens
Councilmember	Charles Viktorin
Councilmember	Larry Marcott
Councilmember	Klaus Seeger
City Manager	Bill Eisen
City Attorney	Darrin Coker
City Secretary	Young Lorfing

Others in attendance: Deputy City Manager Alan Mueller; Executive Director of Community Services Tobin Maples; Executive Director of Economic Development Corporation Fred Welch; Police Chief J. C. Doyle; City Engineer John Hargrove; Director of Finance Mary Ross; Public Works Director Jerry Burns, Purchasing Officer Gordon Island.

The invocation was given by Councilmember Viktorin and the Pledge of Allegiance was led by Police Chief J. C. Doyle.

MAYOR'S ACTIVITY REPORT

Mayor Reid reported on April 15 he attended the HGAC Board of Directors Meeting; April 16 he attended a Ribbon Cutting Ceremony for TELEFLOCO and the Green Tee Homeowners' Association Candidate Nite; April 17 he met with the St. Helen's Building Committee, attended the PEDC CEO Round Table Luncheon, and the Gulf Coast Water Authority Board of Directors Meeting; April 18 he attended a Developers Meeting for the Youth Center; April 21 he attended an Agenda Meeting, the School District Education Improvement Committee Meeting, and Public Hearings; April 22 he attended the Tri-City "Vital Link" Meeting of School Districts and a Council of PTA's Tree Planting Event; April 23 he attended Commissioner El Franko Lee's Appreciation Luncheon; April 24 he attended the Chamber "Seniors Honor Day" Luncheon; April 25 he attended the Transportation Policy Council Board of Directors Meeting and the Keep Pearland Beautiful Annual Awards Banquet; April 26 he attended a Rally for the Troops at City Hall and Cub Scout Troop No. 404 Blue and Gold Banquet.

Mayor Reid presented Proclamations to the Volunteer Fire Department, Emergency Medical Services Department, and Police Department of Pearland and declared April 27

– May 3, 2003 as National and "Pearland Volunteer Week".

Brief comments were given by the Organizations receiving the Proclamations.

Mayor Reid and Councilmember Viktorin presented a Proclamation to the Emergency Medical Services and declared the Month of May 2003 as "Trauma Awareness Month".

Mayor Reid and Councilmember Tetens presented a Proclamation to the Teachers and declared May 5 – 9, 2003 as "Teacher Appreciation Week".

Brief comments were given by the P.I.S.D. Teachers.

Carol Artz, President of Pearland Hobby Chamber of Commerce introduced Chairman Ed Thompson.

Chairman Ed Thompson gave a brief presentation regarding the Pearland Chamber of Commerce 2003 Membership Directory.

Delores Fenwick, Executive Director of Keep Pearland Beautiful, stated on April 25, 2003 Keep Pearland Beautiful hosted their Annual Award Banquet. She presented Councilmembers Klaus Seeger, Richard Tetens, and Charles Viktorin with a "Visionary Award."

Mayor Reid stated during the "Rally for the Troops" money for phone cards were collected in order to help the soldiers over seas communicate with their families. He stated it was a success and a wonderful event.

COUNCIL ACTIVITY REPORTS:

Passed.

CITY MANAGER'S REPORT

City Manager, Bill Eisen, introduced Tom Grieve as the new Director of Parks and Recreation. Mr. Eisen stated he attended a Crime Prevention Luncheon today and awards were given during the luncheon. Detective Donald Patterson with the Pearland Police Department was acknowledged and received an award.

CITIZENS

Michael Klaus, 5016 Groveton, addressed Council and stated he attended a meeting regarding ground water. He gave a brief report on the meeting. Mr. Klaus stated he went to the Shadycrest Subdivision and noticed a retaining wall placed between the

Subdivisions. He stated another subdivision is being developed in the area and his concerns are different developers doing things differently in the same location.

DOCKETED PUBLIC HEARING: None

CONSENT AGENDA:

A. **CONSIDERATION AND POSSIBLE ACTION - APPROVAL OF MINUTES:**

1. Minutes of the April 14, 2003, Public Hearing held at 7:00 p.m.
2. Minutes of the April 14, 2003, Regular Council Meeting at 7:30 p.m.
3. Minutes of the February 17, 2003, Joint Public Hearing held at 6:30 p.m.

B. **CONSIDERATION AND POSSIBLE ACTION - SECOND AND FINAL READING OF ORDINANCE NO. 509-644** – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AMENDING ORDINANCE NO. 509, THE LAND USE AND URBAN DEVELOPMENT ORDINANCE OF THE CITY OF PEARLAND, TEXAS, FOR THE PURPOSE OF CHANGING THE CLASSIFICATION OF CERTAIN REAL PROPERTY LOCATION BEING 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) **(APPLICATION NO. 1090)** FROM CLASSIFICATION SUBURBAN DEVELOPMENT DISTRICT (SD) TO GENERAL BUSINESS DISTRICT (GB) AT THE REQUEST OF GARY FERGUSON, AGENT FOR FM 518 WEST LIMITED, OWNER, PROVIDING FOR AN AMENDMENT OF THE LAND USE DISTRICT MAP; CONTAINING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AN EFFECTIVE DATE AND OTHER PROVISIONS RELATED TO THE SUBJECT. *Mr. Tobin Maples, Executive Director of Community Services.*

C. **CONSIDERATION AND POSSIBLE ACTION - SECOND AND FINAL READING OF ORDINANCE NO. 509-645** – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AMENDING ORDINANCE NO. 509, THE LAND USE AND URBAN DEVELOPMENT ORDINANCE OF THE CITY OF PEARLAND, TEXAS, FOR THE PURPOSE OF CHANGING THE CLASSIFICATION OF CERTAIN REAL PROPERTY LOCATION BEING LOT 33, WESTCHESTER ESTATES, BRAZORIA COUNTY, TEXAS (MANVEL ROAD)**(APPLICATION NO. 1083)** FROM CLASSIFICATION SUBURBAN DEVELOPMENT DISTRICT (SD) TO OFFICE PROFESSIONAL DISTRICT (OP) AT THE REQUEST OF JOHNNY SIMS, AGENT FOR MICHAEL RUDNICKI,

OWNER, PROVIDING FOR AN AMENDMENT OF THE LAND USE DISTRICT MAP; CONTAINING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AN EFFECTIVE DATE AND OTHER PROVISIONS RELATED TO THE SUBJECT. *Mr. Tobin Maples, Executive Director of Community Services.*

D. **CONSIDERATION AND POSSIBLE ACTION - SECOND AND FINAL READING OF ORDINANCE NO. 509-646** – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AMENDING ORDINANCE NO. 509, THE LAND USE AND URBAN DEVELOPMENT ORDINANCE OF THE CITY OF PEARLAND, TEXAS, FOR THE PURPOSE OF CHANGING THE CLASSIFICATION OF CERTAIN REAL PROPERTY AND GRANTING A SPECIFIC USE PERMIT FOR A MANUFACTURED HOUSE TO BE PLACED IN A SUBURBAN DEVELOPMENT DISTRICT (SD) ON THE FOLLOWING PROPERTY, BEING LOT 3, DETENBECK AND BARNHART SUBDIVISION, BRAZORIA COUNTY, TEXAS (5909 BARDET) **(SPECIFIC USE NO. 125)** FROM CLASSIFICATION SUBURBAN DEVELOPMENT DISTRICT (SD) TO SUBURBAN DEVELOPMENT DISTRICT - SPECIFIC USE (SD-(S)) AT THE REQUEST OF WAYNE AND BERTA HALES, OWNER, PROVIDING FOR AN AMENDMENT OF THE LAND USE DISTRICT MAP; CONTAINING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AN EFFECTIVE DATE AND OTHER PROVISIONS RELATED TO THE SUBJECT. *Mr. Tobin Maples, Executive Director of Community Services.*

E. **CONSIDERATION AND POSSIBLE ACTION - SECOND AND FINAL READING OF ORDINANCE NO. 509-647** – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AMENDING ORDINANCE NO. 509, THE LAND USE AND URBAN DEVELOPMENT ORDINANCE OF THE CITY OF PEARLAND, TEXAS, FOR THE PURPOSE OF CHANGING THE CLASSIFICATION OF CERTAIN REAL PROPERTY LOCATION BEING 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) **(APPLICATION NO. 1089)** FROM CLASSIFICATION SUBURBAN DEVELOPMENT DISTRICT (SD) TO SINGLE FAMILY DWELLING DISTRICT (R-3) AT THE REQUEST OF CINDY PETRASH, OWNER, PROVIDING FOR AN AMENDMENT OF THE LAND USE DISTRICT MAP; CONTAINING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AN EFFECTIVE DATE AND OTHER PROVISIONS RELATED TO THE SUBJECT. *Mr. Tobin Maples, Executive Director of Community Services.*

F. **CONSIDERATION AND POSSIBLE ACTION - SECOND AND FINAL READING OF ORDINANCE NO. 509-648** – AN ORDINANCE OF THE CITY

COUNCIL OF THE CITY OF PEARLAND, TEXAS, AMENDING ORDINANCE NO. 509, THE LAND USE AND URBAN DEVELOPMENT ORDINANCE OF THE CITY OF PEARLAND, TEXAS, FOR THE PURPOSE OF CHANGING THE CLASSIFICATION OF CERTAIN REAL PROPERTY LOCATION BEING 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) **(APPLICATION NO. 1092)** FROM CLASSIFICATION SUBURBAN DEVELOPMENT DISTRICT (SD) TO SINGLE FAMILY DWELLING DISTRICT (R-1) AT THE REQUEST OF CHRIS HILLMAN, AGENT FOR SANDEEP PATEL, OWNER, PROVIDING FOR AN AMENDMENT OF THE LAND USE DISTRICT MAP; CONTAINING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AN EFFECTIVE DATE AND OTHER PROVISIONS RELATED TO THE SUBJECT. *Mr. Tobin Maples, Executive Director of Community Services.*

G. **CONSIDERATION AND POSSIBLE ACTION - SECOND AND FINAL READING OF ORDINANCE NO. 509-649** – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AMENDING ORDINANCE NO. 509, THE LAND USE AND URBAN DEVELOPMENT ORDINANCE OF THE CITY OF PEARLAND, TEXAS, FOR THE PURPOSE OF CHANGING THE CLASSIFICATION OF CERTAIN REAL PROPERTY LOCATION BEING 1.89 ACRES OUT OF LOT 8, RICHLAND ACRES, ABSTRACT 509, H.T.& B.R.R. COMPANY SURVEY, BRAZORIA COUNTY, TEXAS (3549 AUBRELL ROAD) **(APPLICATION NO. 1091)** FROM CLASSIFICATION SUBURBAN DEVELOPMENT DISTRICT (SD) TO ESTATE LOT SINGLE FAMILY DWELLING DISTRICT (R-E), AT THE REQUEST OF JAMES SCHLUNTZ, OWNER, PROVIDING FOR AN AMENDMENT OF THE LAND USE DISTRICT MAP; CONTAINING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AN EFFECTIVE DATE AND OTHER PROVISIONS RELATED TO THE SUBJECT. *Mr. Tobin Maples, Executive Director of Community Services.*

H. **CONSIDERATION AND POSSIBLE ACTION – SECOND AND FINAL READING OF ORDINANCE NO. 1102** – AN ORDINANCE EXTENDING THE CITY LIMITS OF THE CITY OF PEARLAND, TEXAS, TO INCLUDE ALL LAND AREA WITHIN CERTAIN LIMITS AND BOUNDARIES AND ANNEXING TO THE CITY OF PEARLAND ALL OF THE AREA WITHIN SUCH LIMITS AND BOUNDARIES (BRAZORIA COUNTY MUNICIPAL DISTRICT NO. 4); APPROVING A SERVICE PLAN FOR ALL OF THE AREA WITHIN SUCH LIMITS AND BOUNDARIES; CONTAINING OTHER PROVISIONS RELATED TO THE SUBJECT; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. *Mr. Darrin Coker, City Attorney.*

I. **CONSIDERATION AND POSSIBLE ACTION – SECOND AND FINAL READING OF ORDINANCE NO. 1105** – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, WAIVING THE ENCROACHMENT OF SWIMMING POOL PLUMBING INTO A UTILITY EASEMENT. *Mr. Darrin Coker, City Attorney.*

J. **CONSIDERATION AND POSSIBLE ACTION** – SUBDIVISION ACCEPTANCE OF BELLA VITA SECTION THREE. *Mr. John Hargrove, City Engineer.*

K. **CONSIDERATION AND POSSIBLE ACTION – RESOLUTION NO. R2003-65** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO PARTICIPATE IN AN INTERLOCAL COOPERATIVE PRICING ARRANGEMENT WITH THE HOUSTON-GALVESTON AREA COUNCIL (HGAC) FOR THE PURCHASE OF A GRADALL EXCAVATOR. *Mr. Gordon Island, Purchasing Officer.*

L. **CONSIDERATION AND POSSIBLE ACTION – RESOLUTION NO. R2003-64** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AMENDING THE AUTHORIZED REPRESENTATIVES TO THE TEXAS LOCAL GOVERNMENT INVESTMENT POOL. *Ms. Mary Ross, Director of Finance.*

M. **CONSIDERATION AND POSSIBLE ACTION – RESOLUTION NO. R2003-66** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, CHANGING THE REGULAR MEETING TIMES AND DATES FOR MAY 2003. *Mr. Darrin Coker, City Attorney.*

N. **CONSIDERATION AND POSSIBLE ACTION – FIRST AND ONLY READING OF ORDINANCE NO. 1106** – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, DETERMINING A PUBLIC CONVENIENCE AND NECESSITY TO ACQUIRE RIGHT-OF-WAY FOR THE CONSTRUCTION OF DRAINAGE IMPROVEMENTS ON CERTAIN REAL PROPERTY DESCRIBED HEREIN; AUTHORIZING THE CITY ATTORNEY, OR HIS DESIGNEE, AND OTHER CITY OFFICIALS TO TAKE SUCH ACTIONS AS ARE NECESSARY TO ACQUIRE PROPERTY, LOCATED WITHIN THE CITY, BY DONATION, PURCHASE, OR BY THE EXERCISE OF THE POWER OF EMINENT DOMAIN; AND DECLARING AN EMERGENCY AS THE CONSTRUCTION OF MUNICIPAL IMPROVEMENTS BEARS DIRECTLY UPON THE HEALTH, SAFETY AND WELFARE OF THE CITIZENRY; AND PROVIDING AN EFFECTIVE DATE. *Mr. Darrin Coker, City Attorney.*

Councilmember Viktorin asked that Consent Agenda Item F be removed from the

Consent Agenda for further discussion.

Councilmember Tetens made the motion, seconded by Councilmember Viktorin, to adopt Consent Agenda Items A through N, with the exception of item F, as presented on the Consent Agenda.

Voting "Aye" Councilmembers Tetens, Viktorin, Owens, Marcott, and Seeger.

Voting "No" None.

Motion Passed 5 to 0.

Councilmember Viktorin asked that Consent Agenda Item F be removed from the Consent Agenda for further discussion.

F. **CONSIDERATION AND POSSIBLE ACTION - SECOND AND FINAL READING OF ORDINANCE NO. 509-648** – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AMENDING ORDINANCE NO. 509, THE LAND USE AND URBAN DEVELOPMENT ORDINANCE OF THE CITY OF PEARLAND, TEXAS, FOR THE PURPOSE OF CHANGING THE CLASSIFICATION OF CERTAIN REAL PROPERTY LOCATION BEING 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) **(APPLICATION NO. 1092)** FROM CLASSIFICATION SUBURBAN DEVELOPMENT DISTRICT (SD) TO SINGLE FAMILY DWELLING DISTRICT (R-1) AT THE REQUEST OF CHRIS HILLMAN, AGENT FOR SANDEEP PATEL, OWNER, PROVIDING FOR AN AMENDMENT OF THE LAND USE DISTRICT MAP; CONTAINING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AN EFFECTIVE DATE AND OTHER PROVISIONS RELATED TO THE SUBJECT. *Mr. Tobin Maples, Executive Director of Community Services.*

Councilmember Tetens made the motion, seconded by Councilmember Owens, to approve Ordinance No. 509-648 on its second and final reading.

Councilmember Viktorin stated he would abstain from voting because the property is located adjacent to his Mother's property. He stated that since he did not have a vested monetary interest with the company requesting the re-zoning, he could have voted during the first reading of this ordinance. However, to remain consistent he would not vote on the second and final reading of the ordinance.

Voting "Aye" Councilmembers Seeger, Marcott, Owens, and Tetens.

Voting "No" None.

Voting " Abstain" Coucilmember Viktorin.

Motion Passed 4 to 0, with 1 abstaining.

NEW BUSINESS

COUNCIL ACTION – RESOLUTION NO. R2003-67 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AWARDING A BID FOR CONSTRUCTION OF THE PEARLAND RECYCLING CENTER. *Mr. Gordon Island, Purchasing Officer.*

Councilmember Viktorin made the motion, seconded by Mayor Pro-Tem Owens, to approve Resolution No. R2003-67.

City Manager, Bill Eisen, stated this item is for the award of a bid for construction of the new Recycling Center. He stated the lowest bid was submitted by Frost Constructors and the quality of their work in the past has been good. A sprinkler system for the building, runoff water for the irrigation system, and a fire hydrant would be included in the bid price of $1,079,800.

Voting "Aye" Councilmembers Tetens, Viktorin, Owens, Marcott, and Seeger.

Voting "No" None.

Motion Passed 5 to 0.

FIRST AND ONLY READING OF ORDINANCE NO. 1108 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, REPEALING ORDINANCE NO. 772, *TREE PROTECTION AND PRESERVATION ORDINANCE*, AND ESTABLISHING NEW CRITERIA AND REGULATIONS FOR THE PRESERVATION OF TREES OF THE CITY OF PEARLAND, TEXAS, PROVIDING MINIMUM STANDARDS; PROVIDING FOR THE REPLACEMENT AND REPLANTING OF TREES THAT ARE REMOVED DURING CONSTRUCTION, DEVELOPMENT OR PRE-DEVELOPMENT; PROVIDING A PENALTY FOR VIOLATION; HAVING A SAVINGS CLAUSE, A REPEALER CLAUSE, AND A SEVERABILITY CLAUSE; PROVIDING FOR CODIFICATION, PUBLICATION AND AN EFFECTIVE DATE. *Mr. Darrin Coker, City Attorney.*

This item was passed with no action taken.

COUNCIL ACTION - RESOLUTION NO. R2003-63 - A RESOLUTION OF THE CITY

COUNCIL OF THE CITY OF PEARLAND, TEXAS, APPROVING WORK AUTHORIZATION #10 SUPPLEMENT #3 FOR ENGINEERING AND SURVEYING SERVICES ASSOCIATED WITH THE PEARLAND MOBILITY AND DRAINAGE BOND PROGRAM (YOST ROAD PROJECT). *Mr. Bill Eisen, City Manager.*

Mayor Pro-Tem Owens made the motion, seconded by Councilmember Marcott, to approve Resolution No. R2003-63.

City Manager, Bill Eisen, stated this item is a proposal to modify an engineering contract with J.F. Thompson, Inc. for engineering associated with Yost Road in the amount of $32,227. Realignment of the intersection of FM 518 would be consistent with the recent City Council action regarding the alignment and designing a cul-duc-sac at Sleepy Hollow would also be a part of the engineering contract. He stated this would also include engineering services for flood plain and mitigation for additional sites.

Mayor Pro-Tem Owens asked would this determine the dead end.

Greg Hester, Turner, Collie and Braden, stated originally the location they had was at Shadycrest. Because of the change a supplemental request was placed in order.

A brief discussion ensued among Council and Mr. Hester regarding the engineering contract.

Voting "Aye" Councilmembers Tetens, Viktorin, Owens, Marcott, and Seeger.

Voting "No" None.

Motion Passed 5 to 0.

COUNCIL ACTION - RESOLUTION NO. R2003-62 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ENTER INTO AN ENGINEERING CONTRACT WITH THE MURILLO COMPANY FOR MATERIALS TESTING SERVICES ASSOCIATED WITH THE CONSTRUCTION OF PEARLAND PARKWAY SOUTHBOUND LANES 3 AND 4. *Mr. Bill Eisen, City Manager.*

Councilmember Marcott made the motion, seconded by Councilmember Viktorin, to approve Resolution No. R2003-62.

City Manager, Bill Eisen, stated this item relates to materials testing for lanes 3 and 4 of Pearland Parkway. The construction was awarded in two bids.

Voting "Aye" Councilmembers Seeger, Marcott, Owens, Viktorin, and Tetens.

Voting "No" None.

Motion Passed 5 to 0.

FIRST AND ONLY READING OF ORDINANCE NO. 1076-2 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AMENDING ORDINANCE NO. 1076, THE 2002-2003 ANNUAL BUDGET ORDINANCE, BY AUTHORIZING CERTAIN ADDITIONS TO THE MOBILITY BOND FUND, THE 2001 CERTIFICATE OF OBLIGATION FUND AND THE ROAD AND BRIDGE FUND FOR MUNICIPAL PURPOSES; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO FACILITATE THE CHANGES IDENTIFIED HEREIN WITHOUT FURTHER APPROVAL OF CITY COUNCIL; PROVIDING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, A REPEALER CLAUSE, AND AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY BECAUSE THE NEED TO ADJUST THE CITY BUDGET INURES TO THE BENEFIT OF THE PUBLIC AND, THEREFORE, BEARS DIRECTLY UPON THE HEALTH, SAFETY AND WELFARE OF THE CITIZENRY. *Ms. Mary Ross, Director of Finance.*

Councilmember Seeger made the motion, seconded by Mayor Pro-Tem Owens, to approve Ordinance No. 1076-2 on its first and only reading.

City Manager, Bill Eisen, stated this item allows certain amendments for funding budget modifications for road and bridge improvements.

Michael Klaus, 5016 Groveton, addressed Council and asked what makes this an emergency and what are the funding amounts.

Voting "Aye" Councilmembers Tetens, Viktorin, Owens, Marcott, and Seeger.

Voting "No" None.

Motion Passed 5 to 0.

COUNCIL ACTION – REGARDING THE APPOINTMENT OF A CITIZEN'S CODE ADVISORY COMMITTEE (CCAC) TO ASSIST THE CITY COUNCIL, PLANNING AND ZONING COMMISSION, AND PLANNING CONSULTANT IN PREPARING THE NEW LAND DEVELOPMENT CODE (UNIFIED DEVELOPMENT CODE). *Mr. Tobin Maples, Executive Director of Community Services.*

Councilmember Tetens made the motion, seconded by Mayor Pro-Tem Owens, to approve the nominations of Councilmember Tetens, Councilmember Viktorin, Todd Iocco, Russ Selemon, Don Sederdahl (alternate), Dwayne Lum, Jessie Gutieerrez,

ian Corl, Renee West, Jamie Cornelius, Kevin Price, Pierre Nys, David Tinney, Botrie, Helen Beckman, Tom Allen, and Gary Bucek as the nominees for the n's Code Advisory Committee (CCAC).

Manager, Bill Eisen, stated this item was discussed at a previous Council Meeting ne names for recommendations have been presented.

r Reid named the nominations.

ssion ensued among Council and Staff regarding the nominations.

n Maples, Executive Director of Community Services, stated he and the consultant been processing ground information regarding codes. A meeting with the Citizen's Advisory Committee (CCAC) would take place after the appointing. He stated it d be scheduled for May 20, 2003.

g "Aye" Councilmembers Tetens, Viktorin, Owens, Marcott, and Seeger.

g "No" None.

on Passed 5 to 0.

ER BUSINESS:

ncil adjourned into Executive Session under Texas Government Code at 8:51 p.m. scuss the following:

EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE

1. **SECTION 551.072 – CONSULTATION WITH ATTORNEY:** REGARDING THE ACQUISITION OF LAND ASSOCIATED WITH RIGHT-OF-WAY FOR DRAINAGE EASEMENT. *Mr. Darrin Coker, City Attorney.*

2. **SECTION 551.072 – CONSULTATION WITH ATTORNEY:** REGARDING THE ACQUISITION OF LAND ASSOCIATED WITH RIGHT-OF-WAY FOR PEARLAND PARKWAY. *Mr. Darrin Coker, City Attorney.*

BUSINESS (CONTINUED):

ncil returned from Executive Session at 9:27 p.m.

COUNCIL ACTION – REGARDING THE ACQUISITION OF LAND ASSOCIATED WITH RIGHT-OF-WAY FOR DRAINAGE EASEMENT. *City Council.*

This item was passed with no Council action taken.

COUNCIL ACTION - REGARDING THE ACQUISITION OF LAND ASSOCIATED WITH RIGHT-OF-WAY FOR PEARLAND PARKWAY. *City Council.*

This item was passed with no Council action taken.

ADJOURNMENT

Meeting was adjourned at 9:28 p.m.

Minutes approved as submitted and/or corrected this 12th day of May A.D., 2003.

Tom Reid
Mayor

ATTEST:

Young Lorfing
City Secretary

MINUTES OF A SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, HELD ON MAY 5, 2003, AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

The meeting was called to order with the following present:

Mayor	Tom Reid
Mayor Pro-Tem	Woody Owens
Councilmember	Richard Tetens
Councilmember	Charles Viktorin
Councilmember	Larry Marcott
Councilmember	Klaus Seeger
City Manager	Bill Eisen
City Attorney	Darrin Coker
City Secretary	Young Lorfing

Others in attendance: Deputy City Manager Alan Mueller, City Engineer John Hargrove, Director of Finance Mary Ross.

PURPOSE OF MEETING:

FIRST AND ONLY READING OF ORDINANCE NO. 741-4 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AMENDING CHAPTER 27, *SUBDIVISIONS,* OF THE CITY OF PEARLAND CODE OF ORDINANCES, AS IT MAY HAVE BEEN, FROM TIME TO TIME, AMENDED, FOR THE PURPOSE OF PROMOTING ORDERLY DEVELOPMENT IN THE CITY AND ITS EXTRATERRITORIAL JURISDICTION; PROVIDING A PENALTY FOR VIOLATION; CONTAINING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AND A REPEALER CLAUSE; PROVIDING FOR CODIFICATION AND AN EFFECTIVE DATE.
Mr. John Hargrove, City Engineer and Mr. Darrin Coker, City Attorney.

Councilmember Tetens made the motion, seconded by Councilmember Viktorin, to approve Ordinance No. 741-4 on its first and only reading.

City Manager, Bill Eisen, stated this issue has been discussed previously and changes have been made to the ordinance per the discussions. The three changes are a specific reference that has been added to the provisions of the City Codes relating to the maintenance requirements of the pump detention facilities, a cash deposit of the escrow is now required, and a back up system for the pumps in the event of not using a drainage overflow valve.

Councilmember Marcott stated he does not support pump detention and other ways should be used for the water flow. He stated pumps fail and sometimes do not work. He stated a developer on Harkey Road has found away to solve his water problem without pump detention. He asked for some clarifications on the wordage of the ordinance.

City Attorney, Darrin Coker, stated he the verbiage should not cause any future legal concerns. Governmental bodies have to maintain pump detention facilities for the public safety and health and welfare of the community.

Lengthy discussion ensued among Council and Staff regarding sections of the ordinance.

Councilmember Tetens suggested amending the ordinance to include an emergency clause.

City Attorney, Darrin Coker, stated the ordinance could be amended or Council could decide to discuss this ordinance and hold on voting until the next Council Meeting.

Additional discussion ensued among Council and Staff regarding the provisions to the ordinance.

Councilmember Tetens stated he does agree with Councilmember Marcott on the concerns of pump detention, however, in some circumstances pump detention is necessary and he supports the ordinance.

Voting "Aye" Councilmembers Tetens, Viktorin, Owens, and Seeger.

Voting "No" Councilmember Marcott.

Motion Passed 4 to 1.

ADJOURNMENT

Meeting was adjourned at 8:47 p.m.

Minutes approved as submitted and/or corrected this 12th day of May A.D., 2003.

Tom Reid
Mayor

ATTEST:

Young Lorfing, TRMC
City Secretary

AGENDA PACKET

All supporting document(s) that are being considered by Council are available in the City Secretary's office.

Chief of Police
J.C. Doyle

City Engineer
John Hargrove

Engineering Secretary
Trish Broussard

Director of Parks & Recreation
Thomas Grieve

Fire Marshal
Steve Chapman

Economic Development Corporation
Fred Welch

Director of Public Works
Jerry Burns

Community Development and Services
Theresa Grahmann
Mona Miller

Public Affairs Liaison
Lynn Munford

Assistant Director of Finance
Andrea Jason

Young Lorfing, TRMC
City Secretary
Ext. 1655

AGENDA – SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MAY 19, 2003, AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. **CALL TO ORDER**

II. **PURPOSE OF THE MEETING:**

1. **CONSIDERATION AND POSSIBLE ACTION – RESOLUTION NO. R2003-72** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO PARTICIPATE IN AN INTERLOCAL COOPERATIVE PRICING ARRANGEMENT WITH THE HOUSTON-GALVESTON AREA COUNCIL (HGAC) FOR THE PURCHASE OF ROLLING STOCK VEHICLES. *Mr. Gordon Island, Purchasing Officer.*

2. **CONSIDERATION AND POSSIBLE ACTION – RESOLUTION NO. R2003-73** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ENTER INTO AN ENGINEERING CONTRACT WITH OTHON, INC. FOR ENGINEERING DESIGN AND SURVEYING SERVICES ASSOCIATED WITH THE HICKORY CREEK WATER AND SEWER PROJECT.
Mr. Bill Eisen, City Manager.

3. **CONSIDERATION AND POSSIBLE ACTION – RESOLUTION NO. R2003-74** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ENTER INTO AN ENGINEERING CONTRACT WITH OTHON, INC. FOR ENGINEERING DESIGN SERVICES ASSOCIATED WITH THE O'DAY ROAD SEWER PROJECT.
Mr. Bill Eisen, City Manager.

4. **CONSIDERATION AND POSSIBLE ACTION** – RATIFICATION OF THE CITY MANAGER'S APPOINTMENT OF A CITY ENGINEER.
Mr. Bill Eisen, City Manager.

5. **CONSIDERATION AND POSSIBLE ACTION** – SUBDIVISION ACCEPTANCE OF WALKER ESTATES.
Mr. John Hargrove, City Engineer.

6. **CONSIDERATION AND POSSIBLE ACTION** – SUBDIVISION ACCEPTANCE OF OAKBROOK ESTATES SECTION 5.
Mr. John Hargrove, City Engineer.

III. 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.

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 19, 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 General Business District (GB), on the following described property, to wit:

Zone Change Application No. 1103

Legal Description: 10.2571 acres, being out of and a part of Lots 6 & 7, Block 10, Allison Richey Gulf Coast Home Company, Suburban Gardens Subdivision, Section 4, T.C.R.R. Company Survey, Abstract 675, Brazoria Co., Texas (Shadow Creek Parkway)

Owner: New Bethlehem Missionary Baptist Church
4310 Mallow
Houston, Texas 77051

Pleasant Grove Baptist Church
2801 Conti Street
Houston, TX 77020

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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AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 19, 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 General Business District (GB), on the following described property, to wit:

Zone Change Application No. 1106

Legal Description:	4.6945 acres, situated in the Northeast one-quarter of Section 17, H. T. & B. R.R. Co. survey, A-242, Brazoria County, Texas (2318 Manvel Road)
Owner:	William F. Hawk P.O. Box 941 Pearland, Texas 77588
Agent:	William J. Cook

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.

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 19, 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 General Business District (GB), on the following described property, to wit:

Zone Change Application No. 1107.

Legal Description:	10.00 acres, being the West ½ of Lot 37 and the East ½ of Lot 37, Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision of Section 80, H. T. & B. R.R. Co. survey, Abstract 564, Brazoria Co., TX (Broadway Street (CR 92))
Owner:	Marion A. Watson 965 Dancing Horse Drive Colorado Springs, CO 80919 Maura A. Landrum 3216 SE 23rd Terrace Ocala, FL 34471
Agent:	Mauris Hardcastle

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.

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 19, 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 Single Family Dwelling District (R-1) to Neighborhood Services District (NS), on the following described property, to wit:

Zone Change Application No. 1109

Legal Description: 1.9355 acres, being out of the W.D.C. Hall Survey, Abstract 70, Brazoria Co., TX (2011 Broadway Street)

Owner: Verna H. Yost Estate
John B. Yost, Executor
3205 Yost Road
Pearland, Texas 77581

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.

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 19, 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-3), on the following described property, to wit:

Zone Change Application No. 1105

Legal Description:	.28 acres, being a portion of Tract 24 of Hahl's Figland Orchard Subdivision No. 1, of the West ½ of Section 13, H. T. & B. R.R. Co. survey, Abstract 240, Brazoria Co., TX (5610 Fite Road)
Owners:	Guadalupe Rios 5610 Fite Road Pearland, TX 77584
Agent:	Gilbert Rios

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

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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) and Single Family Dwelling District (R-3), on the following described property, to wit:

Zone Change Application No. 1108

Legal Description:	47.98 acres of land, out of the W.T. Dobson Survey, Abstract 187, Brazoria Co., TX (Cullen Boulevard @ Brookside Road)
Owner:	Estate of Maria Rose Bagnoli c/o Ben Best P.O. Box 1168 Pearland, Texas 77588
Agent:	Ken Caffey

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

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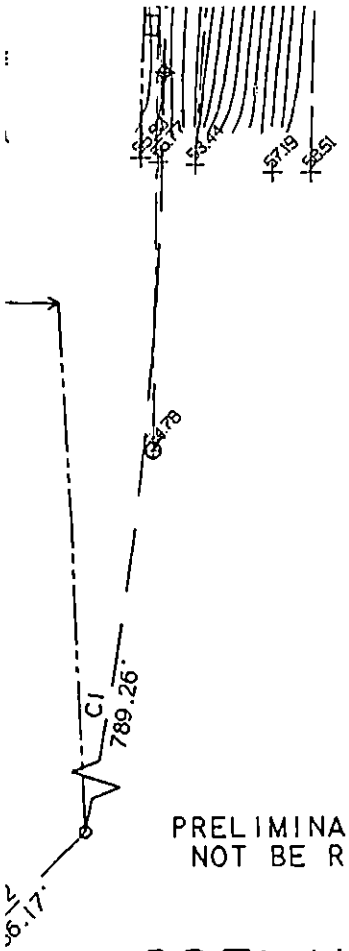


PRELIMINARY - THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE

PRELIMINARY PLAT OF & S ASPHALT SEALING COMPANY SUBDIVISION

BEING A SUBDIVISION
CONTAINING 7.370 ACRES (321,064 SQUARE FEET)
OUT OF THE J. CRAWLEY SURVEY, A-174 AND THE
W.W. DUPUY & L.F. ROBERTS SURVEY, A-726
BRAZORIA COUNTY, TEXAS

PEARLAND
BRAZORIA COUNTY, TEXAS
1 BLOCK 1 RESERVE
FEBRUARY 2003

OWNER:
HALT SEALING COMPANY, INC.
117 PEARLAND, TEXAS 77588
(832) 448-2000
IIM STINSON, PRESIDENT

SURVEYOR:
TEXAS LAND SURVEYING, INC.
P.O. BOX 5825 PASADENA, TEXAS 77508
(281) 487-5880
JEFFREY N. HECK - RPLS #4385

ENGINEER:
L. MICHAEL HUELSEBUSCH, P.E.
618 1ST STREET
HUMBLE, TEXAS 77338
(281) 540-8495
L. MICHAEL HUELSEBUSCH, REG. PROFESSIONAL ENGINEER

map or plat thereof recorded in Volume 20, Pages 3 and 4 [illegible] County, Texas, same also being in the south right-of-way line of Broadway Avenue, based on a width of 100 feet;

THENCE East, along the said south right-of-way line, a distance of 535.91 feet to a 5/8 inch iron rod set at the intersection of the said south right-of-way line and the west right-of-way line of Harkey Road, a variable width right-of-way, for the northeast corner of the herein described tract;

THENCE in a southwesterly direction along the arc of a curve to the right, having a Radius of 415.00 feet, a Central Angle of 13°48'14", an Arc Length of 99.98 feet and a Long Chord which bears South 12°32'57" West 99.74 feet to a 5/8 inch iron rod set for an angle corner of the herein described tract;

THENCE South 19°27'15" West, continuing along the said west right-of-way line of Harkey Road, same being the east line of the herein described tract, a distance of 100.78 feet to a 5/8 inch iron rod set for an angle point;

THENCE South, continuing along the said west right-of-way line of Harkey Road, same being the east line of the herein described tract, a distance of 151.12 feet to a 5/8 inch iron rod set for the southeast corner of the herein described tract;

THENCE West, along the north line of West Oaks, Section One-B, same also being the north lie of a 50 foot wide easement conveyed to Houston Pipeline Company as per an instrument recorded in Volume 1116, Page 586 of the Deed Records of Brazoria County, Texas, which is also the south line of said Reserve "A" and the herein described tract, a distance of 480.67 feet to a 1/2 inch iron rod found for the southeast corner of the said West Oaks Office Building, same being the southwest corner of the herein described tract;

THENCE North, along the east line of the said Office Building subdivision, same being the west line of the herein described tract, a distance of 343.50 feet to the PLACE OF BEGINNING, containing 3.9309 acres (171,229 square feet) of land.

PRELIMINARY PLAT
OF

WEST OAKS SQUARE
SECTION ONE

BEING 3.9309 ACRES (171,229 S.F.) OF LAND LOCATED IN THE H.T.& B.R.R. COMPANY SURVEY, A-240 BRAZORIA COUNTY, TEXAS AND ALSO BEING A PARTIAL REPLAT OF WEST OAKS, SECTION ONE-B A SUBDIVISION PER MAP OR PLAT THEREOF RECORDED IN VOLUME 19, PAGE 55-56 PLAT RECORDS BRAZORIA COUNTY, TEXAS, CITY OF PEARLAND

2 RESERVES 0 LOTS 1 BLOCK

DATE:
MAY, 2003

OWNERS:
OFF CORNER TEXAS OAKS, LTD. &
JEC TEXAS LTD.
JAMES E. COX - PRESIDENT
1300 ROLLINGBROOK DRIVE, SUITE 500
BAYTOWN, TEXAS 77512
(281) 427-7990

ENGINEER AND SURVEYOR:
REKHA ENGINEERING INC.
5301 Hollister, Suite 190
Houston, Texas 77040
713-895-8080
713-895-8081
Fax: 713-895-7686
Job No. 9908-1922
Contact: John H. English, Sr. Vice President

FILE: K:\1922\1922 PLAT.dwg, 05/09/03 07:40:11 PM, Adobe PDF

NON-EXCLUSIVE EASEMENT AND RIGHT TO USE THE PARKING AREAS FOR THE PURPOSE OF VEHICULAR PARKING,

AN EASEMENT IN, TO, OVER, UNDER AND ACROSS THE COMMON AREAS FOR THE PURPOSE OF INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, REMOVAL, AND RELOCATION OF UNDERGROUND STORM SEWER LINES, SANITARY SEWER PIPES, SEPTIC SYSTEMS, WATER AND GAS MAINS, ELECTRIC POWER LINES, TELEPHONE LINES AND OTHER UNDERGROUND UTILITY LINES TO SERVE THE FACILITIES,

TEMPORARY EASEMENTS FOR INCIDENTAL ENCROACHMENTS WHICH MAY OCCUR AS A RESULT OF CONSTRUCTION AND

A PERPETUAL NON-EXCLUSIVE EASEMENT IN, TO, OVER, UNDER, ACROSS, AND THROUGH THE STORM WATER DETENTION PARCEL AND INTO THE STORM WATER DRAINAGE AND DETENTION FACILITIES FOR PURPOSES OF DRAINING AND IMPOUNDING WATER FLOW AND STORM WATER RUNOFF.

NT

C.

PEARLAND
PROFESSIONAL
PLAZA

FIELD

PRELIMINARY PLAT OF

SILVERLAKE CENTER

35'

BEING A SUBDIVISION OF 3.753 ACRES OF LAND

T OF THE H. T. AND B. R. R. CO. SURVEY, A - 304

CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

2 BLOCKS - 3 LOTS (3.222 ACRES)

DATE: MAY 2003 SCALE: 1" = 50'

35'

ENGINEER:

GENE CARROLL AND ASSOCIATES, L.P.

16010 BARKER'S POINT LANE, SUITE 175, HOUSTON, TEXAS 77079
PH. (281) 509-5700 FX. (281) 759-8768
REX L. WARRICK, P. E.
G.C.A. JOB NO. 3381-02

APARTMENT
HOMES

SURVEYOR:

JOHN R. WEEKS, R. P. L. S.

16010 BARKER'S POINT LANE, SUITE 175, HOUSTON, TEXAS 77079
PH. (281) 509-5700 FX. (281) 759-8768

OWNER:

SILVERLAKE SHOPPING CENTER, LTD.

S. JAY WILLIAMS, MANAGING PARTNER
11000 BRITTMOORE PARK DR., HOUSTON, TEXAS 77041
PH. (281) 668-3400 FX. (281) 668-3450

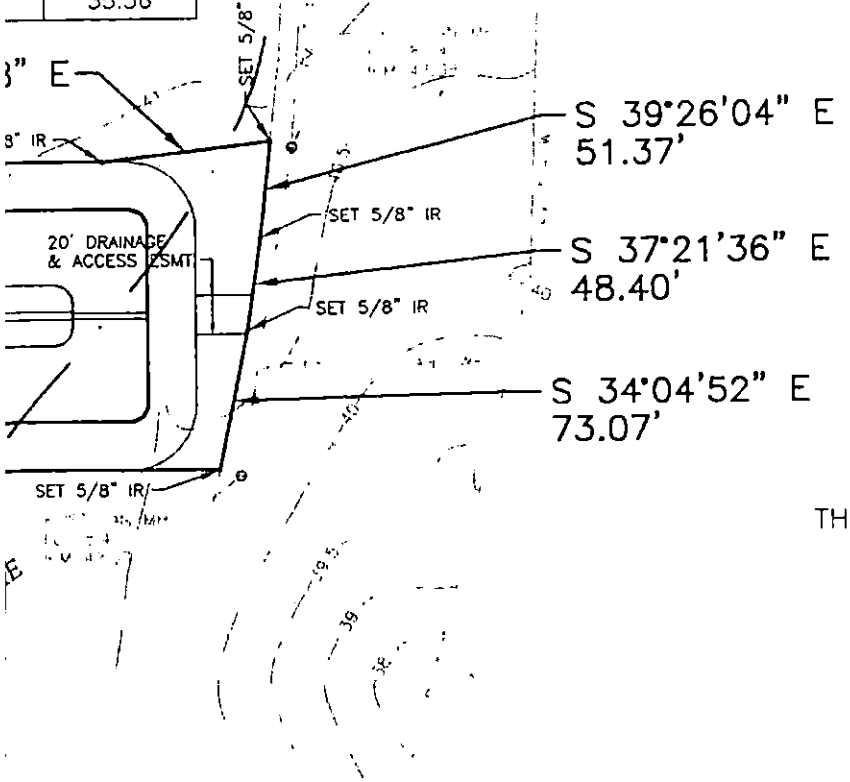
106.07
35.36
56 62
18.87
58 19
19 40
35 36
35.36
35 36
35 36
20 41
20.41
66.67
35.36
35 36
20.41
20.41
66.67
120.21
35.36
35 36
35.36
28.87
81 65
35 36
35.36

MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS

ENGINEER:
MUNICIPAL ENGINEERING CO., INC.
JOHN GARNER, P.E.
3301 FEDERAL STREET
PASADENA, TEXAS 77504
PHONE: (713) 941-8988
FAX: (713) 941-0495
E-mail: meco@pdq.net

SURVEYOR:
FOSTER RAINWATER & ASSOCIATES SURVEYING
GARLYN RAINWATER, R.P.L.S.
P.O. BOX 1339
PEARLAND, TX 77588
PHONE: (281) 412-6586

OWNER:
ROBERT L. ALEXANDER
314 SOUTH BEAUREGARD
ALVIN, TEXAS 77511
PHONE: (281) 331-4113



PRELIMINARY PLAT OF ALEXANDER LANDING SECTION SEVEN

OF AN 31.257 ACRE
TRACT BEING OUT OF LAND OF THE
THOMAS J. GREEN SURVEY, ABSTRACT NO. 198,
AND LOCATED IN CITY OF PEARLAND,
BRAZORIA COUNTY, TEXAS.

CONTAINING

6 BLOCKS 99 LOTS 1 RESERVE

MAY 8, 2003

14. PERMANENT STRUCTURES, INCLUDING FENCES, SHALL NOT BE ERECTED IN OR ACROSS DRAINAGE EASEMENT WHICH WILL INHIBIT FREE FLOW OF WATER IN DITCHES OR ACCESS TO THE EASEMENT BY DRAINAGE CREWS OR EQUIPMENT.
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 BOWER 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 MEDIUM DENSITY RESIDENTIAL AT TIME OF PLATTING.

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, 2003

PEARLAND, BRAZORIA COUNTY, TEXAS

HOUSING & EDUCATION CORP.
RT. MARQUEZ
NHWEST FREEWAY, SUITE 160
TEXAS 77057
-0991 (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

IDENTIFY SPECIFIC FLOODING CONDITIONS.

ENGINEER:
MUNICIPAL ENGINEERING CO., INC.
JOHN GARNER, P.E.
3301 FEDERAL STREET
PASADENA, TEXAS 77504
PHONE: (713) 941-8988
FAX: (713) 941-0495
E-mail: meco@pdq.net

SURVEYOR:
GODINICH SURVEYOR'S, L.L.C.
STEPHEN GODINICH, R.P.L.S.
9505 YUPONDALE
HOUSTON, TX 77080
PHONE: (713) 722-0211

OWNER:
LAND QUEST, L.L.C.
WAYNE AUSMUS, MANAGER
P.O. BOX 3083
PEARLAND, TX. 77588
PHONE: (281) 997-9876
FAX: (281) 412-6672

FINAL 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.

CONTAINING
1 BLOCK 4 RESERVES

MAY 8, 2003

13. NO DRIVEWAY ACCESS IS ALLOWED TO VETERANS DRIVE (AKA PEARLAND SITES ROAD), OR SPRINGFIELD AVENUE.

14. 6' SIDEWALKS ARE REQUIRED ON VETERANS DRIVE (AKA PEARLAND SITE ROAD) AT TIME OF DEVELOPMENT.

15. AT THE TIME OF PLATTING THIS AREA IS ZONED AS R–2 AND R–2 PUI AS PER THE CITY OF PEARLAND.

16. ALL NON–DEDICATED RESERVES TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

17. PORTIONS OF THE SUBDIVISION ARE LOCATED IN BRAZORIA COUNTY M.U.D. 28. THE PORTION ZONED R–2 P.U.D. WILL BE ANNEXED INTO BRAZORIA COUNTY M.U.D. 28.

18. NO RESIDENCE SHALL BE LOCATED EAST OF A LINE 300 FEET WEST AI PARALLEL TO THE RAILRAOD TRACKS (NO RESIDENCE SHALL BE CLOSER THAN 300 FEET TO THE RAILROAD TRACKS). THIS BUFFER AREA SHALL HAVE AN EIGHT FOOT MASONRY WALL ON ITS EAST BOUNDARY.

19. ALL PIPELINE EASEMENTS WITHIN THE PLATTED AREA ARE SHOWN HERE(

FINAL PLAT

CANTERBURY PARK
SEC. 1

A SUBDIVISION OF 170.748 ACRES OF LAND OUT OF THE B.F. DRAKE SURVEY, A–507, AND THE B.F. DRAKE SURVEY, A–508, AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBERS 02–021097, 02–013966, 02–048831, 02–048837, 02–048838 AND 02–048832 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS

174 LOTS 6 BLOCKS 14 RESERVES (TOTALING 116.153 ACRES)

DATE: MAY, 2003 SCALE: 1" = 100'

OWNER:

SOWELL INTERESTS–PARKSIDE, L.P.
JAMES S. CORNELIUS V.P., SOWELL PARKSIDE, INC.
1601 ELM STREET
THIRD FLOOR, THANKSGIVING TOWER
DALLAS, TEXAS 75201
(214) 871–3320
FAX: (214) 871–1620

ENGINEER

r.g.miller engineers
since 1966
Vickchester Lane - Suite 200
Houston, Texas 77079
(713) 461-9600
. Miller, P.E., President

SURVEYOR

MILLER
1760 WEST SAM HOUSTON PARKWAY NORTH ★ HOUSTON, TEXAS 77(
PHONE 713-413-1900 ★ FAX 713-413-1944
Terrance P. Mish, R.P.L.S.

FINAL PLAT

CANTERBURY PARK
SEC. 1

A SUBDIVISION OF 170.748 ACRES OF LAND OUT OF THE
B.F. DRAKE SURVEY, A-507, AND THE B.F. DRAKE SURVEY, A-508,
AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBERS
02-021097, 02-013966, 02-048831, 02-048837, 02-048838 AND
02-048832 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS

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DATE: MAY, 2003 SCALE: 1" = 100'

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MILLER
1760 WEST SAM HOUSTON PARKWAY NORTH ★ HOUSTON, TEXAS 77(
PHONE 713-413-1900 ★ FAX 713-413-1944

Terrance P. Mish, R.P.L.S.

S.W.B.T.	= SOUTHWESTERN BELL TELEPHONE
T.B.M.	= TEMPORARY BENCHMARK
U.E.	= UTILITY EASEMENT
W.S.E.	= WATER & SEWER EASEMENT
☼	= PROPOSED STREET LIGHT
⊕	= TEMPORARY BENCHMARK
	= STREET NAME CHANGE

FINAL PLAT
CANTERBURY PARK
SEC. 1

A SUBDIVISION OF 170.748 ACRES OF LAND OUT OF THE B.F. DRAKE SURVEY, A-507, AND THE B.F. DRAKE SURVEY, A-508, AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBERS 02-021097, 02-013966, 02-048831, 02-048837, 02-048838 AND 02-048832 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY CITY OF PEARLAND BRAZORIA COUNTY, TEXAS

174 LOTS 6 BLOCKS 14 RESERVES (TOTALING 116.153 ACRES)

DATE: MAY, 2003 SCALE: 1" = 100'

OWNER:

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JAMES S. CORNELIUS V.P., SOWELL PARKSIDE, INC.
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THIRD FLOOR, THANKSGIVING TOWER
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1760 WEST SAM HOUSTON PARKWAY NORTH ★ HOUSTON, TEXAS
PHONE 713-413-1900 ★ FAX 713-413-1944
Terrance P. Mish, R.P.L.S.

FINAL PLAT

CANTERBURY PARK
SEC. 1

A SUBDIVISION OF 170.748 ACRES OF LAND OUT OF THE B.F. DRAKE SURVEY, A–507, AND THE B.F. DRAKE SURVEY, A–508, AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBERS 02–021097, 02–013966, 02–048831, 02–048837, 02–048838 AND 02–048832 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS

174 LOTS 6 BLOCKS 14 RESERVES (TOTALING 116.153 ACRES)

DATE: MAY, 2003 SCALE: 1" = 100'

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JAMES S. CORNELIUS V.P., SOWELL PARKSIDE, INC.
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THIRD FLOOR, THANKSGIVING TOWER
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SURVEYOR

MILLER

1760 WEST SAM HOUSTON PARKWAY NORTH ★ HOUSTON, TEXAS 77
PHONE 713-413-1900 ★ FAX 713-413-1944

Terrance P. Mish, R.P.L.S.

.053 AC. – 2,291 S.F.
.086 AC. – 3,752 S.F.

FINAL PLAT

CANTERBURY PARK
SEC. 1

A SUBDIVISION OF 170.748 ACRES OF LAND OUT OF THE
DRAKE SURVEY, A–507, AND THE B.F. DRAKE SURVEY, A–508,
RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBERS
1097, 02–013966, 02–048831, 02–048837, 02–048838 AND
8832 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS

174 LOTS 6 BLOCKS 14 RESERVES (TOTALING 116.153 ACRES)

DATE: MAY, 2003 SCALE: 1" = 100'

OWNER:

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JAMES S. CORNELIUS V.P., SOWELL PARKSIDE, INC.
1601 ELM STREET
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ıston, Texas 77079
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Ailler, P.E., President

SURVEYOR

MILLER

1760 WEST SAM HOUSTON PARKWAY NORTH ★ HOUSTON, TEXAS 77043
PHONE 713-413-1900 ★ FAX 713-413-1944

Terrance P. Mish, R.P.L.S.