

**AGENDA – WORKSHOP OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS,
TO BE HELD ON JANUARY 5, 2004, AT 6:00 P. M., IN THE COUNCIL CHAMBERS, CITY
HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

- I. **CALL TO ORDER**

- II. **PURPOSE OF THE WORKSHOP:**
 - 1. **COUNCIL INPUT AND DISCUSSION:** REGARDING THE REVIEW
 OF FUND 50 (CAPITAL PROJECTS) AND FUND 68 (2001
 CERTIFICATES OF OBLIGATION). Mr. Joe Wertz, Project Director.

- 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 – SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON JANUARY 5, 2004, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. PURPOSE OF THE MEETING:

EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE

- 1. SECTION 551.071 - CONSULTATION WITH CITY ATTORNEY- REGARDING POTENTIAL LITIGATION – CITY FACILITIES.**
Mr. Darrin Coker, City Attorney.

NEW BUSINESS (CONTINUED):

- 1. CONSIDERATION AND POSSIBLE ACTION - REGARDING POTENTIAL LITIGATION – CITY FACILITIES.** *City Council.*

III. ADJOURNMENT

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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

Community Development and Services

Theresa Grahmann

Director of Inspections

Kola Olayiwola

Director of Parks and Recreation

Thomas Grieve

Director of Public Works

Jerry Burns

Economic Development Corporation

Fred Welch

Engineering Secretary

Trish Broussard

Fire Marshal

Steve Chapman

Projects Director

Joe Wertz

Public Affairs Liaison

Lynn Munford

Young Lorring, TRMC

City Secretary - Ext. 1655

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Mr. Darrin Coker, City Attorney.

NEW BUSINESS (CONTINUED):

- 1. CONSIDERATION AND POSSIBLE ACTION - REGARDING
POTENTIAL LITIGATION – CITY FACILITIES.** *City Council.*

III. ADJOURNMENT

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Lata/Theresa/Trish:

Please prepare and post the following agendas this week.

AGENDA – MEETING OF THE CITIZEN’S CODE ADVISORY COMMITTEE (CCAC) OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON THURSDAY, JANUARY 6, 2003, AT 6:30 PM, IN THE COUNCIL CHAMBERS OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. Call to Order
- II. Committee workshop concerning the new Land Development Code (Unified Development Code)
- III. Adjournment

AGENDA – MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS; TO BE HELD ON THURSDAY, JANUARY 8, 2003, AT 7:00 PM, IN THE COUNCIL CHAMBERS OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. Call to Order
- II. Commission Training & Discussion with Kim Mickleson of Olson & Olson: regarding the creation of a Unified Development Code (Comprehensive Plan, Land Use and Urban Development Ordinance, and Subdivision Regulations).
- III. Adjournment

Also

Regular P&Z meeting agenda for January 5th.

Regular ZBA agenda for January 8th.



Theresa Grahmann
12/29/2003 09:39 AM

To: Trish Broussard/COP@ci.pearland.tx.us
cc: Lata Krishnarao/COP@ci.pearland.tx.us
Subject: Preliminary PUD

Trish,

For the January 5 agenda, can you add the following:

DISCUSSION ITEM - Regarding a proposed Planned Unit Development (PUD) for Twin Lakes, approximately 65 acres, located on the East Side of Veterans Drive, on the West Side of the Railroad, and South of Walnut Street.

Theresa A. Grahmann
Planner I
City of Pearland
3519 Liberty Drive
Pearland, Texas 77581
281-652-1742 phone
281-652-1702 fax

354-623-1305 FAX
391-623-1113 PHONE
ΕΡΕΥΝΗΤΙΚΟ ΙΝΣΤΙΤΟΥΤΟ ΔΙΑΣΤΑ
3219 ΠΙΡΡΕΙΑ ΟΔΟΥ
ΟΤΙΛΟΙ ΕΡΕΥΝΗΤΙΚΟΙ
512-0811
ΕΡΕΥΝΗΤΙΚΟ ΚΕΝΤΡΟ

ΕΡΕΥΝΗΤΙΚΟ ΚΕΝΤΡΟ
Η ΕΡΕΥΝΗΤΙΚΗ ΟΜΑΔΑ ΤΟΥ ΕΡΕΥΝΗΤΙΚΟΥ ΚΕΝΤΡΟΥ ΔΙΑΣΤΑ ΕΡΕΥΝΕΙ ΤΗΝ ΑΝΤΙΣΤΑΣΗ ΤΩΝ ΑΝΤΙΣΤΑΣΕΩΝ ΤΩΝ
ΣΤΟΙΧΙΣΤΩΝ ΟΥΔΕΝΩΣ - ΕΙΣΑΓΟΡΑ ΤΩΝ ΕΡΕΥΝΗΤΙΚΩΝ ΚΕΝΤΡΩΝ ΤΩΝ ΕΡΕΥΝΗΤΙΚΩΝ ΚΕΝΤΡΩΝ ΤΩΝ ΕΡΕΥΝΗΤΙΚΩΝ ΚΕΝΤΡΩΝ

ΕΡΕΥΝΗΤΙΚΟ ΚΕΝΤΡΟ ΕΡΕΥΝΗΤΙΚΟ ΚΕΝΤΡΟ

ΕΡΕΥΝΗΤΙΚΟ

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- (r) **Street names.** Names of new streets shall not duplicate or cause confusion with the names of existing streets, unless the new streets are a continuation of or in alignment with existing streets, in which case names of existing streets shall be used.
- (s) **Streetlights.** Streetlights shall be installed by the subdivider at all street intersections within the subdivision and in cul-de-sacs.
- (t) **Street signs.** Street signs shall be installed by the subdivider at all intersections within or abutting the subdivision. Such signs shall be provided by the city, and shall be installed in accordance with standards of the city with the cost charged to the developer.

(4) **Alleys:**

- (a) Alleys shall be provided in commercial and industrial districts, except that the city may waive this requirement where other definite and assured provision is made for service access, such as off-street loading, unloading and parking consistent with and adequate for the uses proposed.
- (b) The minimum width of an alley shall be twenty (20) feet.
- (c) Alley intersections and sharp changes in alignment shall be avoided, but where necessary corners shall be cut off sufficiently to permit safe vehicular movement.
- (d) Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turnaround facilities at the dead end, as determined by the city.

(B) **Blocks.**

- (1) The lengths, widths and shapes of blocks shall be determined with due regard to:

Planning Zoning Commission

Planning & Zoning Commission
Term Limits - None
3-Year Term

Property Owner - Requirement.

Position Number	LAST NAME	FIRST NAME	Appointment Month	Term Month	Expires Year	Appointment Date	Appointment Letter
Position No. 1	Sandars	Ruby	November	November	2004	7/02	N/A
Position No. 2	Ransom	David	November	November	2005	7/03	7/31/2003
Position No. 3	Cowles	Linda	November	November	2006	7/03	7/22/2003
Position No. 4	West	Neil	December	November	2004	12/8/03	12/11/2003
Position No. 5	Sederdahl	Don	November	November	2006	7/03	7/22/2003
Position No. 6	Griener	Sheryl	November	November	2004	7/02	N/A
Position No. 7	Iocco	Todd	November	November	2005	7/02	N/A

Staff Liaison: Tobin Maples
Commission Meetings: 3rd Monday

Planning Zoning Commission

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PLANNING AND ZONING COMMISSION

AGENDA OF A REGULAR MEETING FOR THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AT 6:30 P.M. ON JANUARY 5, 2004, IN THE SECOND FLOOR CONFERENCE ROOM OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. NEW BUSINESS

A. DISCUSSION ITEM – Proposed Planned Unit Development (PUD) for Twin Lakes, approximately 65 acres, located on the East side of Veterans Drive, on the West side of the railroad, and South of Walnut Street.

Approved

B. CONSIDERATION & POSSIBLE ACTION – Final Plat of Savannah Meadows Section Four, a subdivision of 45.84 acres of land out of the J.S. Talmage Survey, A-562 Brazoria County, Texas also being a partial replat of Emigration Land Company subdivision, being all of Lot 31 and a portion of Lots 34, 39, and 40, Block 76, as recorded in Vol. 2, Pg. 81, B.C.P.R.

Approved

C. CONSIDERATION AND POSSIBLE ACTION– Preliminary Plat of Shadow Creek Ranch SF-26, 34.069 acres being out of the H.T.& B.R.R. Co. Survey Section 82 Abstract 565, City of Pearland, Brazoria County, Texas

App

D. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-27, being out of the H.T. & B.R.R. Co. Survey, Section 82 Abstract 565, City of Pearland, Brazoria County, Texas

App

E. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-28, 26.534 acres being out of the H.T. & B.R.R. Co. Survey, Section 82 Abstract 565, City of Pearland, Brazoria County, Texas

App

F. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-29, 43.257 acres being out of the H.T. & B.R. R. Co. Survey, Section 82 Abstract 565, City of Pearland, Brazoria County, Texas

App

G. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-30, 33.100 acres, being out of the H.T. & B.R.R. Co. Survey, Section 82, Abstract 565, City of Pearland, Brazoria County, Texas

App

H. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-37, 21.887 acres being out of the H.T. & B.R.R. Co, Section 83, Abstract 305, the H.T. & B.R.R. Co. Survey. Section 82, Abstract 565, and the S.G. Haynie Survey, Abstract 212, City of Pearland, Brazoria County, Texas

PLANNING AND ZONING COMMISSION

App.

I. CONSIDERATION & POSSIBLE ACTION – First Amending Plat of Southgate Section One, a subdivision of 72.65 acres of land out of and part of a 173.49 acre tract situated in the H.T. & B.R.R. Company Survey, Section 81, Abstract 300, City of Pearland, Brazoria County, Texas

NO

J. CONSIDERATION & POSSIBLE ACTION – A variance request on behalf of Laney Surveyors, agent for Dynamic Lighting to not place street lights along Woody Road.

App

K. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Dynamic Lighting, a 16.537 acre tract out of lots 6 and 15 of the H. Masterson Subdivision of Section 5, of the H. T. & B.R.R. Co. Survey, Abstract 237, City of Pearland, Brazoria County

App

L. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Kandiland Pearland being a subdivision of 1.137 acres of land out of the T.C.R.R. Co. Survey, Section 3, Abstract No. 678, City of Pearland, Brazoria County, Texas

App

M. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of JIB No. 3974 Subdivision, being 1.2857 acres (56,007 s.f.) of land located in the A.C.H. & B. Survey, Abstract No. 147 Brazoria County, Texas and also being a partial replat of Magnolia Business Park, a subdivision per map or plat thereof recorded in Volume 18, Page 39 plat records Brazoria County, Texas City of Pearland

N. DISCUSSION ITEM – new-procedural changes regarding plat reviewing and submittals

III. NEXT MEETING DATES: January 19, 2004 - (JPH & P & Z Meeting)
February 2, 2004 – (Regular P & Z Meeting)

IV. ADJOURNMENT

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Posted this 31 day of December 2003 A.D.

Removed this 6 day of January 2004 A.D.

August 27, 2002

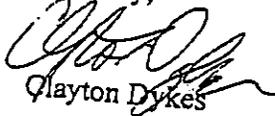
City of Pearland
Planning & Zoning Commission
P.O. Box 2068
Pearland, TX 77588-2068

RE: Travis Estates

Gentlemen and Ladies:

1. We request that a variance be granted to allow the length of the cul-de-sac on this project. The street will serve only 6 houses and there is no feasible way to provide a thru street.
2. We also request a variance to allow the street to be open ditch. All the lots are larger than one acre and open ditches would facilitate drainage in the area.

Sincerely,



Clayton Dykes

**LANEY SURVEYORS
2018 MUSTANG LN.
ROSHARON, TX 77583
(281) 489-8445
(281) 489-8766 FAX**

November 14, 2003

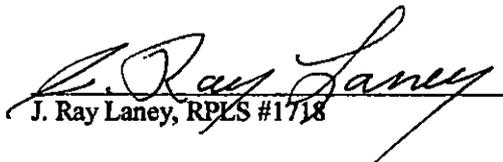
City of Pearland
Douglas K. Kneupper, PE
3519 Liberty Dr.
Pearland Tx 77581

Attn: Douglas K Kneupper, PE

Re: Dynamic Lighting
Street Light Variance Request

Mr. Kneupper,

There is no current access to or along Woody Road, therefore we request a variance on the requirement for Street lights.


J. Ray Laney, RPLS #1718

**MEMBERS OF THE PLANNING & ZONING COMMISSION
as of 11/03**

MEMBER

TERM EXPIRES

PHONE #'S

Yes

TODD IOCCO, Chairman
3510 Shadycrest
Pearland, TX 77581
Tlocco@Houston.RR.com

April, 2005

Office: 281-997-3747
Mobile: 281-923-8633
Fax: 281-403-1433

No

SHERYL GREINER-Vice Chairman
2607 Rip Van Winkle
Pearland, TX 77581
Sheryl.Greiner@compsol.cc

April, 2004

Office: 281-486-4844
Home: 281-997-1203

Yes

RUBY SANDARS
2402 Frances Dr
Pearland, TX 77581
sandarsrl@houston.rr.com

April, 2004

Phone: 281-485-1509

LINDA COWLES
3412 Shadycrest
Pearland, TX 77581

November, 2006

Office: 281-652-1659 ¹⁷⁷³

Yes

DON W. SEDERDAHL
3418 Shady Crest
Pearland, TX 77581
dons@ldcm.com

November, 2006

Office: 713-942-7575
Work: 281-412-0091

Yes

DAVID RANSOM
1108 Chesterwood
Pearland, TX 77581
dransom@ev1.net

November, 2005

Office: 281-226-5957
Home: 281-648-1869

No

NEIL WEST
2218 Shadycrest
Pearland, TX 77581

December 10, 2003

Home: 281-997-8898

PEARLAND PLANNING & ZONING COMMISSION

MEETING DATE: January 5, 2004

SUBDIVISION NAME: SAVANNAH MEADOWS

SECTION OR UNIT NUMBER: 4

TYPE OF PLAT: FINAL

LOCATION IN PEARLAND: Eastern edge of Savannah P.U.D. in far southwest
Pearland

WITHIN: E.T.J.

PRESENT ZONING CLASSIFICATION: SAVANNAH PUD R-4

OWNER: Savannah Development, Ltd.

ACREAGE: 45.84 ACRES

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? yes
- 2.) Do lot sizes conform to zoning requirements? yes
- 3.) Does plat conform to Thoroughfare Plan? yes
- 4.) Is a traffic impact analysis required? yes. Provided as part of original P.U.D.
- 5.) Is additional right-of-way required? yes, 30' R-O-W provided for unnamed road along south side of subdivision
- 6.) Is water and sewer available at the site? M.U.D. will provide
- 7.) Stormwater management provisions? onsite detention pond
- 8.) Park provisions? park fees will be paid

Outstanding items:

- 1.) Title report shows lienholder as John O'Quinn; plat shows Southwest Bank of Texas, N.A.
- 2.) Remove "Construction by Others" from the 30' R-O-W dedication
- 3.) 5' E.E. should be centered on Right-of-Way line at Reserve "D"
- 4.) Add recordation data for offsite easements.

PEARLAND PLANNING & ZONING COMMISSION

MEETING DATE: January 5, 2004

SUBDIVISION NAME: Shadow Creek Ranch

SECTION OR UNIT NUMBER: SF-26

TYPE OF PLAT: PRELIMINARY

LOCATION IN PEARLAND: North side of Trinity Bay Drive between West Clear Lake Loop and Kingsley Drive in Shadow Creek Ranch

WITHIN: CITY LIMITS

PRESENT ZONING CLASSIFICATION: SCR PUD R-7

OWNER: Pearland Investments, L.P.

ACREAGE: 34.069 ACRES

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? yes
- 2.) Do lot sizes conform to zoning requirements? yes
- 3.) Does plat conform to Thoroughfare Plan? yes
- 4.) Is a traffic impact analysis required? yes, provided as part of original P.U.D.
- 5.) Is additional right-of-way required? no
- 6.) Is water and sewer available at the site? no; Developer will extend utilities to site
- 7.) Stormwater management provisions? Multi-lake system
- 8.) Park provisions? Offsite, as per P.U.D.

Recommend Approval: yes

PEARLAND PLANNING & ZONING COMMISSION

MEETING DATE: January 5, 2004

SUBDIVISION NAME: Shadow Creek Ranch

SECTION OR UNIT NUMBER: SF-27

TYPE OF PLAT: PRELIMINARY

LOCATION IN PEARLAND: East side of West Clear Lake Loop at east end of Trinity Bay Drive in Shadow Creek Ranch

WITHIN: CITY LIMITS

PRESENT ZONING CLASSIFICATION: SCR PUD R-2

OWNER: Pearland Investments, L.P.

ACREAGE: 22.257 ACRES

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? yes
- 2.) Do lot sizes conform to zoning requirements? yes
- 3.) Does plat conform to Thoroughfare Plan? yes
- 4.) Is a traffic impact analysis required? yes, provided as part of original P.U.D.
- 5.) Is additional right-of-way required? no
- 6.) Is water and sewer available at the site? no, developer will extend utilities to site
- 7.) Stormwater management provisions? Multi-lake system
- 8.) Park provisions? Offsite, as per P.U.D.

Recommend Approval: yes

PEARLAND PLANNING & ZONING COMMISSION

MEETING DATE: January 5, 2004

SUBDIVISION NAME: SHADOW CREEK RANCH

SECTION OR UNIT NUMBER: SF-28

TYPE OF PLAT: PRELIMINARY

LOCATION IN PEARLAND: S. W. corner of West Clear Lake Loop and Trinity Bay Drive in Shadow Creek Ranch.

WITHIN: CITY LIMITS

PRESENT ZONING CLASSIFICATION: SCR PUD R-5

OWNER: Pearland Investments, L.P.

ACREAGE: 26.534 ACRES

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? yes
- 2.) Do lot sizes conform to zoning requirements? yes
- 3.) Does plat conform to Thoroughfare Plan? yes
- 4.) Is a traffic impact analysis required? Yes, provided with original P.U.D.
- 5.) Is additional right-of-way required? no
- 6.) Is water and sewer available at the site? no; Developer will extend utilities to site
- 7.) Stormwater management provisions? multi-lake system
- 8.) Parks & open space provisions? parkland dedication offsite

Recommend Approval? Yes

PEARLAND PLANNING & ZONING COMMISSION

MEETING DATE: January 5, 2004

SUBDIVISION NAME: Shadow Creek Ranch

SECTION OR UNIT NUMBER: SF-29

TYPE OF PLAT: PRELIMINARY

LOCATION IN PEARLAND: North of South Clear Lake Loop in Shadow Creek Ranch.

WITHIN: CITY LIMITS

PRESENT ZONING CLASSIFICATION: SCR PUD R-4

OWNER: Pearland Investments, L.P.

ACREAGE: 43.257 ACRES

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? yes
- 2.) Do lot sizes conform to zoning requirements? yes
- 3.) Does plat conform to Thoroughfare Plan? yes
- 4.) Is a traffic impact analysis required? Provided as a part of master plan
- 5.) Is additional right-of-way required? no
- 6.) Is water and sewer available at the site? no; Developer will extend utilities to site
- 7.) Stormwater management provisions? Multi-lake system
- 8.) Park provisions? Offsite

Recommend approval: yes

PEARLAND PLANNING & ZONING COMMISSION

MEETING DATE: January 5, 2004

SUBDIVISION NAME: Shadow Creek Ranch

SECTION OR UNIT NUMBER: SF-30

TYPE OF PLAT: PRELIMINARY

LOCATION IN PEARLAND: South of South Clear Lake Loop in Shadow Creek Ranch
WITHIN: CITY LIMITS

PRESENT ZONING CLASSIFICATION: SCR PUD R-7

OWNER: Pearland Investments, L.P.

ACREAGE: 33.100 ACRES

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? yes
- 2.) Do lot sizes conform to zoning requirements? yes
- 3.) Does plat conform to Thoroughfare Plan? yes
- 4.) Is a traffic impact analysis required? Yes, provided as part of original P.U.D.
- 5.) Is additional right-of-way required? no
- 6.) Is water and sewer available at the site? no; Developer will extend utilities to site
- 7.) Stormwater management provisions? Multi-Lake system
- 8.) Park provisions? Offsite, as per P.U.D.

Outstanding Items:

Reserve acreage in title block does not match table on Sheet 2

B.D.D. # 4 wants 150' R.O.W. for ditch in Reserve "H"

Add streetlights along Broadway at 250' +/- intervals

PEARLAND PLANNING & ZONING COMMISSION

MEETING DATE: January 5, 2004

SUBDIVISION NAME: Shadow Creek Ranch

SECTION OR UNIT NUMBER: SF-37

TYPE OF PLAT: PRELIMINARY

LOCATION IN PEARLAND: South of Regents Bay Drive between Kingsley Drive and Biscayne Bay Drive in Shadow Creek Ranch

WITHIN: CITY LIMITS

PRESENT ZONING CLASSIFICATION: SCR PUD R-6

OWNER: Pearland Investments, L.P.

ACREAGE: 21.887 ACRES

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? yes
- 2.) Do lot sizes conform to zoning requirements? yes
- 3.) Does plat conform to Thoroughfare Plan? yes
- 4.) Is a traffic impact analysis required? Was performed as part of original P.U.D.
- 5.) Is additional right-of-way required? no
- 6.) Is water and sewer available at the site? No, developer will extend utilities to site
- 7.) Stormwater management provisions? multi-lake system
- 8.) Park provisions? Parkland dedication offsite

Recommend Approval: yes

PEARLAND PLANNING & ZONING COMMISSION

MEETING DATE: January 5, 2004

SUBDIVISION NAME: SOUTHGATE

SECTION OR UNIT NUMBER: 1

TYPE OF PLAT: AMENDING

LOCATION IN PEARLAND: North side of C.R. 59 west of S.H. 288

WITHIN: CITY LIMITS

PRESENT ZONING CLASSIFICATION: R-2

OWNER: Lingo Southgate, Ltd.

ACREAGE: 72.65 ACRES

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? N/A
- 2.) Do lot sizes conform to zoning requirements? yes
- 3.) Does plat conform to Thoroughfare Plan? Yes
- 4.) Is a traffic impact analysis required? yes, T.I.A. done as part of original subdivision plat
- 5.) Is additional right-of-way required? yes, additional R-O-W being provided on C.R. 59
- 6.) Is water and sewer available at the site? no, will be extended by developer
- 7.) Stormwater management provisions? On-site stormwater detention
- 8.) Park provisions? Parkland provided on-site

COMMENT: Amending plat is being prepared to change the side building lines on certain lots from 15' to 10'

Outstanding items:

- 1.) Change Note No. 7 on sheet 2 to read that zoning is R-2, not R-3
-

PEARLAND PLANNING & ZONING COMMISSION

MEETING DATE: January 5, 2004

SUBDIVISION NAME: DYNAMIC LIGHTING

SECTION OR UNIT NUMBER: N/A

TYPE OF PLAT: PRELIMINARY

LOCATION IN PEARLAND: End of Shank Road at Woody Road

WITHIN: CITY LIMITS

PRESENT ZONING CLASSIFICATION: M-1

OWNER: Dynamic Lighting, Inc.

ACREAGE: 16.537 ACRES

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? N/A
- 2.) Do lot sizes conform to zoning requirements? yes
- 3.) Does plat conform to Thoroughfare Plan? yes
- 4.) Is a traffic impact analysis required? depends upon anticipated traffic volume
- 5.) Is additional right-of-way required? yes; additional R-O-W is being provided for Woody Road
- 6.) Is water and sewer available at the site? yes
- 7.) Stormwater management provisions? onsite detention required
- 8.) Park provisions? N/A

COMMENT: Platting is required to comply with building permits needed to continue expansion of this facility.

Recommend Approval: yes

PEARLAND PLANNING & ZONING COMMISSION

MEETING DATE: January 5, 2004

SUBDIVISION NAME: Kandiland Pearland

SECTION OR UNIT NUMBER: N/A

TYPE OF PLAT: PRELIMINARY

LOCATION IN PEARLAND: East side of Reflection Bay Drive south of Shadow Creek Parkway in Shadow Creek Ranch

WITHIN: CITY LIMITS

PRESENT ZONING CLASSIFICATION: SCR PUD – DAY CARE

OWNER: D. & R. King, Inc.

ACREAGE: 1.137 ACRES

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? yes
- 2.) Do lot sizes conform to zoning requirements? yes
- 3.) Does plat conform to Thoroughfare Plan? yes
- 4.) Is a traffic impact analysis required? yes
COMMENTS: T.I.A. for Shadow Creek Master Plan addresses this site
- 5.) Is additional right-of-way required? no
- 6.) Is water and sewer available at the site? yes
- 7.) Stormwater management provisions? Multi-lake system
- 8.) Park provisions? Not required

Recommend Approval? yes

PEARLAND PLANNING & ZONING COMMISSION
MEETING DATE: January 5, 2004
SUBDIVISION NAME: JIB No. 3974 Subdivision (Jack -in-the Box)
SECTION OR UNIT NUMBER: N/A
TYPE OF PLAT: PRELIMINARY
LOCATION IN PEARLAND: Northwest Corner of Magnolia and S.H. 35
WITHIN: CITY LIMITS
PRESENT ZONING CLASSIFICATION: M-1
OWNER: Thirty-Five Magnolia, Inc.
ACREAGE: 1.2857 ACRES

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? N/A
- 2.) Do lot sizes conform to zoning requirements? yes
- 3.) Does plat conform to Thoroughfare Plan? yes
- 4.) Is a traffic impact analysis required? yes
- 5.) Is additional right-of-way required? no
- 6.) Is water and sewer available at the site? yes
- 7.) Stormwater management provisions? Detention to be provided within easement on adjoining property
- 8.) Park provisions? not required

Outstanding items:

- 1.) W.S.E. to be concentric with proposed R-O-W line
- 2.) Show limits of flood zone AE
- 3.) Provide 25' W.S.E. behind Main Street R-O-W