

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

MAY 2, 2011

6:00 p.m.

Jerry Koza, Jr.
P&Z CHAIRPERSON

Susan Sherrouse
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Neil West

Henry Fuertes



Darrell Diggs

Richard Golden

Vacant

In accordance with the Texas Open Meeting Act the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at the front entrance of the City Hall, 3519 Liberty Drive.

SUMMARY

PLANNING & ZONING COMMISSION

May 2, 2011

5:15 P.M.

**Dinner will arrive at 5:15 p.m.
Menu is from Panera Bread.**

**Deluxe Assortment of Sandwiches
Greek Salad
Cobb Salad
(8) individual Chopped Chicken Cobb Salads
Cookies
Chips**

6:00 P.M.

Workshops: P&Z
1) Building Façade Ordinance and Pearland's Masonry Requirements
2) Current Issues in Cell Tower Regulation and Zoning Rules
3) Unified Development Code Amendments
2nd Floor Conference Room

6:00 P.M.

Planning & Zoning Commission Regular Meeting
2nd floor Conference Room

6:30 P.M.

Public Hearing: City Council
Proposed Annexation of Approximately 589 acres (Area 5)
Council Chambers

6:45 P.M.

Workshops: City Council
1) Regarding the Pearland Chamber of Commerce Quarterly Report
2) Regarding the Comprehensive Warrant Program Quarterly Update
3) Regarding the Houston-Galveston Area Council Subregional Planning Initiative
Council Chambers

7:30 P.M.

Special Meeting: City Council
Discussion Regarding City Manager's Evaluation and Performance Goals for 2010-2011
Council Chambers

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 2, 2011 AT 6:00 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES **Regular Meeting of April 18, 2010**

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SOUTHERN TRAILS WEST SECTION THREE

Decision
Date:
May 27,
2011

A request by Carol Redd, Edminster Hinshaw Russ and Associates, for Stoddard Group, Ltd., owner, for approval of a Final Plat of 31.5723 acres in the Southern Trails Planned Unit Development. The applicant is proposing 125 single-family lots and 5 reserve areas for landscaping and utilities located south of Broadway west of Kingsley Drive and the property is described as follows:

Legal Description: Being a subdivision of 31.5723 acres in the H.T & B. R.R. Survey, Section 84, A-538, City of Pearland, Brazoria County, Texas.

B. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Update of Zoning Cases
3. 2011 Strategic Priorities
4. Update of Annexation Area 5
5. Communication regarding HEB
6. APA Presentation by Harold Ellis, Senior Planner
7. APA Presentation by Lata Krishnarao, Planning Director
8. Next P&Z meeting 5/16/11 (No JPH)

IV. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

I, Judy Krajca, Office Coordinator of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 29th day of April 2011 A.D., at 5:30 p.m.

Judy Krajca, Planning Office Coordinator

Agenda removed _____ day of April 2011 A.D.

APPROVAL

OF

MINUTES

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD APRIL 18, 2011 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Vice-Chairperson Susan Sherrouse called the meeting to order at 8:25 p.m. with the following present:

P&Z Vice-Chairperson Susan Sherrouse
P&Z Commissioner Henry Fuentres
P&Z Commissioner Neil West
P&Z Commissioner Darrell Diggs

Also in attendance were: Planning Director Lata Krishnarao, Senior Planner Harold Ellis, Planner II Evan DuVall, Deputy City Attorney Nghiem Doan and Planning Office Coordinator Judy Krajca.

APPROVAL OF MINUTES

P&Z Commissioner Henry Fuentres made the motion to approve the minutes of the Regular Meeting of March 21, 2011, and P&Z Commissioner Darrell Diggs seconded.

The vote was 4-0. The minutes of March 21, 2011 were approved.

BUSINESS

OLD BUSINESS

CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP 2011-06

A request of Sudershan Jambulapati, applicant, for Guru Om Sai, LLC., owner, for approval of a Conditional Use Permit to allow for a Restaurant in the Neighborhood Service (NS) District, on the following described property, to wit:

Legal Description: Being a 0.9495 acre tract of land situated in the H.T. & B R.R. company survey abstract 242 in Brazoria County, Texas, being the same tract of land conveyed to Joseph B Benes and recorded in volume 408, page 538 of the deed records of Brazoria County Texas.

General Location: 7902/7904 Broadway

Senior Planner Harold Ellis read the staff report and stated staff recommends approval, along with Council's concern of the traffic flow and parking ratio.

Discussion ensued with regards to the basis for requiring a CUP for a restaurant, as well as ingress and egress concerns for the site.

Planning Director Lata Krishnarao gave the history of the property. After discussion ensued further, Assistant City Engineer Trent Perez discussed the ingress and egress.

Planning Director Lata Krishnarao addressed the Commission and their role to support the Health, Welfare and Safety of the City.

P&Z Vice-Chairperson Susan Sherrouse called for the vote.

P&Z Commissioner Henry Fuertes made a motion to approve the Conditional Use Permit (CUP), and P&Z Commissioner Darrell Diggs seconded.

The vote was 4-0. Conditional Use Permit No. CUP 2011-06 was approved.

CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 2011-04Z

A request of Beeman Strong for the Settegast Family, owner, and Lyle Henkle for HEB, applicant, for approval of a zone change from Planned Development (PD) zone, to General Business (GB) zone for approximately 23 acres on the following described property, to wit:

Legal Description: Being a tract or parcel containing 22.7711 acres (991,909 square feet) of land situated in the Thomas J. Green Survey, Abstract Number 198, Harris County, Texas, and being out of and a portion of the called 118.755 acre tract as described in the deed to Marion E. Settegast, et al, recorded in Volume 1421, Page 25, of the Brazoria County Deed Records

General Location: Northwest corner of Broadway (FM518) and Pearland Pkwy

Senior Planner Harold Ellis read the staff report stating staff recommends denial. Mr. Ellis read from the Unified Development Code the purpose of a Planned Development.

P&Z Commissioner Darrell Diggs made the motion to approve the Zone Change, and P&Z Commissioner Henry Fuertes seconded.

Much discussion ensued with regards to the highest and best use of the land, past Planned Developments in the City of Pearland, the general purpose of Planned Developments, the history of zoning, the prime location of the property in question in the City, status of staff discussions with HEB with regards to amending the current Pearland Commons Planned Development, as well as, the overall role of the Planning and Zoning Commission.

The vote was 0-4. The zone change was denied.

CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 2011-05Z

A request of Beeman Strong for Settegast Family, owner and applicant, for approval of a zone change from Planned Development (PD) to Single Family Residential-2 (R-2) for approximately 30 acres on the following described property, to wit:

Legal Description: A tract or parcel containing 30.842 acres (1,343,478 square feet) of land situated in the Thomas J. Green Survey, Abstract Number 198, Harris County, Texas, and being out of and a portion of the called 118.755 acre tract as described in the deed to Marion E. Settegast, et al, recorded in Volume 1421, Page 25, of the Brazoria County Deed Records

General Location: North of Broadway, along Pearland Pkwy

Senior Planner Harold Ellis read the staff report stating staff recommends denial, since Zone Change No. 2011-04Z was denied.

P&Z Commissioner Henry Fuertes made the motion to approve, and P&Z Commissioner Darrell Diggs seconded.

The vote was 0-4. Zone Change No. 2011-05Z was denied.

CONSIDERATION & POSSIBLE ACTION - FINAL PLAT OF SAVANNAH COVE SECTION THREE

A request by Rene Rodriguez of LJA Engineering & Surveying, Inc., applicant, on behalf of Savannah Development LTD., owner, for approval of a Final Plat of Savannah Cove Section Three, generally located approximately 1,300 feet west of Croix Road and Savannah Parkway, proposing a 27-lot single-family residential subdivision on the following described property, to wit

Being 9.166 acres of land located in the A. C. H. & B. Survey, Abstract 403, Brazoria County, Texas.

Planner II Evan DuVall read the staff report stating staff recommends approval with the following conditions:

1. Provide Mylars and fees for recordation
2. Replace the existing street name of Silent Falls to Gladewater Lane

P&Z Commissioner Neil West made the motion to approve the final plat with conditions, and P&Z Commissioner Henry Fuertes seconded.

The vote was 4-0. The Final Plat of Savannah Cove Section three was approved with the following conditions:

1. Provide Mylars and fees for recordation
2. Replace the existing street name of Silent Falls to Gladewater Lane

CONSIDERATION & POSSIBLE ACTION – WAIVER OF DECISION FOR THE PRELIMINARY PLAT OF SERENE GARDENS

A request by Chris Hendrick of Wilson Survey, applicant, on behalf of Hieppham Incorporated owner, for approval of a Preliminary Plat Serene Gardens, generally located approximately 1,250 feet east of Hughes Ranch Road and Smith Ranch Road, proposing an 8-lot single-family residential subdivision on the following described property, to wit

Being 9.7979 acres of the east one-half of lots 11 & 12E, all of Allison-Richey Gulf Coast Home Company Subdivision of Section 85 in the H.T. & B.R.R. Co. Survey Abstract 304, Brazoria County Texas.

Planner II Evan DuVall stated that no action was necessary for the Waiver of Decision, as the applicant submitted the necessary items. The Commission should proceed to the next item on the agenda.

CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SERENE GARDENS

A request by Chris Hendrick of Wilson Survey, applicant, on behalf of Hieppham Incorporated owner, for approval of a Preliminary Plat Serene Gardens, generally located approximately 1,250 feet east of Hughes Ranch Road and Smith Ranch Road, proposing an 8-lot single-family residential subdivision on the following described property, to wit

Being 9.7979 acres of the east one-half of lots 11 & 12E, all of Allison-Richey Gulf Coast Home Company Subdivision of Section 85 in the H.T. & B.R.R. Co. Survey Abstract 304, Brazoria County Texas.

Planner II Evan DuVall read the staff report stating there were no outstanding items and that staff recommends approval.

P&Z Commissioner Henry Fuertes made the motion to approve the preliminary plat, and P&Z Commissioner Darrell Diggs seconded.

The vote was 4-0. The Preliminary Plat of Serene Gardens was approved.

DISCUSSION ITEMS

1. Commissioners Activity Report was a brief discussion about Senior Planner Harold Ellis attending the National APA Conference since only one Commissioner was able to attend this time.
2. Planning Director Lata Krishnarao stated that staff was working with the Commission in groups on the 2011 Strategic Priorities
3. Planner II Evan Duvall and Deputy City Attorney Nghiem Doan addressed the Completion of Public Improvements prior to approval of final plat for developments approved prior to the adoption of the UDC.
4. Planning Director Lata Krishnarao stated there will be one more Public Hearing for Annexation Area 5, before the Commission begins to see this as a zone change.
5. Next P&Z meeting will be on May 2, 2011.
6. There was general discussion from P&Z Vice-Chairperson Susan Sherrouse, Planning Director Lata Krishnarao, and Senior Planner Harold Ellis regarding the National APA Conference in Boston. A presentation will be made at the May 2, 2011 meeting.

P&Z Vice-Chairperson Susan Sherrouse recessed the meeting at 10:45 p.m. due to lack of a quorum.

P&Z Vice-Chairperson Susan Sherrouse reconvened the meeting at 10:46 p.m.

ADJOURNMENT

P&Z Vice-Chairperson Susan Sherrouse adjourned the meeting at 10:46 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Planning Office Coordinator

Minutes approved as submitted and/or corrected on this 2nd day of May 2011, A.D.

P&Z Chairperson Jerry Koza, Jr.

NEW BUSINESS

P&Z Agenda Item

A

PLANNING AND ZONING COMMISSION MEETING OF MAY 2, 2011

Final Plat of Southern Trails West Section Three

A request by Carol Redd, Edminster Hinshaw Russ and Associates, for Stoddard Group, Ltd., owner, for approval of a Final Plat of 31.5723 acres in the Southern Trails Planned Unit Development. The applicant is proposing 125 single-family lots and 5 reserve areas for landscaping and utilities located south of Broadway west of Kingsley Drive and the property is described as follows:

Legal Description: Being a subdivision of 31.5723 acres in the H.T & B. R.R. Survey, Section 84, A-538, City of Pearland, Brazoria County, Texas.

SUMMARY: On behalf of Taylor Morrison of Texas Inc, Carol Redd has applied for a Final Plat of Southern Trails West Section Three for a proposed 125-lot single-family subdivision. This subdivision is within the Southern Trails Planned Unit Development.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	PUD (Shadow Creek Ranch), ETJ	Single-Family Residential, Church and Vacant
South	RE (Single-Family Estate District, ETJ	Vacant/Approved Ridge Creek Cluster Development
East	RE (Single-Family Estate District), R-2 (Single-Family Residential-2) and PUD	Single-Family Residential and Vacant
West	PUD (Shadow Creek Ranch) and ETJ	Vacant, Single-Family Residential

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC): The subject development is not in conformance with the Unified Development Code as it is an approved Planned Unit Development. The subdivision has not completed all of its required infrastructure improvements as required when approving a Final Plat. The applicant has requested a Waiver request for additional time in order to finalize these improvements.

PLATTING STATUS: The Southern Trails development is partially platted and as more single-family residential is developed, more of this property will be platted.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The Comprehensive Plan for Southern Trails is a combination of Low Density Residential and Parks. This proposed Final Plat will not increase the density of the development and will be in conformance to the principals of the Comprehensive Plan.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property has several means of access, which include Broadway Street a 120-foot Major Thoroughfare, Kingsley Drive a future 120-foot Major Thoroughfare and CR-59 a future 100-foot Major Thoroughfare. Currently, Kingsley Drive and CR-59 are not conformance with the Thoroughfare Plan.

AVAILABILITY OF UTILITIES: The subject parcel is served by public water and sewer lines at this time.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: Approval of this Final Plat will not have any adverse impacts on the surrounding properties.

ADDITONAL COMMENTS: This request has been reviewed by the City's Development Review Committee and there are no additional comments from other departments at the time of this report.

STAFF RECOMMENDATION: Staff recommends approval of this Final Plat of Southern Trails West Section Three as proposed by the applicant, and for the following reasons:

Reasons for approval recommendation:

1. The proposed subdivision will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the comprehensive plan and Unified Development Code.
3. This plat will assure the development of this property is in conformance with the goals of the city and the Southern Trails Planned Unit Development.

OUTSTANDING ITEMS:

1. Center-point no objection letter.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Future Land Use Plan
- Aerial Photograph
- Final Plat



Southern Trails West
Section Three

Vicinity and Zoning

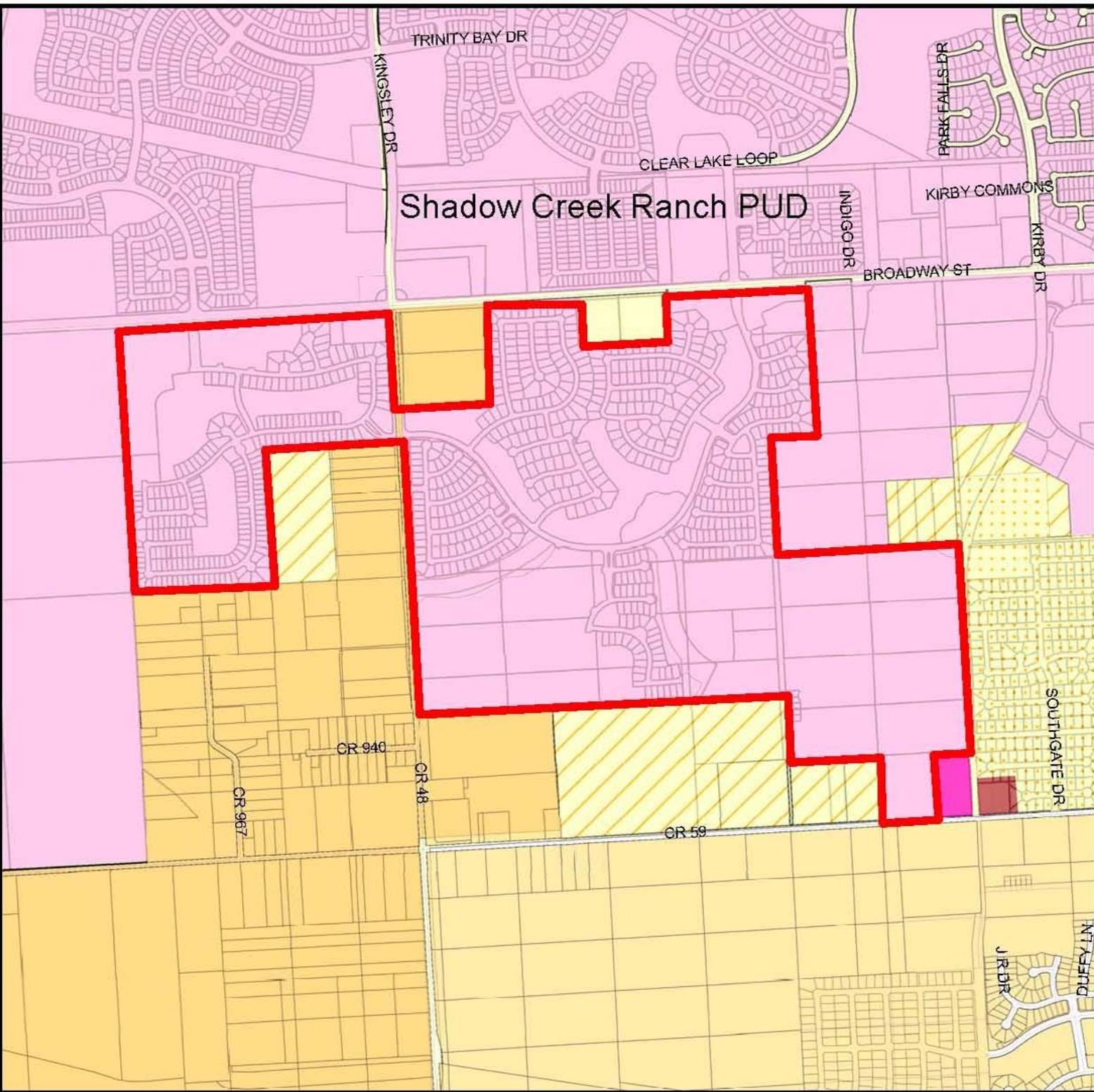
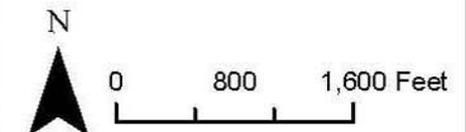
Legend

 Southern Trails PUD

 ETJ

Zoning

- | | |
|---|--|
|  RE |  OP |
|  R-2 |  NS |
|  PUD |  GC |
| |  BP-288 |



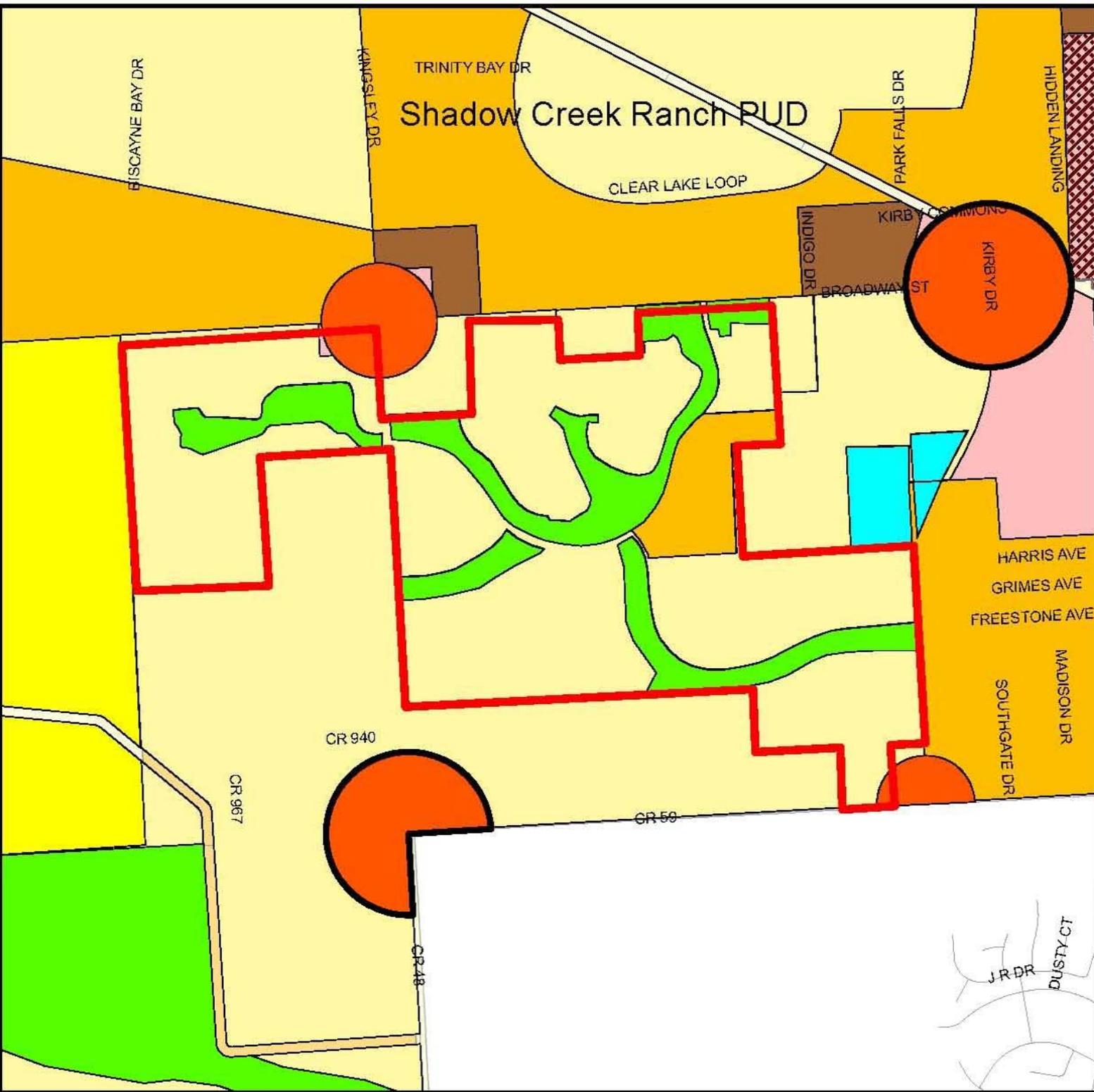
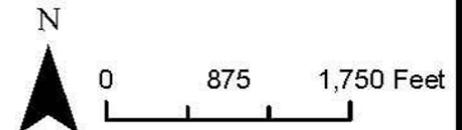


Southern Trails West Section 3

Future Land Use Map

LEGEND

- A-1/2 Ac. Lots (Suburban Res)
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Retail, Offices and Services
- Business Park
- Minor Nodes
- Major Nodes
- Parks
- Public / Semi-Public



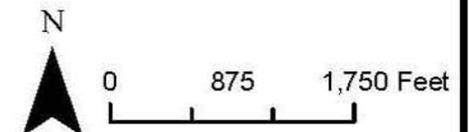


Southern Trails West Section 3

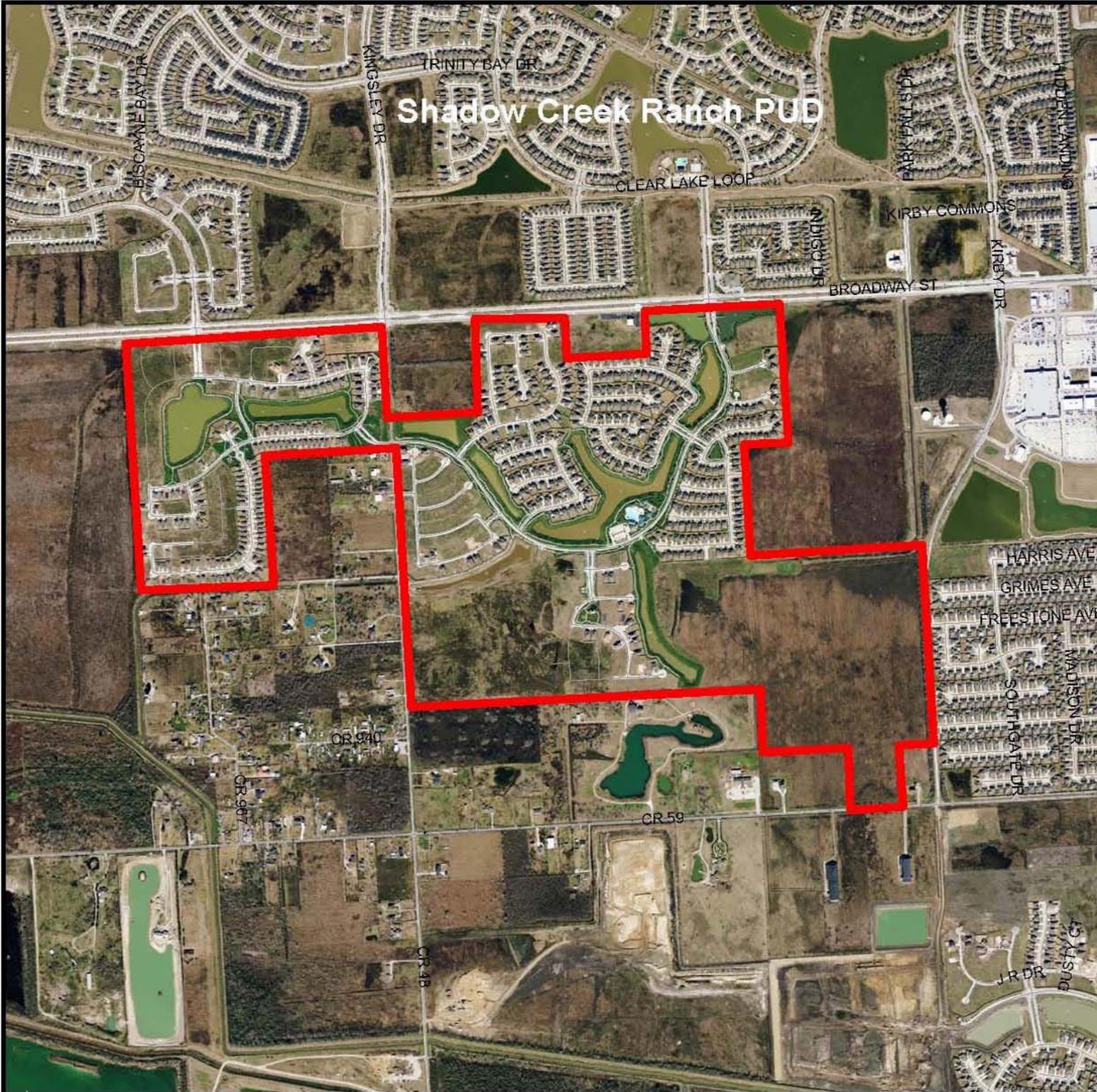
Aerial Map

Legend

 Southern Trails PUD



Shadow Creek Ranch PUD



BRAZORIA DRAINAGE DISTRICT #4
SPECIAL NOTES:
 notes and clarifying statements shall be entered on the final drainage plan (and final plat if required) including any deed restrictions to ensure compliance with all drainage regulations and requirements. These notes and statements are:

- Any government body for purposes of drainage work may use drainage easements and fee strips provided the district is properly notified.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strip.
- Maintenance of detention facilities is the sole responsibility of the owner of the property. The district will provide maintenance of regional facilities owned and constructed by the district, or subregional facilities constructed by developer(s) for which ownership has been transferred to the district with the district's approval. The district is responsible only for the maintenance of facilities owned by the district unless the district specifically contracts or agrees to maintain other facilities.
- Contractor shall notify the district in writing at least thirty-six (36) hours before placing any concrete for drainage structures.
- The district's personnel shall have the right to enter upon the property for inspection at any time during construction or as maybe warranted to ensure the detention facility is operating properly.
- No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the district.
- The district's approval of the final drainage plan and final plat (if required) does not affect the property rights of third parties. The developer is responsible for obtaining any and all easements, fee strips and/or any other right-of-way across third parties' properties for purposes of moving excess runoff to the district's drainage facilities as contemplated by the final drainage plan and final plat.

GENERAL NOTES:
 (1) All easements extend equidistant from either side of the property lines unless otherwise noted.

- All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- The grid coordinates shown herein are Texas Coordinate System of 1983, South Central Zone (No. 4204) (GRID) and may be brought to surface by dividing by a combined scale factor of 0.99987169873.
- Bearings shown herein refer to the Texas Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- Corner lots shall have no side driveway access.
- Sidewalks shall be provided for all streets inside the platted area at the time of development (6' wide with at least 80% curved alignment for Broadway and Windward Bay Drive and 4' wide on both sides of all other streets).
- There is no observable above-ground evidence of pipelines on this tract.
- Aspiner does not represent current owners.
- The subject property is located on page 612p and 612t of key map for Galveston county/Brazoria county, Texas.
- The property lies in unshaded Zone "X" (areas determined to be outside the 500-year flood plain), as delineated on the flood insurance rate map of Brazoria County, Texas and incorporated areas, map number 48039C00201-H, revised June 5, 1979.
- Southern Trails West is located in the Brazoria County Municipal Utility District #34.
- 10' U.E. (only) indicates that there shall be no A.E. along these areas.
- This subdivision will provide 20 streetlights.

(14) The acreage & square footage totals shown herein are based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.

(15) This subdivision is zoned S.F. as per the Southern Trails P.U.D. established in Ordinance No. 509-695 on February 9, 2004, contains a mixture of R-1, R-2, R-3 classifications.

(16) Fencing will be required along Windward Bay Drive and along the rear and side property lines of lots 1-18, block 6, only where adjacent to Reserve "E" in Southern Trails West, Sec. 2. This is in accordance with the requirements of the Southern Trails P.U.D. document, dated 11/3/05 (exhibit "a"), under Ordinance No. 509-695.

(17) W.S.E. H.C.C.F. No. 2007064880 to be abandoned and re-dedicated by separate instrument.

(18) This plat has been prepared to meet the requirements of the State of Texas, Brazoria County and the City of Pearland.

This plat was prepared from information provided by Steward Title Guaranty Company G.F. No. 1003912011A, effective date January 23, 2011.

(19) All subdivision common areas including but not limited to detention facilities, easements, and open space within the boundaries of this plat shall be maintained by a homeowners association, commercial property association or other entity and shall not be the responsibility of the City of Pearland or Brazoria County.

(20) Any construction proposed to be installed within a property easement with prescribed rights to a private entity may require the permission of the private entity prior to the start of construction. Failure to secure such permission may result in the right holder of the easement removing any unapproved pavement, structures, utilities, or other facilities located within the easement. The responsibility of securing approval from the private entity to build within an easement is solely that of the property owner.

(21) Site lot lines are the centerline of a 6 foot wide drainage easement to each adjacent lot.

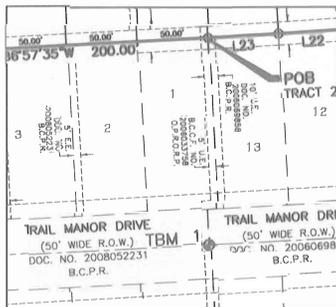
(22) All landscaping and structures, including fences at intersections shall conform to the City of Pearland and AASHTO site distance requirements for motorists.

(23) Driveway requirements for the location, width and offsets from an intersection and any existing driveway or proposed driveways, shall conform to the requirements of the Chapter 7 of the City of Pearland Engineering Design Criteria Manual.

BUILDING LINE AND LOT AREA CHART

BLOCK	LOT	B.L. LEN.	LOT AREA
3	1-4	50.00'	6000 sf
	5	50.49'	5995 sf
	6	52.74'	5460 sf
	7	46.37'	6260 sf
	8	48.14'	6207 sf
	9	55.14'	5850 sf
	10	50.79'	5992 sf
	11-13	50.00'	6000 sf
	14	55.15'	6485 sf
4	1-2	52.00'	6240 sf
	3	52.87'	6344 sf
	4	52.00'	6240 sf
	5	53.15'	6037 sf
	6	50.11'	6007 sf
	7-8	50.00'	6000 sf
	9	50.01'	6001 sf
	10	50.08'	6051 sf
	11	50.00'	6123 sf
	12	50.01'	6208 sf
	13	55.04'	6702 sf
	14	53.82'	6888 sf
	15	98.03'	9754 sf
8	1	54.37'	7151 sf
	2	55.03'	6345 sf
	3	51.15'	7858 sf
	4	50.26'	6482 sf
	5	50.01'	6267 sf
	6	50.55'	6204 sf
	7	50.00'	6000 sf
	8	45.00'	5466 sf

PROJECT TBM



LINE CHART

LINE	BEARING	DISTANCE
L12	S43°33'43"E	116.47'
L13	S27°25'55"E	50.09'
L14	S18°06'23"E	46.69'
L15	S10°33'52"E	52.30'
L16	S02°16'14"E	47.58'
L17	S10°19'38"W	42.92'
L18	S26°14'36"W	42.92'
L19	S47°09'40"W	42.93'
L20	S58°26'19"W	44.85'
L21	S74°43'02"W	42.93'
L22	S86°26'36"W	48.32'
L23	S86°57'36"W	50.00'
L24	S86°57'35"W	5.33'
L25	N05°00'22"W	100.13'
L26	N05°02'09"W	97.90'
L27	N16°59'32"W	98.64'
L28	N32°42'31"W	23.79'
L29	S48°05'06"E	15.00'
L30	N43°25'01"W	67.26'

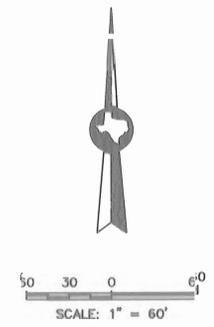
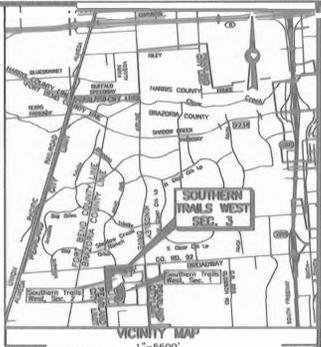
CURVE CHART

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C9	755.00'	10°34'42"	139.30'	N52°00'00"E	139.20'
C16	50.00'	90°05'23"	78.62'	S41°54'54"W	70.77'
C17	1200.00'	06°20'58"	132.98'	S06°18'17"E	132.91'
C33	25.00'	90°05'23"	39.31'	S41°54'54"W	35.38'
C34	1175.00'	06°20'58"	130.21'	S06°18'17"E	130.14'
C35	175.00'	3°56'15"	74.04'	S26°26'53"E	72.98'
C36	150.00'	3°56'15"	88.85'	S26°26'53"E	87.56'
C37	175.00'	3°56'15"	103.66'	S26°26'53"E	102.15'
C38	1225.00'	06°20'58"	135.75'	S06°18'17"E	135.68'
C39	25.00'	90°00'00"	39.27'	N48°07'48"W	35.36'
C40	25.00'	90°00'00"	39.27'	N41°52'12"E	35.36'
C41	25.00'	4°51'50"	19.14'	N25°03'43"W	18.68'
C42	50.00'	1°47'49"03"	155.18'	S41°54'54"W	99.98'
C43	25.00'	4°51'50"	19.14'	S71°06'30"E	18.68'
C64	25.00'	89°27'44"	37.29'	S86°08'53"E	33.93'
C65	25.00'	90°07'48"	39.33'	N01°38'53"E	35.40'



LEGEND

SYMBOL	DEFINITION
U.E.	Unity Easement
W.L.E.	Water Line Easement
S.S.E.	Sanitary Sewer Easement
STM. S.E.	Storm Sewer Easement
W.S.E.	Water Line and Sanitary Sewer Easement
D.E.	Drainage Easement
E.E.	Electrical Easement
SL	Street Light
SL*	Existing Street Light
+	Street Name Change
R.O.W.	Right-Of-Way
DOC.	Document
NO.	Number
B.C.P.R.	Brazoria County Plat Records
B.C.C.F.	Brazoria County Clerk's File
O.P.R.O.R.P.	Official Public Records Of Real Property
⊙	Secondary Project Identifier
CNP	CenterPoint Energy Easement



BENCHMARK(S):
 CITY OF PEARLAND REFERENCE BENCHMARK:
 MONUMENT GPS-9, BRASS CAP SET FLUSH IN CONCRETE STAMPED "CITY OF PEARLAND 9 - GPS MONU, 1995". THE MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO HIGHWAY 288 AND COUNTY ROAD 92 AND F.M. 518. THE MONUMENT IS APPROXIMATELY 500 FEET NORTH OF COUNTY ROAD 92 AND 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM DRAIN INLETS.
 ELEV. 59.22 NAVD88 1991 ADJ.
 (X: 3116356.82, Y: 13767810.65)
 TBM #1: CUT SQUARE IN PAVEMENT AT TEMPORARY END OF TRAIL MANOR DRIVE
 ELEV. 63.24 NAVD88 1991 ADJ.
 (X: 3105546.55, Y: 13764293.33)

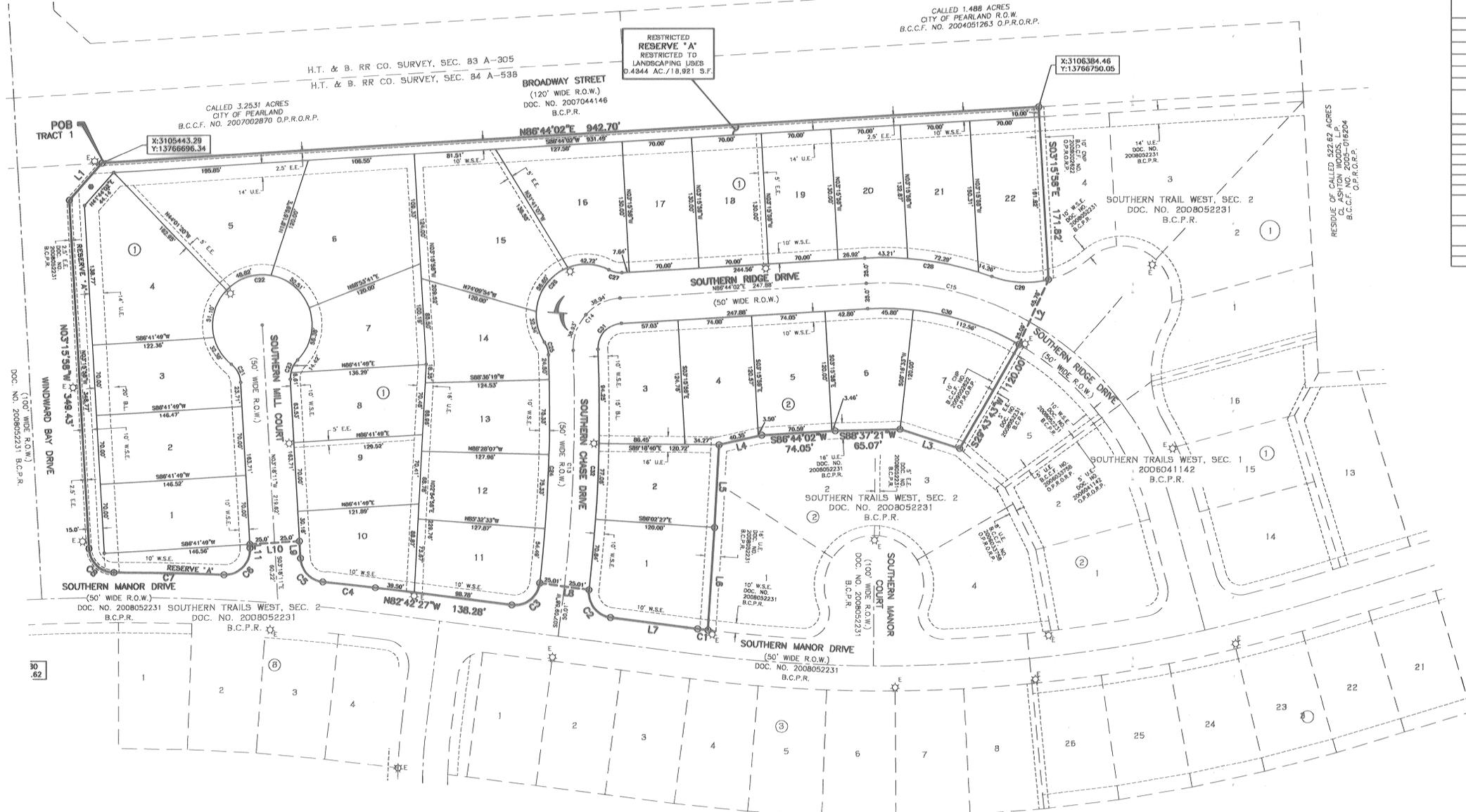
13100 BLOCK OF BROADWAY FINAL PLAT OF SOUTHERN TRAILS WEST SEC. 3

BEING A SUBDIVISION OF 315723 ACRES OUT OF THE H.T. AND B. RR. CO. SURVEY, SEC. 84, A-538, IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.
 125 LOTS 8 BLOCKS 4 RESERVES (0.9138 ACRES)

OWNER -
 TAYLOR MORRISON OF TEXAS, INC.
 A TEXAS CORPORATION
 5353 W. SAM HOUSTON PKWY. N. #100
 HOUSTON, TEXAS 77041
 281-598-3040

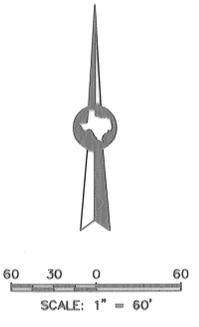
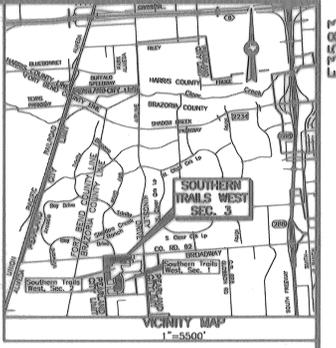
EHRA CONTACT:
 CAROL REDD
 713-784-4500
 MARCH 14, 2011

Edminster • Hinshaw • Russ
 and a s s o c i a t e s
 civil engineers • surveyors • land planners
 0555 westoffice drive houston, texas 77042
 1-713-784-4500 1-713-784-4517 www.ehramc.com



LEGEND

SYMBOL	DEFINITION
U.E.	Unity Easement
W.L.E.	Water Line Easement
S.S.E.	Sanitary Sewer Easement
STM. S.E.	Storm Sewer Easement
W.S.E.	Water Line and Sanitary Sewer Easement
D.E.	Drainage Easement
E.E.	Electrical Easement
SL	Street Light
SL*	Existing Street Light
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 TAYLOR MORRISON OF TEXAS, INC.
 A TEXAS CORPORATION
 5353 W. SAM HOUSTON PKWY. #190
 HOUSTON, TEXAS 77041
 281-598-3040

EHRA CONTACT
 CAROL REDD
 781-784-4500
 MARCH 14, 2011

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 10555 mustoffice drive houston, texas 77042
 1-713-784-4500 f-713-784-4577 www.ehrainc.com

BUILDING LINE AND LOT AREA CHART

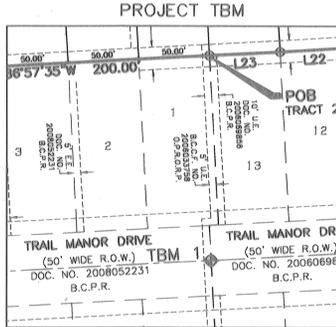
BLOCK	LOT	BL. LEN.	LOT AREA
1	1	70.00'	10258 sf
1	2	70.00'	10258 sf
1	3	75.25'	9700 sf
1	4	68.27'	15785 sf
1	5	70.58'	14175 sf
1	6	70.18'	16590 sf
1	7	75.19'	9676 sf
1	8	70.06'	9340 sf
1	9	70.00'	8799 sf
1	10	62.50'	9106 sf
1	11	68.57'	9541 sf
1	12	74.05'	9238 sf
1	13	74.05'	9123 sf
1	14	75.13'	10158 sf
1	15	71.37'	16845 sf
1	16	72.58'	11651 sf
17-19	70.00'	9100 sf	
20	70.11'	9141 sf	
21	71.96'	9815 sf	
22	72.58'	11190 sf	
2	1	87.00'	11883 sf
2	2	78.49'	9659 sf
2	3	67.04'	10021 sf
2	4	74.00'	9236 sf
2	5	74.05'	8886 sf
2	6	84.44'	9484 sf
2	7	102.33'	10967 sf

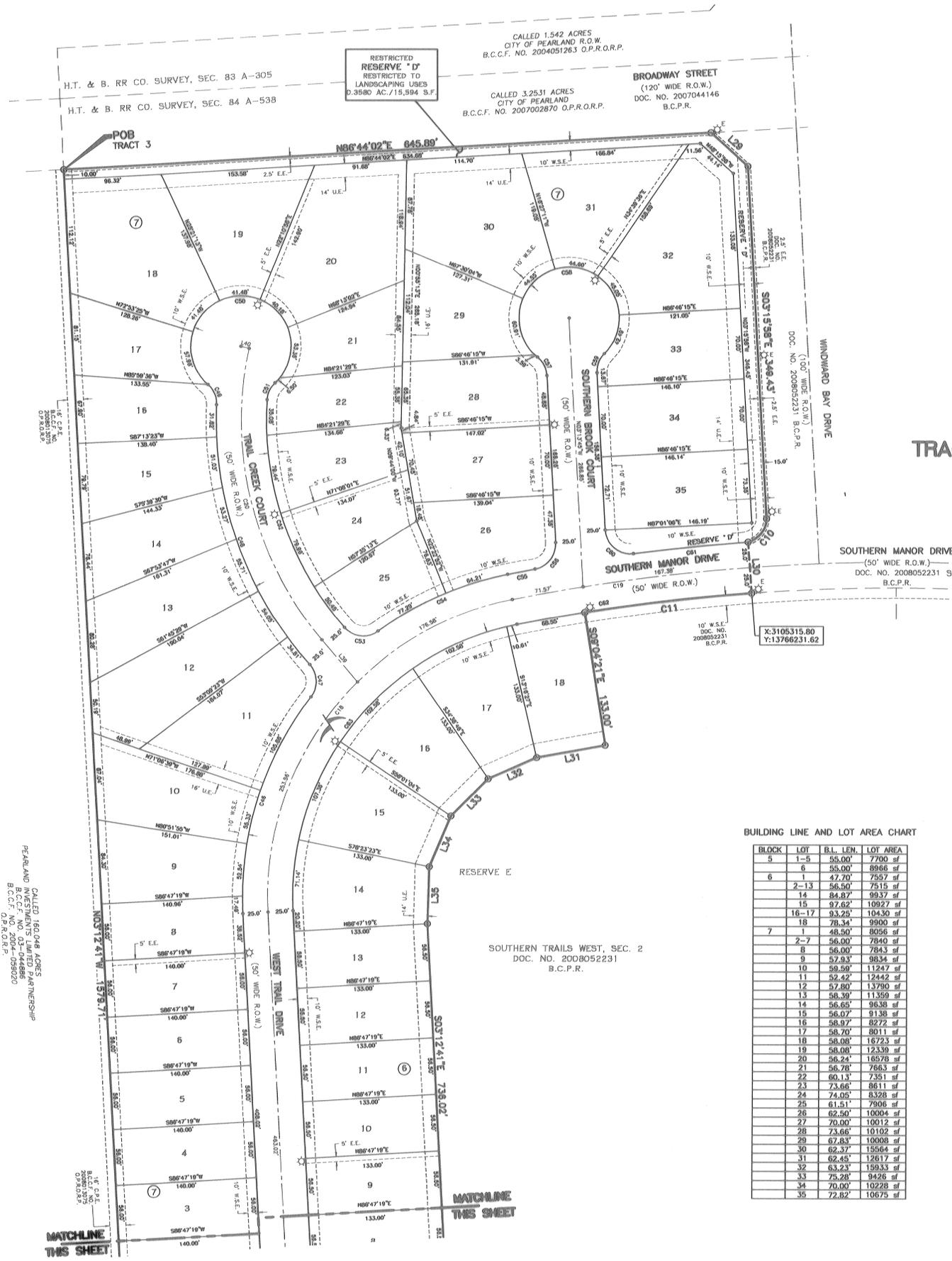
LINE CHART

LINE	BEARING	DISTANCE
L1	N41°44'02"E	49.50'
L2	S24°47'19"W	70.86'
L3	N47°46'59"W	63.00'
L4	S77°22'54"W	43.85'
L5	S02°58'20"W	83.93'
L6	S03°43'06"W	102.63'
L7	N82°42'27"W	88.24'
L8	N82°00'45"W	50.01'
L9	N03°18'11"W	17.13'
L10	S86°41'48"W	50.00'
L11	S03°18'11"E	3.64'

CURVE CHART

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1475.00'	00°24'25"	10.48'	N82°54'40"W	10.48'
C2	25.00'	89°19'41"	38.98'	N38°02'37"W	39.15'
C3	25.00'	90°43'06"	39.58'	S51°56'00"W	39.58'
C4	2025.00'	01°30'16"	53.17'	N83°27'35"W	53.17'
C5	25.00'	80°54'32"	35.30'	N43°45'27"W	32.44'
C6	25.00'	86°16'14"	42.01'	S44°48'56"W	37.24'
C7	2025.00'	03°07'44"	110.59'	N86°35'49"W	110.57'
C8	25.00'	86°53'43"	37.92'	N46°42'50"W	34.38'
C13	1500.00'	09°04'31"	237.59'	S02°03'36"W	237.34'
C14	50.00'	89°12'41"	77.85'	N42°07'41"E	70.22'
C15	300.00'	32°34'58"	170.60'	S76°58'30"E	168.31'
C21	25.00'	48°11'33"	21.03'	S27°23'52"E	20.41'
C22	50.00'	27°8'22"46"	241.19'	N86°41'49"E	66.67'
C23	25.00'	48°11'23"	21.03'	N20°47'30"E	20.41'
C24	1475.00'	08°55'14"	229.65'	S02°06'50"W	229.41'
C25	25.00'	30°57'18"	13.51'	S17°48'26"E	13.34'
C26	50.00'	150°51'53"	131.65'	N42°07'52"E	96.79'
C27	25.00'	30°49'46"	13.45'	N73°10'05"W	13.29'
C28	325.00'	22°52'32"	129.76'	S81°48'42"E	128.90'
C29	100.00'	33°10'12"	57.89'	N86°58'32"W	57.09'
C30	275.00'	32°59'41"	158.36'	S76°46'08"E	156.18'
C31	25.00'	89°12'41"	38.93'	N42°07'41"E	35.11'
C32	1525.00'	09°05'53"	242.15'	S02°04'17"W	241.90'





PEARLAND INVESTMENTS LIMITED PARTNERSHIP
 B.C.C.F. NO. 2004-059020
 O.P.R.O.R.P.

CALLLED 160.08 ACRES
 PARTNERSHIP
 B.C.C.F. NO. 2004-044888
 O.P.R.O.R.P.

RESTRICTED RESERVE "D"
 RESTRICTED TO LANDSCAPING USES
 0.3580 AC./15,994 S.F.

CALLLED 3.2531 ACRES
 CITY OF PEARLAND R.O.W.
 B.C.C.F. NO. 2004051263 O.P.R.O.R.P.

BROADWAY STREET
 (120' WIDE R.O.W.)
 DOC. NO. 200704146
 B.C.P.R.

SOUTHERN TRAILS WEST, SEC. 2
 DOC. NO. 2008052231
 B.C.P.R.

BUILDING LINE AND LOT AREA CHART

BLOCK	LOT	B.L. LEN.	LOT AREA
8	1-5	55.00'	7700 sf
8	6	55.00'	8966 sf
6	1	47.70'	7397 sf
2-13	2-13	58.50'	7515 sf
14	14	84.87'	9937 sf
15	15	97.62'	10927 sf
16-17	16-17	93.25'	10430 sf
18	18	78.34'	9900 sf
1	1	48.50'	8056 sf
2-7	2-7	56.00'	7840 sf
8	8	56.00'	7843 sf
9	9	57.93'	9834 sf
10	10	59.59'	11247 sf
11	11	52.42'	12442 sf
12	12	57.80'	13790 sf
13	13	58.39'	11359 sf
14	14	56.65'	9638 sf
15	15	56.07'	9138 sf
16	16	52.42'	12442 sf
17	17	58.70'	8011 sf
18	18	58.08'	16723 sf
19	19	58.08'	12339 sf
20	20	56.24'	16578 sf
21	21	58.70'	7863 sf
22	22	60.13'	7351 sf
23	23	73.66'	8611 sf
24	24	74.05'	8328 sf
25	25	81.51'	7906 sf
26	26	62.50'	10094 sf
27	27	70.00'	10012 sf
28	28	73.66'	10102 sf
29	29	67.83'	10008 sf
30	30	82.37'	15564 sf
31	31	62.45'	12817 sf
32	32	63.23'	15933 sf
33	33	75.28'	9426 sf
34	34	70.00'	10228 sf
35	35	72.82'	10675 sf

LINE CHART

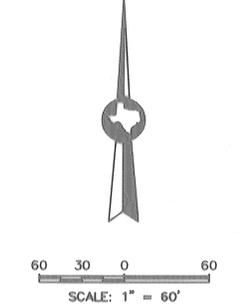
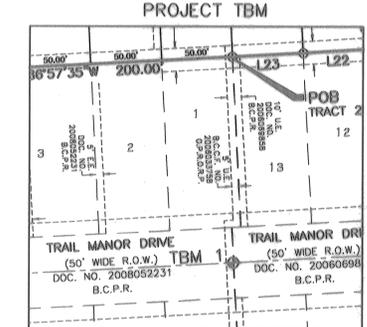
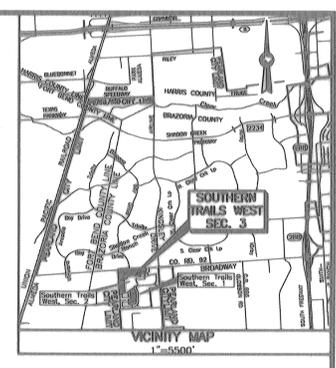
LINE	BEARING	DISTANCE
L29	S48°15'58"E	49.50'
L30	S04°12'56"E	50.00'
L31	S79°46'02"W	69.41'
L32	S66°02'23"W	52.66'
L33	S44°40'08"W	52.66'
L34	S22°47'46"W	55.09'
L35	S01°33'58"W	56.73'
L36	S86°47'19"W	50.00'
L39	N40°44'12"W	54.54'
L40	N79°21'27"W	8.48'

CURVE CHART

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C10	25.00'	72°45'35"	31.73'	S38°03'55"W	29.66'
C11	1975.00'	0°45'24"	167.41'	S83°21'21"W	167.36'
C12	25.00'	89°49'44"	39.20'	N48°07'33"W	35.30'
C18	300.00'	82°09'01"	430.14'	N37°51'49"E	394.23'
C19	2000.00'	0°50'44"	238.95'	N82°21'42"E	238.81'
C20	335.00'	57°48'49"	308.79'	N14°19'47"W	287.98'
C44	25.00'	90°00'00"	39.27'	S48°12'41"E	35.36'
C45	25.00'	90°00'00"	39.27'	S41°47'19"W	35.36'
C46	325.00'	40°45'59"	231.24'	N17°10'18"E	226.39'
C47	25.00'	79°56'21"	34.88'	S02°24'53"E	32.12'
C48	360.00'	44°40'21"	280.69'	N20°02'53"W	273.63'
C49	25.00'	51°35'32"	22.51'	S23°00'28"E	21.76'
C50	50.00'	276°06'54"	240.96'	N88°45'12"E	66.84'
C51	25.00'	43°16'48"	18.88'	N25°10'15"E	18.44'
C52	310.00'	49°16'07"	244.93'	N19°06'13"W	238.61'
C53	25.00'	84°16'09"	36.77'	N83°52'21"W	33.54'
C54	325.00'	2°59'48"	141.50'	N86°27'57"E	140.39'
C55	2025.00'	0°47'08"	27.77'	N79°19'54"W	27.77'
C56	25.00'	82°57'13"	36.20'	S38°14'52"W	33.12'
C57	25.00'	48°11'23"	21.03'	S27°19'26"E	20.41'
C58	50.00'	276°22'46"	241.19'	N86°46'15"E	66.67'
C59	25.00'	48°11'23"	21.03'	N89°51'56"E	20.41'
C60	25.00'	94°14'18"	41.12'	N50°20'53"W	35.84'
C61	2025.00'	0°15'04"	114.90'	N84°09'32"E	114.89'
C62	1975.00'	0°50'44"	235.97'	N82°21'42"E	235.83'
C63	275.00'	82°09'01"	394.29'	N37°51'49"E	361.38'

LEGEND

SYMBOL	DEFINITION
U.E.	Utility Easement
W.L.E.	Water Line Easement
S.S.E.	Sanitary Sewer Easement
STM. S.E.	Storm Sewer Easement
W.S.E.	Water Line and Sanitary Sewer Easement
D.E.	Drainage Easement
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SL	Street Light
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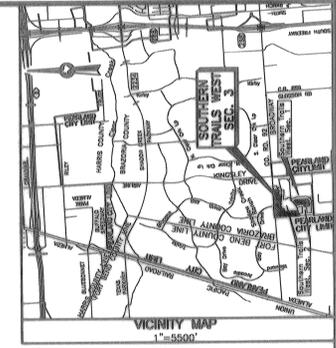
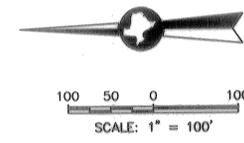
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**13100 BLOCK OF BROADWAY
 FINAL PLAT OF
 SOUTHERN TRAILS
 WEST
 SEC. 3**

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 and associates
 civil engineers · surveyors · land planners
 10555 westoffice drive houston, texas 77042
 1-713-704-4500 1-713-704-4577 www.ehrainc.com

STATE OF TEXAS:

COUNTY OF BRAZORIA:

We, Taylor Morrison of Texas, Inc., a Texas corporation, acting by and through Steve Van Hofe, Vice President, Owners of the land shown on this plat of Southern Trails West Sec. 3, 31.5723 acres out of the H.T. and B. R.R. Survey, Sec. 84, A-538, Brazoria County, Texas, do hereby make subdivision of said property for and on behalf of said Taylor Morrison of Texas, Inc., according to the lines, lots, streets, alleys, reserves, parks, and easements as shown hereon and dedicate for public use as such the streets, alleys, parks, and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades or as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements, only where shown hereon. The aerial easements shall extend horizontally on an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty-one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements, only where shown hereon. The aerial easements shall extend horizontally on an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

IN TESTIMONY WHEREOF, Taylor Morrison of Texas, Inc., has caused these presents to be signed by Steve Van Hofe, Vice President, thereto authorized, this 9th day of March, 2011.

OWNER

Taylor Morrison of Texas, Inc. A Texas Corporation

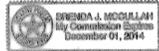
BY: Steve Van Hofe Vice President

STATE OF TEXAS

COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Steve Van Hofe, Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and as the act and deed of said Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of March, 2011.



Notary Public in and for the State of TEXAS My Notary Commission Expires 12/01/14

I, Charles Kennedy, Jr., Registered Professional Land Surveyor No. 5708, do hereby certify that this plat correctly represents a survey made under my supervision on the ground in accordance with the information provided me and correctly represents the facts as found at the time of survey and is true and correct and that all boundary corners, angle points, and points of curvature are properly marked with 5/8 inch diameter iron rods three feet long or as shown on the plat.



Charles Kennedy, Jr., Registered Professional Land Surveyor Texas Registration No. 5708

CITY OF PEARLAND PLANNING AND ZONING COMMISSION

APPROVED by the City of Pearland Planning and Zoning Commission this day of 2011.

Jerry Kosa, Jr. Planning and Zoning Chairperson

APPROVED for the City of Pearland, Texas this day of 2011.

Darrin Coker City Attorney Norcio Lira, III, P.E. City Engineer

STATE OF TEXAS

COUNTY OF BRAZORIA

I, County Clerk, Brazoria County, Texas, do hereby certify that the within instrument was duly recorded on Page of the Brazoria County Plat Records.

Witness my hand and seal of office, at Brazoria County, Texas, the day and date last above written.

Deputy

County Clerk of Brazoria County, Texas

METES AND BOUNDS DESCRIPTION SOUTHERN TRAILS WEST, SEC. 3-TRACT 1 8.7701 ACRES IN THE H.T. & B. R.R. CO. SURVEY, SEC. 84, ABSTRACT NO. 538 CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

AN 8.7701 ACRE TRACT OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION 84, ABSTRACT NO. 538, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, BEING ALL OF A CALLED 8.7701 ACRE TRACT DESCRIBED IN DEED TO TAYLOR MORRISON OF TEXAS, INC., RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 2010031383 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, SAID 8.7701 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 3/4-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found in the south right-of-way line of Broadway Street (100-foot right-of-way) with the intersection of the east right-of-way line of Windward Bay Drive (100-foot right-of-way) as shown on the plat of Southern Trails West, Sec. 2, recorded under Document No. 200805231 of the Brazoria County Official Public Records of Real Property, being the most northerly northwest corner of said 8.7701 acre tract:

(1) THENCE, North 88°44'00" East, with the south right-of-way line of said Broadway Street, 842.70 feet to a 3/4-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found in the northeast corner of Restricted Reserve "A" of said Southern Trails West, Sec. 2;

THENCE, along said Southern Trails West, Sec. 2, the following nine (9) courses and distances:

- (2) South 03°15'58" East, 171.82 feet to a 3/4-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(3) South 24°47'19" West, 70.86 feet to a 3/4-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(4) South 28°43'43" West, 120.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(5) North 1°58'52" West, 63.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(6) South 88°37'21" East, 65.07 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(7) South 88°44'02" West, 74.05 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(8) South 77°22'54" West, 43.85 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(9) South 02°58'20" West, 83.93 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;

(10) South 03°43'08" West, 102.63 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found in the north right of way line of Southern Manor Drive (50-foot right-of-way) as shown on the plat of said Southern Trails West, Sec. 2, being in the arc of a non-tangent curve to the right;

THENCE, in a westerly direction along the north right-of-way line of said Southern Manor Drive, the following thirteen courses and distances:

- (11) North said non-tangent curve to the right, having a radius of 1475.00 feet, a central angle of 08°24'25", an arc length of 10.88 feet and a chord bearing North 82°41'40" West, 10.48 feet to a 3/4-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(12) North 82°42'27" West, 68.24 feet to a 3/4-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found being in the arc of a non-tangent curve to the right;
(13) North said non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 89°19'41", an arc length of 38.58 feet and a chord bearing North 38°32'37" West, 35.15 feet to a 3/4-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(14) North 82°00'49" West, 50.01 feet to a 3/4-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found being in the arc of a non-tangent curve to the right;
(15) North the arc of said non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 90°43'08", an arc length of 39.58 feet and a chord bearing South 51°56'00" West, 35.36 feet to a 3/4-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(16) North 82°42'27" West, 138.28 feet to a 3/4-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found for the point of curvature to the left;
(17) North said curve to the left, having a radius of 2025.00 feet, a central angle of 01°30'16", an arc length of 53.17 feet and a chord bearing North 83°27'35" West, 53.17 feet to a 3/4-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found for the point of curvature to the right;
(18) With of said reverse curve to the right, being a radius of 25.00 feet, a central angle of 80°54'32", an arc length of 35.36 feet and a chord bearing North 43°45'27" West, 32.44 feet to a 3/4-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;

- (19) North 03°18'11" West, 17.13 feet to a 3/4-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(20) South 88°41'49" West, 50.00 feet to a 3/4-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(21) South 03°18'11" East, 3.64 feet to a 3/4-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found for the point of a curve to the right;
(22) With said curve to the right, being a radius of 25.00 feet, a central angle of 80°18'14", an arc length of 42.01 feet and a chord bearing South 44°49'58" West, 37.34 feet to an "X" cut in concrete for the point of a reverse curvature to the left;
(23) With said reverse curve to the left, being a radius of 2025.00 feet, a central angle of 03°07'44", an arc length of 110.58 feet and a chord bearing North 89°35'49" West, 110.57 feet to an "X" cut in concrete for the point of reverse curvature to the right, being with the intersection of the west right-of-way line of said Windward Bay Drive;
(24) THENCE, in a northerly direction with the east right-of-way line of said Windward Bay Drive and said reverse curve to the right, being a radius of 25.00 feet, a central angle of 88°47'43", an arc length of 37.36 feet and a chord bearing North 48°42'50" West, 34.36 feet to an "X" cut in concrete;
(25) THENCE, North 03°15'58" West, continuing with the east right-of-way line of said Windward Bay Drive, 348.43 feet to a 3/4-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(26) THENCE, North 41°44'02" East, continuing with the east right-of-way line of said Windward Bay Drive, 49.50 feet to the POINT OF BEGINNING and containing 8.7701 acres of land.

METES AND BOUNDS DESCRIPTION SOUTHERN TRAILS WEST, SEC. 3-TRACT 2 6.9992 ACRES IN THE H.T. & B. R.R. CO. SURVEY, SEC. 84, ABSTRACT NO. 538 CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

A 6.9992 ACRE TRACT OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION 84, ABSTRACT NO. 538, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, BEING ALL OF A CALLED 6.9992 ACRE TRACT DESCRIBED IN DEED TO TAYLOR MORRISON OF TEXAS, INC., RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 2010031383 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, SAID 6.9992 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found at the northeast corner of Lot 13, Block 5 of the Partial Replat of Southern Trails West, Sec. 1, a subdivision of record in Doc. No. 2008-089858 of the Official Public Records of Real Property;

- (1) THENCE, South 88°57'25" West, with the north line of lots 1 through 4, block 5 of Southern Trails West, Sec. 2, a subdivision of record in Doc. No. 2008-022211 of the Official Public Records of Real Property, 200.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found at the northeast corner of said lot 4;
(2) THENCE, North 03°07'25" West, with the east line of lot 20, block 5 of Southern Trails West, Sec. 2, 170.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found at the northeasterly end of Southern Creek Drive (50 foot right-of-way);
(3) THENCE, South 88°57'25" West, with the north right-of-way line of Southern Creek Drive, 5.33 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found at the southeasterly corner of lot 30, block 4 of Southern Trails West, Sec. 2;
(4) THENCE, North 89°02'25" West, with the east line of said lot 30, block 4, 120.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found in the south line of lot 30, block 4;
(5) THENCE, North 88°57'25" East, with a south line of said block 4, 158.87 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found at the most southerly southeast corner of lot 37, block 4;
(6) THENCE, North 03°07'48" West, with the east line of block 4, 199.97 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found for an angle point;
(7) THENCE, North 03°00'22" West, with the east line of block 4, 100.13 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found for an angle point;
(8) THENCE, North 88°02'00" West, with the east line of block 4, 97.90 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found for an angle point;
(9) THENCE, North 16°58'32" West, with the east line of block 4, 88.64 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found for an angle point;
(10) THENCE, North 32°42'31" West, with the east line of block 4, 23.79 feet to a 3/4-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found in the southeasterly right-of-way line of Southern Valley Drive (50 foot right-of-way), being in the arc of a non-tangent curve to the left;

(11) THENCE, in a northerly direction with the southeasterly right-of-way line of Southern Valley Drive with said non-tangent curve to the left, having a radius of 750.00 feet, a central angle of 107°42'57", an arc length of 138.39 feet and a chord bearing North 52°00'08" East, 138.20 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found for the point of tangency;

- (12) THENCE, North 48°42'47" East, with the southeasterly right-of-way line of Southern Valley Drive, 141.10 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found at the northeast corner of Restricted Reserve "A", block 8 of said Partial Replat, Sec. 1;
THENCE, along the westerly line of said Partial Replat of Southern Trails West, Sec. 1, the following twelve (12) courses and distances:
(13) South 43°33'43" East, 116.47 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(14) South 27°25'55" East, 50.09 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(15) South 18°08'23" East, 46.69 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(16) South 10°33'52" East, 52.30 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(17) South 03°07'48" East, 555.83 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(18) South 02°18'14" East, 47.56 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(19) South 16°19'39" West, 42.93 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(20) South 28°14'30" West, 42.92 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(21) South 42°09'40" West, 42.93 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(22) South 58°26'19" West, 44.85 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(23) South 74°43'02" West, 42.93 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(24) South 88°26'38" West, 48.32 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
THENCE, South 88°57'25" West, 50.00 feet to the POINT OF BEGINNING and containing 6.9992 acres of land.

METES AND BOUNDS DESCRIPTION SOUTHERN TRAILS WEST, SEC. 3-TRACT 3 15.8033 ACRES IN THE H.T. & B. R.R. CO. SURVEY, SEC. 84, ABSTRACT NO. 538 CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

A 15.8033 ACRE TRACT OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION 84, ABSTRACT NO. 538, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, BEING ALL OF A CALLED 15.8033 ACRE TRACT DESCRIBED IN DEED TO TAYLOR MORRISON OF TEXAS, INC., RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 2010031383 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, SAID 15.8033 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

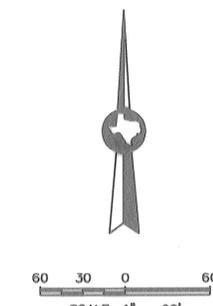
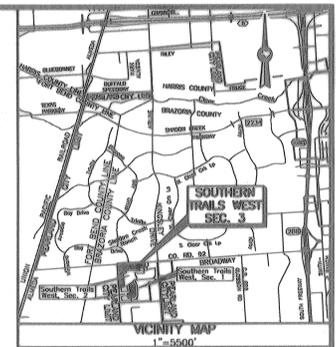
BEGINNING at a 5/8-inch iron rod in the south right-of-way line of Broadway Street (100 foot right-of-way), being the northeast corner of that certain called 160,048 acre tract of land described in deed to Pearland Investments Limited Partnership, recorded under Brazoria County Clerk's File Number 03-044856 and 2008-058900;

- (1) THENCE, North 88°44'00" East, with the southerly right-of-way line of Broadway Street, 645.80 feet to a 3/4-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found at the northeasterly end of a cutback line between the southerly right-of-way line of Broadway Street and the westerly right-of-way line of Windward Bay Drive (100 foot right-of-way) as shown on the plat of Southern Trails West, Sec. 2, a subdivision of record in Doc. No. 2008-052231 of the Official Public Records of Real Property;
(2) THENCE, South 48°15'58" East, with said setback line, 49.50 feet to a 3/4-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found for corner;
(3) THENCE, South 03°18'11" West, with the westerly right-of-way line of Windward Bay Drive, 348.43 feet to a 3/4-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found, being in the arc of a non-tangent curve to the right;
(4) THENCE, in a southeasterly direction with said non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 78°45'35", an arc length of 31.75 feet, and a chord bearing South 38°03'50" West, 28.66 feet to a 3/4-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found for at the northeasterly end of Southern Manor Drive (50 foot right-of-way);
(5) THENCE, South 04°15'58" East, with the west end of Southern Manor Drive, 50.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found in the north line of Restricted Reserve E of Southern Trails West, Sec. 2, being in the arc of a non-tangent curve to the left;

THENCE, along the westerly line of said Restricted Reserve E of Southern Trails West, Sec. 2, the following seven (7) courses and distances:

- (6) South 09°04'21" East, 133.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(7) South 79°46'02" West, 68.41 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(8) South 06°02'23" West, 52.66 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(9) South 44°40'05" West, 52.66 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(10) South 22°47'48" West, 55.09 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(11) South 01°33'59" West, 56.73 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(12) South 02°12'41" East, 736.02 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found in the northerly right-of-way line of Southern Valley Drive (50 foot right-of-way);

- (13) THENCE, South 88°57'25" West, with the northerly right-of-way line of Southern Valley Drive, 108.00 feet to a 3/4-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found at the point of curvature to the right;
(14) THENCE, in a northerly direction with said curve to the right, having a radius of 25.00 feet, a central angle of 89°45'44", an arc length of 39.20 feet, and a chord bearing North 49°07'33" West, 35.30 feet to a 3/4-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found;
(15) THENCE, South 88°47'19" West, with the north end of West Trail Drive (50 foot right-of-way), 50.00 feet to a 3/4-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found for corner;
(16) THENCE, South 03°15'41" East, with the east right-of-way line of West Trail Drive, 102.13 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found at the northeast corner of lot 51, block 4;
(17) THENCE, South 88°47'19" West, with the north line of lot 51, block 4, 140.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.B.A. 713-784-4500" found in the east line of said called 160,048 acre tract;
(18) THENCE, North 03°12'41" West, with the east line of said called 160,048 acre tract, 1978.71 feet to the POINT OF BEGINNING and containing 15.8033 acres of land.



BENCHMARK(S): CITY OF PEARLAND REFERENCE BENCHMARK: MONUMENT GPS-9. BRASS CAP SET FLUSH IN CONCRETE STAMPED "CITY OF PEARLAND 9 - GPS MONU. 1995". THE MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO HIGHWAY 288 AND COUNTY ROAD 92 AND F.M. 518. THE MONUMENT IS APPROXIMATELY 500 FEET NORTH OF COUNTY ROAD 92 AND 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM DRAIN INLETS. ELEV. 59.22 NAVD88 1991 ADJ. (X: 3116356.82, Y: 13767810.65) TBM #1: CUT SQUARE IN PAVEMENT AT TEMPORARY END OF TRAIL MANOR DRIVE ELEV. 63.24 NAVD88 1991 ADJ. (X: 3105546.55, Y: 13764293.33)

13100 BLOCK OF BROADWAY FINAL PLAT OF SOUTHERN TRAILS WEST SEC. 3

BEING A SUBDIVISION OF 31.5723 ACRES OUT OF THE H.T. AND B. R.R. CO. SURVEY, SEC. 84, A-538 IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS. 125 LOTS 8 BLOCKS 4 RESERVES (0.0138 ACRES)

OWNER TAYLOR MORRISON OF TEXAS, INC. A TEXAS CORPORATION 5353 W. SAM HOUSTON PKWY. N. #80 HOUSTON, TEXAS 77041 281-598-3040

EHRA CONTACT CAROL REDD 713-784-4500 MARCH 14, 2011



P&Z Agenda Item

**DISCUSSION
ITEMS**

Zoning Update - December 2010-May 2011

Zone Changes

Appl No	Property Owner, Applicant	Address or Location of Property	JPH	P & Z Meeting	P & Z Action	Current Zoning	Proposed Zoning	City Council Status
2010-09Z	Denbury Onshore LLC/Laverne Lang	Hwy 35 S, 11.8 Acres, b/t Hastings Cannon/Field	1/17/2010	1/17/2010	Changed to ZBA case	M-1	M-2	n/a
2010-10Z	Denbury Onshore LLC/Thomas Thornton	Hwy 35 S, 9.6 Acres, 600' South of Oliver Rd	1/17/2010	1/17/2010	Changed to ZBA case	M-1	M-2	n/a
2010-11Z	Denbury Onshore LLC/Gann Scrivner Living Trust	Hwy 35S, 10 acres, b/t N and S Hastings Field Rd	1/17/2010	1/17/2010	Changed to ZBA case	M-1	M-2	n/a
2011-01Z	Alexander, Clear Brook City MUD, Sue Morrison	North of proposed Hughes Rd and E of Clear Creek	1/17/2010	1/17/2010	Approval	R-E	R-1	Approved
2011-02Z	Kerry Gilbert & Associates	522.62 acres South of Broadway and West of Kirby	3/21/2011	3/21/2011	Approval	PD	PD	Approved
2011-03Z	Burt Chrisman	2801 John Lizer	3/21/2011	3/21/2011	Approval	NS	R-2	Approved
2011-04Z	Beeman Strong for Settegast Family, Lyle Henkle for HEB	Northwest corner of Broadway/Pearland Pkwy	4/18/2011	4/18/2011	Denial	PD	GB	in process
2011-05Z	Beeman Strong for Settegast Family	~700' North of NW Corner of Broadway/Pearland Pkwy	4/18/2011	4/18/2011	Denial	PD	R2	in process

CUP's

Appl No	Property Owner, Applicant	Proposed Use	Address or Location of Property	JPH	P & Z Meeting	P & Z Action	Current Zoning	City Council Status
CUP 2010-12	Denbury Onshore, LLC/Laverne Lang	Petroleum product extract	Hwy 35 S, 11.8 Acres, b/t Hastings Cannon/Field	1/17/2010	1/17/2010	Withdrawn	M-1	Withdrawn
CUP 2010-14	Denbury Onshore LLC/Thomas Thornton	Petroleum product extract	Hwy 35 S, 9.6 Acres, 600' South of Oliver Rd	1/17/2010	1/17/2010	Withdrawn	M-1	Withdrawn
CUP 2010-15	Denbury Onshore LLC/Gann/Scrivner Living Trust	Petroleum product extract	Hwy 35 S, 10 Acres, b/t N and S Hastings Field Rd	1/17/2010	1/17/2010	Withdrawn	M-1	Withdrawn
CUP 2011-01	Allan Mueller/The Carden-Jackson School	Institution of /Educational/Philanthropic Nature	3801 Liberty	1/17/2010	1/17/2010	Approval	R-2	Approved
CUP 2011-02	Hope Church Presbyterian/Gentry McColm	Church	Hughes Ranch Rd/Linda Ln.	na	na	on hold	R-E	n/a
CUP 2011-03	Barnett Drywall/Alan Haggard c/o Sprint/Nextel	Cellular antenna co-location	1417 E. Broadway	3/21/2011	3/21/2011	Approval	GC	Approved
CUP 2011-04	Rev. B. V. Barnett/same	Consignment Store	4904 W. Walnut	3/21/2011	3/21/2011	Approval	OP	Denied
CUP 2011-05	Airgas Speciality Gases	Bulk Petroleum Storage	4344 S. Main Street	3/21/2011	3/21/2011	Approval	NS	Approved
CUP 2011-06	Guru Om Sai, LLC/Sudershan Jambulapati	Restaurant	7902/7904 Broadway	4/18/2011	4/18/2011	Approval	NS	in process

City of Pearland
Planning & Zoning Commission
2011 Priorities
March 7, 2010

Work Teams:

1. Establish Annexation Process
 - a. Assist in developing a Communication Plan
 - b. Assist in conducting a Cost/Benefit Analysis within the defined boundaries

Neil West, Henry Fuertes, Evan Duvall, Lata Krishnarao

2. Conduct quarterly or as needed conferences with EDC and Chamber for the purpose of increasing communication/understanding.

Richard Golden, Henry Fuertes, Ian Clowes, Lata Krishnarao

3. Develop strategy to address Brownfield Development (opportunities).

Darrell Diggs, Jerry Koza, Ian Clowes, Lata Krishnarao

4. Develop a plan to address:
 - a. Transportation
 - b. Mass Transit
 - c. Connectivity (pedestrian access/ mobility)

Susan Sherrouse, Richard Golden, Harold Ellis, Lata Krishnarao

5. Update Land Use Matrix. Done

6. Update Comprehensive Plan.

Susan Sherrouse, Henry Fuertes, Evan DuVall, Lata Krishnarao

7. Develop a strategy for cell towers in the City.

Neil West, Darrell Diggs, Harold Ellis, Lata Krishnarao

Possible Annexation Plan Schedule

Area 5

Updated March 31, 2011

<u>Action</u>	<u>Target Date</u>	<u>Statutory Requirement</u>	<u>Actual</u>	<u>Send By</u>
Council Direction to Prepare Service Plan	February 14, 2011	Prior to Advertisement of 1st hearing		
Notify Justice Dept.	Thursday, March 24, 2010	90 Days before adoption	24 Days	
Notify property owners, utilities, service providers, and railroads of Annexation PH	Monday, March 10, 2011	Before 30 days before the first Public Hearing	39 Days	
Notify Schools of Annexation PH	Wednesday, March 10, 2011	30 Days Prior to First Public Hearing	39 Days	
Send legals to the newspaper	Thursday, March 24, 2011			
Advertise Annexation First Public Hearing and post to web site	Wednesday, March 30, 2011	11-20 Days Prior to First Public Hearing	18 Days	
Send agenda request and report to Young for Annexation	Thursday, April 7, 2011	10 Days prior to Public Hearing	11 Days	
Annexation First Public Hearing	Monday, April 18, 2011	21-40 Days Before the First Reading of the Ordinance	35 Days	
Advertise 2 nd Annexation Public Hearing	Wednesday, April 13, 2011	11-20 Days Prior to Second Public Hearing	19 Days	
Annexation 2 nd Public Hearing	May 2, 2011 (2 weeks after the first hearing)	21-40 Days Before the First Reading of the Ordinance	21 Days	

First Reading of the Annexation Ordinance	Monday, May 23, 2011	Within 90 days after the first Public Hearing of the ordinance	34 Days	
Second Reading and Adoption of the Annexation Ordinance	Monday, June 6, 2011		7 Days	
Notify Justice Department Post annexation list	Monday, June 13, 2011	Within 90 Days of adoption		



**CITY OF PEARLAND
PLANNING & ZONING**

TO: PLANNING AND ZONING COMMISSION

FROM: HAROLD ELLIS, SENIOR PLANNER

DATE: APRIL 27, 2011

**SUBJECT: BROADWAY/PEARLAND PKWY GENERAL BUSINESS
ZONING CASE – ADDITIONAL COMMUNICATION
RECEIVED FROM RESIDENTS**

Commissioners –

At the April 18, 2011 Planning and Zoning Commission meeting, the Commission considered the following agenda request:

**CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE
APPLICATION NO. 2011-04Z**

A request of Beeman Strong for the Settegast Family, owner, and Lyle Henkle for HEB, applicant, for approval of a zone change from Planned Development (PD) zone, to General Business (GB) zone for approximately 23 acres on the following described property, to wit:

Legal Description: Being a tract or parcel containing 22.7711 acres (991,909 square feet) of land situated in the Thomas J. Green Survey, Abstract Number 198, Harris County, Texas, and being out of and a portion of the called 118.755 acre tract as described in the deed to Marion E. Settegast, et al, recorded in Volume 1421, Page 25, of the Brazoria County Deed Records

General Location: Northwest corner of Broadway (FM518) and Pearland Pkwy

Since that time, the City has received a number of emails from Pearland. In order to keep the Commission informed, these emails are attached to this memo for your reference.



Fw: HEB store for FM 518 and Pearland Parkway

Katie Bittick to: woody, kylefelicia, sherman.scottj, susan.roa, ed
Cc: Bill Eisen, Mike Hodge, Lata Krishnarao, Harold Ellis

04/25/2011 08:29 AM

From: glenn chaney <glennchaney@hotmail.com>
To: <council@ci.pearland.tx.us>
Date: 04/21/2011 05:07 PM
Subject: HEB store for FM 518 and Pearland Parkway

To the Hon. Mayor and City Council:

Please consider this as a plea from Glenn M. Chaney and wife, Phyllis Chaney, for you to overturn the recommendation of the Planning and Zoning Commission which denied the application of HEB grocery stores to build and operate a store on the above referenced location.

We reside in the BallaVita subdivision in Pearland off Yost/Scarsdale Road. The two closest HEB stores for us to shop are in Friendswood and Houston. That means that our shopping dollars are spent in Friendswood and Houston instead of Pearland.

In "old" Pearland, east of the Manvel Road, there is only one "small" Kroger store. Please give the citizens who live on the east side of Pearland the opportunity to shop at more than one location.

Respectfully submitted,
Glenn and Phyllis Chaney



Fw: HEB Store on 518 and Pearland Parkway

Katie Bittick to: woody, kylefelicia, sherman.scottj, susan.roa, ed
Cc: Bill Eisen, Mike Hodge, Lata Krishnarao, Harold Ellis

04/25/2011 08:30 AM

From: JTDEVER@aol.com
To: council@ci.pearland.tx.us
Cc: jtdever@aol.com
Date: 04/21/2011 05:12 PM
Subject: HEB Store on 518 and Pearland Parkway

Dear City Council Members,

I understand that on April 18th the city's Planning and Zoning Commission disapproved an application by HEB to build a store at the corner of FM 518 and Pearland Parkway. HEB is one of the top grocery stores that Houstonians have access to. It has an outstanding produce dept., outstanding meat dept., a chef demonstrating gourmet recipes and many other exceptional products in other departments. Why would our Planning and Zoning Commission deprive their constituents of this wonderful opportunity and convenience? We have to drive to Blackhawk and Beltway 8 or NASA Rd One to get to an HEB at the present time. We would strongly urge City Council to override the Planning and Zoning Commission's decision and continue your aim to provide the citizens of Pearland the best that our area has to offer and allow HEB to build one of their outstanding stores in Pearland. Thank you for your continued support and tradition of giving our citizens only the best!

Sincerely,
John and Theresa Devereux
1505 N. Primavera Dr.
Pearland, Tx. 77581



Fw: HEB at 518 and Pearland Parkway

Katie Bittick to: woody, kylefelicia, sherman.scottj, susan.roa, ed
Cc: Bill Eisen, Mike Hodge, Lata Krishnarao, Harold Ellis

04/25/2011 08:34 AM

From: "Larry J Holloway" <ljholloway@comcast.net>
To: <council@ci.pearland.tx.us>
Date: 04/21/2011 06:33 PM
Subject: HEB at 518 and Pearland Parkway

Please reverse the decision of the city's Planning and Zoning Commission on their decision not to approve the construction of an HEB store at the corner of 518 and Pearland Parkway. HEB is a great store and serve their communities well. They provide jobs and offer great products at reasonable prices.

The Randall's that used to be across the street from Lowes is no longer there. HEB in this location at 518 and Pearland Parkway would be an asset to the Pearland community. Many of us would no longer have to drive to the HEB at Blackhawk and Beltway 8 or Friendswood to shop at HEB.

Larry J Holloway
1321 Palermo Dr.
Pearland, Texas
77581
281-741-4470



Fw: HEB

Katie Bittick to: woody, kylefelicia, sherman.scottj, susan.roa, ed
Cc: Bill Eisen, Mike Hodge, Lata Krishnarao, Harold Ellis

04/25/2011 08:34 AM

From: "Sheila K Holloway" <shekholloway@comcast.net>
To: <council@ci.pearland.tx.us>
Date: 04/21/2011 06:38 PM
Subject: HEB

Please reverse the decision of the city's Planning and Zoning Commission on their decision not to approve the construction of an HEB store at the corner of 518 and Pearland Parkway. HEB is a great store and serve their communities well. They provide jobs and offer great products at reasonable prices.

HEB in this location at 518 and Pearland Parkway would be an asset to the Pearland community.

Sheila K Holloway
1321 Palermo Dr.
Pearland, Texas
77581
281-741-4470



Fw: HEB

Katie Bittick to: woody, kylefelicia, sherman.scottj, susan.roa, ed
Cc: Bill Eisen, Mike Hodge, Lata Krishnarao, Harold Ellis

04/25/2011 08:38 AM

From: Jack Lauber <jacnhln@sbcglobal.net>
To: Council@ci.pearland.tx.us
Date: 04/22/2011 12:28 PM
Subject: HEB

I have heard that the Zoning Board turned down an application by HEB to build a store near Pearland Parkway and 518. On behalf of my neighbors in BellaVita and Green Tee, we are very disappointed with this action as we would love to have an HEB near us. We plead that the Council reverse this action.

Jack Lauber
1404 Monaldo Place
Pearland, TX



Fw: New HEB Store

Katie Bittick to: woody, kylefelicia, sherman.scottj, susan.roa, ed
Cc: Bill Eisen, Mike Hodge, Lata Krishnarao, Harold Ellis

04/25/2011 08:45 AM

From: "James Warner" <jgwarner@comcast.net>
To: <council@ci.pearland.tx.us>
Date: 04/22/2011 12:56 PM
Subject: New HEB Store

I live in Bella Vita @ Green Tee and have recently been told the Zoning Board has turned down the building near the inter-section of 518 and Pearland Parkway of a HEB Store, you need to take a survey of the home owners and see that you did wrong. We would like for you to reconsider the building of this store. Thank you for reconsidering . James Warner 24 02 Monaldo Drive Pearland . 281-481-4108



Fw: HEB

Katie Bittick to: woody, kylefelicia, sherman.scottj, susan.roa, ed
Cc: Bill Eisen, Mike Hodge, Lata Krishnarao, Harold Ellis

04/25/2011 08:59 AM

From: David E Henry <davidehe75@msn.com>
To: <council@ci.pearland.tx.us>
Date: 04/22/2011 01:12 PM
Subject: HEB

Hi :

I have been informed that the Zoning Board has turned down and application from HEB to build a store in the north part of Pearland near HW 518 and Pearland Parkway. I am very disappointed by the action by the Zoning Board to turn down this application. I think another quality grocery store in this area would benefit the neighborhood. I live in BellaVita and know that my neighbors would love another grocery store close besides FoodTown or Kroger. I ask that you reconsider the actions of the Zoning Board and grant the application by HEB to build a store in our neighborhood.

Thanks

David E. Henry



Fw: Turn down of the HEB in Pearland.

Katie Bittick to: woody, kylefelicia, sherman.scottj, susan.roa, ed
Cc: Bill Eisen, Mike Hodge, Lata Krishnarao, Harold Ellis

04/25/2011 09:00 AM

From: Dorothy Raines <travelbydotty@yahoo.com>
To: council@ci.pearland.tx.us
Date: 04/22/2011 01:33 PM
Subject: Turn down of the HEB in Pearland.

Council Members.

I am Dorothy Raines and I live in Bella-Vita where we have some 1200 voters who are closely monitoring what goes on at the city Council meetings. We just heard from one of our members who always attends the meeting that you guys voted against a HEB STORE IN PEARLAND ON BROADWAY. One remark that was made at the meeting by one of the Council members was that it would bring to much traffic to the site.... that person needs to move out of the City somewhere in the country if he expects no traffic in Pearland. Our Mayor has promoted Pearland so well that we are now blessed with many things that make this

a great place to live.

It is my suggestion that all of you
re-consider the decesions you took
with out a vote from the Public.

Thank You

I shall be at the next meeting to watch for
your re-considerstion.



Fw: regarding H E B denial

Katie Bittick to: woody, kylefelicia, sherman.scottj, susan.roa, ed
Cc: Bill Eisen, Mike Hodge, Lata Krishnarao, Harold Ellis

04/25/2011 09:01 AM

From: "Allen& Mary Rogers" <ROGERS581@COMCAST.NET>
To: <council@ci.pearland.tx.us>
Date: 04/22/2011 01:35 PM
Subject: regarding H E B denial

Please take note of our disappointment at the council action denying
The application of the H E B store on 518 and Pearland Parkway.
My wife and I are residents of Bellavita and H E B is our favorite store
By far and is also a Texas owned and operated corporation. They also
Sell Texas produced goods when possible.
Please reconsider the application or let the public be informed on the
Reason for the denial.

Allen R Rogers
2318 Messina
Pearland 77581



Fw: HEB

Katie Bittick to: woody, kylefelicia, sherman.scottj, susan.roa, ed
Cc: Bill Eisen, Mike Hodge, Lata Krishnarao, Harold Ellis

04/25/2011 09:01 AM

From: "Barbara Craft" <b2craft@comcast.net>
To: <council@ci.pearland.tx.us>
Date: 04/22/2011 01:47 PM
Subject: HEB

I heard the zoning board turned down an application by HEB to build a store near Pearland Parkway and 518. We ask that the council reverse this action

Resident of Pearland
Barbara Craft
2412 Monaldo Drive
Pearland Tx 77581



Fw: Pearland Parkway HEB Proposal

Katie Bittick to: woody, kylefelicia, sherman.scottj, susan.roa, ed
Cc: Bill Eisen, Mike Hodge, Lata Krishnarao, Harold Ellis

04/25/2011 09:02 AM

From: Dwain Broussard <dbroussard@Valerus-Co.com>
To: "council@ci.pearland.tx.us" <council@ci.pearland.tx.us>
Date: 04/22/2011 02:10 PM
Subject: Pearland Parkway HEB Proposal

To the Pearland City Council,

As a Pearland resident, I was very disappointed that the Planning and Zoning board has declined to support the building of a new HEB store at 518 and Pearland Pkwy.

This HEB store would bring jobs to Pearland and a huge tax base for our great city. Since there are many businesses on that corner, I fail to understand the reasoning for declining this request.

I understand that the Pearland City Council has the opportunity to approve the construction of this new HEB store and I hope that the Council will see the wisdom in helping Pearland get the jobs and revenue that this store will bring. We shop at the HEB on Blackhawk, so the City of Houston is presently benefitting from my expenditures. Help me to SHOP PEARLAND.

Please vote FOR building the new HEB in Pearland!

Dwain Broussard
2110 Verona Dr
Pearland, TX 77581

Dwain Broussard, P.E.

Project Manager

919 Milam, Ste 1000

Houston, TX 77002

(832) 294-6478 Direct

(281) 658-1767 Mobile

dbroussard@valerus-co.com



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Fw: HEB

Katie Bittick to: woody, kylefelicia, sherman.scottj, susan.roa, ed
Cc: Bill Eisen, Mike Hodge, Lata Krishnarao, Harold Ellis

04/25/2011 09:05 AM

From: "Reist Henry/Janice" <HENJAN1995@SBCGLOBAL.NET>
To: <council@ci.pearland.tx.us>
Date: 04/22/2011 02:59 PM
Subject: HEB

I have heard that the Zoning Board turned down an application by HEB to build a store near Pearland Parkway and 518. On behalf of my neighbors in BellaVita and Green Tee, we are very disappointed with this action as we would love to have an HEB near us. We plead that the Council reverse this action.

Henry and Janice Reist
2401 Modena Ct
Pearland, Tx 77581

*Cast all your cares on Him
for He cares about you.
I Peter 5:7*



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[Click Here!](#)



Fw: HEB on 518 & Pearland Parkway

Katie Bittick to: woody, kylefelicia, sherman.scottj, susan.roa, ed

04/25/2011 09:09 AM

Cc: Bill Eisen, Mike Hodge, Lata Krishnarao, Harold Ellis

From: Karen Bishop <kbish06@sbcglobal.net>
To: council@ci.pearland.tx.us
Date: 04/22/2011 03:41 PM
Subject: HEB on 518 & Pearland Parkway

We are very sorry to hear that you did not approve the HEB on 518 and Pearland Parkway. As a resident of BellaVita, we would very much like to have an HEB closer to us in Pearland. We have a hard time understanding why this was not approved, as that would be an ideal location for HEB. We now have to take our HEB business either into Friendswood or into Houston on Blackhawk. Both of these locations, take our business out of the Pearland City tax base. People on the eastern end of Pearland, are not going to drive the 30 minutes it takes to go to the HEB on 518 and 288.

David & Karen Bishop



Fw: HEB store

Katie Bittick to: woody, kylefelicia, sherman.scottj, susan.roa, ed
Cc: Bill Eisen, Mike Hodge, Lata Krishnarao, Harold Ellis

04/25/2011 09:09 AM

From: Mplaks@aol.com
To: council@ci.pearland.tx.us
Date: 04/22/2011 03:50 PM
Subject: HEB store

I have heard that the Zoning Board turned down an application by HEB to build a store near Pearland Parkway and 518. On behalf of my neighbors in BellaVita and Green Tee, we are very disappointed with this action as we would love to have an HEB near us. We plead that the Council reverse this action.

Arved and Marilee Plaks
1408 Monaldo Place (Bella Vita Community)
Pearland, TX 77581



Fw: HEB

Katie Bittick to: woody, kylefelicia, sherman.scottj, susan.roa, ed
Cc: Bill Eisen, Mike Hodge, Lata Krishnarao, Harold Ellis

04/25/2011 09:10 AM

From: "Ann Sharp" <yeasharp@comcast.net>
To: <council@ci.pearland.tx.us>
Date: 04/22/2011 05:51 PM
Subject: HEB

Gentlemen:

If I were to have a vote for or against the HEB Grocery Market being at 518 and Pearland Parkway, I would vote for it.

It would be an asset for those of us living near that area of Pearland and who have missed having the Randall's Market in the same vicinity.

I urge you to vote for allowing HEB to build on the stated property.

Thank you.

B. A. Sharp
1512 South Primavera Drive
Pearland, TX 77581
281-922-7076



Fw: H E B

Katie Bittick to: woody, kylefelicia, sherman.scottj, susan.roa, ed
Cc: Bill Eisen, Mike Hodge, Lata Krishnarao, Harold Ellis

04/25/2011 09:11 AM

From: Ada535@aol.com
To: council@ci.pearland.tx.us
Date: 04/22/2011 07:23 PM
Subject: H E B

I have heard that the Zoning Board turned down an application by HEB to build a store near Pearland Parkway and 518. On behalf of my neighbors in BellaVita and Green Tee, we are very disappointed with this action as we would love to have an HEB near us. We plead that the Council reverse this action.

Sincerely, Ada Pryor
1417 N. Marsala Dr.
Pearland, Tx. 77581



Fw:

Katie Bittick to: woody, kylefelicia, sherman.scottj, susan.roa, ed
Cc: Bill Eisen, Mike Hodge, Lata Krishnarao, Harold Ellis

04/25/2011 09:11 AM

From: Margo Green <margog@prodigy.net>
To: council@ci.pearland.tx.us
Date: 04/22/2011 10:12 PM
Subject: Re:

Please over ride the decision by planning and zoning in denying a permit for HEB to build a store at Pearlland Parkway and 518.
Having HEB in this area of Pearland will entice other businesses to build in that area. We need more services in this part of Pearland like a Hobby Lobby or Michaels. Build it they will come!

MARGO I. GREEN

IMAGINE HAVING NO IMAGINATION

Betz Art Gallery Resident Member
1208 W. Gray Street Houston, Tx 77019
www.BETZGALLERY.COM
www.migreendesigns.vpweb.com
2101 Winter St. Studio Member Studio No. 3, Houston
Open house second Saturday of each month 2-5PM



Fw: H E B

Katie Bittick to: woody, kylefelicia, sherman.scottj, susan.roa, ed
Cc: Bill Eisen, Mike Hodge, Lata Krishnarao, Harold Ellis

04/25/2011 09:13 AM

From: Lee Molloy <leemolloy@yahoo.com>
To: council@ci.pearland.tx.us
Date: 04/23/2011 12:33 PM
Subject: H E B

I live in Bella Vita subdivision (about 550 homes) and near Villa Verde and Villa D'Este and everyone that I have talked with would love to have an H E B store at 518 and Pearland Parkway.

It would shorten our trip to the grocery by several miles and with today's price of gas this would be very helpful.

I hope the Council will give this issue great consideration and overturn the Zoning Boards action on this matter.

Lee and Patricia Molloy
1605 N Primavera Drive
Pearland, TX 77581

281 922 1620



Fw: HEB application

Katie Bittick to: woody, kylefelicia, sherman.scottj, susan.roa, ed
Cc: Bill Eisen, Mike Hodge, Lata Krishnarao, Harold Ellis

04/25/2011 09:14 AM

From: Kelley Paterno <kelleypaterno@gmail.com>
To: council@ci.pearland.tx.us
Date: 04/23/2011 03:14 PM
Subject: HEB application

I was very disappointed to hear that the Zoning Board turned down an application by HEB to build a store near Pearland Parkway and 518. On behalf of my neighbors in BellaVita and Green Tee, we are dismayed by this action as we would love to have an HEB near us. Especially with the price of gasoline continually going up, we need a grocery store that is closer to us.

We plead that the Council reverse this action.

--

Kelley Paterno



Fw: APPROVE HEB AT 518 & PEARLAND PARKWAY

Katie Bittick to: woody, kylefelicia, sherman.scottj, susan.roa, ed
Cc: Bill Eisen, Mike Hodge, Lata Krishnarao, Harold Ellis

04/25/2011 12:14 PM

From: misseyon4@aol.com
To: council@ci.pearland.tx.us
Date: 04/25/2011 11:57 AM
Subject: APPROVE HEB AT 518 & PEARLAND PARKWAY

I have looked forward to someday there being an HEB on 518/Pearland Parkway....I go to Friendswood store and Pearland Center store once a week..Please pass override the Planning & Zoning's decision.
Thanks Jean O'Neill 1601 Berlino dr.



Fw: Proposed/defeated zoning change for new HEB

Katie Bittick to: woody, kylefelicia, sherman.scottj, susan.roa, ed

04/25/2011 04:04 PM

Cc: Bill Eisen, Mike Hodge, Lata Krishnarao, Harold Ellis

From: Gina Peterson <G.Peterson@ssss.com>

To: "jkrajca@ci.pearland.tx.us" <jkrajca@ci.pearland.tx.us>, "council@ci.pearland.tx.us" <council@ci.pearland.tx.us>

Date: 04/25/2011 02:12 PM

Subject: Proposed/defeated zoning change for new HEB

To: Pearland City Council members and the Planning and Zoning Commission

I just read that the Planning and Zoning Commissioners voted not to recommend the zoning change that would allow a new HEB to be built at 518 & Pearland Parkway. As a mere citizen, I have no idea what specific factors were considered in this decision, other than the few quotes from City Council members in the article I read regarding this issue. All I know is, myself and everyone I have spoken to who live in the general area would LOVE to have an HEB there!! Since Randall's closed several years ago, all we have is Kroger or nothing. There's also the Walmart Supercenter, but for simple grocery shopping it is way too much of a hassle to go there. So Kroger it is, with their higher prices and rude personnel. Perhaps some competition would make them more, well, competitive.

I know that the City Council and Planning and Zoning Commission have the bigger picture that must be looked at, and as echoed in the article, no one wants to see yet another strip center. But every HEB I have been to has been a stand-alone store, not part of a strip center. I know nothing of zoning rules and laws, but couldn't the permission be granted for the HEB alone?

I have no facts or statistics or data to back up anything -- I just know that as a Pearland resident, and someone who lives fairly close to the proposed site, I feel cheated that no sort of public opinion poll or survey was taken. And I'm not even sure how we as citizens make our opinions heard on matters like this, when we only hear about them after the fact. I know that we can attend City Council meetings, and I'm sure this issue was brought up previously, but as a working single parent with an active teenager, there is precious little time to keep up with the day-to-day stuff, much less attend meetings.

I hope that this issue comes up for a vote again very soon, and that this time the desires of the actual community are taken into account.

Thank you for listening,

Gina Peterson
1110 Chelsea Lane
832-496-7435

Gina Peterson

Stewart & Stevenson, LLC

Coordinator, Transmission Dept.

I-10 Branch

Phone: 713-671-6211

Fax: 713-671-6268

e-mail: g.peterson@ssss.com

"Tomorrow will be better for as long as America keeps alive the ideals of freedom and a better life." —Walt Disney



Fw: HEB at FM 518 and Pearland Parkway

Katie Bittick to: woody, kylefelicia, sherman.scottj, susan.roa, ed
Cc: Bill Eisen, Mike Hodge, Lata Krishnarao, Harold Ellis

04/25/2011 04:05 PM

From: "Martha Grigsby" <mfgrigsby@gmail.com>
To: <council@ci.pearland.tx.us>
Date: 04/25/2011 02:16 PM
Subject: HEB at FM 518 and Pearland Parkway

To the Pearland City Council Members:

I would like to voice my strong support for granting the application to build an HEB at FM 518 and Pearland Parkway. The residents in the east end of Pearland have to travel much too far for a nice grocery store (either east to Friendswood, toward the west side of Pearland, or north to Beltway 8. This area is in dire need of a new and convenient grocery store, and the addition of such will enhance the value of all property, residential and commercial.

Please resolve the issue(s) that caused Pearland's Planning and Zoning Commission to disapprove the application. At the council's regular meeting on May 9, please approve the application to build an HEB at FM 518 and Pearland Parkway.

Thank you,

Martha Grigsby

Bella Vita at Green Tee

H: 281-993-8812

C: 713-206-9295

mfgrigsby@gmail.com



Fw: H E B
Lata Krishnarao to: Harold Ellis

04/26/2011 03:10 PM

Please make sure you provide a copy of all these letters with the council packet. Thanks.

Regards,

Lata Krishnarao, AICP, LEED GA
Planning Director
City of Pearland
(281) 652-1635

----- Forwarded by Lata Krishnarao/COP on 04/26/2011 03:10 PM -----

From: Katie Bittick/COP
To: woody@owens-genesisconsulting.com, kylefelicia@yahoo.com, sherman.scottj@gmail.com, susan.roa@sutherland.com, ed@edthompson.us
Cc: Bill Eisen/COP@ci.pearland.tx.us, Mike Hodge/COP@ci.pearland.tx.us, Lata Krishnarao/COP@ci.pearland.tx.us, Harold Ellis/COP@ci.pearland.tx.us
Date: 04/25/2011 09:13 AM
Subject: Fw: H E B

From: Lee Molloy <leemolloy@yahoo.com>
To: council@ci.pearland.tx.us
Date: 04/23/2011 12:33 PM
Subject: H E B

I live in Bella Vita subdivision (about 550 homes) and near Villa Verde and Villa D'Este and everyone that I at 518 and Pearland Parkway.

It would shorted our trip to the grocery by several miles and with today's price of gas this would be very help

I hope the Council will give this issue great consideration and overturn the Zoning Boards action on this mat

Lee and Patricia Molloy
1605 N Primavera Drive
Pearland, TX 77581

281 922 1620



Fw: heb store

Katie Bittick to: woody, kylefelicia, sherman.scottj, susan.roa, ed
Cc: Bill Eisen, Mike Hodge, Lata Krishnarao, Harold Ellis

04/27/2011 08:57 AM

From: Sylvia Martin <smartin1949@gmail.com>
To: council@ci.pearland.tx.us
Date: 04/26/2011 09:43 PM
Subject: heb store

as a new resident of pearland, i would hope that you would reconsider building a store at 518 and pearland parkway. it would provide competition for kroger's and walmart. it would make it so convenient to shop at a heb in our own community instead of friendswood. thank you. sylvia martin



Fw: Proposed/defeated zoning change for new HEB
 Harold Ellis
 to:
 Judy Krajca
 04/28/2011 09:09 AM
 Show Details

This needs to be added to the ones I gave you yesterday. I printed one out.

Harold Ellis
 Senior Planner
 City of Pearland
 281.652.1742 tel
 281.652.1702 fax

----- Forwarded by Harold Ellis/COP on 04/28/2011 09:09 AM -----

From: Judy Krajca/COP
 To: Harold Ellis/COP@ci.pearland.tx.us
 Date: 04/25/2011 04:16 PM
 Subject: Fw: Proposed/defeated zoning change for new HEB

Judy Krajca
 Office Coordinator
 Planning Department
 City of Pearland
 (281) 652-1768

----- Forwarded by Judy Krajca/COP on 04/25/2011 04:16 PM -----

From: Gina Peterson <G.Peterson@ssss.com>
 To: "jkrajca@ci.pearland.tx.us" <jkrajca@ci.pearland.tx.us>, "council@ci.pearland.tx.us" <council@ci.pearland.tx.us>
 Date: 04/25/2011 02:12 PM
 Subject: Proposed/defeated zoning change for new HEB

To: Pearland City Council members and the Planning and Zoning Commission

I just read that the Planning and Zoning Commissioners voted not to recommend the zoning change that would allow a new HEB to be built at 518 & Pearland Parkway. As a mere citizen, I have no idea what specific factors were considered in this decision, other than the few quotes from City Council members in the article I read regarding this issue. All I know is, myself and everyone I have spoken to who live in the general area would LOVE to have an HEB there!! Since Randall's closed several years ago, all we have is Kroger or nothing. There's also the Walmart Supercenter, but for simple grocery shopping it is way too much of a hassle to go there. So Kroger it is, with their higher prices and rude personnel. Perhaps some competition would make them more, well, competitive.

I know that the City Council and Planning and Zoning Commission have the bigger picture that must be looked at, and as echoed in the article, no one wants to see yet another strip center. But every HEB I have been to has been a stand-alone store, not part of a strip center. I know nothing of zoning rules and laws, but couldn't the permission be granted for the HEB alone?

I have no facts or statistics or data to back up anything -- I just know that as a Pearland resident, and someone who lives fairly close to the proposed site, I feel cheated that no sort of public opinion poll or survey was taken. And I'm not even sure how we as citizens make our opinions heard on matters like this, when we only hear about them after the fact. I know that we can attend City Council meetings, and I'm sure this issue was brought up previously, but as a working single parent with an active teenager, there is precious little time to keep up with the day-to-day stuff, much less attend meetings.

I hope that this issue comes up for a vote again very soon, and that this time the desires of the actual community are taken into account.

Thank you for listening,

Gina Peterson
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"Tomorrow will be better for as long as America keeps alive the ideals of freedom and a better life." —Walt Disney

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