

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD APRIL 20, 2009 AT 6:30 P.M., IN THE ENGINEERING CONFERENCE ROOM, COMMUNITY CENTER, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Chairperson Henry Fuertes called the meeting to order at 6:33 p.m. with the following present:

P&Z Chairperson Henry Fuertes
P&Z Vice-Chairperson Jerry Koza, Jr.
P&Z Commissioner Neil West
P&Z Commissioner Susan Sherrouse
P&Z Commission Ron Capehart
P&Z Commissioner Charles Gooden, Jr.

Also in attendance were: Planning Director Lata Krishnarao, Plans and Plat Administrator Richard Keller, Senior Planner Angela Gantuah, Planning Technician Ian Clowes, Deputy City Attorney Nghiem Doan, and Planning Administrative Secretary Judy Krajca.

P&Z Commissioner Darrell Diggs excused himself at 6:30 p.m., and P&Z Commissioner Susan Sherrouse excused herself at 9:15 p.m., both due to illness.

P&Z Commissioner Charles Gooden, Jr. arrived at 6:45 p.m.

APPROVAL OF MINUTES

P&Z Vice-Chairperson Jerry Koza, Jr. made the motion to approve the minutes of April 6, 2009, and P&Z Commissioner Ron Capehart seconded.

The vote was 5-0. The minutes of April 6, 2009 were approved.

NEW BUSINESS

P&Z Vice-Chairperson Jerry Koza, Jr. opened the public hearing for the Replat of Shadow Creek Ranch Commercial Site No. 20-B at 6:37 p.m.

CONDUCT PUBLIC HEARING – Replat of Shadow Creek Ranch Commercial Site No. 20-B

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pearland Capital Group, L.P., owner, for approval of a replat of Shadow Creek Ranch Commercial Site No. 20-B located on the north side of the 12100 block of Shadow Creek Parkway at Reflection Bay Drive. The applicant is proposing a replat of one lot zoned SCR PUD Commercial and the property is described as follows:

Being a Replat of all of Lot "A", Shadow Creek Ranch Commercial Site No. 20-B as recorded in Document 2007020465, Official Records of Brazoria County Texas, City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller read the purpose of the hearing.

The applicant was present but did not speak.

There was no one to speak for or against the replat.

There was no discussion from the Commission or staff.

P&Z Vice-Chairperson Jerry Koza, Jr. adjourned the public hearing at 6:39 p.m.

CONSIDERATION & POSSIBLE ACTION – Replat of Shadow Creek Ranch Commercial Site No. 20-B

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pearland Capital Group, L.P., owner, for approval of a replat of Shadow Creek Ranch Commercial Site No. 20-B located on the north side of the 12100 block of Shadow Creek Parkway at Reflection Bay Drive. The applicant is proposing a replat of one lot zoned SCR PUD Commercial and the property is described as follows:

Being a replat of all of Lot "A", Shadow Creek Ranch Commercial Site No. 20-B as recorded in Document No. 2007020465, Official Records of Brazoria County Texas, City of Pearland, Brazoria County, Texas

Plans and Plat Administrator Richard Keller read the staff report stating there were 4 outstanding items remaining on the plat, but all were minor and recommended approval of the replat.

P&Z Commissioner Ron Capehart made the motion to approve with staff comments, and P&Z Commissioner Susan Sherrouse seconded. Staff comments were as follows:

- 1) Place a lined block around Reason for Replat
- 2) The word "AND" is duplicated in Planning Commission Certification
- 3) Remove "OUT OF" from Owner's Certification
- 4) Courier and recordation fees due

The vote was 4-0. The Replat of Shadow Creek Ranch Commercial Site No. 20-B was approved. P&Z Chairperson Henry Fuertes abstained from the vote.

CONSIDERATION & POSSIBLE ACTION – Final Plat of Cullen Park Estates

A request by Jimmy L. Bishop, Jr., JKC & Associates, Inc., for Cullen Park Partners, owner, for approval of a final plat of Cullen Park Estates located on the north side of the 7900 block of Bailey Road east of C. R. 89. The applicant is proposing 32 lots in

two blocks and seven reserve areas in the Pearland E.T.J. and the property is described as follows:

Being 29.32 acres of land situated in the H.T. & B. RR Survey, Abstract 547, Brazoria and Harris Counties, Texas.

Plans and Plat Administrator Richard Keller stated the applicant has requested a Waiver of Decision to respond to staff comments.

P&Z Vice-Chairperson Jerry Koza, Jr. made the motion to approve the Waiver of Decision, and P&Z Commissioner Susan Sherrouse seconded.

The vote was 5-0. The Waiver of Decision was approved for the Final Plat of Cullen Park Estates.

P&Z Chairperson Henry Fuertes requested the next two items requesting a one-year extension of time for approval be acted on together.

P&Z Commissioner Ron Capehart made the motion to approve the Request for a one-year extension of time for approval of the Preliminary Plat of Riverstone Ranch at Clear Creek Section One, and Section Two. P&Z Vice-Chairperson Jerry Koza, Jr. seconded the motion.

The vote was 5-0. The Request for a one-year extension of time for approval of the Preliminary Plat of Riverstone Ranch at Clear Creek Section One, and Section Two was approved.

CONSIDERATION & POSSIBLE ACTION – Request for a one-year extension of time for approval of the Preliminary Plat of Riverstone Ranch at Clear Creek Section One

A request by Warren Escovy, LJA Engineering & Surveying, Inc., for a one year extension of time of approval of the Preliminary Plat of Riverstone Ranch at Clear Creek Section 1 as allowed by Article 2, Division 5 of Chapter 1 of the Unified Development Code

CONSIDERATION & POSSIBLE ACTION – Request for a one-year extension of time for approval of the Preliminary Plat of Riverstone Ranch at Clear Creek Section Two

A request by Warren Escovy, LJA Engineering & Surveying, Inc., for a one year extension of time of approval of the Preliminary Plat of Riverstone Ranch at Clear Creek Section 2 as allowed by Article 2, Division 5 of Chapter 1 of the Unified Development Code.

P&Z Chairperson Henry Fuertes recessed the Regular P&Z Meeting at 6:42 p.m., while the Commission attended the Joint Public Hearing.

P&Z Chairperson Henry Fuertes reconvened the Regular P&Z Meeting at 9:19 p.m.

CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP2009-06

A request by Medallion Investments V Inc., applicant and owner, for approval of a Conditional Use Permit for a "Hotel" facility in the Business Park District – 288 (BP-288), on the following described property, to wit:

Legal Description: 3.00 acres of land out of 14.2863 acres of land out of Lots 6 and 7 of a subdivision in the James Hamilton Survey, Abstract 881, in Harris County, Texas, according to the map or plat thereof recorded in Volume 83, Page 342, of the Deed Records of Harris County, City of Pearland, Harris County, Texas

General Location: Located at 1111 SH 288, Pearland, TX 77584

P&Z Commissioner Ron Capehart made the motion to approve, and P&Z Vice-Chairperson Jerry Koza, Jr. seconded.

Planning Director Lata Krishnarao asked the Commission if they wanted to add the conditions back into this CUP regarding one hotel, with less than 100 rooms.

P&Z Chairperson Henry Fuertes stated he had concerns with the old issues and discussed if the old CUP could be reinstated or if a new CUP was necessary with conditions. Planning Director Lata Krishnarao replied a new CUP was necessary.

P&Z Commissioner Ron Capehart amended his original motion to approve the Conditional Use Permit (CUP) with the same conditions as CUP No. 2007-06. The motion was seconded by P&Z Commissioner Jerry Koza, Jr.

P&Z Commissioner Neil West mentioned his concern of traffic and the recent survey the city completed with traffic being the number one concern.

P&Z Chairperson Henry Fuertes brought up the question Council Member Steve Saboe asked with regards to the Commissions original concerns with the approval of the 2007 CUP. Chairperson Fuertes recalled the concerns coming from Commissioner Darrell Diggs and the number of hotels that were being built in Pearland and the justification for them.

The vote was 5-0. Conditional Use Permit No. 2009-06 was approved with the same conditions as previous CUP 2007-06: Specifically, one hotel with less than 100 rooms may be constructed.

CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP 2009-07

A request by Vincent Gerard & Associates C/O Verizon Wireless, applicant on behalf of, Thomson 8 MD, owner, for approval of a Conditional Use Permit for a Co-Location of a Cell Tower Antennae in the Suburban Ranch - 12 District (SR-12), on the following described property, to wit:

Legal Description: Approximately 5,625 square feet of Lot Three (3) of the Allison-Richey Gulf Coast Home company subdivision of Section Ten (10), H.T. & B.R.R. company Survey, Abstract 505, Brazoria County, Texas according to the recorded map or plat hereof appearing in Volume Two (2), at Page Twenty-Three (23) of the Plat Records of Brazoria County, Texas

General Location: Located 7702 Thomson St., Pearland, TX 77584

P&Z Vice-Chairperson Jerry Koza, Jr. made the motion to approve, and P&Z Commissioner Ron Capehart seconded.

Senior Planner Angela Gantuah brought up Councils comment regarding all-weather surfacing as long as the trucks could withstand it.

Planning Director Lata Krishnarao read from the UDC that a CUP cannot be changed or varied, but since Council was asking for the changes, they would need to vote with this in mind. There was much discussion regarding the UDC.

The following recommendations were considered:

1. The co-location of antennae will not increase the height of an existing 133' foot cellular communications tower.
2. The proposed ground equipment shall be contained in a masonry structure approximately 12 feet by 28 feet
3. Sidewalks along Stone Road are waived.
4. Additional parking is waived as long as one 9' X 18' parking space is provided in the driveway.
5. Paving of the driveway is waived upon approval of alternate paving by the City Engineer.
6. All additional landscaping is waived.
7. Screening and fencing requirements due to the existence of the required buffer is waived.

Deputy City Attorney Nghiem Doan excused himself at 9:50 p.m. to join Council's Executive Session.

P&Z Commissioner Charles Gooden Jr. made the motion to amend the original motion with the following conditions, and P&Z Commissioner Jerry Koza, Jr. seconded.

1. The co-location of antennae will not increase the height of an existing 133' foot

cellular communications tower.

2. The proposed ground equipment shall be contained in a masonry structure approximately 12 feet by 28 feet.

The vote was 5-0. Conditional Use Permit No. CUP 2009-07 was approved with amendments.

The vote was 4-1 for the original motion, with P&Z Commissioner Ron Capehart voting in opposition. Mr. Capehart's reason for denial was it is the only tool the city has to bring the non-conforming use and structure into compliance with the current UDC.

P&Z Chairperson Henry Fuyertes recessed the P&Z Regular meeting for a short break at 10:17 p.m.

P&Z Chairperson Henry Fuyertes reconvened the P&Z Regular Meeting at 10:23 p.m.

CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2009-03Z

A request by Blake Rue, applicant, on the behalf of Glass 518 Joint Venture, owner, for approval of a change in zoning district from the classification of General Commercial (GC) to Planned Development -Multi Family (PD-MF), on the following described property, to wit:

Legal Description: Being 10.000 acres of land out of the northwest one quarter of section 17, H.T. and B.R.R. Survey, Abstract 242, Pearland Texas and being part of the tracts described at Volume 1757, Page 661 and Volume 1757 Page 665, Brazoria County Deed Records (BCDR) and being more particularly described as follows:

General Location: Generally Located East of Cullen Boulevard, West of Tranquility Lakes Development and South of Broadway.

P&Z Commissioner Ron Capehart made the motion to approve, and P&Z Commissioner Charles Gooden, Jr. seconded.

Senior Planner Angela Gantuah stated the 10 conditions of concern.

There was minimal discussion among the Commission and Staff.

P&Z Vice-Chairperson Jerry Koza, Jr. made the motion to table the Zone Change, and P&Z Commissioner Neil West seconded.

The vote was 5-0. Zone Change No. 2009-03Z was tabled. The Commissions reason for tabling the item was based on City Attorney Darrin Coker's comment during the Joint Public Hearing that the PD could not be approved with conditions, as that would be the same as approving contingent zoning.

DISCUSSION ITEM

The Commission was informed there would not be a Training Workshop tonight. A future date will be announced.

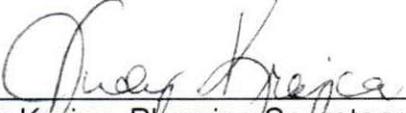
The next P&Z Meeting will be on May 4, 2009, along with a Workshop on the 5-year CIP Plan, and a Joint Workshop on UDC Amendments.

City Hall hopes to be open sometime in May, with meetings resuming in the Council Chambers at that time.

ADJOURNMENT

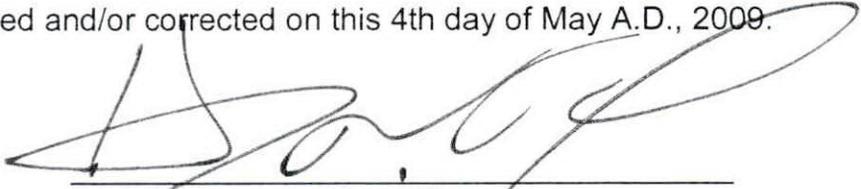
P&Z Chairperson Henry Fuertes adjourned the meeting at 10:37 p.m.

These minutes are respectfully submitted by:



Judy Krajca, Planning Secretary

Minutes approved as submitted and/or corrected on this 4th day of May A.D., 2009.



P&Z Chairperson Henry Fuertes

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

APRIL 20, 2009

6:30 p.m.

Henry Fuertes
P&Z CHAIRPERSON

Jerry Koza, Jr.
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Neil West

Susan Sherrouse



Darrell Diggs

Ron Capehart

Charles Gooden, Jr.

B. cont
Vgheim excusep
himself @ 9:50
for Council exec. session
Charles recommends park
w/ ground equip enclosed
in masonry
5-0 amend.
Amend Charles M-
Jerry 2nd

orig. motion 4-1 (Ron opposed)
incorp & adopt earlier
argument (same ugly tower as before)

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.

Henry
Jerry
Ron
Neil
Charles

Lata
Ngl

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 20, 2009 AT 6:30 P.M., IN THE ENGINEERING CONFERENCE ROOM, COMMUNITY CENTER, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES Regular Meeting of April 6, 2009
- III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - Conditional Use Permit No. CUP2009-06

Ron / Jerry - 2nd

A request by Medallion Investments V Inc., applicant and owner, for approval of a Conditional Use Permit for a "Hotel" facility in the Business Park District - 288 (BP-288), on the following described property, to wit:

Legal Description: 3.00 acres of land out of 14.2863 acres of land out of Lots 6 and 7 of a subdivision in the James Hamilton Survey, Abstract 881, in Harris County, Texas, according to the map or plat thereof recorded in Volume 83, Page 342, of the Deed Records of Harris County, City of Pearland, Harris County, Texas

Lata - does ~~not~~ comm. want to add condition back re: one hotel, 100 rooms or less

General Location: Located at 1111 SH 288, Pearland, TX 77584 or adopting CUP as new w/conditions. *Discussed reinstating old cup and adopt terms & cond. of CUP 2009-6*

B. CONSIDERATION & POSSIBLE ACTION - Conditional Use Permit No. CUP 2009-07

Jerry - m Ron - 2nd

A request by Vincent Gerard & Associates C/O Verizon Wireless, applicant on behalf of, Thomson 8 MD, owner, for approval of a Conditional Use Permit for a Co-Location of a Cell Tower Antennae in the Suburban Ranch - 12 District (SR-12), on the following described property, to wit:

Legal Description: Approximately 5,625 square feet of Lot Three (3) of the Allison-Richey Gulf Coast Home company subdivision of Section Ten (10), H.T. & B.R.R. company Survey, Abstract 505, Brazoria County, Texas according to the recorded map or plat hereof appearing in Volume Two (2), at Page Twenty-Three (23) of the Plat Records of Brazoria County, Texas

Angela - council mentioned all weather surfacing as long as 4' wide truck

could with stand it see comments from JPH

Lata - FYI, UDC states a CUP cannot be changed or varied. But council wants it. Much discussion re: bending UDC rules

General Location: Located 7702 Thomson St., Pearland, TX 77584

Jerry 2nd Amend.

5-1 and rule

Neil - mentioned again Rpt to Mr. Sabine Darrell: Traffic ← orig concern w/ Approva

reopen the Pz 9:19 pm Comm. Gooden Jr present Comm. Sherroux left ill.

Recess 10:17

Recommend 10:23

C. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2009-03Z

Ron-M / Charles - 2nd
A request by Blake Rue, applicant, on the behalf of Glass 518 Joint Venture, owner, for approval of a change in zoning district from the classification of General Commercial (GC) to Planned Development -Multi Family (PD-MF), on the following described property, to wit:

Angela - 10 conditions of concern
Legal Description: Being 10.000 acres of land out of the northwest one quarter of section 17, H.T. and B.R.R. Survey, Abstract 242, Pearland Texas and being part of the tracts described at Volume 1757, Page 661 and Volume 1757 Page 665, Brazoria County Deed Records (BCDR) and being more particularly described as follows:

Jerry-M / Neil - 2nd to table 5-0 to table
General Location: Generally Located East of Cullen Boulevard, West of Tranquility Lakes Development and South of Broadway

D. CONDUCT PUBLIC HEARING – Replat of Shadow Creek Ranch Commercial Site No. 20-B

opened @ 6:33 PM
A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pearland Capital Group, L.P., owner, for approval of a replat of Shadow Creek Ranch Commercial Site No. 20-B located on the north side of the 12100 block of Shadow Creek Parkway at Reflection Bay Drive. The applicant is proposing a replat of one lot zoned SCR PUD Commercial and the property is described as follows:

Being a Replat of all of Lot "A", Shadow Creek Ranch Commercial Site No. 20-B as recorded in Document 2007020465, Official Records of Brazoria County Texas, City of Pearland, Brazoria County, Texas.

E. CONSIDERATION & POSSIBLE ACTION – Replat of Shadow Creek Ranch Commercial Site No. 20-B

adj 6:39
A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pearland Capital Group, L.P., owner, for approval of a replat of Shadow Creek Ranch Commercial Site No. 20-B located on the north side of the 12100 block of Shadow Creek Parkway at Reflection Bay Drive. The applicant is proposing a replat of one lot zoned SCR PUD Commercial and the property is described as follows: *Ron M w/ comments Susan / 2nd*

Being a replat of all of Lot "A", Shadow Creek Ranch Commercial Site No. 20-B as recorded in Document No. 2007020465, Official Records of Brazoria County Texas, City of Pearland, Brazoria County, Texas *4-0*

F. CONSIDERATION & POSSIBLE ACTION – Final Plat of Cullen Park Estates

Henry abstained

Decision Date 4/24/09

Decision Date 4/24/09

Requested Waiver because comments could not be added

A request by Jimmy L. Bishop, Jr., JKC & Associates, Inc., for Cullen Park Partners, owner, for approval of a final plat of Cullen Park Estates located on the north side of the 7900 block of Bailey Road east of C. R. 89. The applicant is proposing 32 lots in two blocks and seven reserve areas in the Pearland E.T.J. and the property is described as follows:

Jerry - M / Susan - 2nd 5-0
Being 29.32 acres of land situated in the H.T. & B. RR Survey, Abstract 547, Brazoria and Harris Counties, Texas.

G. CONSIDERATION & POSSIBLE ACTION – Request for a one-year extension of time for approval of the Preliminary Plat of Riverstone Ranch at Clear Creek Section One

A request by Warren Escovy, LJA Engineering & Surveying, Inc., for a one year extension of time of approval of the Preliminary Plat of Riverstone Ranch at Clear Creek Section 1 as allowed by Article 2, Division 5 of Chapter 1 of the Unified Development Code *to approve both*

H. CONSIDERATION & POSSIBLE ACTION – Request for a one-year extension of time for approval of the Preliminary Plat of Riverstone Ranch at Clear Creek Section Two *5-0 approved*

A request by Warren Escovy, LJA Engineering & Surveying, Inc., for a one year extension of time of approval of the Preliminary Plat of Riverstone Ranch at Clear Creek Section 2 as allowed by Article 2, Division 5 of Chapter 1 of the Unified Development Code. *AK - Requesting one more yr.*

ads @ 6:42

I. DISCUSSION ITEM

- Next P&Z Meeting
- Resume Meeting in City Hall for P&Z and JPH Meetings

May 4, 2009
May 2009

IV. ADJOURNMENT

10:37

*all 4
Vote 2*

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.

APPROVAL

OF

MINUTES

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD APRIL 6, 2009 AT 6:00 P.M., IN THE ENGINEERING CONFERENCE ROOM, COMMUNITY CENTER, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Chairperson Henry Fuyertes called the meeting to order at 6:08 p.m. with the following present:

P&Z Chairperson Henry Fuyertes
P&Z Vice-Chairperson Jerry Koza, Jr.
P&Z Commissioner Darrell Diggs
P&Z Commissioner Neil West
P&Z Commissioner Susan Sherrouse
P&Z Commission Ron Capehart
P&Z Commissioner Charles Gooden, Jr. arrived at 6:10 p.m.

Also in attendance were: Planning Director Lata Krishnarao, Plans and Plat Administrator Richard Keller, and Planning Administrative Secretary Judy Krajca.

Senior Planner Angela Gantuah and Planning Technician Ian Clowes were also present. Deputy City Attorney Nghiem Doan arrived at 6:29 p.m.

APPROVAL OF MINUTES

P&Z Commissioner Ron Capehart made the motion to approve the minutes of March 16, 2009, and P&Z Commissioner Susan Sherrouse seconded.

The vote was 6-0. The minutes of March 16, 2009 were approved.

NEW BUSINESS

CONDUCT A PUBLIC HEARING – Replat of Lots 3, 4, and 4A of Pearland South Industrial Park

Chairperson Henry Fuyertes opened the hearing at 6:09 p.m. and read the purpose of the hearing.

A request by Christian Offenburger, R.P.L.S., Boundary One Surveyors, L.L.C., for Aggreko, L.P., owner, for approval of a replat of Lots 3, 4, and 4A of Pearland South Industrial Park located on the south side of the 3500 block of Magnolia Road west of Main Street (S.H. 35). The applicant is proposing one lot zoned M-2 and the property is described as follows:

Being a Replat of Lots 3, 4, and 4A of Pearland South Industrial Park as recorded under Volume 16, Page 33-34, Brazoria County Plat Records out of the F. B. Drake Survey, Abstract No. 507, City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller read the staff report.

Commissioner Charles Gooden, Jr. arrived at 6:10 p.m.

The applicant was not present to speak.

There was no one present to speak for or against the replat.

Plans and Plat Administrator Richard Keller stated the location was on Highway 35, south of the Lions Club. Vice-Chairperson Jerry Koza, Jr. asked if combining the lots would make it Lot 3A. Plans and Plat Administrator Richard Keller stated it would become Lot 3A.

Chairperson Henry Fuyertes closed the public hearing at 6:12 p.m.

CONSIDERATION & POSSIBLE ACTION – Replat of Lots 3, 4, and 4A of Pearland South Industrial Park

A request by Christian Offenburger, R.P.L.S., Boundary One Surveyors, L.L.C., for Aggreko, L.P., owner, for approval of a replat of Lots 3, 4, and 4A of Pearland South Industrial Park located on the south side of the 3500 block of Magnolia Road west of Main Street (S.H. 35). The applicant is proposing one lot zoned M-2 and the property is described as follows:

Being a Replat of Lots 3, 4, and 4A of Pearland South Industrial Park as recorded under Volume 16, Page 33-34, Brazoria County Plat Records out of the F. B. Drake Survey, Abstract No. 507, City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller read the staff report stating there were no outstanding items.

Commissioner Ron Capehart made the motion to approve, and Vice-Chairperson Jerry Koza, Jr. seconded.

Commissioner Neil West asked if the zoning changed. Plans and Plat Administrator Richard Keller stated no, that the applicant was just combining three (3) lots.

The vote was 7-0. The Replat of Lots 3, 4, and 4A of Pearland South Industrial Park was approved.

CONDUCT A PUBLIC HEARING – Replat of Greenwood

Chairperson Henry Fuyertes opened the hearing at 6:15 p.m. and read the purpose of the hearing.

A request by C. L. Davis, C. L. Davis and Company, for Greenwood Development, Inc. and City of Pearland, owners, for approval of a replat of Greenwood located on the north side of the 1100 block of Dixie Farm Road west of Clear Creek. The

applicant is proposing to reconfigure the two reserve areas and additional land into seven reserve areas and one lot zoned GB and the property is described as follows:

Being Restricted Reserves "A" and "B" of Greenwood as recorded in Vol. 19, Pages 233-234 B.C.P.R. and Lots 64 & 65, Geo. W. Jenkins Subdivision (Vol. 79, Pg. 618 B.C.D.R.) in the W.D.C. Hall League, Abstract 70 (Brazoria County) and Abstract 23 (Harris County), City of Pearland, Brazoria and Harris Counties, Texas.

Plans and Plat Administrator Richard Keller read the staff report stating that Lot 1 of Block 1 was at the northwest corner with Clear Creek running through it, and the remainder was reserve being used for drainage and detention.

The applicant was not present to speak.

There was no one present to speak for or against the replat.

Plans and Plat Administrator stated the plat was refiguring two areas. Mr. Keller stated the term for reserves is used when a building permit cannot be used or developed.

Commissioner Neil West asked for clarification on reserves. Plans and Plat Administrator Richard Keller stated some of the reserves will be conveyed to the drainage district and other reserves will continue to be owned by the city.

Chairperson Henry Fuertes adjourned the public hearing at 6:20 p.m.

CONSIDERATION & POSSIBLE ACTION – Replat of Greenwood

A request by C. L. Davis, C. L. Davis and Company, for Greenwood Development, Inc. and City of Pearland, owners, for approval of a replat of Greenwood located on the north side of the 1100 block of Dixie Farm Road west of Clear Creek. The applicant is proposing to reconfigure the two reserve areas and additional land into seven reserve areas and one lot zoned GB and the property is described as follows:

Being Restricted Reserves "A" and "B" of Greenwood as recorded in Vol. 19, Pages 233-234 B.C.P.R. and Lots 64 & 65, Geo. W. Jenkins Subdivision (Vol. 79, Pg. 618 B.C.D.R.) in the W.D.C. Hall League, Abstract 70 (Brazoria County) and Abstract 23 (Harris County), City of Pearland, Brazoria and Harris Counties, Texas.

Plans and Plat Administrator Richard Keller read the staff report stating there were two outstanding items remaining. The applicant needs to pay the recordation and courier fee before the plat can be recorded.

There was no discussion.

The vote was 7-0. The Replat of Greenwood was approved.

UPDATE OF ZONE CHARGES AND CONDITIONAL USE PERMITS

Planning Director Lata Krishnarao briefly reviewed the chart stating the update will continue to be on the P&Z Regular agenda every first Monday of the month.

DISCUSSION

There was brief discussion of the upcoming Planning Day Presentation scheduled for April 15, 2009. Also discussed were the next JPH and P&Z meeting on April 20, 2009, along with P&Z Training.

Commissioner Neil West briefly spoke of the Eyes of Pearland and the good it is doing. Commissioner Darrell Diggs inquired as to who follows up on their findings. Planning Director Lata Krishnarao stated the reports are given to Code Enforcement and they follow up with Planning and Community Development, or other departments as needed.

ADJOURNMENT

P&Z Chairperson Henry Fuertes adjourned the meeting at 6:41 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Planning Secretary

Minutes approved as submitted and/or corrected on this 6th day of April A.D., 2009.

P&Z Chairperson Henry Fuertes

P&Z Agenda Item

A

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 20, 2009, AT 6:30 P.M., IN THE TEMPORARY COUNCIL CHAMBERS, CITY HALL, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Permit No. CUP2009-06

A request by Medallion Investments V Inc., applicant and owner, for approval of a Conditional Use Permit for a "Hotel" facility in the Business Park District – 288 (BP-288), on the following described property, to wit:

Legal Description: 3.00 acres of land out of 14.2863 acres of land out of Lots 6 and 7 of a subdivision in the James Hamilton Survey, Abstract 881, in Harris County, Texas, according to the map or plat thereof recorded in Volume 83, Page 342, of the Deed Records of Harris County, City of Pearland, Harris County, Texas

General Location: Located at 1111 SH 288, Pearland, TX 77584

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. 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.

P&Z Agenda Item

MEMORANDUM FOR THE PLANNING AND ZONING COMMISSION OF THE CITY OF HEARSHAM, TEXAS TO BE HELD APRIL 20, 2009, AT 5:00 P.M. IN THE TOWNHALL COUNCIL CHAMBERS, CITY HALL, 3825 LIBERTY DRIVE, HEARSHAM, TEXAS

I. DATE TO ORIGIN

II. PURPOSE OF HEARING

Comprehensive Zoning Ordinance

A. The City of Hearsham is currently in the process of reviewing and updating its Comprehensive Zoning Ordinance. The current ordinance was adopted in 1995 and has since been amended several times. The City Council has directed the Planning and Zoning Commission to review the ordinance and recommend any necessary changes to the City Council.

B. The Planning and Zoning Commission is currently reviewing the ordinance and has identified several areas that need to be updated. The Commission is currently reviewing the ordinance and has identified several areas that need to be updated. The Commission is currently reviewing the ordinance and has identified several areas that need to be updated.

General Note: The Commission is currently reviewing the ordinance and has identified several areas that need to be updated.

III. APPLICATION DESCRIPTION AND CASE SUMMARY

A. STATE REPORT

B. APPLICANT PRESENTATION

IV. WITNESSES WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL PLANNING COMMISSION STAFF DISCUSSION

VI. ADJUDICMENT

This office is responsible for providing the public with information regarding the Commission's activities. For more information, please call the Planning and Zoning Commission at 281-852-1234 or visit our website at www.hearshamtx.com/planning-zoning.

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 20, 2009, AT 6:30 P.M., IN THE TEMPORARY COUNCIL CHAMBERS, CITY HALL, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Permit No. CUP2009-07

A request by Vincent Gerard & Associates C/O Verizon Wireless, applicant on behalf of, Thomson 8 MD, owner, for approval of a Conditional Use Permit for a Co-Location of a Cell Tower Antennae in the Suburban Ranch - 12 District (SR-12), on the following described property, to wit:

Legal Description: Approximately 5,625 square feet of Lot Three (3) of the Allison-Richey Gulf Coast Home company subdivision of Section Ten (10), H.T. & B.R.R. company Survey, Abstract 505, Brazoria County, Texas according to the recorded map or plat hereof appearing in Volume Two (2), at Page Twenty-Three (23) of the Plat Records of Brazoria County, Texas

General Location: Located 7702 Thomson St., Pearland, TX 77584

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. 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.

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 20, 2009, AT 6:30 P.M., IN THE TEMPORARY COUNCIL CHAMBERS, CITY HALL, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change No. 2009-03Z

A request by Blake Rue, applicant, on the behalf of Glass 518 Joint Venture, owner, for approval of a change in zoning district from the classification of General Commercial (GC) to Planned Development -Multi Family (PD-MF), on the following described property, to wit:

Legal Description: Being 10.000 acres of land out of the northwest one quarter of section 17, H.T. and B.R.R. Survey, Abstract 242, Pearland Texas and being part of the tracts described at Volume 1757, Page 661 and Volume 1757 Page 665, Brazoria County Deed Records (BCDR) and being more particularly described as follows:

General Location: Generally Located East of Cullen Boulevard, West of Tranquility Lakes Development and South of Broadway.

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. 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.

P&Z Agenda Item

D

PUBLIC HEARING

6:37 Jerry opened

- I. Call to order
- II. Purpose of Hearing ~~RC~~ ^{Herr} Jerry read purpose
- III. Application Information and Case Summary
 - A. Staff Report RK
 - B. Applicant Presentation Rene present but did not speak
- IV. Persons wishing to speak for or against the proposed request none
- V. Commission/Staff discussion
- VI. Adjournment @ 6:39

P&Z Agenda Item

PUBLIC HEARING

10:00 AM - 11:00 AM

Call to order

Purpose of Hearing

Application Information and Case Summary

Staff Report

Applicant Presentation

Persons wishing to speak for or against the

proposed request

Commissioner/Staff discussion

Adjournment

E

SHADOW CREEK RANCH COMMERCIAL SITE 20B
REPLAT– STAFF REPORT

P & Z MEETING DATE: APRIL 20, 2009

APPLICANT: Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pearland Capital Group LP

REQUEST: Replat of 4.250 acres in the Shadow Creek Ranch PUD for commercial use.
Preliminary Plat was approved September 18, 2006. Final plat was approved on April 2, 2007.

GENERAL LOCATION: The plat is located at the northeast corner of Shadow Creek Parkway (F.M. 2234) and Reflection Bay Drive.

PROPERTY DESCRIPTION: The property is developed.

ZONING: Shadow Creek Ranch PUD – Commercial. The proposed replat is consistent with the approved PUD.

SURROUNDING USES: The surrounding areas are planned or have been platted as commercial uses except the tract to the north planned as open space/parks.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for retail, offices, and services. The proposed use was approved as part of the Shadow Creek Ranch PUD.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis has been approved.

UTILITIES AND INFRASTRUCTURE: Water and sewer are available.

STORMWATER MANAGEMENT: Stormwater detention will be provided offsite in accordance with the Shadow Creek Ranch master plan.

PARKS, OPEN SPACE, AND TREES: Parkland dedication not required. Tree disposition plan not needed.

OUTSTANDING ITEMS:

1. Place a lined block around Reason for Replat
2. The word “AND” is duplicated in Planning Commission Certification.
3. Remove “OUT OF” from Owner’s Certification.
4. Courier and recordation fees due

ATTACHMENTS:

1. Application Form
2. Replat
3. Location Sketch

CR 20-B REPLAT



PLAT APPLICATION

MAR 25 2009

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please Check Type of Plat Requested:

- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor (Subdivision) Plat
- Amending Plat
- Master Plat
- Preliminary Development Plat
- Final Development Plat
- Replat

***Please send any and all correspondence to:**

rkeller@ci.pearland.tx.us

SUBDIVISION

NAME: SHADOW CREEK RANCH
COMMERCIAL SITE NO. 20B

NUMBER OF LOTS: 1

GENERAL

LOCATION: N.E. INTERSECTION OF

SHADOW CREEK PRKWAY & REFLECTION
BAY DRIVE

PRIMARY CONTACT: LJA ENGINEERING & SURVEYING, INC.

MAILING ADDRESS: 5959 CORPORATE, DR., STE. 3500

CITY, STATE, ZIP: HOUSTON, TX 77036

PHONE: 713.953.5228 FAX: 713.953.5026

E-MAIL ADDRESS: rerodriguez@ljaengineering.com

OWNER NAME: PEARLAND CAPITAL GROUP, L.P.

MAILING ADDRESS: 7322 SW FREEWAY, STE. 475

CITY, STATE, ZIP: HOUSTON, TX 77074

PHONE: 713.270.5552 FAX: _____

E-MAIL ADDRESS: _____

A complete application must include all items shown on the corresponding submittal checklist for each different type of plat. See Page 2.

As owner and applicant, I hereby request approval of the above described plat as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: _____ Date: _____

Applicant's Signature: [Signature] Date: 3/25/2009

I acknowledge that this plat has been submitted on this day, _____, and the Plat filing date is _____, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: _____ Date: _____

All waiver requests must be received by the resubmittal time and date that corresponds to the Plat Resubmittal Deadline, per the Plat submittal schedule.

FEES PAID: <u>737.50</u>
DATE PAID: <u>3/25/09</u>
RECEIVED BY: <u>JK</u>
RECEIPT NO.: <u>152807</u>

P&Z Agenda Item

F



April 13, 2009

City of Pearland
Planning Department
3523 Liberty Drive
Pearland, Texas 77581

Re: Cullen Park Estates

Dear Planning & Zoning Commission Director:

Please accept for consideration the following request for waiver of decision time pursuant to Section 3.1.1.4 (b) of Pearland's UDC. Jimmy Bishop hereby request an additional 10 days (no fewer than the number of days until P&Z's next scheduled meeting and no more than 40) before the Planning & Zoning Commission must act upon the plat know as Cullen Park Estates. The extension is for more time to make The City of Pearland's initial comments to the final plat.

Jimmy Bishop agrees that the above waiver, if granted, shall be construed as tolling the official filing date of the above plat by the number of days granted pursuant to this request.

Sincerely,

Jimmy L. Bishop Jr.
JKC & Associates, Inc.
2820 FM 517 East
Dickinson, Tx. 77539



P&Z Agenda Item

G



LJA Engineering & Surveying, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com

April 10, 2009

APR 13 2009

Mr. Richard Keller
City of Pearland Planning and Zoning Commission
3519 Liberty Drive
Pearland, Texas 77581

Re: Riverstone Ranch Section 1
Preliminary Plat Extension
City of Pearland
Brazoria County, Texas
LJA Job No. 1994-5101(5.1)

Dear Mr. Keller:

On May 7, 2007 the preliminary plat of Riverstone Ranch at Clear Creek Section 1 was approved by the Pearland Planning and Zoning Commission. The preliminary plat approval is good for two (2) years according to the Pearland Unified Development Code (UDC). Under Article 2, Division 5 of Chapter 1 of the UDC, **I request a one (1) year extension** of the original approval.

Please approve the one (1) year extension from the original expiration date of May 7, 2009. If you have any questions, please contact me at 713.953.5212. Again, thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Warren Escovy', written in a cursive style.

Warren Escovy
Platting Group Manager

WE/lb

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com

APR 13 2009

April 10, 2009

Mr. Richard Keller
City of Pearland Planning and Zoning Commission
3519 Liberty Drive
Pearland, Texas 77581

Re: Riverstone Ranch Section 2
Preliminary Plat Extension
City of Pearland
Brazoria County, Texas
LJA Job No. 1994-5102(5.1)

Dear Mr. Keller:

On May 7, 2007 the preliminary plat of Riverstone Ranch at Clear Creek Section 2 was approved by the Pearland Planning and Zoning Commission. The preliminary plat approval is good for two (2) years according to the Pearland Unified Development Code (UDC). Under Article 2, Division 5 of Chapter 1 of the UDC, **I request a one (1) year extension** of the original approval.

Please approve the one (1) year extension from the original expiration date of May 7, 2009. If you have any questions, please contact me at 713.953.5212. Again, thank you for your consideration.

Sincerely,

Warren Escovy
Platting Group Manager

WE/lb

P&Z Agenda Item

I

DISCUSSION ITEMS



MEMO

TO: PLANNING & ZONING COMMISSION

FROM: JUDY KRAJCA, PLANNING ADMINISTRATIVE SECRETARY

DATE: April 16, 2009

RE: Outline of April 20, 2009 Meeting

The evening will begin with dinner arriving at 5:15 p.m. The menu is:

Hickory Smoked Beef
Black Pepper Sausage
BBQ Chicken
Potato Salad
Coleslaw
Beans
Pickles, peppers, & onions
Baked Bread
Peach Cobbler

Snack tray has been ordered for the P&Z Workshop.

P&Z Agendas Posted:

6:30 p.m. Joint Public Hearing
6:30 p.m. P&Z Meeting
6:30 p.m. P&Z Workshop

Temporary Municipal Court Room
Engineering Conf. Rm.
Engineering Conf. Rm.

City Council's Agendas Posted:

6:00 p.m. Special Meeting – Pool Setback Resolution
Executive Sessions (two agenda items)
6:30 p.m. Joint Public Hearing

Temporary Municipal Court Room
Temporary Municipal Court Room

(City Council Agenda's were not available at the time of this mailing)



**SITE:
BROOKSIDE VILLAGE SITE**

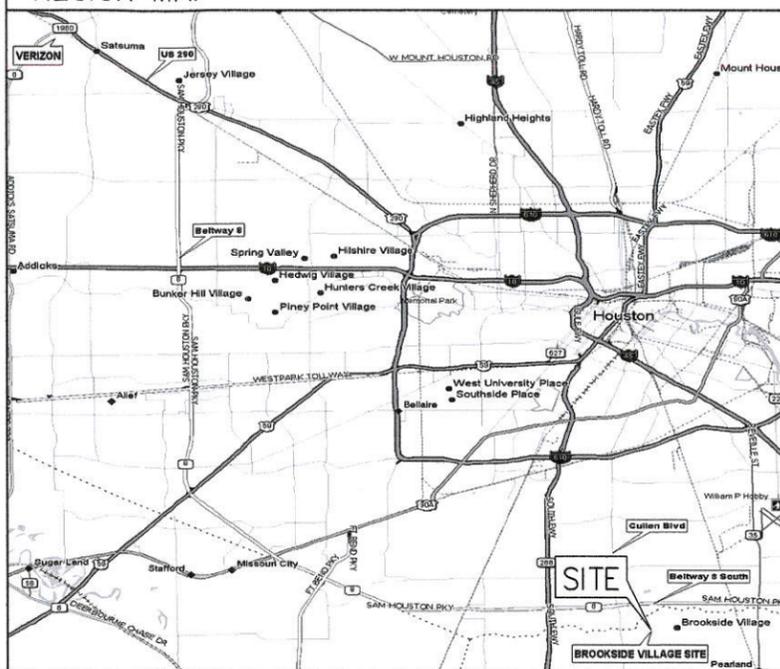
911 ADDRESS:
7702 THOMPSON ST.
PEARLAND, TEXAS 77581

LAT: N 29° 35' 2.0"
LONG: W 95° 20' 17.2"

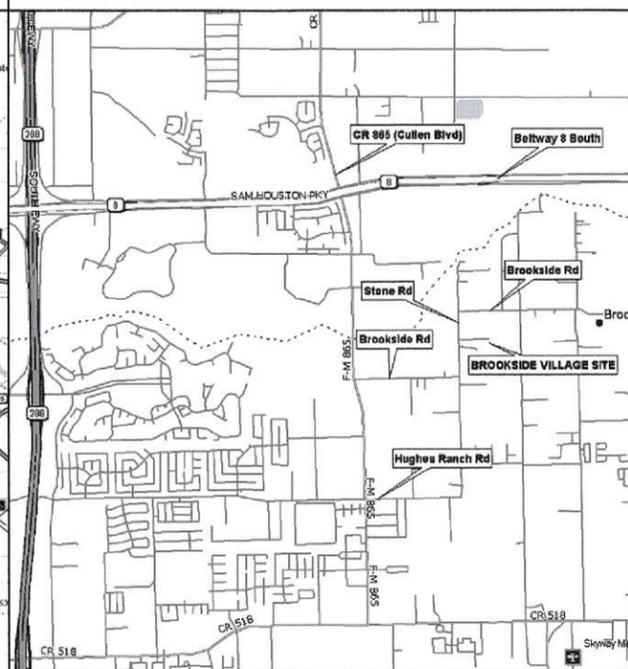
**THERE WILL BE NO CHANGES
IN THE CONSTRUCTION PRODUCED
BY THESE DOCUMENTS WITHOUT
THE APPROVAL OF VERIZON WIRELESS
AND AXIS ENGINEERING.**

**PROPRIETARY INFORMATION
NOT FOR USE OR DISCLOSURE
OUTSIDE VERIZON
EXCEPT UNDER WRITTEN AGREEMENT**

REGION MAP



VICINITY MAP



CONTRACTOR RESPONSIBILITIES

GENERAL RESPONSIBILITIES:

1. THE CONTRACTOR SHALL THOROUGHLY READ AND UNDERSTAND ALL DOCUMENTS CONCERNING THIS PROJECT, INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION CONTRACTOR, CONSTRUCTION DRAWINGS, TOWER DRAWINGS, SHELTER DRAWINGS AND ALL APPLICABLE PERMITS.
2. THE CONTRACTOR SHALL NOTIFY AXIS ENGINEERING OF ANY CONFLICTS, OMISSIONS, DISCREPANCIES WITHIN OR BETWEEN ANY DOCUMENT OR WITH REFERENCE TO THE EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK.
3. THE CONTRACTOR IS TO COMPLETE ALL WORK IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS AND THE MOST RECENT VERSION OF ALL APPLICABLE CODES.

PLATFORM AND EQUIPMENT NOTES:

1. EQUIPMENT SHALL BE DELIVERED AND SET BY VERIZON WIRELESS. SITE CONTRACTOR SHALL PROVIDE ACCESS FOR THE DELIVERY OF THE EQUIPMENT SHELTER. SITE CONTRACTOR IS ALSO RESPONSIBLE FOR THE FOLLOWING:
 - A. SITE CONTRACTOR SHALL ERECT PLATFORM TO WITHIN A 1/4" OF LEVEL IN ALL DIRECTIONS
 - B. SITE CONTRACTOR SHALL INSTALL SHELTER CANOPY OVER DOOR. (CANOPY SUPPLIED BY BUILDING MANUFACTURER.)
2. SEE ELECTRICAL DRAWINGS FOR ELECTRICAL WORK IN BUILDING.

SITE NOTES:

1. SITE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION ACCESS AND ACCESS TO THE SITE FOR VERIZON WIRELESS EQUIPMENT INSTALLATIONS.
2. SITE CONTRACTOR IS RESPONSIBLE FOR THE COMPACTION OF THE COMPOUND (INCLUDING TRENCH BACK FILL LOCATIONS.) COORDINATE TRENCHING WITH ELECTRICAL CONTRACTOR.
3. SITE CONTRACTOR SHALL RESTORE SITE TO ITS PRECONSTRUCTION STATE PRIOR AND TO THE SATISFACTION OF THE SITE OWNER.

REQUIRED INSPECTION NOTES:

GENERAL CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL APPROPRIATE INSPECTORS OF CONSTRUCTION SCHEDULE 48 HOURS PRIOR TO CONSTRUCTION. (NO EXCEPTIONS.) ALL CONCRETE MIX DESIGNS MUST BE SUBMITTED TO AXIS ENGINEERING 48 HOURS PRIOR TO CONSTRUCTION (MINIMUM.) IF DIRECT CONTACT OF INSPECTOR IS UNSUCCESSFUL, CONTRACTOR SHALL NOTIFY AXIS ENGINEERING (713-460-9902) OF CONSTRUCTION SCHEDULE.

IMPORTANT NOTE FOR GENERAL CONTRACTOR
AT ALL NEW SERVICES & GROUNDING TRENCHES PROVIDE "WARNING" TAPE @ 12" BELOW GRADE



**UNDERGROUND
SERVICE ALERT
CALL DIG TESS
1-800-344-8377
CALL TX 1 CALL
1-800-245-4545**

TWO WORKING DAYS BEFORE YOU DIG

GENERAL NOTES

1. THE CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
2. THE CONTRACTOR SHALL VISIT THE JOB SITE TO REVIEW THE SCOPE OF WORK AND EXISTING JOB SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO MECHANICAL, ELECTRICAL SERVICE, AND OVERALL COORDINATION.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES, CONFLICTS OR OMISSIONS, ETC., SHALL BE REPORTED TO AXIS BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING CONSTRUCTION, STRUCTURE, OR EQUIPMENT, SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER OR OWNER'S REPRESENTATIVE, AT THE EXPENSE OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR, AND SHALL REPLACE OR REMEDY, ANY FAULTY, IMPROPER, OR INFERIOR MATERIALS OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
6. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING THROUGHOUT CONSTRUCTION, INCLUDING FINAL CLEANUP UPON COMPLETION OF WORK. ALL AREAS ARE TO BE LEFT IN A BROOM CLEAN CONDITION AT THE END OF EACH DAY.
7. THE CONTRACTOR SHALL SAFEGUARD THE OWNER'S PROPERTY DURING CONSTRUCTION AND SHALL REPLACE ANY DAMAGED PROPERTY OF THE OWNER TO ORIGINAL CONDITION OR BETTER.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED IN CONJUNCTION WITH THE EXECUTION OF WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED PER CHAPTER 44 OF THE U.B.C.
10. THE CONTRACTOR DURING CONSTRUCTION SHALL PROVIDE TEMPORARY WATER, POWER, AND TOILET FACILITIES AS REQUIRED BY THE CITY OR GOVERNING AGENCY.
11. ALL CONSTRUCTION WORK SHALL CONFORM TO THE MOST RECENT VERSION U.B.C. AND THE MOST RECENT OF ALL OTHER GOVERNING CODES, ALONG WITH THE GOVERNING RESTRICTIVE CODES.
12. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL COMPLY WITH ALL LOCAL CODE REGULATIONS AND STATE DEPARTMENT OF INDUSTRIAL REGULATIONS AND DIVISION OF INDUSTRIAL SAFETY (OSHA) REQUIREMENTS.
13. FIGURED DIMENSIONS HAVE PRECEDENCE OVER DRAWING SCALE, AND DETAIL DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS. CHECK ACCURACY OF ALL DIMENSIONS IN THE FIELD. UNLESS SPECIFICALLY NOTED, DO NOT FABRICATE ANY MATERIALS OFF-SITE, OR DO ANY CONSTRUCTION UNTIL THE ACCURACY OF DRAWING DIMENSIONS HAS BEEN VERIFIED AGAINST ACTUAL FIELD DIMENSIONS.
14. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS WITH THE CONTRACT DOCUMENTS AND THE FIELD CONDITIONS PRIOR TO EXECUTING THE WORK IN QUESTION.
15. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED BY PROPOSED EQUIPMENT SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.
16. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR EXACT MEANING, THE ENGINEER SHALL BE NOTIFIED FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

SITE DIRECTIONS

From the Copperfield switch take Hwy. 290 east to the Beltway. Take the Beltway south 28.7 miles to Cullen Blvd.. Turn south on Cullen and follow for 1 mile to Brookside Rd. Turn left onto Brookside and go to the dead end into Stone Rd. Turn left on Stone 0.2 mile to Thompson Rd. Turn right on Thompson and the site is on the right at the end of Thompson.

CONSULTANTS:

ENGINEER:

AXIS ENGINEERING, INC
6200 ROTHWAY
SUITE 140
HOUSTON, TEXAS 77040
Office: 713-460-9902
fax: 713-690-5037
www.axisengineering.net

SURVEYOR:

GENERAL CONTRACTOR:

VERIZON WIRELESS
14123 CICERO RD.
HOUSTON, TEXAS 77095
(713) 507 1651
fax (713) 507 1618

VERIZON CONSTRUCTION:

Mr. Ken Pritchett
Office: 713-507-1667

PROJECT INFORMATION

JURISDICTION: CITY OF PEARLAND, BRAZORIA COUNTY
CODE: ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST ACCEPTED ADOPTED EDITION OF THE: LATEST IBC AND ALL LOCAL CODES FOR THE JURISDICTION IN WHICH THE PROJECT IS BEING CONSTRUCTED.
INDUSTRIAL CODE (ANSI)
OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA)
NATIONAL ELECTRICAL CODE (NEC)
UNIFORM MECHANICAL CODE
OCCUPANCY: U
ZONING: NONE
CONSTRUCTION TYPE: I NON-COMBUSTIBLE (IBC)
PROPERTY DESCRIPTION:

ELECTRICAL PROVIDER:

ELECTRICAL PROVIDER:
JASPER-NEWTON ELEC. COOP, INC.
800.231.9340

TELCO PROVIDER:

SOUTHWESTERN BELL
800.499.7928

PROJECT DESCRIPTION

THESE DOCUMENTS ARE PART OF AN APPLICATION TO DEVELOP AN: UNMANNED COMMUNICATIONS FACILITY CONSISTING OF AN EQUIPMENT BUILDING, CONNECTING CABLES, DIRECTIONAL ANTENNAS AND GPS. THE SIZE, HEIGHT, AND DIRECTION OF THE ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS. THE ANTENNAS WILL PROVIDE CLEAR AND RELIABLE COMMUNICATIONS WITHIN THE SURROUNDING COUNTY. THESE INTERCONNECTS WILL ALLOW FOR AN INDEPENDENT COMMUNICATION NETWORK THAT CAN CONTINUE TO FUNCTION IF THE TELEPHONE (WIRE) SERVICE IS DISCONNECTED DURING AN EMERGENCY OR NATURAL DISASTER. THESE FACILITIES WILL ENHANCE THE GENERAL HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND SURROUNDING AREAS BY PROVIDING RELIABLE COMMUNICATIONS AROUND THIS LOCATION.

SHEET INDEX

- C.1 OVERALL SITE PLAN
- C.2 ENLARGED SITE PLAN & ELEVATION
- AT.1 ANTENNA INFORMATION
 - S.1 PLATFORM FOUNDATION
 - S.2 STEEL PLATFORM LAYOUT
 - S.3 PLATFORM CONNECTIONS
 - S.4 STAIR DETAILS
 - S.5 TYPICAL HANDRAIL DETAILS
- D.1 GENERAL DETAILS
 - G.1 SHELTER GROUNDING PLANS AND DETAILS
 - G.2 GROUNDING DETAILS
- E.1 ELECTRICAL PLAN
- N.1 GENERAL NOTES & SPECIFICATIONS

REVISIONS	BY

VERIZON WIRELESS
14123 CICERO RD.
HOUSTON, TEXAS 77095
VERIZON (713) 507 1650
fax (713) 507 1618

COVER SHEET - GENERAL INFORMATION

VERIZON WIRELESS - TEXAS AREA
BROOKSIDE VILLAGE SITE
7702 THOMPSON ST.
PEARLAND, TEXAS 77581

AXIS
ENGINEERING, Inc.
WIRELESS SITE DESIGN & ENGINEERING
6200 ROTHWAY
SUITE 140
HOUSTON, TEXAS 77040
PHONE: 713-460-9902
FAX: 713-690-5037
www.axisengineering.net
AXIS PROJECT NUMBER:
01-090127-004

DRAWN BY:
CLP
CHECKED BY:
DB
DATE:
1-29-09
PLOT SCALE:
AS SHOWN
FILE NAME:
T1

VERIZON WIRELESS
BROOKSIDE VLG

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE DOCUMENTS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS AND AXIS ENGINEERING, INC. IS PROHIBITED.



**SITE:
BROOKSIDE VILLAGE SITE**

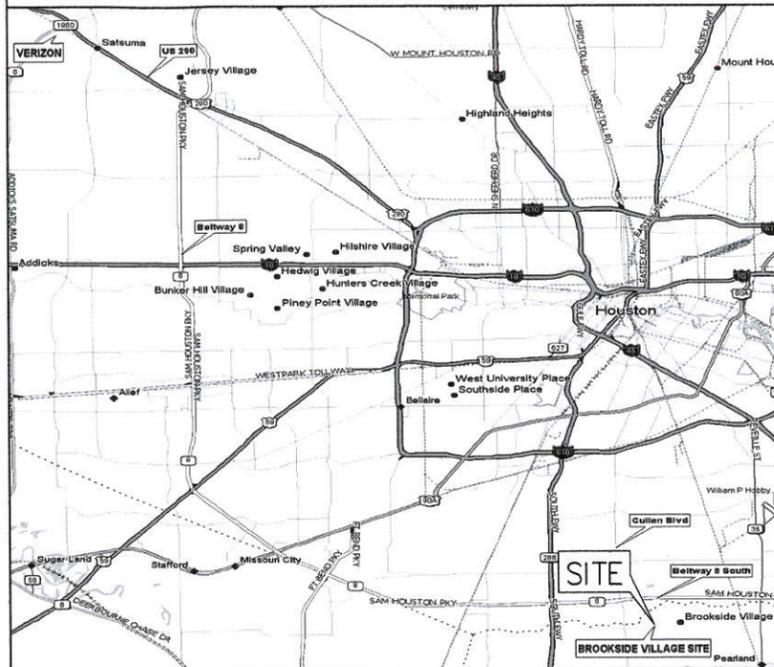
911 ADDRESS:
7702 THOMPSON ST.
PEARLAND, TEXAS 77581

LAT: N 29° 35' 2.0"
LONG: W 95° 20' 17.2"

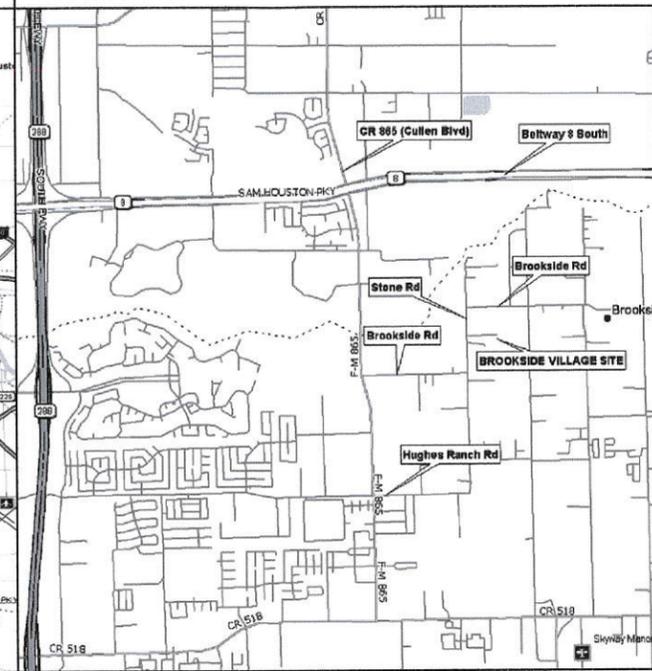
**THERE WILL BE NO CHANGES
IN THE CONSTRUCTION PRODUCED
BY THESE DOCUMENTS WITHOUT
THE APPROVAL OF VERIZON WIRELESS
AND AXIS ENGINEERING.**

**PROPRIETARY INFORMATION
NOT FOR USE OR DISCLOSURE
OUTSIDE VERIZON
EXCEPT UNDER WRITTEN AGREEMENT**

REGION MAP



VICINITY MAP



CONTRACTOR RESPONSIBILITIES

GENERAL RESPONSIBILITIES:

1. THE CONTRACTOR SHALL THOROUGHLY READ AND UNDERSTAND ALL DOCUMENTS CONCERNING THIS PROJECT, INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION CONTRACTOR, CONSTRUCTION DRAWINGS, TOWER DRAWINGS, SHELTER DRAWINGS AND ALL APPLICABLE PERMITS.
2. THE CONTRACTOR SHALL NOTIFY AXIS ENGINEERING OF ANY CONFLICTS, OMISSIONS, DISCREPANCIES WITHIN OR BETWEEN ANY DOCUMENT OR WITH REFERENCE TO THE EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK.
3. THE CONTRACTOR IS TO COMPLETE ALL WORK IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS AND THE MOST RECENT VERSION OF ALL APPLICABLE CODES.

PLATFORM AND EQUIPMENT NOTES:

1. EQUIPMENT SHALL BE DELIVERED AND SET BY VERIZON WIRELESS. SITE CONTRACTOR SHALL PROVIDE ACCESS FOR THE DELIVERY OF THE EQUIPMENT SHELTER. SITE CONTRACTOR IS ALSO RESPONSIBLE FOR THE FOLLOWING:

- A. SITE CONTRACTOR SHALL ERECT PLATFORM TO WITHIN A 1/4" OF LEVEL IN ALL DIRECTIONS
- B. SITE CONTRACTOR SHALL INSTALL SHELTER CANOPY OVER DOOR. (CANOPY SUPPLIED BY BUILDING MANUFACTURER.)

2. SEE ELECTRICAL DRAWINGS FOR ELECTRICAL WORK IN BUILDING.

SITE NOTES:

1. SITE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION ACCESS AND ACCESS TO THE SITE FOR VERIZON WIRELESS EQUIPMENT INSTALLATIONS.
2. SITE CONTRACTOR IS RESPONSIBLE FOR THE COMPACTION OF THE COMPOUND (INCLUDING TRENCH BACK FILL LOCATIONS.) COORDINATE TRENCHING WITH ELECTRICAL CONTRACTOR.
3. SITE CONTRACTOR SHALL RESTORE SITE TO ITS PRECONSTRUCTION STATE PRIOR AND TO THE SATISFACTION OF THE SITE OWNER.

REQUIRED INSPECTION NOTES:

GENERAL CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL APPROPRIATE INSPECTORS OF CONSTRUCTION SCHEDULE 48 HOURS PRIOR TO CONSTRUCTION. (NO EXCEPTIONS.) ALL CONCRETE MIX DESIGNS MUST BE SUBMITTED TO AXIS ENGINEERING 48 HOURS PRIOR TO CONSTRUCTION (MINIMUM.) IF DIRECT CONTACT OF INSPECTOR IS UNSUCCESSFUL, CONTRACTOR SHALL NOTIFY AXIS ENGINEERING (713-460-9902) OF CONSTRUCTION SCHEDULE.

IMPORTANT NOTE FOR GENERAL CONTRACTOR
AT ALL NEW SERVICES & GROUNDING TRENCHES PROVIDE "WARNING" TAPE @ 12" BELOW GRADE



GENERAL NOTES

1. THE CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
2. THE CONTRACTOR SHALL VISIT THE JOB SITE TO REVIEW THE SCOPE OF WORK AND EXISTING JOB SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO MECHANICAL, ELECTRICAL SERVICE, AND OVERALL COORDINATION.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES, CONFLICTS OR OMISSIONS, ETC., SHALL BE REPORTED TO AXIS BEFORE PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING CONSTRUCTION, STRUCTURE, OR EQUIPMENT, SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER OR OWNER'S REPRESENTATIVE, AT THE EXPENSE OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR, AND SHALL REPLACE OR REMEDY, ANY FAULTY, IMPROPER, OR INFERIOR MATERIALS OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
6. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING THROUGHOUT CONSTRUCTION, INCLUDING FINAL CLEANUP UPON COMPLETION OF WORK. ALL AREAS ARE TO BE LEFT IN A BROOM CLEAN CONDITION AT THE END OF EACH DAY.
7. THE CONTRACTOR SHALL SAFEGUARD THE OWNER'S PROPERTY DURING CONSTRUCTION AND SHALL REPLACE ANY DAMAGED PROPERTY OF THE OWNER TO ORIGINAL CONDITION OR BETTER.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED IN CONJUNCTION WITH THE EXECUTION OF WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED PER CHAPTER 44 OF THE U.B.C.
10. THE CONTRACTOR DURING CONSTRUCTION SHALL PROVIDE TEMPORARY WATER, POWER, AND TOILET FACILITIES AS REQUIRED BY THE CITY OR GOVERNING AGENCY.
11. ALL CONSTRUCTION WORK SHALL CONFORM TO THE MOST RECENT VERSION U.B.C. AND THE MOST RECENT OF ALL OTHER GOVERNING CODES, ALONG WITH THE GOVERNING RESTRICTIVE CODES.
12. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL COMPLY WITH ALL LOCAL CODE REGULATIONS AND STATE DEPARTMENT OF INDUSTRIAL REGULATIONS AND DIVISION OF INDUSTRIAL SAFETY (OSHA) REQUIREMENTS.
13. FIGURED DIMENSIONS HAVE PRECEDENCE OVER DRAWING SCALE, AND DETAIL DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS. CHECK ACCURACY OF ALL DIMENSIONS IN THE FIELD. UNLESS SPECIFICALLY NOTED, DO NOT FABRICATE ANY MATERIALS OFF-SITE, OR DO ANY CONSTRUCTION UNTIL THE ACCURACY OF DRAWING DIMENSIONS HAS BEEN VERIFIED AGAINST ACTUAL FIELD DIMENSIONS.
14. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS WITH THE CONTRACT DOCUMENTS AND THE FIELD CONDITIONS PRIOR TO EXECUTING THE WORK IN QUESTION.
15. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED BY PROPOSED EQUIPMENT SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.
16. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR EXACT MEANING, THE ENGINEER SHALL BE NOTIFIED FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

SITE DIRECTIONS

From the Copperfield switch take Hwy. 290 east to the Beltway. Take the Beltway south 28.7 miles to Cullen Blvd. Turn south on Cullen and follow for 1 mile to Brookside Rd. Turn left onto Brookside and go to the dead end into Stone Rd. Turn left on Stone 0.2 mile to Thompson Rd. Turn right on Thompson and the site is on the right at the end of Thompson.

CONSULTANTS:

ENGINEER:

AXIS ENGINEERING, INC
6200 ROTHWAY
SUITE 140
HOUSTON, TEXAS 77040
Office: 713-460-9902
fax: 713-690-5037
www.axisengineering.net

SURVEYOR:

GENERAL CONTRACTOR:

VERIZON WIRELESS
14123 CICERO RD.
HOUSTON, TEXAS 77095
(713) 507 1651
fax (713) 507 1618

VERIZON CONSTRUCTION:

Mr. Ken Pritchett
Office: 713-507-1667

PROJECT INFORMATION

JURISDICTION: CITY OF PEARLAND, BRAZORIA COUNTY

CODE: ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST ACCEPTED ADOPTED EDITION OF THE LATEST IBC AND ALL LOCAL CODES FOR THE JURISDICTION IN WHICH THE PROJECT IS BEING CONSTRUCTED.

INDUSTRIAL CODE (ANSI)

OCCUPANCY: U

STANDARDS (OSHA)

NATIONAL ELECTRICAL CODE (NEC)

UNIFORM MECHANICAL CODE

ZONING: NONE

CONSTRUCTION TYPE: I NON-COMBUSTIBLE (IBC)

PROPERTY DESCRIPTION:

ELECTRICAL PROVIDER:

ELECTRICAL PROVIDER:

JASPER-NEWTON ELEC. COOP, INC.
800.231.9340

TELCO PROVIDER:

SOUTHWESTERN BELL
800.499.7928

PROJECT DESCRIPTION

THESE DOCUMENTS ARE PART OF AN APPLICATION TO DEVELOP AN: UNMANNED COMMUNICATIONS FACILITY CONSISTING OF AN EQUIPMENT BUILDING, CONNECTING CABLES, DIRECTIONAL ANTENNAS AND GPS. THE SIZE, HEIGHT, AND DIRECTION OF THE ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS. THE ANTENNAS WILL PROVIDE CLEAR AND RELIABLE COMMUNICATIONS WITHIN THE SURROUNDING COUNTY. THESE INTERCONNECTS WILL ALLOW FOR AN INDEPENDENT COMMUNICATION NETWORK THAT CAN CONTINUE TO FUNCTION IF THE TELEPHONE (WIRE) SERVICE IS DISCONNECTED DURING AN EMERGENCY OR NATURAL DISASTER. THESE FACILITIES WILL ENHANCE THE GENERAL HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND SURROUNDING AREAS BY PROVIDING RELIABLE COMMUNICATIONS AROUND THIS LOCATION.

SHEET INDEX

- C.1 OVERALL SITE PLAN
- C.2 ENLARGED SITE PLAN & ELEVATION
- AT.1 ANTENNA INFORMATION
- S.1 PLATFORM FOUNDATION
- S.2 STEEL PLATFORM LAYOUT
- S.3 PLATFORM CONNECTIONS
- S.4 STAIR DETAILS
- S.5 TYPICAL HANDRAIL DETAILS
- D.1 GENERAL DETAILS
- G.1 SHELTER GROUNDING PLANS AND DETAILS
- G.2 GROUNDING DETAILS
- E.1 ELECTRICAL PLAN
- N.1 GENERAL NOTES & SPECIFICATIONS

REVISIONS	BY



COVER SHEET - GENERAL INFORMATION
VERIZON WIRELESS - TEXAS AREA
BROOKSIDE VILLAGE SITE
7702 THOMPSON ST.
PEARLAND, TEXAS 77581

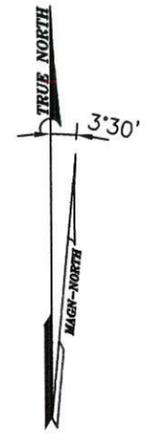
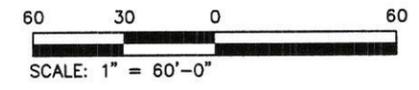
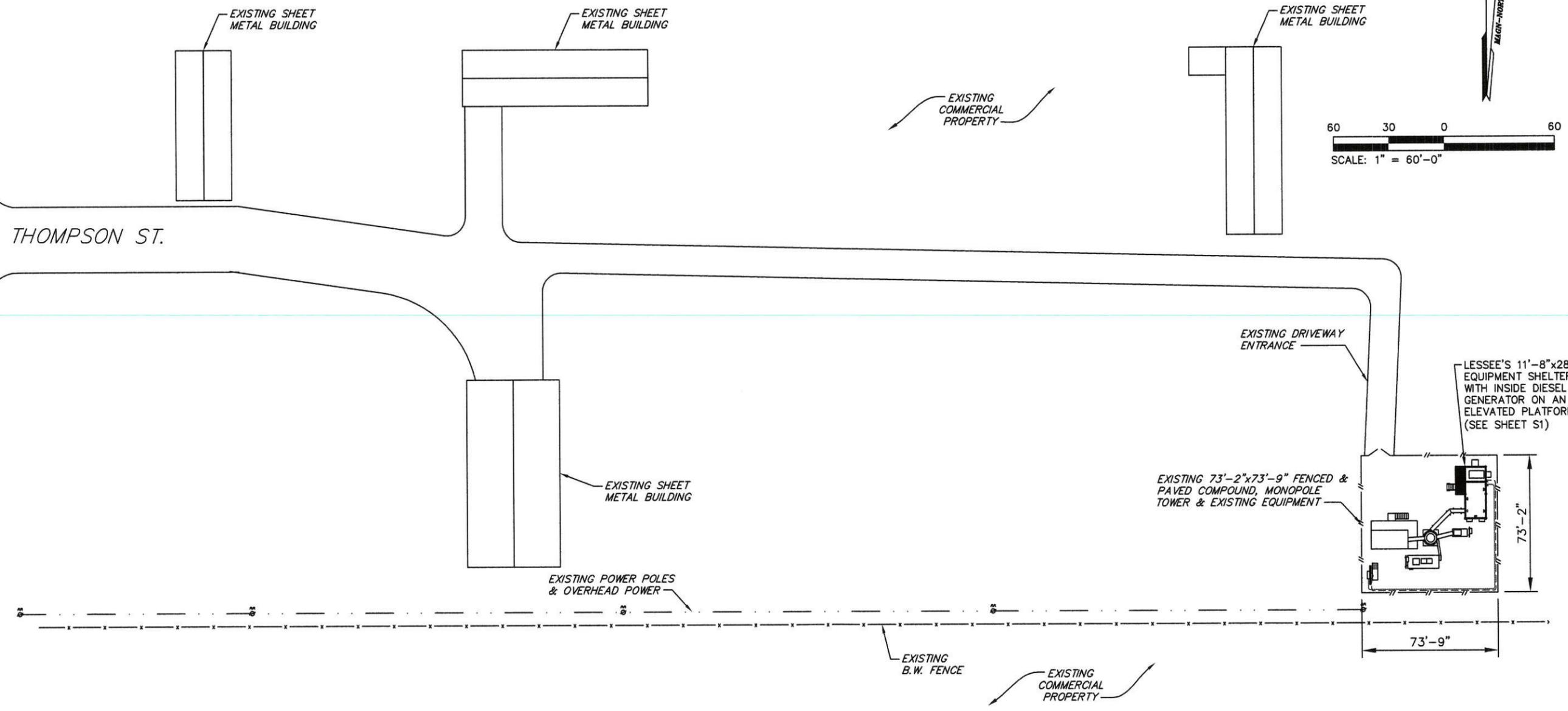


01-090127-004

DRAWN BY: CLP
CHECKED BY: DB
DATE: 1-29-09
PLOT SCALE: AS SHOWN
FILE NAME:

T1
VERIZON WIRELESS
BROOKSIDE VLG

1000' TO BROOKSIDE RD. STONE RD.



OVERALL SITE PLAN
SCALE 1" = 60'-0"

- NOTES:**
- 1.) CONTRACTOR IS TO REPAIR ALL DAMAGE RESULTING FROM CONSTRUCTION BACK TO PRE CONSTRUCTION CONDITION AT COMPLETION OF WORK.
 - 2.) CONTRACTOR SHALL COORDINATE SITE ACCESS TIMES AND EQUIPMENT STAGING LOCATIONS WITH LAND LORD.
 - 3.) ICE BRIDGE LENGTH SHOWN IS RELATIVE. LENGTH AND EXACT ALIGNMENT WITH SHELTER MAY VARY FROM DRAWING DIMENSIONS. ICE BRIDGE WILL APPROACH TOWER AS SHOWN.

EXISTING UNDER GROUND UTILITIES ARE NOT SHOWN. CONTRACTOR IS TO LOCATE AND PROTECT EXISTING UNDER GROUND UTILITIES DURING CONSTRUCTION

NOTE
THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED LESSEE WORK TO OVERALL SITE ONLY. AXIS ENGINEERING CLAIMS NO RESPONSIBILITY FOR THE LEGAL DESCRIPTIONS SHOWN.

ALL TRENCHING IS TO BE HAND DUG

LEGEND			
—◇—	LESSEE FENCE	-----	LESSEE LEASE LINE
---	LESSEE EASEMENT	-----	LESSEE U.G. TELCO
227.10	LESSEE ELEVATION	-----	LESSEE U.G. POWER
.....	LESSEE PAVING	-----	LESSEE O.H. UTILITY
⊙	LESSEE UTILITY POLE	---	EXISTING EASEMENT
---	EX. O.H. UTILITY	---	EX. PROPERTY LINE
---	EX. HIGH BANK	---x---	EX. C.L. FENCE
		---	EX. B.W. FENCE
		+ 227.10	EX. ELEVATION

REVISIONS	BY
△	
△	
△	

VERIZON WIRELESS
VERIZON WIRELESS
HOUSTON, TEXAS
77095
VERIZON (713) 507 1650
WIRELESS fax (713) 507 1618

OVERALL SITE PLAN
VERIZON WIRELESS - TEXAS AREA
BROOKSIDE VILLAGE SITE

AXIS
ENGINEERING, Inc.
WIRELESS SITE DESIGN & ENGINEERING
6200 ROTHWAY
SUITE 140
HOUSTON, TEXAS 77040
PHONE: 713-460-9902
FAX: 713-890-5037
www.axisengineering.net
AXIS PROJECT NUMBER:
01-090127-004

DRAWN BY:
CLP
CHECKED BY:
DIB
DATE:
1-29-09
PLOT SCALE:
AS SHOWN
FILE NAME:
C1

VERIZON WIRELESS
BROOKSIDE VLG

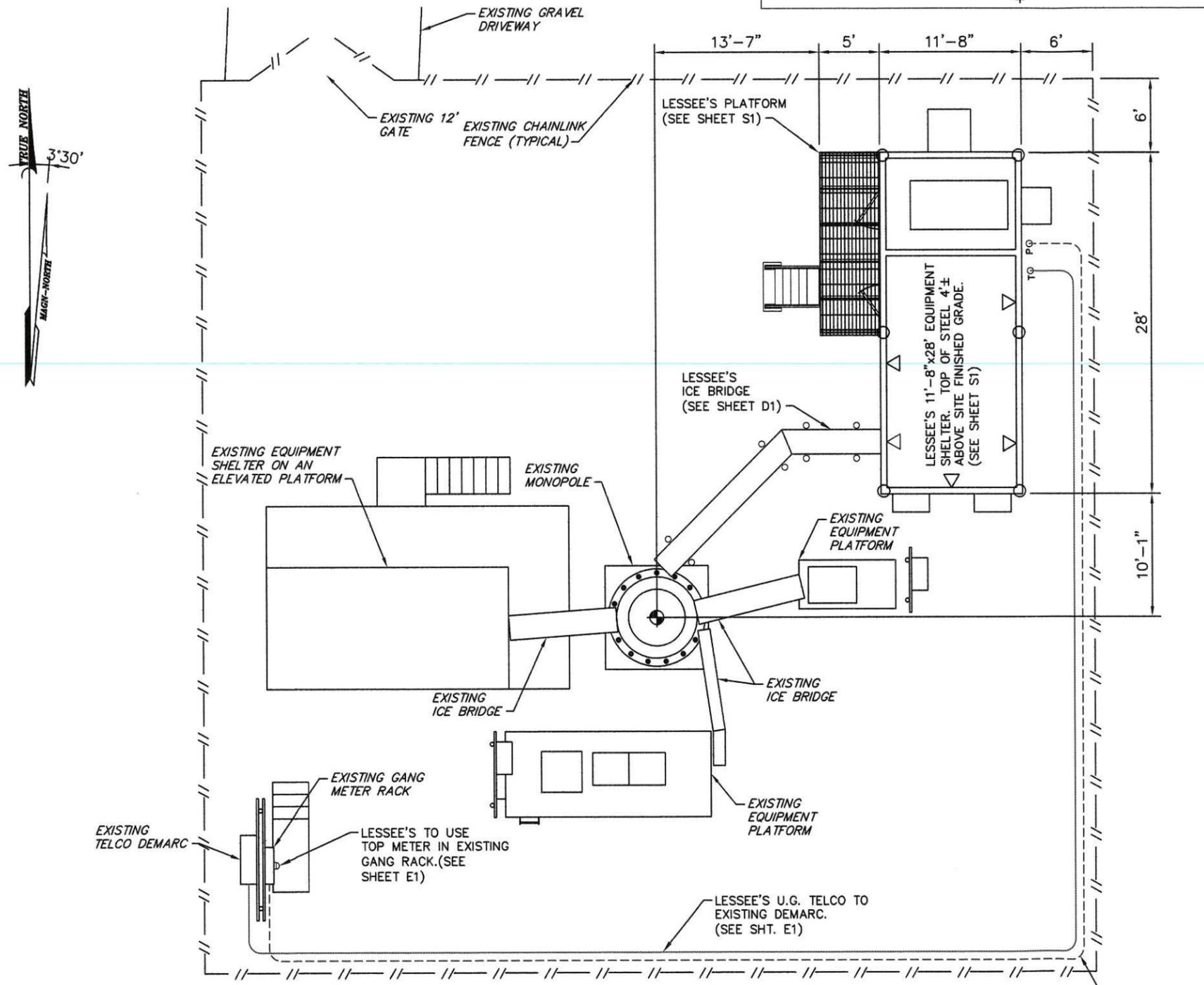
THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE DOCUMENTS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS AND AXIS ENGINEERING, INC. IS PROHIBITED.

NOTES:

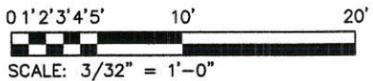
- 1.) CONTRACTOR IS TO REPAIR ALL DAMAGE RESULTING FROM CONSTRUCTION BACK TO PRE CONSTRUCTION CONDITION AT COMPLETION OF WORK.
- 2.) CONTRACTOR SHALL COORDINATE SITE ACCESS TIMES AND EQUIPMENT STAGING LOCATIONS WITH LAND LORD.
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LEGEND

	LESSEE FENCE		LESSEE LEASE LINE
	LESSEE EASEMENT		LESSEE PAVEMENT
	LESSEE ELEVATION		LESSEE U.G. TELCO
	LESSEE PAVING		LESSEE U.G. POWER
	LESSEE UTILITY POLE		LESSEE O.H. UTILITY
	EX. O.H. UTILITY		EXISTING EASEMENT
	EX. HIGH BANK		EX. PROPERTY LINE
			EX. C.L. FENCE
			EX. B.W. FENCE
			EX. ELEVATION



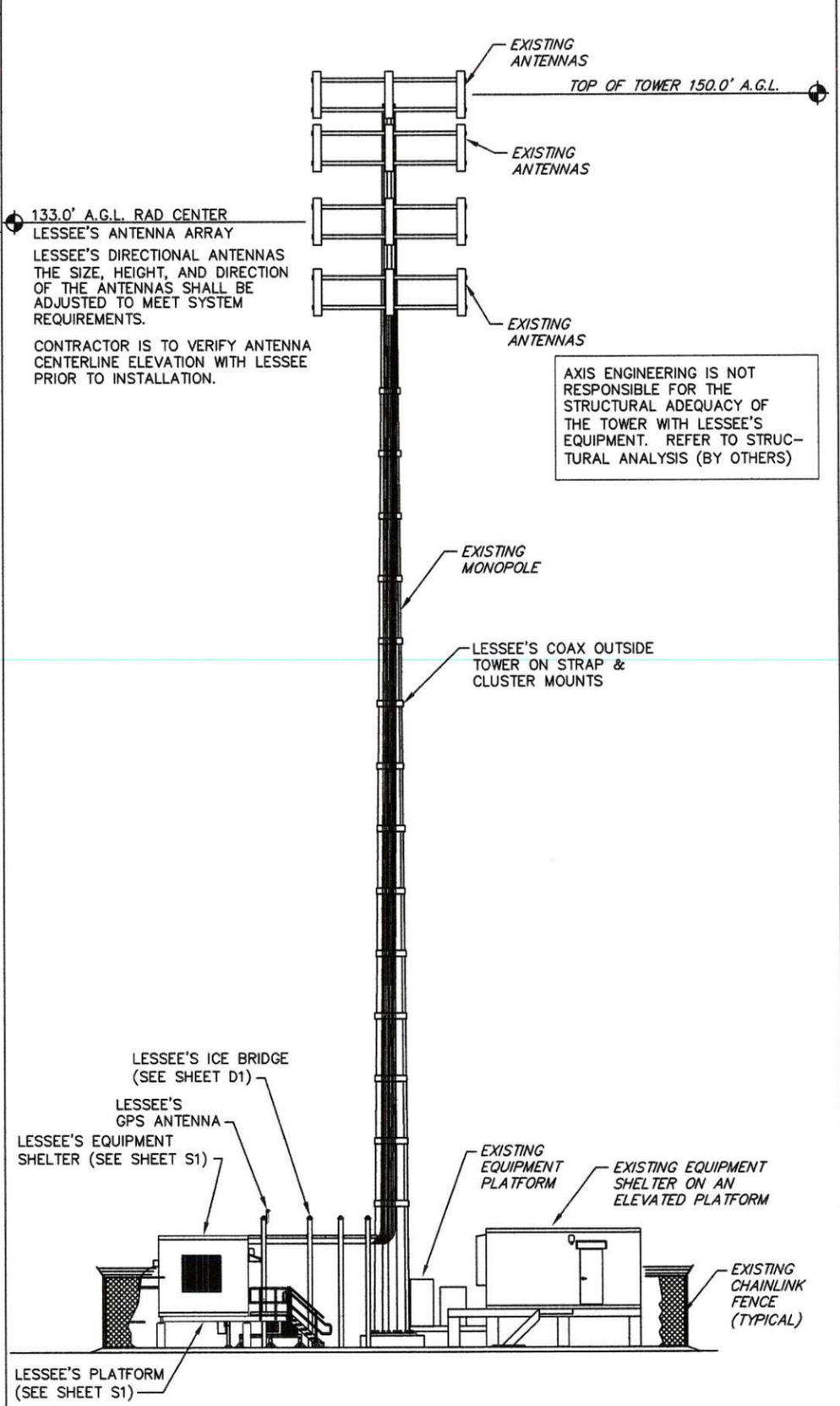
ENLARGED SITE PLAN
SCALE 3/32" = 10'-0"



ALL TRENCHING IS TO BE HAND DUG

NOTE
THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED LESSEE WORK TO OVERALL SITE ONLY. AXIS ENGINEERING CLAIMS NO RESPONSIBILITY FOR THE LEGAL DESCRIPTIONS SHOWN.

133.0' A.G.L. RAD CENTER
LESSEE'S ANTENNA ARRAY
LESSEE'S DIRECTIONAL ANTENNAS THE SIZE, HEIGHT, AND DIRECTION OF THE ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS.
CONTRACTOR IS TO VERIFY ANTENNA CENTERLINE ELEVATION WITH LESSEE PRIOR TO INSTALLATION.



SITE ELEVATION
SCALE: N.T.S.

REVISIONS	BY
△	
△	
△	

VERIZON WIRELESS
14123 OGDEN BLVD.
HOUSTON, TEXAS 77065
77065
VERIZON (713) 507 1650
WIRELESS fax (713) 507 1618

ENLARGED SITE PLAN & ELEVATION
VERIZON WIRELESS - TEXAS AREA
BROOKSIDE VILLAGE SITE

AXIS
ENGINEERING, Inc.
WIRELESS SITE DESIGN & ENGINEERING
6200 ROTHWAY
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PHONE: 713-460-9902
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www.axisengineering.net
AXIS PROJECT NUMBER:

01-090127-004

DRAWN BY:	CLP
CHECKED BY:	DB
DATE:	1-29-09
PLOT SCALE:	AS SHOWN
FILE NAME:	

C2

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE DOCUMENTS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS AND AXIS ENGINEERING, INC. IS PROHIBITED.



Theresa Grahmann, Senior Planner
City of Pearland
Planning and Zoning Department
3519 Liberty Drive
Pearland, Texas 77581
(281) 652-1742
Fax: 281-652-1702
tgrahmann@ci.pearland.tx.us

June 25, 2007

Medallion Investments V, Inc.
Aaron Patel
8778 Airport Boulevard
Houston, Texas 77032

Re: Approval Letter for Conditional Use Permit Application No. CUP2007-06

Dear Mr. Patel:

At their regular meeting of June 18, 2007, the Planning and Zoning Commission considered the request for a Conditional Use Permit for a "Hotel" facility in the Business Park District - 288 (BP-288), on the following described property, to wit:

Legal Description: 3.00 acres of land out of 14.2863 acres of land out of Lots 6 and 7 of a subdivision in the James Hamilton Survey, Abstract 881, in Harris County, Texas, according to the map or plat thereof recorded in Volume 83, Page 342, of the Deed Records of Harris County, City of Pearland, Harris County, Texas

General Location: Generally Located on the East Side of SH 288, and Approximately 700 Feet South of Beltway 8

The Planning and Zoning Commission made a motion to approve, and the vote was 4 - 1. Therefore, the Conditional Use Permit was approved. The Planning and Zoning Commission added the following condition to the approval of the Conditional Use Permit:

1. The subject property is limited to one hotel with less than 100 rooms.

In accordance with the Unified Development Code, Ordinance No. 2000T, Section 2.2.3.3 (b), the Planning and Zoning Commission is the deciding body for the approval of a Conditional Use Permit.

The approval of this Conditional Use Permit authorizes the use of the property for a hotel with the above mentioned conditions. According to Section 1.3.1.2 of the Unified Development Code, the applicant may appeal a final decision on a Conditional Use Permit to the City Council. Please consult Section 1.3.1.1 through 1.3.1.5 of the Unified Development Code for more information regarding appeals.

The applicant or builder will need to submit an application for a building permit along with the appropriate plans for a detailed site plan and building plan review, prior to beginning any construction on the site. A subdivision plat may also be required.

Please contact me if you require further information.

Sincerely,



Theresa Grahmann
Senior Planner



2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042-3703 www.ljaengineering.com

APR 13 2009

April 10, 2009

Mr. Richard Keller
City of Pearland Planning and Zoning Commission
3519 Liberty Drive
Pearland, Texas 77581

Re: Riverstone Ranch Section i
 Preliminary Plat Extension
 City of Pearland
 Brazoria County, Texas
 LJA Job No. 1994-5101(5.1)

Dear Mr. Keller:

On May 7, 2007 the preliminary plat of Riverstone Ranch at Clear Creek Section 1 was approved by the Pearland Planning and Zoning Commission. The preliminary plat approval is good for two (2) years according to the Pearland Unified Development Code (UDC). Under Article 2, Division 5 of Chapter 1 of the UDC, **I request a one (1) year extension** of the original approval.

Please approve the one (1) year extension from the original expiration date of May 7, 2009. If you have any questions, please contact me at 713.953.5212. Again, thank you for your consideration.

Sincerely,

Warren Escovy
Platting Group Manager

WE/lb



AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

APRIL 20, 2009

6:30 p.m.

Henry Fuyertes
P&Z CHAIRPERSON

Jerry Koza, Jr.
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Neil West

Susan Sherrouse



Darrell Diggs

Ron Capehart

Charles Gooden, Jr.

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.

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 20, 2009 AT 6:30 P.M., IN THE ENGINEERING CONFERENCE ROOM, COMMUNITY CENTER, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES **Regular Meeting of April 6, 2009**

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP2009-06

A request by Medallion Investments V Inc., applicant and owner, for approval of a Conditional Use Permit for a “Hotel” facility in the Business Park District – 288 (BP-288), on the following described property, to wit:

Legal Description: 3.00 acres of land out of 14.2863 acres of land out of Lots 6 and 7 of a subdivision in the James Hamilton Survey, Abstract 881, in Harris County, Texas, according to the map or plat thereof recorded in Volume 83, Page 342, of the Deed Records of Harris County, City of Pearland, Harris County, Texas

General Location: Located at 1111 SH 288, Pearland, TX 77584

B. CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP 2009-07

A request by Vincent Gerard & Associates C/O Verizon Wireless, applicant on behalf of, Thomson 8 MD, owner, for approval of a Conditional Use Permit for a Co-Location of a Cell Tower Antennae in the Suburban Ranch - 12 District (SR-12), on the following described property, to wit:

Legal Description: Approximately 5,625 square feet of Lot Three (3) of the Allison-Richey Gulf Coast Home company subdivision of Section Ten (10), H.T. & B.R.R. company Survey, Abstract 505, Brazoria County, Texas according to the recorded map or plat hereof appearing in Volume Two (2), at Page Twenty-Three (23) of the Plat Records of Brazoria County, Texas

General Location: Located 7702 Thomson St., Pearland, TX 77584

C. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2009-03Z

A request by Blake Rue, applicant, on the behalf of Glass 518 Joint Venture, owner, for approval of a change in zoning district from the classification of General Commercial (GC) to Planned Development -Multi Family (PD-MF), on the following described property, to wit:

Legal Description: Being 10.000 acres of land out of the northwest one quarter of section 17, H.T. and B.R.R. Survey, Abstract 242, Pearland Texas and being part of the tracts described at Volume 1757, Page 661 and Volume 1757 Page 665, Brazoria County Deed Records (BCDR) and being more particularly described as follows:

General Location: Generally Located East of Cullen Boulevard, West of Tranquility Lakes Development and South of Broadway

D. CONDUCT PUBLIC HEARING – Replat of Shadow Creek Ranch Commercial Site No. 20-B

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pearland Capital Group, L.P., owner, for approval of a replat of Shadow Creek Ranch Commercial Site No. 20-B located on the north side of the 12100 block of Shadow Creek Parkway at Reflection Bay Drive. The applicant is proposing a replat of one lot zoned SCR PUD Commercial and the property is described as follows:

Being a Replat of all of Lot "A", Shadow Creek Ranch Commercial Site No. 20-B as recorded in Document 2007020465, Official Records of Brazoria County Texas, City of Pearland, Brazoria County, Texas.

E. CONSIDERATION & POSSIBLE ACTION – Replat of Shadow Creek Ranch Commercial Site No. 20-B

Decision
Date
4/24/09

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pearland Capital Group, L.P., owner, for approval of a replat of Shadow Creek Ranch Commercial Site No. 20-B located on the north side of the 12100 block of Shadow Creek Parkway at Reflection Bay Drive. The applicant is proposing a replat of one lot zoned SCR PUD Commercial and the property is described as follows:

Being a replat of all of Lot "A", Shadow Creek Ranch Commercial Site No. 20-B as recorded in Document No. 2007020465, Official Records of Brazoria County Texas, City of Pearland, Brazoria County, Texas

F. CONSIDERATION & POSSIBLE ACTION – Final Plat of Cullen Park Estates

Decision
Date
4/24/09

A request by Jimmy L. Bishop, Jr., JKC & Associates, Inc., for Cullen Park Partners, owner, for approval of a final plat of Cullen Park Estates located on the north side of the 7900 block of Bailey Road east of C. R. 89. The applicant is proposing 32 lots in two blocks and seven reserve areas in the Pearland E.T.J. and the property is described as follows:

Being 29.32 acres of land situated in the H.T. & B. RR Survey, Abstract 547, Brazoria and Harris Counties, Texas.

G. CONSIDERATION & POSSIBLE ACTION – Request for a one-year extension of time for approval of the Preliminary Plat of Riverstone Ranch at Clear Creek Section One

A request by Warren Escovy, LJA Engineering & Surveying, Inc., for a one year extension of time of approval of the Preliminary Plat of Riverstone Ranch at Clear Creek Section 1 as allowed by Article 2, Division 5 of Chapter 1 of the Unified Development Code

H. CONSIDERATION & POSSIBLE ACTION – Request for a one-year extension of time for approval of the Preliminary Plat of Riverstone Ranch at Clear Creek Section Two

A request by Warren Escovy, LJA Engineering & Surveying, Inc., for a one year extension of time of approval of the Preliminary Plat of Riverstone Ranch at Clear Creek Section 2 as allowed by Article 2, Division 5 of Chapter 1 of the Unified Development Code.

I. DISCUSSION ITEM

- Next P&Z Meeting May 4 , 2009
- Resume Meeting in City Hall for P&Z and JPH Meetings May 2009

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.

APPROVAL

OF

MINUTES

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD APRIL 6, 2009 AT 6:00 P.M., IN THE ENGINEERING CONFERENCE ROOM, COMMUNITY CENTER, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Chairperson Henry Fuertes called the meeting to order at 6:08 p.m. with the following present:

P&Z Chairperson Henry Fuertes
P&Z Vice-Chairperson Jerry Koza, Jr.
P&Z Commissioner Darrell Diggs
P&Z Commissioner Neil West
P&Z Commissioner Susan Sherrouse
P&Z Commission Ron Capehart
P&Z Commissioner Charles Gooden, Jr. arrived at 6:10 p.m.

Also in attendance were: Planning Director Lata Krishnarao, Plans and Plat Administrator Richard Keller, and Planning Administrative Secretary Judy Krajca.

Senior Planner Angela Gantuah and Planning Technician Ian Clowes were also present. Deputy City Attorney Nghiem Doan arrived at 6:29 p.m.

APPROVAL OF MINUTES

P&Z Commissioner Ron Capehart made the motion to approve the minutes of March 16, 2009, and P&Z Commissioner Susan Sherrouse seconded.

The vote was 6-0. The minutes of March 16, 2009 were approved.

NEW BUSINESS

CONDUCT A PUBLIC HEARING – Replat of Lots 3, 4, and 4A of Pearland South Industrial Park

Chairperson Henry Fuertes opened the hearing at 6:09 p.m. and read the purpose of the hearing.

A request by Christian Offenburger, R.P.L.S., Boundary One Surveyors, L.L.C., for Aggreko, L.P., owner, for approval of a replat of Lots 3, 4, and 4A of Pearland South Industrial Park located on the south side of the 3500 block of Magnolia Road west of Main Street (S.H. 35). The applicant is proposing one lot zoned M-2 and the property is described as follows:

Being a Replat of Lots 3, 4, and 4A of Pearland South Industrial Park as recorded under Volume 16, Page 33-34, Brazoria County Plat Records out of the F. B. Drake Survey, Abstract No. 507, City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller read the staff report.

Commissioner Charles Gooden, Jr. arrived at 6:10 p.m.

The applicant was not present to speak.

There was no one present to speak for or against the replat.

Plans and Plat Administrator Richard Keller stated the location was on Highway 35, south of the Lions Club. Vice-Chairperson Jerry Koza, Jr. asked if combining the lots would make it Lot 3A. Plans and Plat Administrator Richard Keller stated it would become Lot 3A.

Chairperson Henry Fuertes closed the public hearing at 6:12 p.m.

CONSIDERATION & POSSIBLE ACTION – Replat of Lots 3, 4, and 4A of Pearland South Industrial Park

A request by Christian Offenburger, R.P.L.S., Boundary One Surveyors, L.L.C., for Aggreko, L.P., owner, for approval of a replat of Lots 3, 4, and 4A of Pearland South Industrial Park located on the south side of the 3500 block of Magnolia Road west of Main Street (S.H. 35). The applicant is proposing one lot zoned M-2 and the property is described as follows:

Being a Replat of Lots 3, 4, and 4A of Pearland South Industrial Park as recorded under Volume 16, Page 33-34, Brazoria County Plat Records out of the F. B. Drake Survey, Abstract No. 507, City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller read the staff report stating there were no outstanding items.

Commissioner Ron Capehart made the motion to approve, and Vice-Chairperson Jerry Koza, Jr. seconded.

Commissioner Neil West asked if the zoning changed. Plans and Plat Administrator Richard Keller stated no, that the applicant was just combining three (3) lots.

The vote was 7-0. The Replat of Lots 3, 4, and 4A of Pearland South Industrial Park was approved.

CONDUCT A PUBLIC HEARING – Replat of Greenwood

Chairperson Henry Fuertes opened the hearing at 6:15 p.m. and read the purpose of the hearing.

A request by C. L. Davis, C. L. Davis and Company, for Greenwood Development, Inc. and City of Pearland, owners, for approval of a replat of Greenwood located on the north side of the 1100 block of Dixie Farm Road west of Clear Creek. The

applicant is proposing to reconfigure the two reserve areas and additional land into seven reserve areas and one lot zoned GB and the property is described as follows:

Being Restricted Reserves "A" and "B" of Greenwood as recorded in Vol. 19, Pages 233-234 B.C.P.R. and Lots 64 & 65, Geo. W. Jenkins Subdivision (Vol. 79, Pg. 618 B.C.D.R.) in the W.D.C. Hall League, Abstract 70 (Brazoria County) and Abstract 23 (Harris County), City of Pearland, Brazoria and Harris Counties, Texas.

Plans and Plat Administrator Richard Keller read the staff report stating that Lot 1 of Block 1 was at the northwest corner with Clear Creek running through it, and the remainder was reserve being used for drainage and detention.

The applicant was not present to speak.

There was no one present to speak for or against the replat.

Plans and Plat Administrator stated the plat was refiguring two areas. Mr. Keller stated the term for reserves is used when a building permit cannot be used or developed.

Commissioner Neil West asked for clarification on reserves. Plans and Plat Administrator Richard Keller stated some of the reserves will be conveyed to the drainage district and other reserves will continue to be owned by the city.

Chairperson Henry Fuertes adjourned the public hearing at 6:20 p.m.

CONSIDERATION & POSSIBLE ACTION – Replat of Greenwood

A request by C. L. Davis, C. L. Davis and Company, for Greenwood Development, Inc. and City of Pearland, owners, for approval of a replat of Greenwood located on the north side of the 1100 block of Dixie Farm Road west of Clear Creek. The applicant is proposing to reconfigure the two reserve areas and additional land into seven reserve areas and one lot zoned GB and the property is described as follows:

Being Restricted Reserves "A" and "B" of Greenwood as recorded in Vol. 19, Pages 233-234 B.C.P.R. and Lots 64 & 65, Geo. W. Jenkins Subdivision (Vol. 79, Pg. 618 B.C.D.R.) in the W.D.C. Hall League, Abstract 70 (Brazoria County) and Abstract 23 (Harris County), City of Pearland, Brazoria and Harris Counties, Texas.

Plans and Plat Administrator Richard Keller read the staff report stating there were two outstanding items remaining. The applicant needs to pay the recordation and courier fee before the plat can be recorded.

There was no discussion.

The vote was 7-0. The Replat of Greenwood was approved.

UPDATE OF ZONE CHARGES AND CONDITIONAL USE PERMITS

Planning Director Lata Krishnarao briefly reviewed the chart stating the update will continue to be on the P&Z Regular agenda every first Monday of the month.

DISCUSSION

There was brief discussion of the upcoming Planning Day Presentation scheduled for April 15, 2009. Also discussed were the next JPH and P&Z meeting on April 20, 2009, along with P&Z Training.

Commissioner Neil West briefly spoke of the Eyes of Pearland and the good it is doing. Commissioner Darrell Diggs inquired as to who follows up on their findings. Planning Director Lata Krishnarao stated the reports are given to Code Enforcement and they follow up with Planning and Community Development, or other departments as needed.

ADJOURNMENT

P&Z Chairperson Henry Fuentes adjourned the meeting at 6:41 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Planning Secretary

Minutes approved as submitted and/or corrected on this 6th day of April A.D., 2009.

P&Z Chairperson Henry Fuentes

P&Z Agenda Item

A

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 20, 2009, AT 6:30 P.M., IN THE TEMPORARY COUNCIL CHAMBERS, CITY HALL, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Permit No. CUP2009-06

A request by Medallion Investments V Inc., applicant and owner, for approval of a Conditional Use Permit for a "Hotel" facility in the Business Park District – 288 (BP-288), on the following described property, to wit:

Legal Description: 3.00 acres of land out of 14.2863 acres of land out of Lots 6 and 7 of a subdivision in the James Hamilton Survey, Abstract 881, in Harris County, Texas, according to the map or plat thereof recorded in Volume 83, Page 342, of the Deed Records of Harris County, City of Pearland, Harris County, Texas

General Location: Located at 1111 SH 288, Pearland, TX 77584

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. 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.

P&Z Agenda Item

B

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 20, 2009, AT 6:30 P.M., IN THE TEMPORARY COUNCIL CHAMBERS, CITY HALL, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Permit No. CUP2009-07

A request by Vincent Gerard & Associates C/O Verizon Wireless, applicant on behalf of, Thomson 8 MD, owner, for approval of a Conditional Use Permit for a Co-Location of a Cell Tower Antennae in the Suburban Ranch - 12 District (SR-12), on the following described property, to wit:

Legal Description: Approximately 5,625 square feet of Lot Three (3) of the Allison-Richey Gulf Coast Home company subdivision of Section Ten (10), H.T. & B.R.R. company Survey, Abstract 505, Brazoria County, Texas according to the recorded map or plat hereof appearing in Volume Two (2), at Page Twenty-Three (23) of the Plat Records of Brazoria County, Texas

General Location: Located 7702 Thomson St., Pearland, TX 77584

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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P&Z Agenda Item

C

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 20, 2009, AT 6:30 P.M., IN THE TEMPORARY COUNCIL CHAMBERS, CITY HALL, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change No. 2009-03Z

A request by Blake Rue, applicant, on the behalf of Glass 518 Joint Venture, owner, for approval of a change in zoning district from the classification of General Commercial (GC) to Planned Development -Multi Family (PD-MF), on the following described property, to wit:

Legal Description: Being 10.000 acres of land out of the northwest one quarter of section 17, H.T. and B.R.R. Survey, Abstract 242, Pearland Texas and being part of the tracts described at Volume 1757, Page 661 and Volume 1757 Page 665, Brazoria County Deed Records (BCDR) and being more particularly described as follows:

General Location: Generally Located East of Cullen Boulevard, West of Tranquility Lakes Development and South of Broadway.

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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P&Z Agenda Item

D

PUBLIC HEARING

- I. Call to order
- II. Purpose of Hearing
- III. Application Information and Case Summary
 - A. Staff Report
 - B. Applicant Presentation
- IV. Persons wishing to speak for or against the proposed request
- V. Commission/Staff discussion
- VI. Adjournment

P&Z Agenda Item

E

**SHADOW CREEK RANCH COMMERCIAL SITE 20B
REPLAT— STAFF REPORT**

P & Z MEETING DATE: APRIL 20, 2009

APPLICANT: Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pearland Capital Group LP

REQUEST: Replat of 4.250 acres in the Shadow Creek Ranch PUD for commercial use. Preliminary Plat was approved September 18, 2006. Final plat was approved on April 2, 2007.

GENERAL LOCATION: The plat is located at the northeast corner of Shadow Creek Parkway (F.M. 2234) and Reflection Bay Drive.

PROPERTY DESCRIPTION: The property is developed.

ZONING: Shadow Creek Ranch PUD – Commercial. The proposed replat is consistent with the approved PUD.

SURROUNDING USES: The surrounding areas are planned or have been platted as commercial uses except the tract to the north planned as open space/parks.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for retail, offices, and services. The proposed use was approved as part of the Shadow Creek Ranch PUD.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis has been approved.

UTILITIES AND INFRASTRUCTURE: Water and sewer are available.

STORMWATER MANAGEMENT: Stormwater detention will be provided offsite in accordance with the Shadow Creek Ranch master plan.

PARKS, OPEN SPACE, AND TREES: Parkland dedication not required. Tree disposition plan not needed.

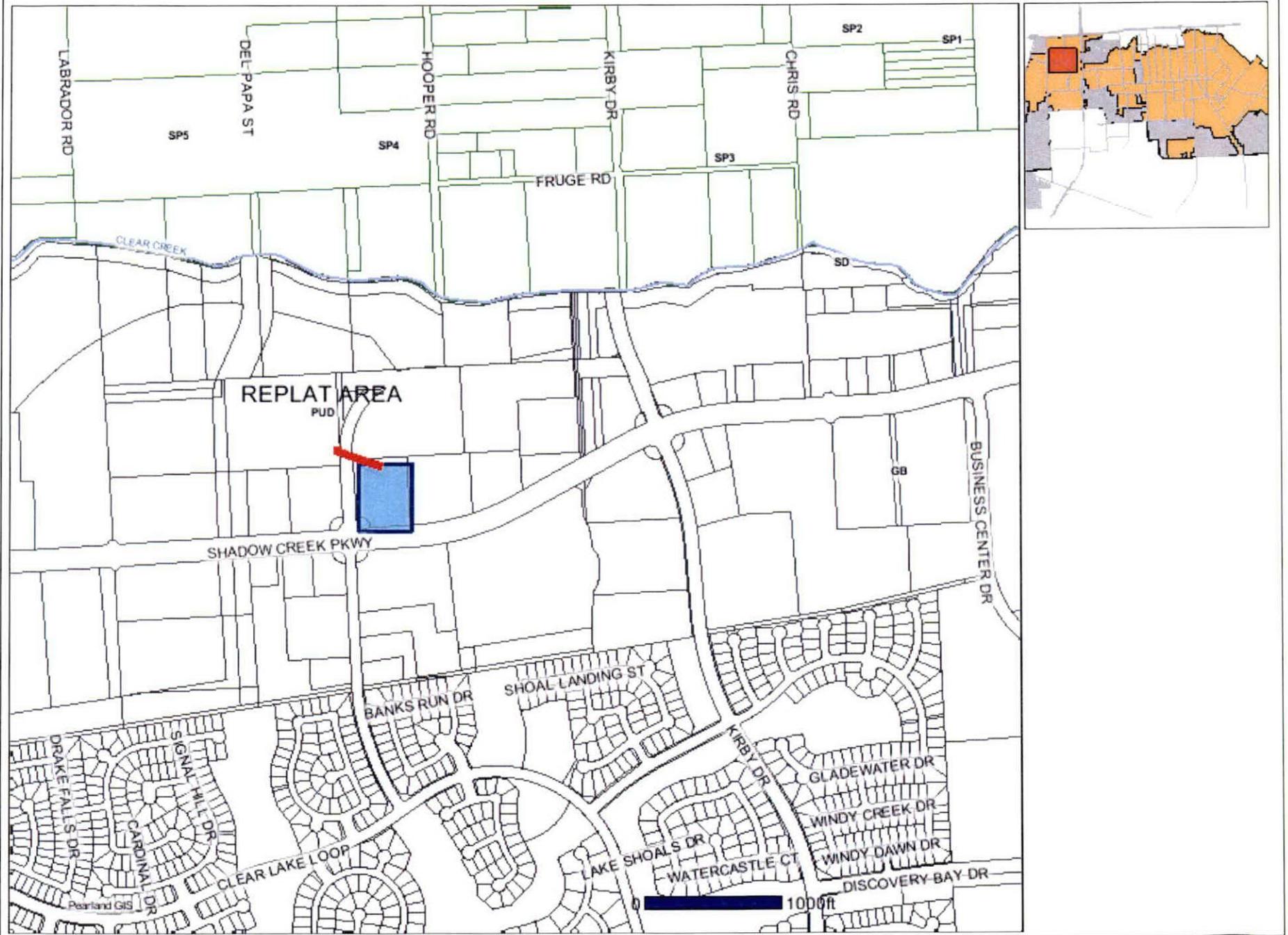
OUTSTANDING ITEMS:

1. Place a lined block around Reason for Replat
2. The word “AND” is duplicated in Planning Commission Certification.
3. Remove “OUT OF” from Owner’s Certification.
4. Courier and recordation fees due

ATTACHMENTS:

1. Application Form
2. Replat
3. Location Sketch

SCR 20-B REPLAT



PLAT APPLICATION

MAR 25 2009

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please Check Type of Plat Requested:

- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor (Subdivision) Plat
- Amending Plat
- Master Plat
- Preliminary Development Plat
- Final Development Plat
- Replat

***Please send any and all correspondence to:**

rkeller@ci.pearland.tx.us

SUBDIVISION

NAME: SHADOW CREEK RANCH
COMMERCIAL SITE NO. 203

NUMBER OF LOTS: 1

GENERAL

LOCATION: N.E. INTERSECTION OF
SHADOW CREEK PRKWAY & REFLECTION
BAY DRIVE

PRIMARY CONTACT: LTA ENGINEERING & SURVEYING, INC.

MAILING ADDRESS: 5959 CORPORATE DR., STE. 3500

CITY, STATE, ZIP: HOUSTON, TX 77036

PHONE: 713.953.5228 **FAX:** 713.953.5026

E-MAIL ADDRESS: rerodriguez@ljaengineering.com

OWNER NAME: PEARLAND CAPITAL GROUP, L.P.

MAILING ADDRESS: 7322 SW FREEWAY, STE. 475

CITY, STATE, ZIP: HOUSTON, TX 77074

PHONE: 713.270.5552 **FAX:** _____

E-MAIL ADDRESS: _____

A complete application must include all items shown on the corresponding submittal checklist for each different type of plat. See Page 2.

As owner and applicant, I hereby request approval of the above described plat as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: _____ Date: _____

Applicant's Signature: Rene R. J. Date: 3/25/2009

I acknowledge that this plat has been submitted on this day, _____, and the Plat filing date is _____, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: _____ Date: _____

All waiver requests must be received by the resubmittal time and date that corresponds to the Plat Resubmittal Deadline, per the Plat submittal schedule.

FEES PAID: <u>727.50</u>
DATE PAID: <u>3/25/09</u>
RECEIVED BY: <u>JK</u>
RECEIPT NO.: <u>152807</u>

P&Z Agenda Item

F



April 13, 2009

City of Pearland
Planning Department
3523 Liberty Drive
Pearland, Texas 77581

Re: Cullen Park Estates

Dear Planning & Zoning Commission Director:

Please accept for consideration the following request for waiver of decision time pursuant to Section 3.1.1.4 (b) of Pearland's UDC. Jimmy Bishop hereby request an additional 10 days (no fewer than the number of days until P&Z's next scheduled meeting and no more than 40) before the Planning & Zoning Commission must act upon the plat know as Cullen Park Estates. The extension is for more time to make The City of Pearland's initial comments to the final plat.

Jimmy Bishop agrees that the above waiver, if granted, shall be construed as tolling the official filing date of the above plat by the number of days granted pursuant to this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Jimmy L. Bishop Jr.", written in a cursive style.

Jimmy L. Bishop Jr.
JKC & Associates, Inc.
2820 FM 517 East
Dickinson, Tx. 77539



P&Z Agenda Item

G

P&Z Agenda Item

H



2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042-3703 www.ljaengineering.com

APR 13 2009

April 10, 2009

Mr. Richard Keller
City of Pearland Planning and Zoning Commission
3519 Liberty Drive
Pearland, Texas 77581

Re: Riverstone Ranch Section 2
 Preliminary Plat Extension
 City of Pearland
 Brazoria County, Texas
 LJA Job No. 1994-5102(5.1)

Dear Mr. Keller:

On May 7, 2007 the preliminary plat of Riverstone Ranch at Clear Creek Section 2 was approved by the Pearland Planning and Zoning Commission. The preliminary plat approval is good for two (2) years according to the Pearland Unified Development Code (UDC). Under Article 2, Division 5 of Chapter 1 of the UDC, **I request a one (1) year extension** of the original approval.

Please approve the one (1) year extension from the original expiration date of May 7, 2009. If you have any questions, please contact me at 713.953.5212. Again, thank you for your consideration.

Sincerely,

Warren Escovy
Platting Group Manager

WE/lb



P&Z Agenda Item

I

**DISCUSSION
ITEMS**

AGENDA – WORKSHOP OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 20, 2009 AT 6:30 P.M., IN THE ENGINEERING CONFERENCE ROOM, COMMUNITY CENTER, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

- I PURPOSE OF WORKSHOP – Planning and Zoning Training**
Presented by Nghiem Doan, Deputy City Attorney

II 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.