

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD FEBRUARY 20, 2006, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change 2006-11S

A request by Cricket Communications, Inc., applicant for Cingular Wireless, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a Specific Use Permit for a Commercial Communications Tower in the Commercial District (C(S)), on the following described property, to wit:

Legal Description: Tower Shelter and Communication Equipment Personal Property, being out of Lot 5, Jenkins Subdivision, Abstract 111, Perry and Austin Survey, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the North Side of FM 518 (Broadway Street), and East of Longwood Drive

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.

**JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF FEBRUARY 20, 2006**

Zone Change No. 2006-11S

TO: City Council
Planning and Zoning Commission

SUBJECT: A request by Cricket Communications, Inc., applicant for Cingular Wireless, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a Specific Use Permit for a Commercial Communications Tower in the Commercial District (C(S))

LEGAL DESCRIPTION: Tower Shelter and Communication Equipment Personal Property, being out of Lot 5, Jenkins Subdivision, Abstract 111, Perry and Austin Survey, City of Pearland, Brazoria County, Texas

GENERAL LOCATION: Generally Located on the North Side of FM 518 (Broadway Street), and East of Longwood Drive

APPROVAL PROCESS: After this Joint Public Hearing, the requested zone change application will be considered as follows:

Planning and Zoning Commission: February 20, 2006*

City Council for First Reading: March 13, 2006*

City Council for Second Reading: March 27, 2006*

(*dates subject to change if item is tabled)

SUMMARY: The applicant is requesting approval of a Specific Use Permit for a wireless telecommunication tower on the subject property.

Actually, the tower already exists upon the subject property, but it appears that the tower was built several years ago, prior to the requirement that a Specific Use Permit be granted for the tower.

The applicant is proposing to add another carrier to the existing tower. The proposed antenna would not increase the height of the tower. The applicant is also proposing to add a small cabinet to the ground beneath the tower.

There is another tower within very close proximity to the subject property, generally south and slightly east of the subject property. The tower closest to FM 518 is not the tower under consideration for the Specific Use Permit. The tower closest to the creek, behind the existing buildings, is the tower that has been submitted for this Specific Use Permit.

The Land Use and Urban Development Ordinance requires a specific use permit for a commercial tower in the C district, as well as the other non-residential districts.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Single Family Dwelling District (R-1)	Single family residential lots and houses
South	General Business District (GB)	Retail or commercial businesses
East	Commercial District (C)	Retail or commercial businesses
West	Commercial District (C)	Retail or commercial businesses

CONFORMANCE TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE: The subject property is already zoned as Commercial District, and is a lease space/easement on an existing lot.

The applicant will be required to comply with all other requirements of the Land Use and Urban Development Ordinance.

PLATTING STATUS: The subject property is located on a lot that is part of the Jenkins Subdivision. Therefore, further platting is not required at this time.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends "Retail, Offices, and Services" for the subject property and for many of the surrounding properties along Broadway Street. The Comprehensive Plan further indicates that the appropriate zoning districts for "Retail,

Offices, and Services" are the Office and Professional District (OP), the Neighborhood Service District (NS), and the General Business District (GB). The northernmost tip of the subject property is designated for "Low Density Residential" uses. However, the boundaries of the land uses shown on the Future Land Use Plan are not definite lines and therefore, it can be interpreted that the separation between "retail, office, and services" and "low density residential" should be separated by the creek.

However, the subject property is already zoned as Commercial District and is developed with an existing business.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Broadway Street (FM 518), a major thoroughfare with an ultimate right-of-way of 120 feet.

No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The Land Use and Urban Development Ordinance of the City has an entire chapter devoted to the construction of telecommunication towers and antennas. The purpose of the regulations are to maximize the use of new and existing towers to prevent the proliferation of unnecessary towers and to minimize the adverse visual impacts of towers and antennas through design, siting, landscaping, and screening requirements.

The tower site is already existing and is located behind existing buildings. The tower is also separated from a residential subdivision by a creek. The applicant has indicated that the existing tower is approximately 179 feet tall. The proposed carrier antenna would not increase the height of the tower.

The Land Use Ordinance also states that "the effects of radio frequency emissions on persons or the environment must not be considered in a proceeding involving an application for a specific use permit."

Site Plan Considerations:

The ordinance states that the applicant must also provide a site plan specifying the location of the towers, equipment buildings, access, parking, fencing, and landscaped areas. The applicant has provided a site plan, which shows the proposed lease area in relation to existing buildings. The site plan indicates that the lease area will be obscured by existing buildings.

A residential subdivision exists to the north of the subject property. The residential lots back up to the subject property, but are separated from the subject property by a creek. It appears that there is existing shrubbery along the fence line and creek areas to provide

screening of the base of the tower. The applicant has indicated that the size of the utility cabinet that is to be installed under the tower is approximately 4 to 6 feet tall.

Co-Location:

The Land Use Ordinance encourages co-location of tower facilities. The addition of the antenna to the existing tower provides co-location, thereby avoiding the need for new tower sites.

PUBLIC COMMENTS: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning Sign was placed on the subject property.

STAFF RECOMMENDATION: Staff recommends approval of the specific use permit, as proposed by the applicant, for the following reasons:

1. The proposed specific use permit provides for a wireless telecommunication antenna on an existing tower, which is permitted by specific use permit in the current C zoning of the subject property.
2. The applicant is not proposing to increase the height of the tower by the new antenna.
3. The addition of the antenna to the existing tower provides for co-location of these types of facilities on one tower.
4. The base of the tower, where the applicant is proposing to add the utility cabinet, is not visible from FM 518 due to the existing business located in the front of the tower, and the tower base is generally screened from the residential subdivision to the north by a creek and vegetative area.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan

Property Owner Notice

CITY OF PEARLAND

3523 Liberty Drive (Community Center), Pearland, Texas 77581
281-652-1742 FAX 281-652-1702 www.cityofpearland.com

ZONE CHANGE NO. 2006-011S

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, REGARDING:

A request by Cricket Communications, Inc., applicant for Cingular Wireless, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a Specific Use Permit for a Commercial Communications Tower in the Commercial District (C(S)), on the following described property, to wit:

Tower Shelter and Communication Equipment Personal Property, being out of Lot 5, Jenkins Subdivision, Abstract 111, Perry and Austin Survey, City of Pearland, Brazoria County, Texas (Generally Located on the North Side of FM 518 (Broadway Street), and East of Longwood Drive)

PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, FEBRUARY 20, 2006, AT 6:30 P.M.

An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll, in accordance with notification guidelines established by City Ordinance and State law.

At said hearing, all interested parties shall have the right and opportunity to appear and be heard on the subject. If you are unable to attend, but wish to have your opinions made a part of the public record, please complete the enclosed form and return it prior to the public hearing.

If you have any questions or need additional information please contact the City of Pearland Planning Department at (281) 652-1742 or tgrahmann@ci.pearland.tx.us.

May 2005



APPLICATION FOR A CHANGE IN ZONING

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 one:

- Change in Zoning Classification from: Zoned "C" to: _____
(List current zoning) (List proposed zoning)
- Specific Use Permit Request for: ADDING NEW CARRIER TO EXISTING TOWER.
(List proposed use)

Property Information:

Address: 1417 EAST BROADWAY Tax Account No. _____
 Subdivision: _____ Lot: _____ Block: _____

**** Attach a copy of the metes and bounds description, survey, or legal description****

Current use of property
(Type of structures on property): COMMUNICATION TOWER

Future/proposed use of property and reason for zone change: ADDING NEW CUSTOMER TO TOWER AND IN COMPOUND

PROPERTY OWNER INFORMATION:

NAME CINGULAR WIRELESS
 ADDRESS 1801 Valley View Lane
 CITY Farmers Branch STATE TX ZIP 75234
 PHONE (713) 553-2215
 FAX 713-964-9133
 E-MAIL ADDRESS shawn.thompson1@cingular.com

APPLICANT INFORMATION:

NAME CRICKET COMMUNICATIONS INC.
 ADDRESS 440 Benmar Drive, Suite 33
 CITY Houston STATE TX ZIP 77060
 PHONE 281-381-2913
 FAX 281-432-2006
 E-MAIL ADDRESS thomas.lewis@feni.com

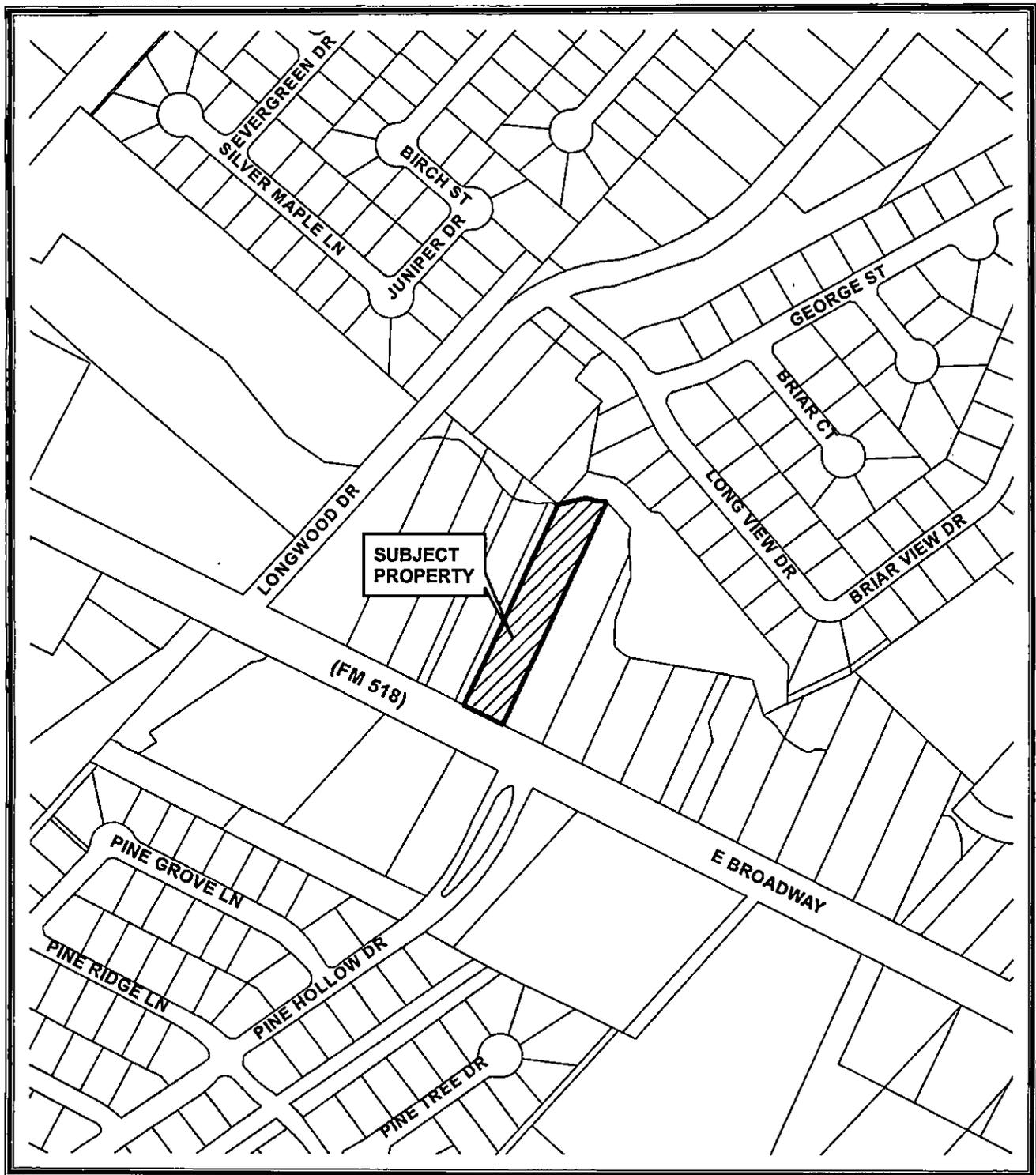
PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

Owner's Signature: [Signature] Date: 12-20-2005
 Agent's Signature: _____ Date: _____

OFFICE USE ONLY:

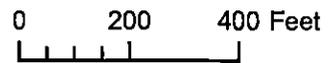
FEES PAID: <u>\$ 250.00</u>	DATE PAID: <u>12/22/05</u>	RECEIVED BY: <u>[Signature]</u>	APPLICATION NUMBER: <u>2006-115</u>
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APPLICATION IS CONSIDERED INCOMPLETE WITHOUT A METES AND BOUNDS DESCRIPTION OR SURVEY AND THE APPLICATION FEE

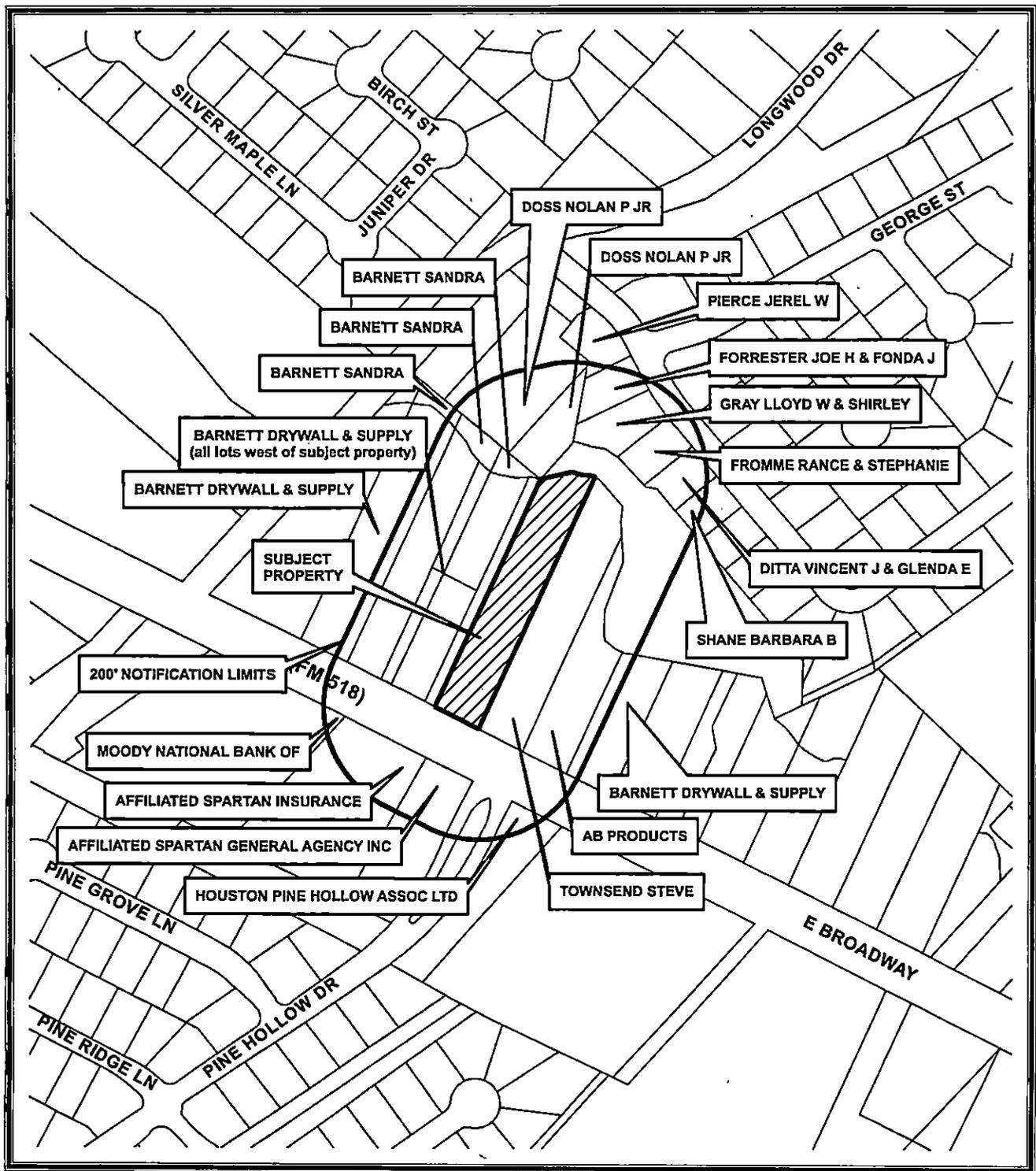


LOCATION MAP

**Zone Change
No. 2006-011S**

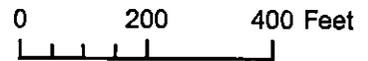
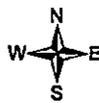


Map Prepared on January 27, 2006



OWNERSHIP MAP

Zone Change
No. 2006-011S

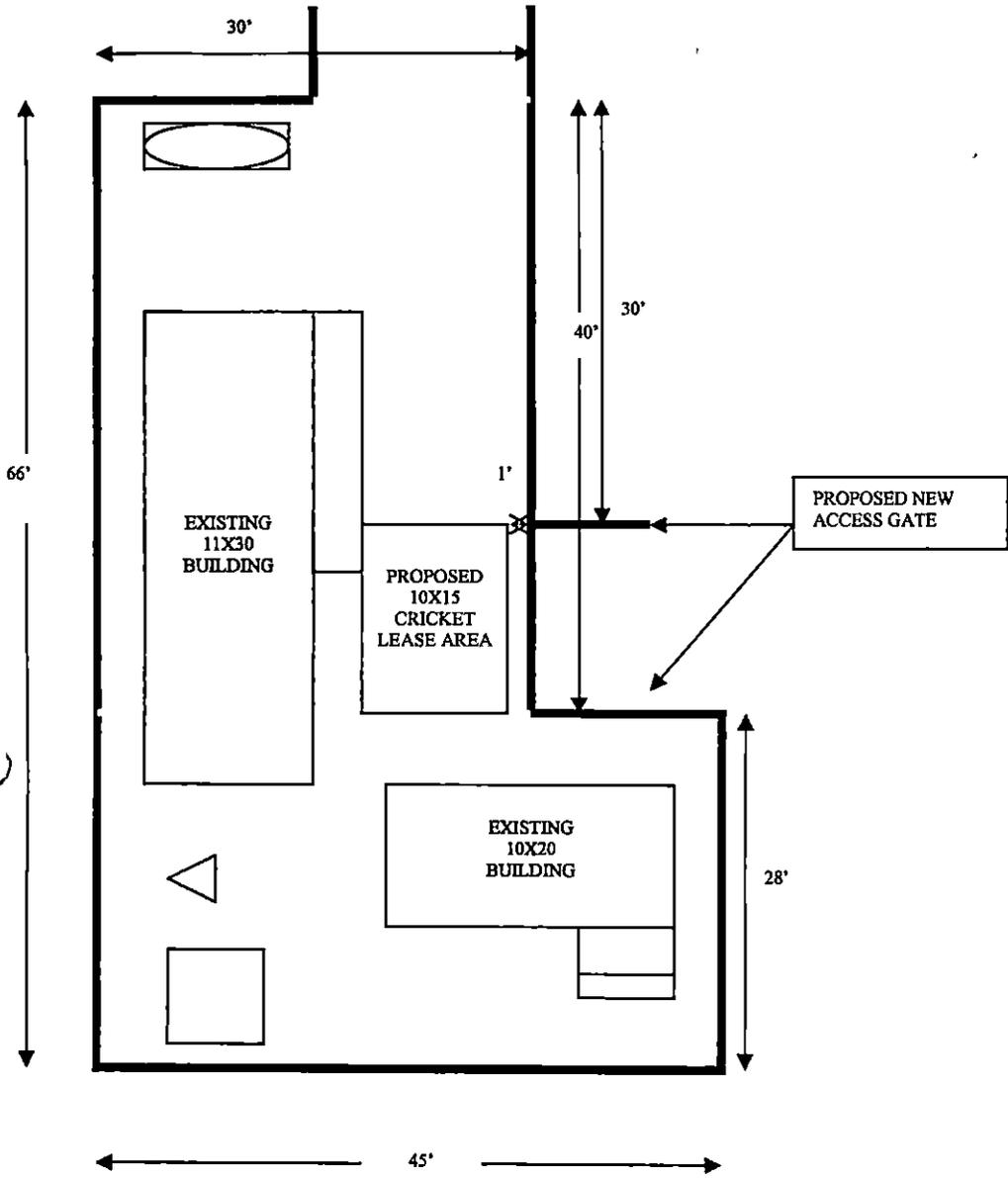


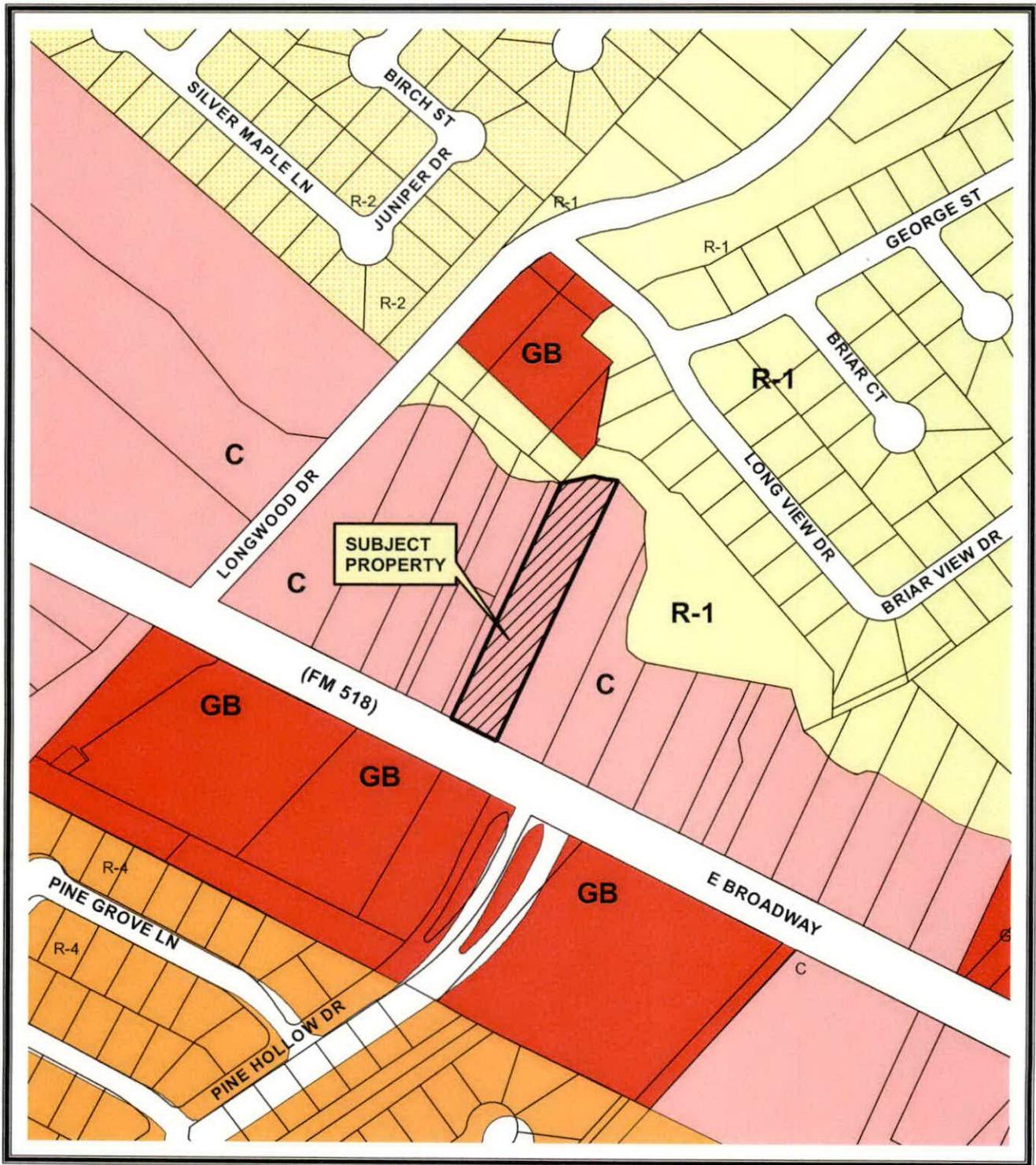
Map Prepared on January 27, 2006

ZONE CHANGE APPLICATION NO. 2006-11S
Property Owner Notification List

<u>PROP ID</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP CODE</u>	<u>LEGAL DESCRIPTION</u>
R498555	PIERCE JEREL W	1420 LONG VIEW DR	PEARLAND	TX	77581-6390	BRIARGLEN SEC 3 (A0111 PERRY & AUSTIN)(PEARLAND), BLOCK 2, LOT 1
R219011	BARNETT SANDRA	PO BOX 206	PEARLAND	TX	77588-0206	JENKINS (A0111 PERRY & AUSTIN), LOT 1A-2A-3A-4A, ACRES 0.440
R496673	PINE HOLLOW HOMEOWNERS ASSOC	2563 BAY AREA BLVD	HOUSTON	TX	77058-1521	PINE HOLLOW SEC 1-A (A0111 PERRY & AUSTIN), RES A, ACRES .175
R494638	HOUSTON PINE HOLLOW ASSOC LTD	2563 BAY AREA BLVD	HOUSTON	TX	77058-1521	JENKINS (A0111 PERRY & AUSTIN), LOT 31A-32-33-34, ACRES 5.4605
R507009	MOODY NATIONAL BANK OF GALVESTON	2302 POST OFFICE ST	GALVESTON	TX	77550	MOODY BANK, JENKINS (A0111 PERRY & AUSTIN), BL 1, RES A, ACRES 2.293
R498560	FROMME RANCE & STEPHANIE	1414 LONG VIEW DR	PEARLAND	TX	77581	BRIARGLEN SEC 3 (A0111 PERRY & AUSTIN)(PEARLAND), BLOCK 2, LOT 4
R219004	BARNETT DRYWALL & SUPPLY	PO BOX 206	PEARLAND	TX	77588-0206	JENKINS (A0111 PERRY & AUSTIN)(PEARLAND), LOT 1TO5, ACRES 6.530
R498561	DITTA VINCENT J & GLENDA E	1412 LONG VIEW DR	PEARLAND	TX	77581-6390	BRIARGLEN SEC 3 (A0111 PERRY & AUSTIN)(PEARLAND), BLOCK 2, LOT 5
R219004	BARNETT DRYWALL & SUPPLY	PO BOX 206	PEARLAND	TX	77588-0206	JENKINS (A0111 PERRY & AUSTIN)(PEARLAND), LOT 1TO5, ACRES 6.530
	CINGULAR WIRELESS	1801 VALLEY VIEW LANE	FARMERS BRANCH	TX	75234	PROPERTY OWNER
	CRICKET COMMUNICATIONS INC	440 BENMAR DRIVE SUITE 33	HOUSTON	TX	77060	APPLICANT
R498562	SHANE BARBARA B	1410 LONG VIEW DR	PEARLAND	TX	77581-6390	BRIARGLEN SEC 3 (A0111 PERRY & AUSTIN)(PEARLAND), BLOCK 2, LOT 6
R219004	BARNETT DRYWALL & SUPPLY	PO BOX 206	PEARLAND	TX	77588-0206	JENKINS (A0111 PERRY & AUSTIN)(PEARLAND), LOT 1TO5, ACRES 6.530
R219008	AB PRODUCTS	PO BOX 1018	PEARLAND	TX	77588-1018	JENKINS (A0111 PERRY & AUSTIN)(PEARLAND), LOT 7, ACRES 0.730
R502048	DOSS NOLAN P JR	182 CEDAR LN	LIVINGSTON	TX	77351-8206	HOIDALE (A0111 PERRY & AUSTIN)(PEARLAND), LOT 7A-8C-9C, ACRES 1.834
R219004	BARNETT DRYWALL & SUPPLY	PO BOX 206	PEARLAND	TX	77588-0206	JENKINS (A0111 PERRY & AUSTIN)(PEARLAND), LOT 1TO5, ACRES 6.530
R219004	BARNETT DRYWALL & SUPPLY	PO BOX 206	PEARLAND	TX	77588-0206	JENKINS (A0111 PERRY & AUSTIN)(PEARLAND), LOT 1TO5, ACRES 6.530
R498557	FORRESTER JOE H & FONDA J	1418 LONG VIEW DR	PEARLAND	TX	77581-6390	BRIARGLEN SEC 3 (A0111 PERRY & AUSTIN)(PEARLAND), BLOCK 2, LOT 2
R502048	DOSS NOLAN P JR	182 CEDAR LN	LIVINGSTON	TX	77351-8206	HOIDALE (A0111 PERRY & AUSTIN)(PEARLAND), LOT 7A-8C-9C, ACRES 1.834
R219011	BARNETT SANDRA	PO BOX 206	PEARLAND	TX	77588-0206	JENKINS (A0111 PERRY & AUSTIN), LOT 1A-2A-3A-4A, ACRES 0.440
R498558	GRAY LLOYD W & SHIRLEY	1416 LONG VIEW DR	PEARLAND	TX	77581-6390	BRIARGLEN SEC 3 (A0111 PERRY & AUSTIN)(PEARLAND), BLOCK 2, LOT 3
R219004	BARNETT DRYWALL & SUPPLY	PO BOX 206	PEARLAND	TX	77588-0206	JENKINS (A0111 PERRY & AUSTIN)(PEARLAND), LOT 1TO5, ACRES 6.530
R219011	BARNETT SANDRA	PO BOX 206	PEARLAND	TX	77588-0206	JENKINS (A0111 PERRY & AUSTIN), LOT 1A-2A-3A-4A, ACRES 0.440
R219004	BARNETT DRYWALL & SUPPLY	PO BOX 206	PEARLAND	TX	77588-0206	JENKINS (A0111 PERRY & AUSTIN)(PEARLAND), LOT 1TO5, ACRES 6.530
R219004	BARNETT DRYWALL & SUPPLY	PO BOX 206	PEARLAND	TX	77588-0206	JENKINS (A0111 PERRY & AUSTIN)(PEARLAND), LOT 1TO5, ACRES 6.530
R219007	TOWNSEND STEVE	1411 BROADWAY ST	PEARLAND	TX	77581-8308	JENKINS (A0111 PERRY & AUSTIN)(PEARLAND), LOT 6, ACRES 1.240
R219010	BARNETT DRYWALL & SUPPLY	PO BOX 206	PEARLAND	TX	77588-0206	JENKINS (A0111 PERRY & AUSTIN)(PEARLAND), LOT 8-9-10, ACRES 1.343
R514990	AFFILIATED SPARTAN INSURANCE	PO BOX 1608	FRIENDSWOOD	TX	77549-1608	SPARTAN PARK (A0111 PERRY & AUSTIN)(PEARLAND), BLOCK 1, LOT 2
R514989	AFFILIATED SPARTAN GENERAL AGENCY	PO BOX 1608	FRIENDSWOOD	TX	77549-1608	SPARTAN PARK (A0111 PERRY & AUSTIN)(PEARLAND), BLOCK 1, LOT 1

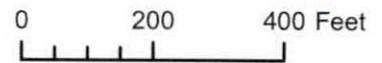
HOU-305-B SITE SKETCH



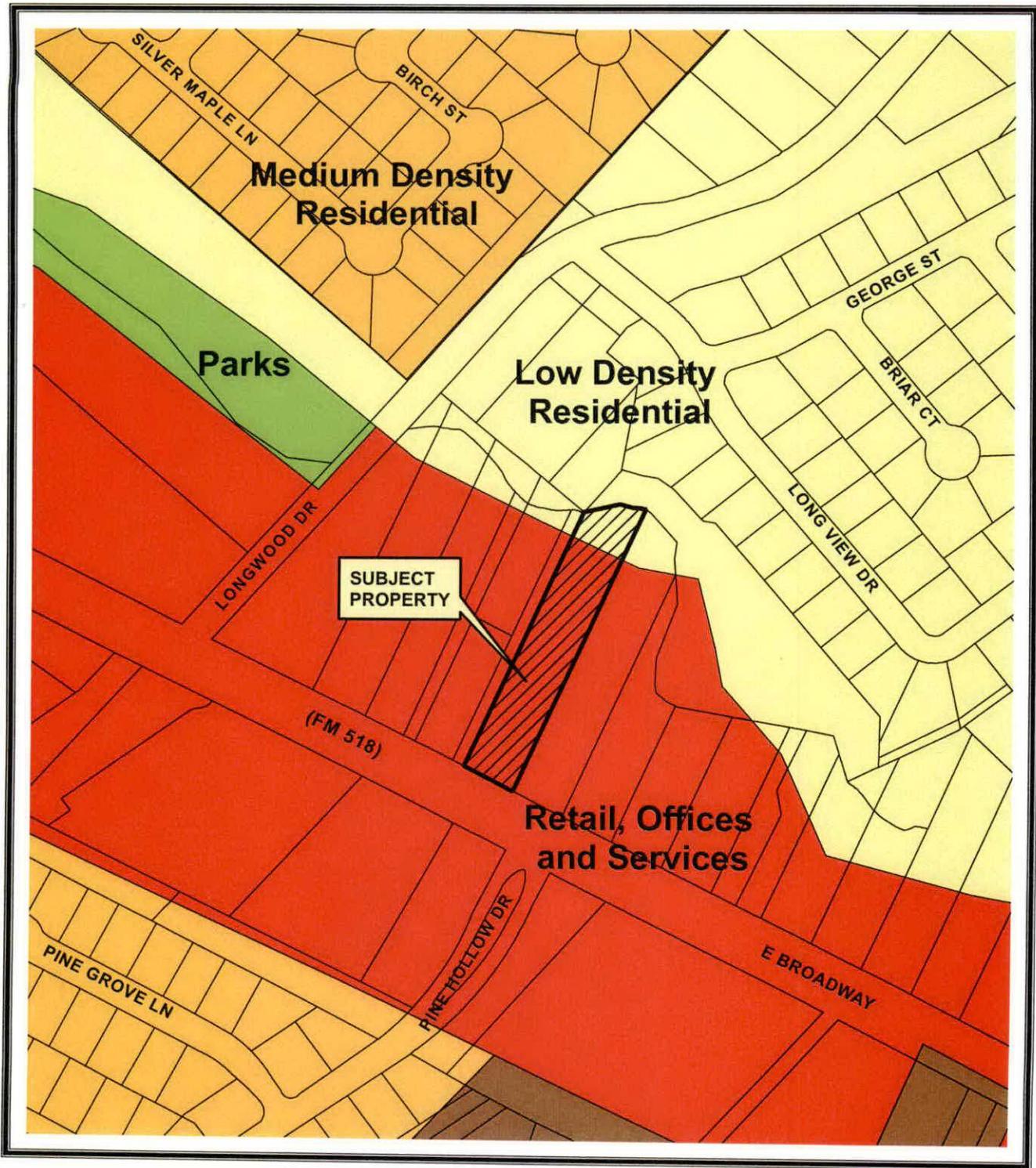


ZONING MAP

Zone Change
No. 2006-011S

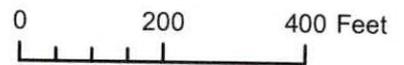


Map Prepared on January 27, 2006



FUTURE LAND USE PLAN

Zone Change
No. 2006-011S



Map Prepared on January 27, 2006

7:28 p.m.

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD FEBRUARY 20, 2006, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

Present

Mayor
Kevin Cole
Woody Owens
Richard Tetea
Larry Marcott
Steve Saboe

I. CALL TO ORDER

Mayor opened

II. PURPOSE OF HEARING

Ruby Reed

Zone Change 2006-11S

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~~ATS~~ P&Z
Ruby Sanders
Todd Iocco
Darrell Doss
Susan Sherrouse
Henry Fuertes
Neil West
Sheryl Greiner

APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

Theresa Grahamann explained JPH process

Theresa read staff report. Staff recommends approval

Also present

Jarrin Coker
Nighwan
Bill Eise
Lick
Mike
Fred
Lata
Theresa
Diana
Richard
Judy

B. APPLICANT PRESENTATION

Thomas Lewis - represents Cricket Communications, Inc. - introduced himself.

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

No one present to speak for or against.

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

Mayor leid questioned the 2 towers, their differences.

No questions from Council / Commission / Staff

VI. ADJOURNMENT

1:35

MINUTES OF THE JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON FEBRUARY 20, 2006, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

The public hearing was called to order at 7:28 p.m. Mayor Tom Reid opened the hearing for both the City Council and the Planning and Zoning Commission, with the following present:

Mayor Tom Reid	P & Z Chairperson Ruby Sandars
Mayor Pro-Tem Kevin Cole	P & Z Vice Chairperson Todd Iocco
Councilmember Steve Saboe	P & Z Commissioner Neil West
Councilmember Woody Owens	P & Z Commissioner Sheryl Greiner
Councilmember Larry Marcott	P & Z Commissioner Henry Fuyertes
Councilmember Richard Tetens	P & Z Commissioner Susan Sherrouse
	P & Z Commissioner Darrell Diggs

Also in attendance: City Attorney Darrin Coker; City Manager Bill Eisen; Assistant City Manager Nicholas Finan; Assistant City Manager Mike Hodge; City Engineer Doug Kneupper, Deputy City Attorney Nghiem Doan, PEDC Director Fred Welch, Planning Director Lata Krishnarao; Senior Planner Theresa Grahmann, Plans and Plat Administrator Richard Keller, Planner 1 Diana DuCroz, and Planning Administrative Secretary Judy Krajca.

Senior Planner Theresa Grahmann explained the Joint Public Hearing process for the attending public, and explained that the Planning & Zoning Commission Meeting will immediately follow the Joint Public Hearing.

PURPOSE OF HEARING

ZONE CHANGE 2006-11S

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Chairperson Ruby Sandars read the purpose into the record.

Senior Planner Theresa Grahmann presented the Staff Report. Staff recommended approval of this Specific Use Permit.

Thomas Lewis, of 9757 Windwater Dr., Apt. 2201, Houston, TX 77075 was a representative for Cricket Communications, Inc. He stated he was there on behalf of the applicant and to answer any questions.

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

Mayor Reid asked Senior Planner Theresa Grahmann to ^{clarify} identify on the overhead presentation the tower. ^{site.}

There were no further questions from the Council/Commission/Staff.

The Public Hearing for Zone Change 2006-06Z was adjourned at 7:35 p.m. ^{OK}

ADJOURNMENT

The hearing was adjourned by Mayor Reid at 7:35 p.m.

These minutes are respectfully submitted by:

Judy D. Krajca
Planning Administrative Secretary

Minutes approved as submitted and/or corrected on this _____ day of _____, 2006.

Tom Reid
Mayor

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: Thomas Lewis

Full Address: 9757 Windwater Dr. Apt: 2201

(include zip) Houston, TX 77075

I wish to speak regarding Item No. 2006-115- Zent Change

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**JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF FEBRUARY 20, 2006**

Zone Change No. 2006-11S

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Planning and Zoning Commission

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The applicant is proposing to add another carrier to the existing tower. The proposed antenna would not increase the height of the tower. The applicant is also proposing to add a small cabinet to the ground beneath the tower.

There is another tower within very close proximity to the subject property, generally south and slightly east of the subject property. The tower closest to FM 518 is not the tower under consideration for the Specific Use Permit. The tower closest to the creek, behind the existing buildings, is the tower that has been submitted for this Specific Use Permit.

The Land Use and Urban Development Ordinance requires a specific use permit for a commercial tower in the C district, as well as the other non-residential districts.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Single Family Dwelling District (R-1)	Single family residential lots and houses
South	General Business District (GB)	Retail or commercial businesses
East	Commercial District (C)	Retail or commercial businesses
West	Commercial District (C)	Retail or commercial businesses

CONFORMANCE TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE: The subject property is already zoned as Commercial District, and is a lease space/easement on an existing lot.

The applicant will be required to comply with all other requirements of the Land Use and Urban Development Ordinance.

PLATTING STATUS: The subject property is located on a lot that is part of the Jenkins Subdivision. Therefore, further platting is not required at this time.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends "Retail, Offices, and Services" for the subject property and for many of the surrounding properties along Broadway Street. The Comprehensive Plan further indicates that the appropriate zoning districts for "Retail,

Offices, and Services" are the Office and Professional District (OP), the Neighborhood Service District (NS), and the General Business District (GB). The northernmost tip of the subject property is designated for "Low Density Residential" uses. However, the boundaries of the land uses shown on the Future Land Use Plan are not definite lines and therefore, it can be interpreted that the separation between "retail, office, and services" and "low density residential" should be separated by the creek.

However, the subject property is already zoned as Commercial District and is developed with an existing business.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Broadway Street (FM 518), a major thoroughfare with an ultimate right-of-way of 120 feet.

No other roadways affect the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The Land Use and Urban Development Ordinance of the City has an entire chapter devoted to the construction of telecommunication towers and antennas. The purpose of the regulations are to maximize the use of new and existing towers to prevent the proliferation of unnecessary towers and to minimize the adverse visual impacts of towers and antennas through design, siting, landscaping, and screening requirements.

The tower site is already existing and is located behind existing buildings. The tower is also separated from a residential subdivision by a creek. The applicant has indicated that the existing tower is approximately 179 feet tall. The proposed carrier antenna would not increase the height of the tower.

The Land Use Ordinance also states that "the effects of radio frequency emissions on persons or the environment must not be considered in a proceeding involving an application for a specific use permit."

Site Plan Considerations:

The ordinance states that the applicant must also provide a site plan specifying the location of the towers, equipment buildings, access, parking, fencing, and landscaped areas. The applicant has provided a site plan, which shows the proposed lease area in relation to existing buildings. The site plan indicates that the lease area will be obscured by existing buildings.

A residential subdivision exists to the north of the subject property. The residential lots back up to the subject property, but are separated from the subject property by a creek. It appears that there is existing shrubbery along the fence line and creek areas to provide

screening of the base of the tower. The applicant has indicated that the size of the utility cabinet that is to be installed under the tower is approximately 4 to 6 feet tall.

Co-Location:

The Land Use Ordinance encourages co-location of tower facilities. The addition of the antenna to the existing tower provides co-location, thereby avoiding the need for new tower sites.

PUBLIC COMMENTS: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning Sign was placed on the subject property.

STAFF RECOMMENDATION: Staff recommends approval of the specific use permit, as proposed by the applicant, for the following reasons:

1. The proposed specific use permit provides for a wireless telecommunication antenna on an existing tower, which is permitted by specific use permit in the current C zoning of the subject property.
2. The applicant is not proposing to increase the height of the tower by the new antenna.
3. The addition of the antenna to the existing tower provides for co-location of these types of facilities on one tower.
4. The base of the tower, where the applicant is proposing to add the utility cabinet, is not visible from FM 518 due to the existing business located in the front of the tower, and the tower base is generally screened from the residential subdivision to the north by a creek and vegetative area.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan

PROPERTY OWNER NOTICE

CITY OF PEARLAND

3523 Liberty Drive (Community Center), Pearland, Texas 77581
281-652-1742 FAX 281-652-1702 www.cityofpearland.com

ZONE CHANGE NO. 2006-011S

NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, REGARDING:

A request by Cricket Communications, Inc., applicant for Cingular Wireless, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a Specific Use Permit for a Commercial Communications Tower in the Commercial District (C(S)), on the following described property, to wit:

Tower Shelter and Communication Equipment Personal Property, being out of Lot 5, Jenkins Subdivision, Abstract 111, Perry and Austin Survey, City of Pearland, Brazoria County, Texas (Generally Located on the North Side of FM 518 (Broadway Street), and East of Longwood Drive)

**PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL**

LOCATED AT

3519 Liberty Drive, Pearland, Texas

on

MONDAY, FEBRUARY 20, 2006, AT 6:30 P.M.

An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll, in accordance with notification guidelines established by City Ordinance and State law.

At said hearing, all interested parties shall have the right and opportunity to appear and be heard on the subject. If you are unable to attend, but wish to have your opinions made a part of the public record, please complete the enclosed form and return it prior to the public hearing.

If you have any questions or need additional information please contact the City of Pearland Planning Department at (281) 652-1742 or tgrahmann@ci.pearland.tx.us.

May 2005



APPLICATION FOR A CHANGE IN ZONING

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 one:

Change in Zoning Classification from: Zoned "C" to: _____
(List current zoning) (List proposed zoning)

Specific Use Permit Request for: ADDING NEW CARRIER TO EXISTING TOWER.
(List proposed use)

Property Information:

Address: 1417 EAST BROADWAY Tax Account No. _____

Subdivision: _____ Lot: _____ Block: _____

**** Attach a copy of the metes and bounds description, survey, or legal description****

Current use of property
(Type of structures on property): COMMUNICATION TOWER

Future/proposed use of property and reason for zone change: ADDING NEW CUSTOMER TO TOWER AND IN COMPOUND

PROPERTY OWNER INFORMATION:

NAME CINGULAR WIRELESS

ADDRESS 1801 Valley View Lane

CITY Farmers Branch STATE TX ZIP 75234

PHONE (713) 553-2215

FAX 713-964-9133

E-MAIL ADDRESS shawn.thompson1@cingular.com

APPLICANT INFORMATION:

NAME CRICKET COMMUNICATIONS INC.

ADDRESS 440 Benmar Drive, Suite 33

CITY Houston STATE TX ZIP 77060

PHONE 281-381-2913

FAX 281-432-2006

E-MAIL ADDRESS thomas.lewis@feni.com

PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

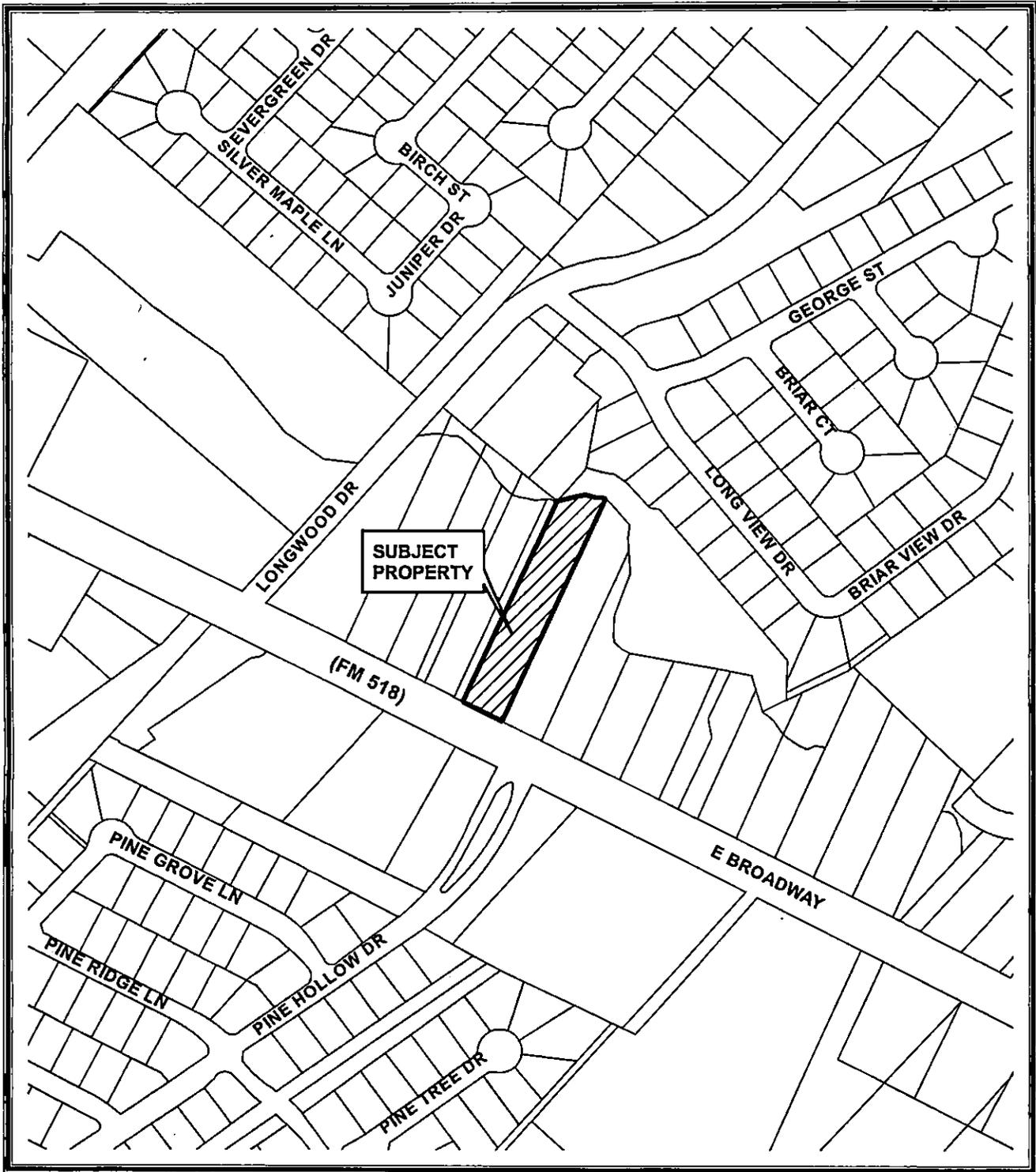
Owner's Signature: [Signature] Date: 12-20-2005

Agent's Signature: _____ Date: _____

OFFICE USE ONLY:

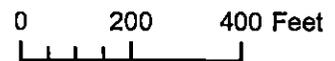
FEES PAID: # <u>250.00</u>	DATE PAID: <u>12/22/05</u>	RECEIVED BY: <u>[Signature]</u>	APPLICATION NUMBER: <u>2006-115</u>
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*****APPLICATION IS CONSIDERED INCOMPLETE WITHOUT A METES AND BOUNDS DESCRIPTION OR SURVEY AND THE APPLICATION FEE*****

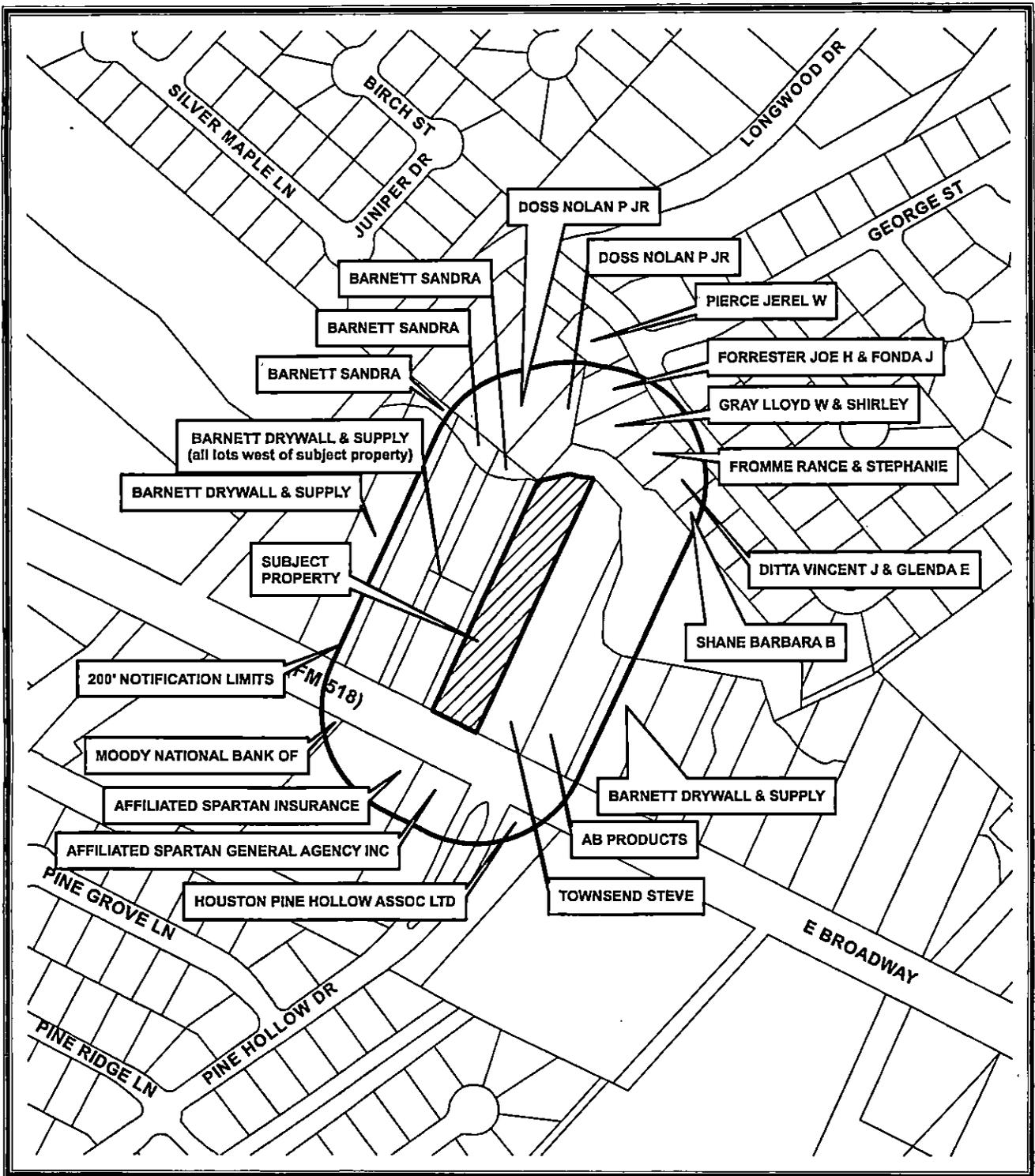


LOCATION MAP

**Zone Change
No. 2006-011S**

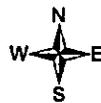


Map Prepared on January 27, 2006



OWNERSHIP MAP

**Zone Change
No. 2006-011S**



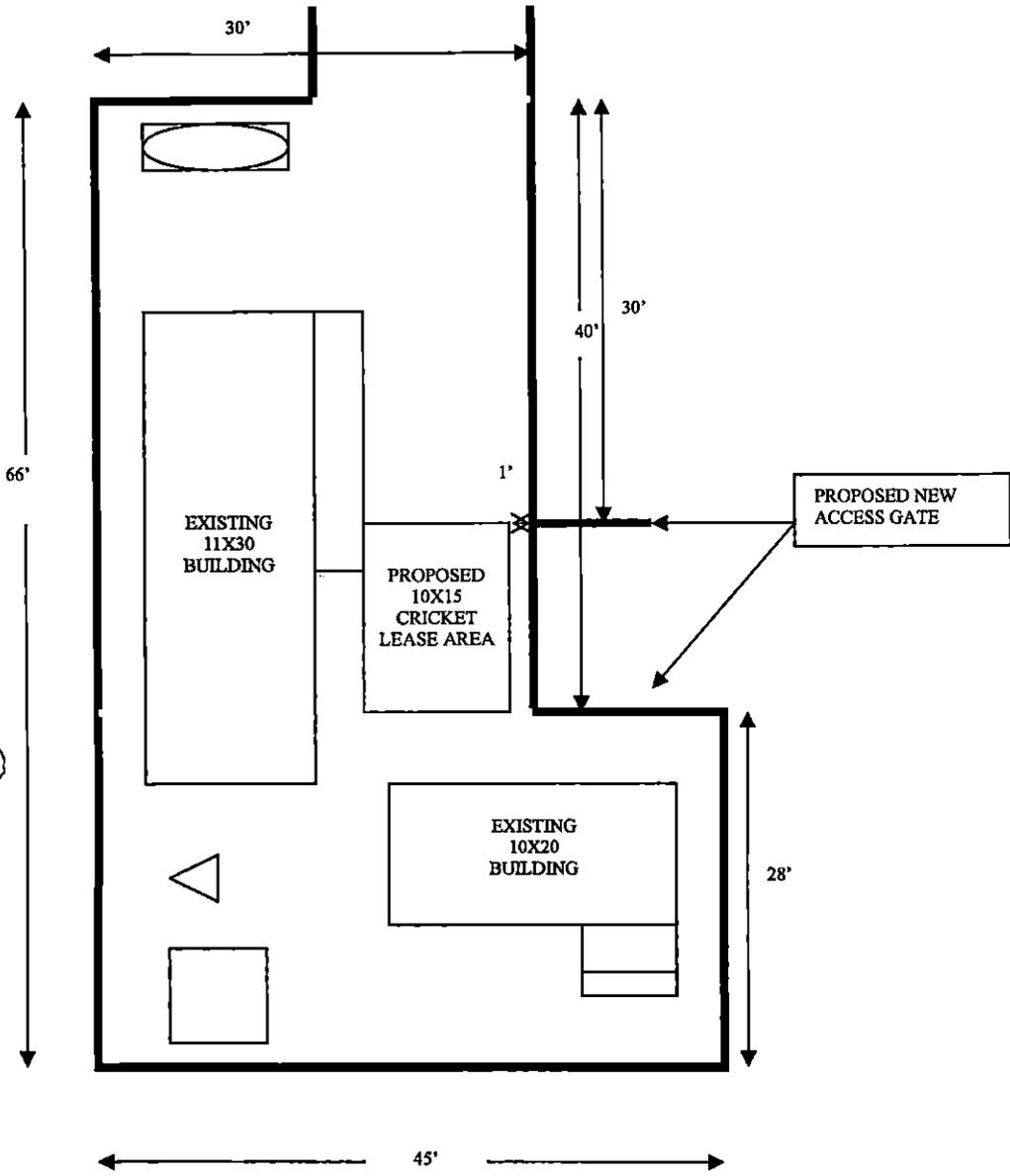
0 200 400 Feet

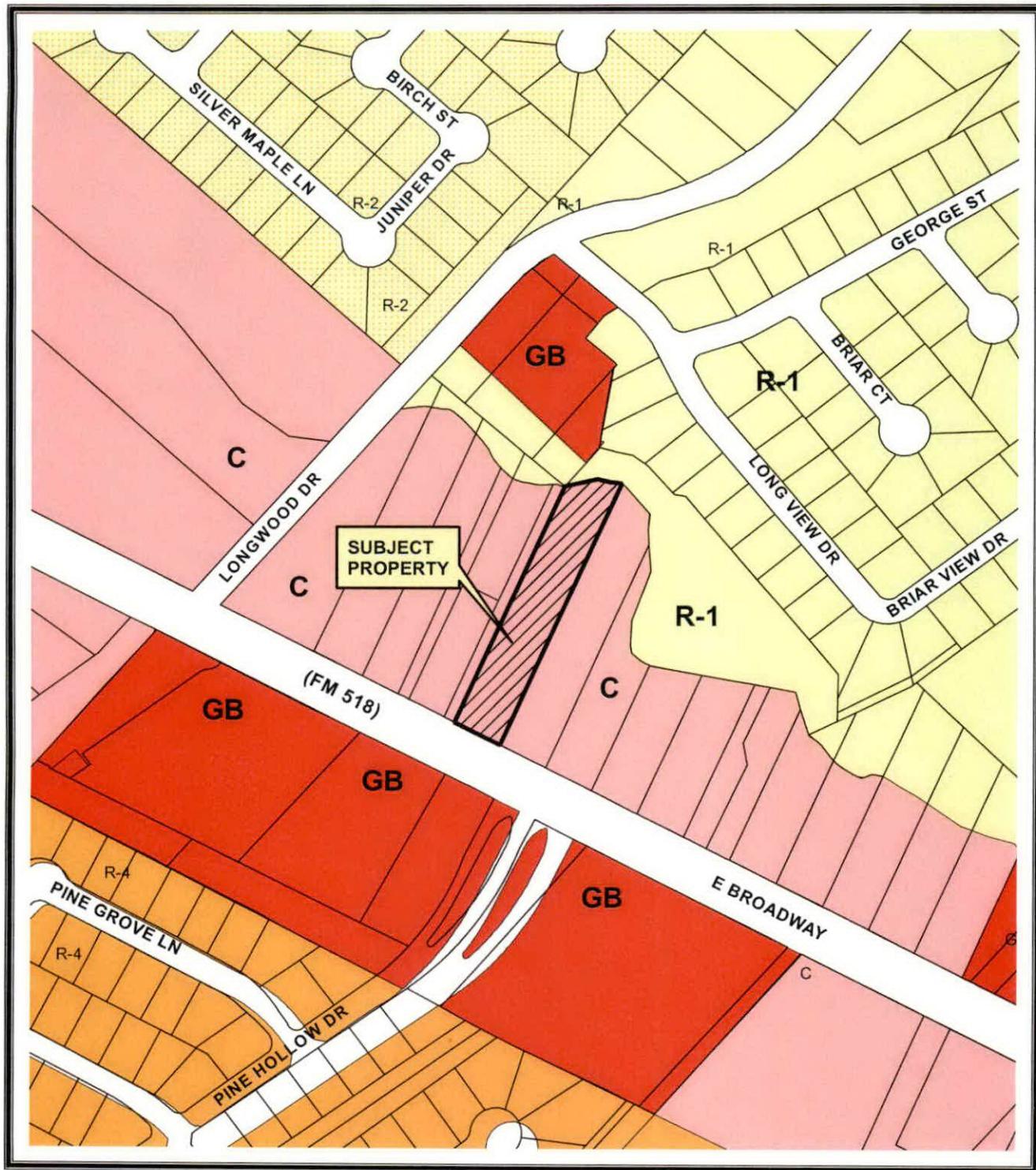
Map Prepared on January 27, 2006

ZONE CHANGE APPLICATION NO. 2006-11S
Property Owner Notification List

<u>PROP ID</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP CODE</u>	<u>LEGAL DESCRIPTION</u>
R498555	PIERCE JEREL W	1420 LONG VIEW DR	PEARLAND	TX	77581-6390	BRIARGLEN SEC 3 (A0111 PERRY & AUSTIN)(PEARLAND), BLOCK 2, LOT 1
R219011	BARNETT SANDRA	PO BOX 206	PEARLAND	TX	77588-0206	JENKINS (A0111 PERRY & AUSTIN), LOT 1A-2A-3A-4A, ACRES 0.440
R496673	PINE HOLLOW HOMEOWNERS ASSOC	2563 BAY AREA BLVD	HOUSTON	TX	77058-1521	PINE HOLLOW SEC 1-A (A0111 PERRY & AUSTIN), RES A, ACRES .175
R494638	HOUSTON PINE HOLLOW ASSOC LTD	2563 BAY AREA BLVD	HOUSTON	TX	77058-1521	JENKINS (A0111 PERRY & AUSTIN), LOT 31A-32-33-34, ACRES 5.4605
R507009	MOODY NATIONAL BANK OF GALVESTON	2302 POST OFFICE ST	GALVESTON	TX	77550	MOODY BANK, JENKINS (A0111 PERRY & AUSTIN), BL 1, RES A, ACRES 2.293
R498560	FROMME RANCE & STEPHANIE	1414 LONG VIEW DR	PEARLAND	TX	77581	BRIARGLEN SEC 3 (A0111 PERRY & AUSTIN)(PEARLAND), BLOCK 2, LOT 4
R219004	BARNETT DRYWALL & SUPPLY	PO BOX 206	PEARLAND	TX	77588-0206	JENKINS (A0111 PERRY & AUSTIN)(PEARLAND), LOT 1TO5, ACRES 6.530
R498561	DITTA VINCENT J & GLENDA E	1412 LONG VIEW DR	PEARLAND	TX	77581-6390	BRIARGLEN SEC 3 (A0111 PERRY & AUSTIN)(PEARLAND), BLOCK 2, LOT 5
R219004	BARNETT DRYWALL & SUPPLY	PO BOX 206	PEARLAND	TX	77588-0206	JENKINS (A0111 PERRY & AUSTIN)(PEARLAND), LOT 1TO5, ACRES 6.530
	CINGULAR WIRELESS	1801 VALLEY VIEW LANE	FARMERS BRANCH	TX	75234	PROPERTY OWNER
	CRICKET COMMUNICATIONS INC	440 BENMAR DRIVE SUITE 33	HOUSTON	TX	77060	APPLICANT
R498562	SHANE BARBARA B	1410 LONG VIEW DR	PEARLAND	TX	77581-6390	BRIARGLEN SEC 3 (A0111 PERRY & AUSTIN)(PEARLAND), BLOCK 2, LOT 6
R219004	BARNETT DRYWALL & SUPPLY	PO BOX 206	PEARLAND	TX	77588-0206	JENKINS (A0111 PERRY & AUSTIN)(PEARLAND), LOT 1TO5, ACRES 6.530
R219008	AB PRODUCTS	PO BOX 1018	PEARLAND	TX	77588-1018	JENKINS (A0111 PERRY & AUSTIN)(PEARLAND), LOT 7, ACRES 0.730
R502048	DOSS NOLAN P JR	182 CEDAR LN	LIVINGSTON	TX	77351-8206	HOIDALE (A0111 PERRY & AUSTIN)(PEARLAND), LOT 7A-8C-9C, ACRES 1.834
R219004	BARNETT DRYWALL & SUPPLY	PO BOX 206	PEARLAND	TX	77588-0206	JENKINS (A0111 PERRY & AUSTIN)(PEARLAND), LOT 1TO5, ACRES 6.530
R219004	BARNETT DRYWALL & SUPPLY	PO BOX 206	PEARLAND	TX	77588-0206	JENKINS (A0111 PERRY & AUSTIN)(PEARLAND), LOT 1TO5, ACRES 6.530
R498557	FORRESTER JOE H & FONDA J	1418 LONG VIEW DR	PEARLAND	TX	77581-6390	BRIARGLEN SEC 3 (A0111 PERRY & AUSTIN)(PEARLAND), BLOCK 2, LOT 2
R502048	DOSS NOLAN P JR	182 CEDAR LN	LIVINGSTON	TX	77351-8206	HOIDALE (A0111 PERRY & AUSTIN)(PEARLAND), LOT 7A-8C-9C, ACRES 1.834
R219011	BARNETT SANDRA	PO BOX 206	PEARLAND	TX	77588-0206	JENKINS (A0111 PERRY & AUSTIN), LOT 1A-2A-3A-4A, ACRES 0.440
R498558	GRAY LLOYD W & SHIRLEY	1416 LONG VIEW DR	PEARLAND	TX	77581-6390	BRIARGLEN SEC 3 (A0111 PERRY & AUSTIN)(PEARLAND), BLOCK 2, LOT 3
R219004	BARNETT DRYWALL & SUPPLY	PO BOX 206	PEARLAND	TX	77588-0206	JENKINS (A0111 PERRY & AUSTIN)(PEARLAND), LOT 1TO5, ACRES 6.530
R219011	BARNETT SANDRA	PO BOX 206	PEARLAND	TX	77588-0206	JENKINS (A0111 PERRY & AUSTIN), LOT 1A-2A-3A-4A, ACRES 0.440
R219004	BARNETT DRYWALL & SUPPLY	PO BOX 206	PEARLAND	TX	77588-0206	JENKINS (A0111 PERRY & AUSTIN)(PEARLAND), LOT 1TO5, ACRES 6.530
R219004	BARNETT DRYWALL & SUPPLY	PO BOX 206	PEARLAND	TX	77588-0206	JENKINS (A0111 PERRY & AUSTIN)(PEARLAND), LOT 1TO5, ACRES 6.530
R219007	TOWNSEND STEVE	1411 BROADWAY ST	PEARLAND	TX	77581-8308	JENKINS (A0111 PERRY & AUSTIN)(PEARLAND), LOT 6, ACRES 1.240
R219010	BARNETT DRYWALL & SUPPLY	PO BOX 206	PEARLAND	TX	77588-0206	JENKINS (A0111 PERRY & AUSTIN)(PEARLAND), LOT 8-9-10, ACRES 1.343
R514990	AFFILIATED SPARTAN INSURANCE	PO BOX 1608	FRIENDSWOOD	TX	77549-1608	SPARTAN PARK (A0111 PERRY & AUSTIN)(PEARLAND), BLOCK 1, LOT 2
R514989	AFFILIATED SPARTAN GENERAL AGENCY	PO BOX 1608	FRIENDSWOOD	TX	77549-1608	SPARTAN PARK (A0111 PERRY & AUSTIN)(PEARLAND), BLOCK 1, LOT 1

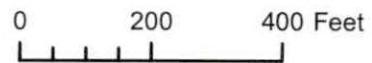
HOU-305-B SITE SKETCH



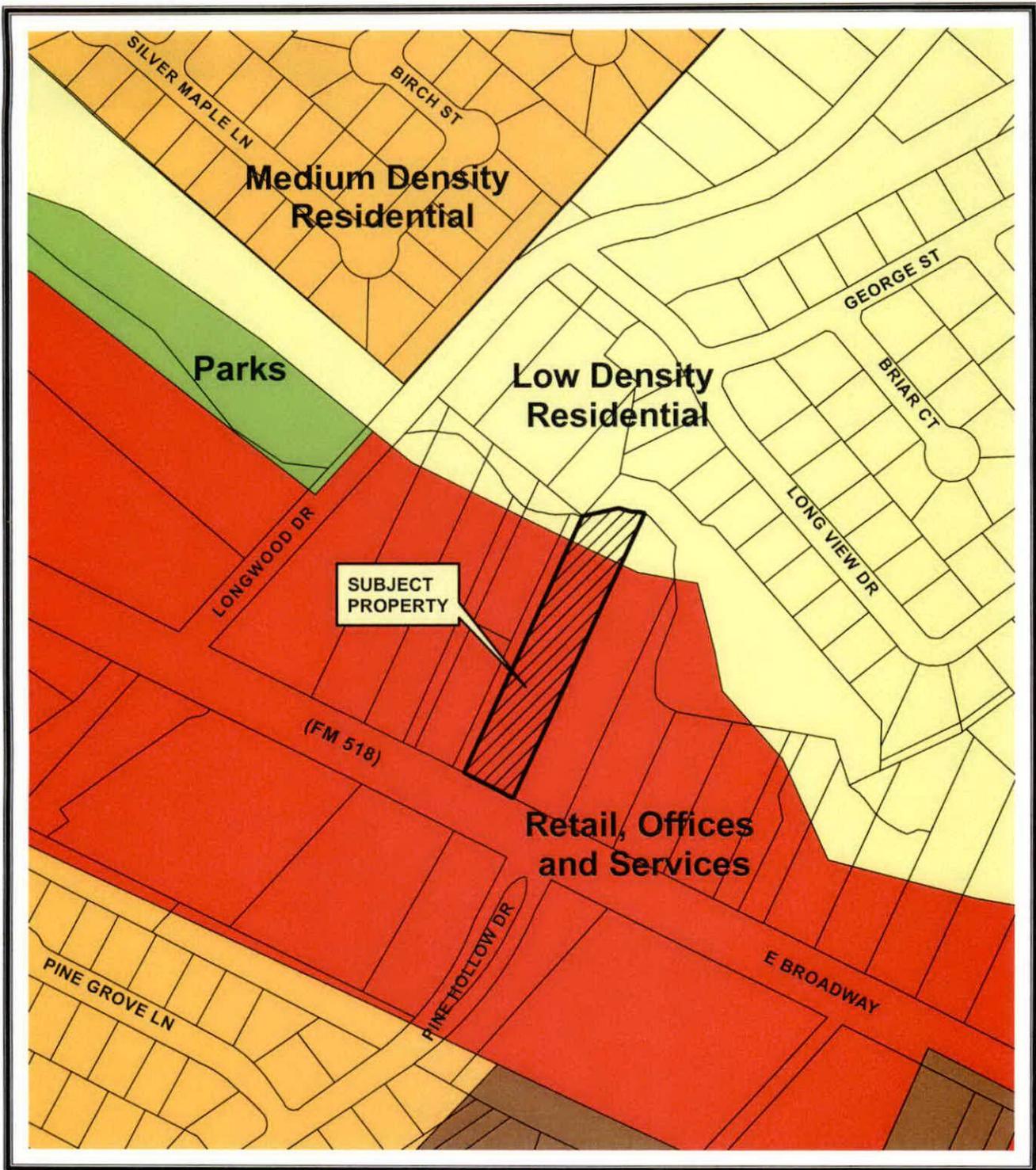


ZONING MAP

Zone Change
No. 2006-011S

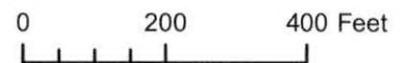


Map Prepared on January 27, 2006



FUTURE LAND USE PLAN

Zone Change
No. 2006-011S



Map Prepared on January 27, 2006

FINAL PLAT SUBMITTAL APPLICATION

FEB 13 2006

DATE FILED: 2-13-06 P&Z MEETING DATE: 2/20/06

SUBDIVISION NAME/LOCATION: Medical Commons of Pearland
City of Pearland, Brazoria County, Texas

Lot(s): 0 Block(s): 1 Tracts: 5
Reserve(s): 5

PRIMARY CONTACT: Lin Engineering, Inc. : Robert Lin

MAILING ADDRESS: 11806 Wilcrest, Suite 200

CITY, STATE, ZIP: Houston, Texas 77031

PHONE: 281-530-3168 FAX: 281-530-8279

E-MAIL ADDRESS: lei@lineng.cc

OWNER NAME: Medical Commons of Silverlake, Ltd.

MAILING ADDRESS: 8325 Broadway #202-8A

CITY, STATE, ZIP: Pearland, Texas 77584

PHONE: 832-758-1105 FAX: _____

E-MAIL ADDRESS: _____

The following required documents must accompany a final plat when submitted to Staff:

- 22 folded prints of Final Plat OK
- 2 sets of Final Plat mylars (3 sets if in E.U.) OK
- Show Approval of Construction Plans
- Show Approval of Drainage Report OK
- Show Approval of Traffic Impact Analysis
- Tree Disposition Plan
- Current Title Report OK
- computer Disk
- Final Plat Staff Review Mark-Up OK
- Completed Checklist OK
- Any variance requests submitted in letter form
- Application fee 772.58
(\$400, plus \$4 per lot, or \$25 per acre)
- Certified Tax Certificates (no taxes can be due)
- N/A Park Fees (if required)

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____ Signature: _____

Fee: \$ 772.58 (Owner) Date Paid: 2-13-06 (Agent) Receipt No.: 83950

MEDICAL COMMONS OF PEARLAND

FINAL PLAT – STAFF REPORT

P & Z MEETING DATE: February 20, 2006

APPLICANT: Robert Lin, Lin Engineering Inc, for Medical Commons of Silverlake, Ltd, owner.

REQUEST: Final Plat of 14.9033 acres zoned General Business (GB) for five lots. The Preliminary Plat was approved on December 5, 2005.

GENERAL LOCATION: The property is located at the northwest corner of Broadway and C.R. 90/Silverlake Blvd. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is currently undeveloped.

ZONING: General Business (GB). The proposed plat is consistent with the zoning.

SURROUNDING USES: The properties to the east and west are zoned General Business. The lot to the north is zoned PUD, and the properties south of Broadway are located in the ETJ.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Retail, Offices and Services. The existing zoning and proposed development are consistent with the Comprehensive Plan.

TRAFFIC IMPACTS: The Traffic Impact Analysis has been approved. A portion of the property will be dedicated for the extension of Silverlake Boulevard north of Broadway.

UTILITIES AND INFRASTRUCTURE: Water and sewer are available.

STORMWATER MANAGEMENT: Stormwater detention is being provided onsite.

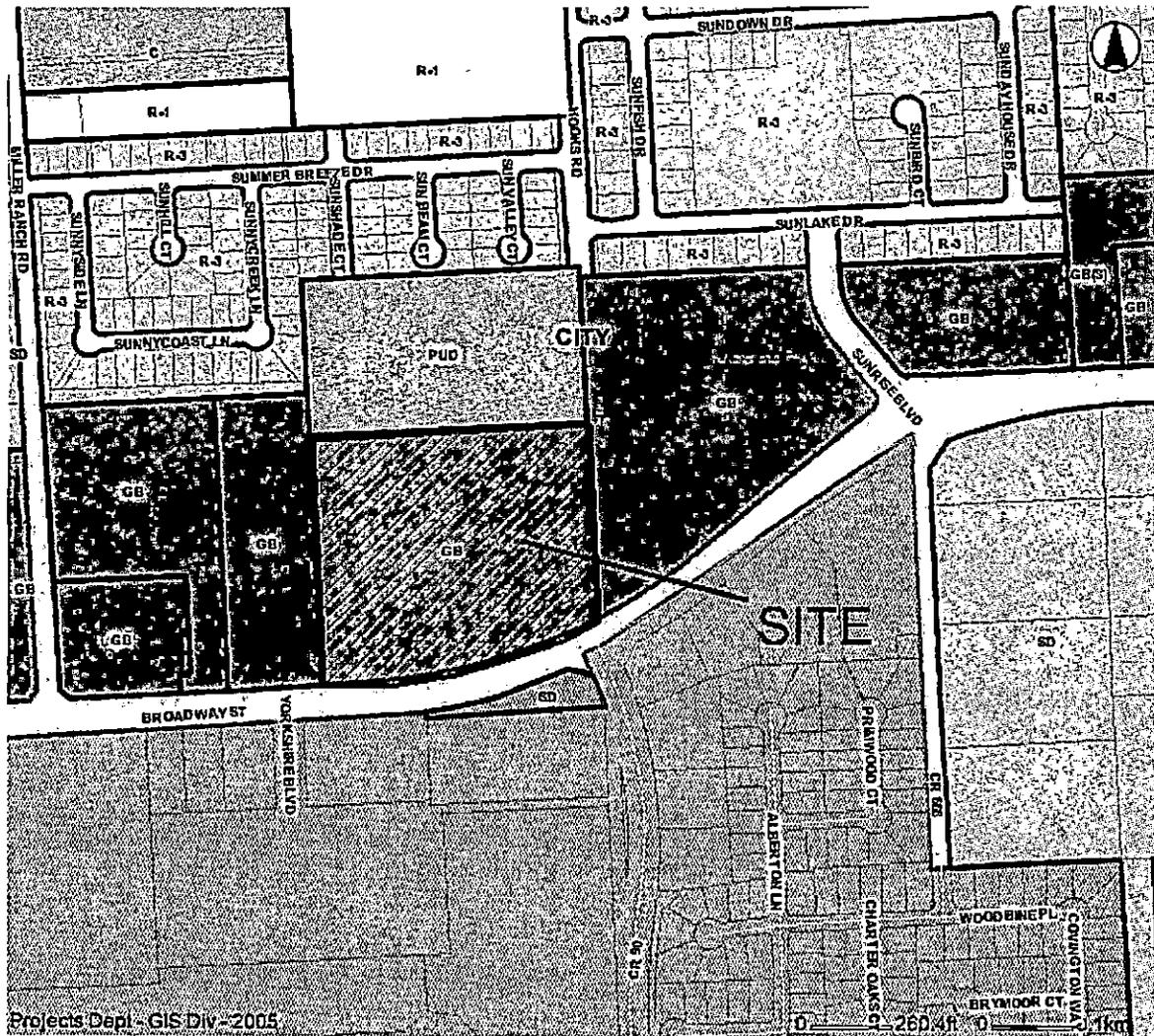
PARKS AND OPEN SPACE: Park fees are not required.

OUTSTANDING ITEMS:

1. Approved construction plans and drainage plans are still needed.
2. The 10-ft easement along Silverlake Parkway should be labeled as a 10-ft W.S.E.
3. Signatures and seal are needed.

ATTACHMENTS:

1. Application Form
2. Final Plat



Projects Dept. - GIS Div - 2005

FINAL PLAT SUBMITTAL APPLICATION
(Page 1 of Application)

DATE FILED: 2/13/2006 P&Z MEETING DATE: 20 Feb. 2006

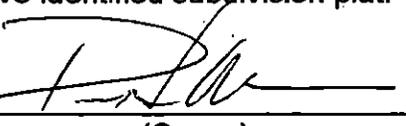
SUBDIVISION NAME/LOCATION: Parkside @ Pearland

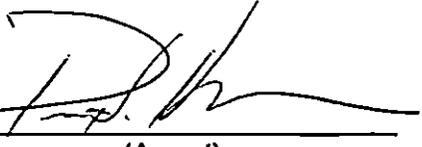
Lot(s): 39, Block(s): 4, Reserve(s): 3

PRIMARY CONTACT: Paul A. Dickson
MAILING ADDRESS: 4203 YOKUM #110
CITY, STATE, ZIP: Houston, TX. 77006
PHONE: 713.528.8700 FAX: 713.528.2700
E-MAIL ADDRESS: PAULD@hhomes.us.

OWNER NAME: Parkside @ Pearland Land Co, LP.
MAILING ADDRESS: 4203 YOKUM #110
CITY, STATE, ZIP: Houston, TX. 77006
PHONE: 713.528.2700 FAX: 713.528.2703
E-MAIL ADDRESS: PAULD@hhomes.us.

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: 
(Owner)

Signature: 
(Agent)

Fee: \$ _____ Date Paid: _____ Receipt No.: _____

PARKSIDE AT PEARLAND

FINAL PLAT – STAFF REPORT

P & Z MEETING DATE: February 20, 2006

APPLICANT: Paul H. Dickson of the Parkside at Pearland Land Company, LP.

REQUEST: Final Plat subdivision of 10.036 acres in the Parkside at Pearland PUD for 39 lots for garden homes. The PUD was approved on October 11, 2004. The Preliminary Plat was approved on November 15, 2004.

GENERAL LOCATION: The property is located west of Hooks Road, south of Sunrise Lakes and north of Broadway. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is currently undeveloped.

ZONING: The Parkside at Pearland PUD.

SURROUNDING USES: This plat is surrounded by the Sunrise Lakes subdivision, zoned R-3 to the north, and commercial/retail/office to the south zoned GB.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the northern two-thirds of the property for medium density residential use. The southern third is designated for Retail, Offices and Services.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis was previously approved. Silverlake Blvd will be extended on the east side of property to connect existing Silverlake Blvd to Hooks Rd.

UTILITIES: Water and sewer service will be extended to the site by the developer.

STORMWATER MANAGEMENT: Stormwater detention will be provided onsite.

PARKS, OPEN SPACE, AND TREES: Park fees have been paid.

OUTSTANDING ITEMS:

1. An approved tree mitigation plan is required.
2. Utility company approval letters needed.
3. If this is a zero lot line subdivision, the plat should state which side of the lot houses are to be built upon.
4. Remove "STAFF REVIEW" and insert "PLAT" in title block.
5. The owner's name in title block should match the owner's statement.
6. The PUD approval date stated on the plat should be corrected from October 11, 2005 to October 11, 2004.
7. All lienholders must sign the plat.

FINAL PLAT SUBMITTAL APPLICATION

JAN 31 2006

DATE FILED: 01-30-06 P&Z MEETING DATE: 02-20-06

SUBDIVISION NAME/LOCATION: THE VILLAGE AT PEARLAND
NW CORNER OF CULLEN BLVD. & FITE ROAD 0.025 acres

Lot(s): 1, Block(s): 1, Reserve(s): _____

PRIMARY CONTACT: HENRY M. SANTOS Phone: 832-358-1414

MAILING ADDRESS: 10690 SHADOW WOOD DRIVE, SUITE 102

CITY, STATE, ZIP: HOUSTON, TX 77043

ARTISAN ESTATES, L.P.

OWNER NAME: PIROOZ FARHOOZMAND (PRES.) Phone: 832-628-1000

MAILING ADDRESS: 802 TIBER STREET

CITY, STATE, ZIP: HOUSTON, TX 77024

The following required documents must accompany the final plat when submitted to Staff:

- 22 folded prints of Final Plat
- 2 sets of Final Plat mylars (3 sets if in ETJ)
- Construction Fee
- Show Approval of Construction Plans
- Show Approval of Drainage Report
- Show Approval of Traffic Impact Analysis
- Tree Survey (same scale as plat) rec'd 11-16-05
- Current Title Report
- 10% Construction Fee \$195.00

- Pay Certificate
- Final Plat Staff Review Mark-Up
- Completed Checklist
- Any variance requests submitted in letter form
- Application fee \$55.62
(\$400, plus \$4 per lot, or \$25 per acre) \$400.00
\$455.62
- Certified Tax Certificates (not taxes can be due) Need originals
- Park Fees (if required)

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____
(Owner)

Signature: h m l
(Agent)

Fee: \$ 455.62 Date Paid: 1-30-06 Receipt No.: 73519

THE VILLAGE AT PEARLAND

FINAL PLAT – STAFF REPORT

P & Z MEETING DATE: February 20, 2006

APPLICANT: Henry M. Santos, Advance Surveying, Inc, for Artisan Estates, LP, owner.

REQUEST: Final Plat of 2.225 acres zoned Neighborhood Services (NS) into one lot for office use. The Preliminary Plat was approved on November 21, 2005.

GENERAL LOCATION: The property is located at the northwest corner of the intersection of Cullen Blvd and Fite Road. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is currently undeveloped.

ZONING: Neighborhood Services (NS). The proposed plat is consistent with the zoning.

SURROUNDING USES: The properties to the west and south are developed with single-family uses. The properties to the north and east are zoned GB and are undeveloped.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Retail, Offices, and Services. The existing zoning and proposed development are consistent with the Comprehensive Plan.

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

UTILITIES: Water and sewer are available to this property.

STORMWATER MANAGEMENT: Stormwater detention will be provided onsite.

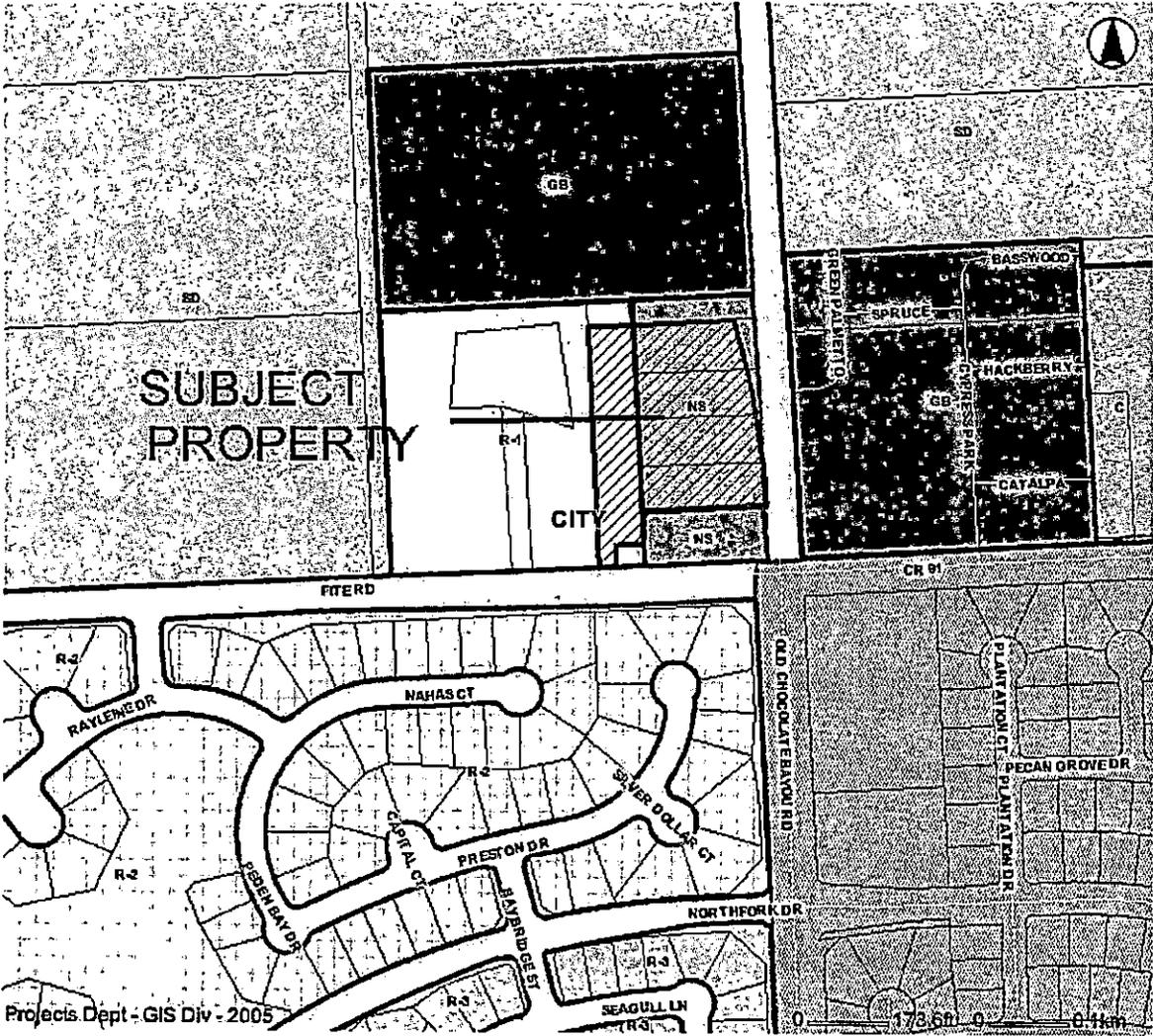
PARKS AND OPEN SPACE: Not applicable to this plat.

OUTSTANDING ITEMS:

1. All lienholders must sign the plat.

ATTACHMENTS:

1. Application Form
2. Final Plat



Projects Dept - GIS Div - 2005

0 173.6m 0 0.11mi

FEB 13 2006

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 2/10/06 P&Z MEETING DATE: 3-6-06

SUBDIVISION NAME/LOCATION: VILLAGES OF TOWNE LAKE

Lot(s): 1 Block(s): _____ Reserve(s): 1

PRIMARY CONTACT: Bobby Marlowe REKHA ENGINEERING
MAILING ADDRESS: 5301 Hollister, Suite 190
CITY, STATE, ZIP: Houston Texas 77040
PHONE: 713-895-8080 FAX: 713-895-2684
E-MAIL ADDRESS: jake1@pdq.net

OWNER NAME: Villages of Towne Lake, L.P. (Aaron McElwaine)
MAILING ADDRESS: 7918 Broadway #106
CITY, STATE, ZIP: Pearland, Texas 77581
PHONE: 281-997-1500 FAX: 281-997-2886
E-MAIL ADDRESS: _____

The following required documents must accompany a final plat when submitted to Staff:

- 22 folded prints of Final Plat
- 2 sets of Final Plat mylars (3 sets if in ETJ)
will be brought to meeting
- Show Approval of Construction Plans
on submission, filed
- Show Approval of Drainage Report
- Show Approval of Traffic Impact Analysis
- Tree Disposition Plan
- Current Title Report
- Final Plat Staff Review Mark-Up
- Completed Checklist
- Any variance requests submitted in letter form
- Application fee (\$400, plus \$4 per lot, or \$25 per acre)
- Certified Tax Certificates (no taxes can be due)
- Park Fees (if required)

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____
Fee: \$ 127364 (Owner) Date Paid: 2/15/06

Signature: Bobby Marlowe
Receipt No.: 95365 (Agent)

VILLAGES OF TOWNE LAKE FINAL PLAT – STAFF REPORT

P & Z MEETING DATE: February 20, 2006

APPLICANT: Bobby Marlowe, Rekha Engineering, for Villages of Towne Lake, LP, owner.

REQUEST: Final Plat of 28.4162 acres zoned PUD for a multifamily development. The PUD was approved on November 22, 2004, and the Preliminary Plat was approved on January 17, 2005. The PUD approval allows for a total of 252 apartment units, in 42 structures of 6 units each.

GENERAL LOCATION: The property is located east of Main Street south of Oiler Drive. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: R-4, PUD. The proposed plat is consistent with the zoning.

SURROUNDING USES: To the north is the Towne Lake Estates subdivision. Commercial and industrial uses are located to the south and west. To the east are a series of lakes.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Medium Density Residential. The existing zoning and proposed development are consistent with the Comprehensive Plan.

TRAFFIC AND TRANSPORTATION: The Traffic Impact Analysis must be approved.

UTILITIES AND INFRASTRUCTURE: Water and sewer service will be extended to the site by the developer.

STORMWATER MANAGEMENT: Stormwater detention will be provided offsite in a lake on the adjoining property.

PARKS, OPEN SPACE, AND TREES: The applicant is responsible for complying with the Tree Protection and Preservation Ordinance. The tree disposition plan is still needed and park fees are due.

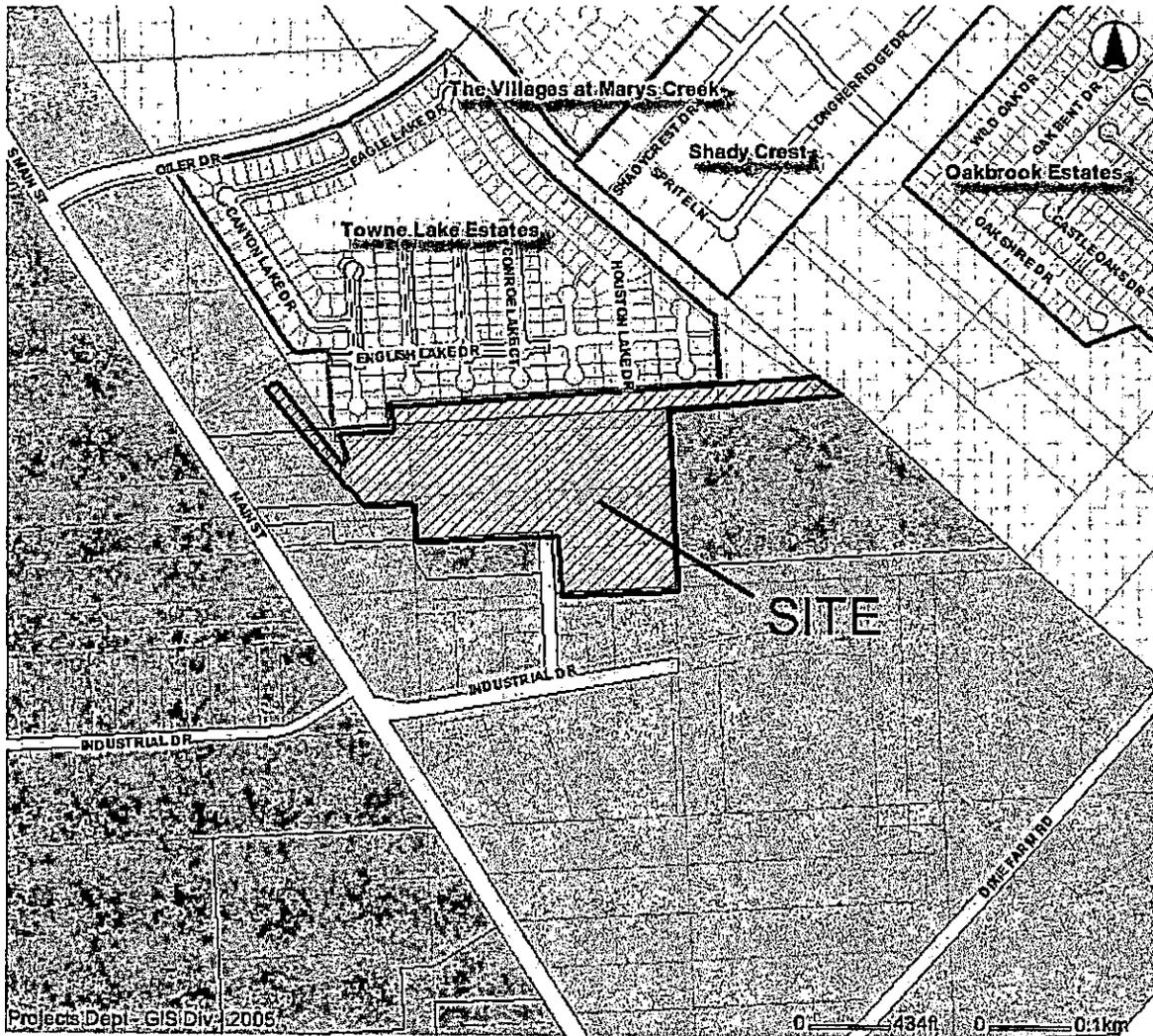
OUTSTANDING ITEMS:

1. Approved construction plans are required.
2. An approved T.I.A. is required.
3. Approved drainage plans are required.
4. Approval letter from the telephone company is required.
5. An approved tree disposition plan is required.

6. Park fees are due at the rate of \$350 per dwelling unit.
7. The submitted plat fee is incorrect.
8. A note requiring a four-foot wide sidewalk to be provided along Village Drive at time of development should be added to the plat.
9. A note indicating the zoning of the property at time of platting should be added.
10. Streetlights should be provided on Village Drive at 200' intervals; Note No. 4 should be revised accordingly.
11. Show Pearland Parkway on vicinity map.
12. B.D.D. No. 4 signatures are not needed on plats within city limits.
13. Refer to Lot "A" in Detail "A"
14. Signatures and seal are needed on the plat.
15. Sheet numbers are outside the border of the plat and have become obliterated.
16. Eliminate line and lettering overlaps on fire line easement.
17. Total area in square feet does not match total area in acres.
18. Acreage in metes and bounds description does not match acreage shown in title block.
19. Indicate ownership of adjoining property to the east of Reserve "B".
20. Metes and bounds description shows Forgotten Angels as owners of adjoining tract to the west of 316.73' boundary segment; plat shows different owner.
21. Adjoining plat of Towne Lake Estates Section Two shows 20' B.L. around cul-de-sacs.
22. Adjoining plat to the north shows a 10' H.L. & P. easement extending into this property.

ATTACHMENTS:

1. Application Form
2. Final Plat



RECEIVED

FEB 10 2006

PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 2-9-06 P&Z MEETING DATE: 2-20-06

SUBDIVISION NAME/LOCATION: PEARLAND RETAIL FITNESS CENTER

Lot(s): 1, Block(s): 1, Reserve(s): 0

PRIMARY CONTACT: JESUS J. VITELA

MAILING ADDRESS: 4710 BELLAIRE BLVD. #250

CITY, STATE, ZIP: BELLAIRE TX 77401

PHONE: 713-839-8900 FAX: 713-839-9020

E-MAIL ADDRESS: JESUS@LENTZENENGINEERING.NET

OWNER NAME: PEARLAND FITNESS PARTNERS, LTD.

MAILING ADDRESS: 3100 EDLOE, #270

CITY, STATE, ZIP: HOUSTON, TX 77027

PHONE: 713-961-0280 FAX: _____

E-MAIL ADDRESS: _____

The following required documents must accompany a preliminary plat when submitted to Staff:

- 22 folded prints of Preliminary Plat *ok*
- Title Report of Certificate of Title *ok*
- 3 copies of preliminary drainage report *ok*
- Staff Review Mark-Up *ok*
- Traffic Impact Analysis (if required) *ok*
- Tree Survey (same scale as plat) - LETTER
- Application fee *ok*
(\$400, plus \$6 per lot, or \$30 per acre)
- Completed Checklist *ok*
- Any variance requests submitted in letter form

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____
(Owner)

Signature: [Signature]
(Agent)

Fee: \$406.00

Date Paid: 2/10/06

Receipt No.: 83678

PEARLAND RETAIL FITNESS CENTER

PRELIMINARY PLAT – STAFF REPORT

P & Z MEETING DATE: February 20, 2006

APPLICANT: Jesus J. Vitela, Lentz Engineering, for Pearland Fitness Partners, Ltd, owner.

REQUEST: Preliminary Plat of 18.327 acres zoned General Business (GB) and R-1(S) for one lot.

GENERAL LOCATION: The subject property is located at the northwest corner of Broadway and Miller Ranch Road. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: General Business (GB) and R-1(S) – Special Use Permit for stormwater detention. The proposed plat is consistent with the zoning.

SURROUNDING USES: The property is surrounded by commercial uses on the west, north, and east sides. To the south is multifamily.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Retail, Offices, and Services, which is consistent with the proposed plat.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis is required.

UTILITIES AND INFRASTRUCTURE: Water and sewer are available to the site.

STORMWATER MANAGEMENT: Stormwater detention will be provided onsite.

PARKS AND OPEN SPACE: Not applicable.

OUTSTANDING ITEMS:

1. The Zone Change ordinance number should be added to Note No. 6
2. The bearing of L5 should match between the table, plat, and metes and bounds description.
3. The T.B.M. locations should be plotted on the plat.
4. The ROW width of Miller Ranch Road should be shown at both ends of this tract.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat

PRELIMINARY PLAT SUBMITTAL APPLICATION

RECEIVED
FEB 10 2006

DATE FILED: 02-13-06 P&Z MEETING DATE: 02-20-06

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch MESA

Lot(s): 1 Block(s): 0 Reserve(s): 0

PRIMARY CONTACT: LJA Engineering - Jason Bonds
MAILING ADDRESS: 2929 Briarpark Drive Suite 600
CITY, STATE, ZIP: Houston, TX 77042
PHONE: 713-953-5200 FAX: 713-953-5026
E-MAIL ADDRESS: _____

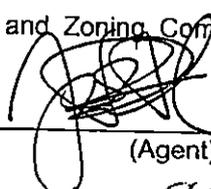
OWNER NAME: Carrington S CR, LP
MAILING ADDRESS: 1050 Eagles Landing Parkway Suite 300
CITY, STATE, ZIP: Stockbridge, GA 30281
PHONE: 770-474-4345 FAX: _____
E-MAIL ADDRESS: _____

The following required documents must accompany a preliminary plat when submitted to Staff:

- | | |
|---|--|
| <input checked="" type="checkbox"/> 22 folded prints of Preliminary Plat | <input checked="" type="checkbox"/> Title Report of Certificate of Title |
| <input checked="" type="checkbox"/> 3 copies of preliminary drainage report | <input checked="" type="checkbox"/> Staff Review Mark-Up |
| <input type="checkbox"/> Traffic Impact Analysis (if required) | <input type="checkbox"/> Tree Survey (same scale as plat) |
| <input checked="" type="checkbox"/> Application fee (\$400, plus \$6 per lot, or \$30 per acre) | <input checked="" type="checkbox"/> Completed Checklist |
| | <input type="checkbox"/> Any variance requests submitted in letter form |

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____
(Owner)

Signature: 
(Agent)

Fee: \$ 910.00

Date Paid 02-10-06

Receipt No.: 93866

SHADOW CREEK RANCH MF-5A

PRELIMINARY PLAT— STAFF REPORT

P & Z MEETING DATE: February 20, 2006

APPLICANT: Jason R. Banda, LJA Engineering & Surveying, Inc., for Carrington SCR, LP, owner.

REQUEST: Preliminary Plat of 16.959 acres in the Shadow Creek Ranch PUD for multifamily use.

GENERAL LOCATION: The plat is located on the west side of Business Center Drive at Medical Center Drive in Shadow Creek Ranch. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: Shadow Creek Ranch PUD – Multifamily. The proposed plat is consistent with the PUD approval.

SURROUNDING USES: The areas to the west are platted as single family residential. Commercial uses are designated to the east, and multifamily to the south.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for High Density Residential and 288 Business Park. The proposed use was approved as part of the Shadow Creek Ranch PUD.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis has been submitted but is not yet 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 will be dedicated offsite.

OUTSTANDING ITEMS: None.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat



Projects Dept - GIS Div - 2005

0 0.1 km

TBM #1
SAN MH
RIM ELEV=56.92

GUARDRAIL

FND 3/4" IP
(COTTON)

ROAD 60
COUNTY

RECEIVED

FEB 13 2006

FINAL PLAT MEDICAL COMMONS OF PEARLAND

A SUBDIVISION OF 14.9033 ACRES (649,186 SQ. FT.)
BEING A PLAT OF THE REMAINDER OF LOT 60 OF
ALLISON-RICHEY GULF COAST HOME CO. SECTION 85,
A SUBDIVISION RECORDED IN
VOLUME 2, PAGE 107 B.C.P.R.
LOCATED IN THE H.T. & B. R.R. CO. SURVEY, ABSTRACT 304,
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

1 BLOCK
FEBRUARY 2006

5 TRACTS
SCALE: 1" = 60'

ENGINEER & SURVEYOR: LIN ENGINEERING, INC., (281) 530-3168
11806 WILCREST, SUITE 200, HOUSTON, TX 77031
CONTACT: ROBERT C.C. LIN

OWNER: MEDICAL COMMONS OF SILVERLAKE, LTD. (832) 758-1105
8325 BROADWAY, #202-8A. PEARLAND, TX 77584
CONTACT: WELLINGTON D. YU



Lin Engineering, Inc.

11806 WILCREST, SUITE 200
HOUSTON, TEXAS 77031
(281)530-3168

THENCE, N 89° 35' 05" E, along the south line of said Block 5, a distance of 882.36 feet to the POINT OF BEGINNING of the herein described tract and containing within these calls 10.0360 acres or 437,168.16 square feet of land.

FINAL STAFF REVIEW
PARKSIDE AT PEARLAND

A SUBDIVISION OF
A 10.0360 ACRE TRACT BEING LOT 59 OF THE
ALLISON RICHEY GULF COAST HOME COMPANY
SUBDIVISION OF SECTION 85, H.T. + B. R.R. CO. SURVEY,
ABSTRACT 304, CITY OF PEARLAND, BRAZORIA COUNTY,
TEXAS, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED
IN VOLUME 2, PAGE 107 OF THE PLAT RECORDS
OF BRAZORIA COUNTY, TEXAS

RECEIVED
FEB 13 2006

39 LOTS 4 BLOCKS
3 RESERVES = 2.49 AC

PLANNED UNIT DEVELOPMENT
REFERENCE: FINAL APPROVAL
OCTOBER 11, 2005
PARKSIDE AT PEARLAND

DATE: JANUARY, 2006 SCALE: 1"=50'

OWNERS: PARKSIDE AT PEARLAND COMPANY, LP
PAUL H. DICKSON
ADDRESS: 4203 YOAKUM BLVD. STE 110
HOUSTON, TEXAS 77006
PHONE: 713-528-8700



CHARLES E. BATES + ASSOCIATES
LAND SURVEYORS - CITY PLANNING CONSULTANTS
4922 LUELLA AVENUE DEER PARK, TEXAS 77536
(281) 479-5135 FAX: (281) 479-3275
CONTACT: DEBI BATES

RYAN CIVIL ENGINEERING, L.L.C.
1100 W. SEALY STREET, ALVIN, TEXAS 77511

A CURVE TO THE RIGHT;

THENCE, ALONG THE WEST LINE OF SAID CULLEN BLVD. AND WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 13 MINUTES 04 SECONDS, (CHORD BEARS SOUTH 13 DEGREES 10 MINUTES 07 SECONDS EAST, 415.03 FEET), FOR AN ARC DISTANCE OF 415.82 FEET TO A 5/8-INCH IRON ROD FOUND IN THE SOUTH LINE OF AFOREMENTIONED TRACT RECORDED IN CLERK'S FILE NO. 99.012327, SAME BEING THE NORTH LINE OF THE AFOREMENTIONED LONNIE AND EARLENE TURNER TRACT;

THENCE, SOUTH 87 DEGREES 23 MINUTES 32 SECONDS WEST, ALONG THE NORTH LINE OF SAID LONNIE AND EARLENE TURNER TRACT FOR A DISTANCE OF 169.11 FEET TO A 1-INCH IRON PIPE FOUND IN THE EAST LINE OF THE AFOREMENTIONED 0.9326 ACRE TRACT, SAID POINT BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED

TRACT;

THENCE, SOUTH 02 DEGREES 36 MINUTES 28 SECONDS EAST, ALONG THE EAST LINE OF SAID 0.9326 ACRE TRACT, SAME BEING THE WEST LINE OF SAID LONNIE AND EARLENE TURNER TRACT FOR A DISTANCE OF 51.24 FEET TO A CAPPED 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE AFOREMENTIONED 0.057 ACRE TRACT;

THENCE, SOUTH 87 DEGREES 36 MINUTES 24 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 0.9326 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID 0.057 ACRE TRACT FOR A DISTANCE OF 50.00 FEET TO A CAPPED 5/8-INCH IRON ROD FOUND FOR CORNER;

THENCE, SOUTH 02 DEGREES 36 MINUTES 28 SECONDS EAST, ALONG THE WEST LINE OF SAID 0.057 ACRE TRACT FOR A DISTANCE OF 50.95 FEET (CALLED 50.00 FEET) TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 2.225 ACRES (96,940 SQUARE FEET).

RECEIVED

FEB 16 2006

FINAL PLAT OF THE VILLAGE AT PEARLAND

A SUBDIVISION OF 2.225 ACRES IN THE H.T.& B.R.R. CO. SURVEY,
ABSTRACT 309, IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

1 LOT, 1 BLOCK
JANUARY 27, 2006

OWNER:

ARTISAN ESTATES, L.P.
802 TIBER STREET
HOUSTON, TEXAS 77024
CONTACT PERSON: PIROOZ FARHOOMAND
832-628-1000

SURVEYOR:

ADVANCE SURVEYING, INC.
10690 SHADOW WOOD DRIVE, SUITE 102
HOUSTON, TEXAS 77043
CONTACT PERSON: HENRY M. SANTOS
832-358-1414
FAX: 832-358-1818

ENGINEER:

LIPPKE ENGINEERING GROUP, INC.
7322 SOUTHWEST FREEWAY, STE. 1717
HOUSTON, TEXAS 77074
CONTACT PERSON: JERRY BETTS
713-800-5300

ASI

FORGOTTEN ANGELS, INC
A TEXAS NON-PROFIT CORPORATION
B.C.C.F. NO. 2005002608
O.R.B.C.T.
DETENTION POND AGREEMENT
B.C.C.F. NO. 2005002606
O.R.B.C.T.

RECEIVED
FEB 18 2006

FINAL PLAT
OF
THE VILLAGES OF TOWNE LAKE

A SUBDIVISION OF 34.9454 ACRES OF LAND IN THE W.
ZYCHLINSKI SUBDIVISION, VOLUME 29, PAGE 9 OF THE
BRAZORIA COUNTY DEED RECORDS, SAME ALSO BEING OUT
OF THE A.C.H. & B. SURVEY A-507, AND THE H. STEVENS
SURVEY, A-594, CITY OF PEARLAND,
BRAZORIA COUNTY, TEXAS

1 RESERVE

1 LOT

1 BLOCK

DATE:
FEBRUARY 1, 2006

OWNER:
VILLAGES OF TOWNE LAKE, L.P.
A TEXAS LIMITED PARTNERSHIP
BY LESCO ENTERPRISES, INC.
A TEXAS CORPORATION
RENEE L. McGUIRE - MANAGER
7918 BROADWAY, SUITE 160
PEARLAND, TEXAS 77581
281-997-1500

ENGINEER AND SURVEYOR:
REKHA ENGINEERING INC.



5301 Hollister, Suite 190
Houston, Texas 77040
713-895-8080
713-895-8081
Fax: 713-895-7686
Job No. 0410-2148
Contact: John H. English, Sr. Vice President

AS MONUMENTED,
DISTANCE OF 75.17
RE TRACT 2,
CROSSING A
533.68 FEET, TO A
SAID 0.010

0.010 ACRE PARCEL
MONUMENT, IN THE
MONUMENTED, FOR

CH ROAD--COUNTY
D 0.010 ACRE
NORTH LINE OF
SAID 0.010 ACRE

AS MONUMENTED,
7, A DISTANCE OF
OF AN ACRE (450
98,324 SQUARE

Y REPRESENTS A
ANCE WITH THE
S AS FOUND AT THE
ETER MONUMENTS
L BLOCK CORNERS
MARKED WITH 5/8"

RECORDED

FEB 10 2006

Seward 02/09/06

R.P.L.S., #4337

PRELIMINARY PLAT FOR

PEARLAND RETAIL FITNESS CENTER

BEING A SUBDIVISION OF 18.3270 ACRES

IN THE

H.T. & B. R.R. CO.

ABSTRACT NO. 304

PEARLAND, BRAZORIA COUNTY, TEXAS

1 BLOCK 1 LOT 0 RESERVE

FEBRUARY 9, 2006

OWNER:

EDLOE FITNESS PARTNERS, LTD.

MARK SHAEFER

100 EDLOE, SUITE 270

HOUSTON, TEXAS 77027

713-0280; FAX (713) 691-0299

ENGINEER:

LENTZ ENGINEERING, L.C.

JARROD ADEN, P.E.

4710 BELLAIRE BLVD. SUITE 250

BELLAIRE, TEXAS 77401

(713) 839-8900; FAX (713) 839-9020

SURVEYOR:

CIVIL-SURV LAND SURVEYING, L.C.

CLIF SEWARD, R.P.L.S.

4710 BELLAIRE BLVD. SUITE 250

BELLAIRE, TEXAS 77401

(713) 839-9181; FAX (713) 839-9020

**PRELIMINARY PLAT OF
LADLOW CREEK RANCH
MF - 5A**

16.959 ACRES

RECEIVED
FEB 10 2006

PLATTING OUT OF THE WILLIAM MORRIS SURVEY,
ABSTRACT 344, CITY OF PEARLAND,
BRAZORIA COUNTY, TEXAS
1 LOT (16.959 AC.)

FEBRUARY 2006

SCALE: 1" = 100'

OWNER:
CARRINGTON SCR, L.P.
A GEORGIA LIMITED PARTNERSHIP
CARLO FERREIRA, SECRETARY

200 AGLES LANDING PARKWAY, SUITE 300 STOCKBRIDGE, GEORGIA 30281 (770) 474-4345

JOB NO. 1910-1005A-303

ENGINEER:
LJA Engineering & Surveying, Inc. 

2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026

CONTACT: JASON BANDA

SHEET 1 OF 2