

# **PLANNING AND ZONING**

## **REGULAR MEETING PLANNING AND ZONING COMMISSION AGENDA**

**CITY OF PEARLAND, TX  
FEBRUARY 20, 2006 AT 6:30 P.M.  
IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING  
IN THE COUNCIL CHAMBERS OF CITY HALL  
3519 LIBERTY DRIVE, PEARLAND, TEXAS**

- I. CALL TO ORDER**
- II. APPROVAL OF MINUTES** February 6, 2006 – Regular Meeting
- III. NEW BUSINESS**

### **A. CONSIDERATION & POSSIBLE ACTION - 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

### **B. CONSIDERATION & POSSIBLE ACTION – Final Plat of Medical Commons of Pearland**

A request by Robert Lin, Lin Engineering Inc, for Medical Commons of Silverlake, Ltd, owner, for approval of a Final Plat of 14.9033 acres zoned General Business (GB) for five lots. The property is located on the north side of Broadway at C.R. 90, and is described as follows:

14.9033 acres 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.

### **C. CONSIDERATION & POSSIBLE ACTION – Final Plat of Parkside at Pearland**

# **PLANNING AND ZONING**

A request by Paul Dickson of the Parkside at Pearland Land Company LP for approval of a Final Plat subdivision of 10.036 acres zoned PUD for 39 residential lots. The property is located off Hooks Road south of the Sunrise Lakes subdivision, and is described as follows:

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.

## **D. CONSIDERATION & POSSIBLE ACTION – Final Plat of the Village at Pearland**

A request by Henry Santos, Advance Surveying, for Artisan Estates, owner, for approval of a Final Plat of 2.225 acres zoned Neighborhood Services (NS) for one lot for office use. The property is located at the northwest corner of the intersection of Cullen Blvd and Fite Road, and is described as follows:

2.225 acres in the H.T. & B.R.R. Co. Survey, Abstract 309, in the City of Pearland, Brazoria County, Texas.

## **E. CONSIDERATION & POSSIBLE ACTION – Final Plat of the Villages of Towne Lake**

A request by Bobby Marlowe, Rekha Engineering, for Villages of Towne Lake, LP, owner, for approval of a Final Plat of 28.4162 acres zoned PUD for a multifamily development. The property is located east of Main Street south of Oiler Drive, and is described as follows:

28.4162 acres of land in the W. Zychlinski Subdivision, Volume 29, Page 90 of the Brazoria County Deed Records, out of Section 28, H.T. & B.R.R. Survey A-551, City of Pearland, Brazoria County, Texas.

## **F. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Pearland Retail Fitness Center**

A request by Jesus J. Vitela, Lentz Engineering, for Pearland Fitness Partners, Ltd, owner, for approval of a Preliminary Plat of 18.327 acres zoned General Business (GB) and R-1 for one lot. The property is located at the northwest corner of Broadway and Miller Ranch Road, and is described as follows:

Being a subdivision of 18.3270 acres in the H.T. & B. R.R. Co. Abstract No. 304, Pearland, Brazoria County, Texas.

## **G. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch MF-5A**

# PLANNING AND ZONING

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Carrington SCR, LP, owner, for approval of a Preliminary Plat of 16.959 acres in the Shadow Creek Ranch PUD for multifamily use. The plat is located on Business Center Drive at Medical Center Drive in Shadow Creek Ranch, and is described as follows:

16.959 acres being out of the William Morris Survey, Abstract 344, City of Pearland, Brazoria County, Texas.

H. **NEXT MEETING DATES**      March 6, 2006 Regular Meeting

## IV. **ADJOURNMENT**

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

I, **Judy Krajca, Planning Secretary** of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the **17th day of February, 2006.**

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Judy Krajca  
Planning Secretary

Agenda removed \_\_\_\_\_ day of February, 2006.

# PLANNING AND ZONING

## REGULAR MEETING PLANNING AND ZONING COMMISSION AGENDA

CITY OF PEARLAND, TX  
FEBRUARY 20, 2006 AT 6:30 P.M.  
IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING  
IN THE COUNCIL CHAMBERS OF CITY HALL  
3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER *Ruby*  
*@ 7:40* *w/ Henry, Neil*  
*Susan, Ruby*
- II. APPROVAL OF MINUTES February 6, 2006 – Regular Meeting *Henry motioned*  
*Neil seconded*  
*approve 4-0*
- III. NEW BUSINESS *Darrell ~~arrived~~ Total arrived @ 7:42*
- A. CONSIDERATION & POSSIBLE ACTION - 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

*Susan motion*  
*Neil second*  
*No discussion*  
*6-0*

# PLANNING AND ZONING

## **B. CONSIDERATION & POSSIBLE ACTION – Final Plat of Medical Commons of Pearland**

A request by Robert Lin, Lin Engineering Inc, for Medical Commons of Silverlake, Ltd, owner, for approval of a Final Plat of 14.9033 acres zoned General Business (GB) for five lots. The property is located on the north side of Broadway at C.R. 90, and is described as follows:

14.9033 acres 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.

*Sherryl  
arrived  
7:44*

*Diana read staff rpt. Staff  
3 outstanding items*

*Todd w/ staff comments  
Sherryl*

*Richard said minor*

*7-0 appr.*

## **C. CONSIDERATION & POSSIBLE ACTION – Final Plat of Parkside at Pearland**

A request by Paul Dickson of the Parkside at Pearland Land Company LP for approval of a Final Plat subdivision of 10.036 acres zoned PUD for 39 residential lots. The property is located off Hooks Road south of the Sunrise Lakes subdivision, and is described as follows:

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.

*w/drawn by appl.*

# PLANNING AND ZONING

## D. CONSIDERATION & POSSIBLE ACTION – Final Plat of the Village at Pearland

A request by Henry Santos, Advance Surveying, for Artisan Estates, owner, for approval of a Final Plat of 2.225 acres zoned Neighborhood Services (NS) for one lot for office use. The property is located at the northwest corner of the intersection of Cullen Blvd and Fite Road, and is described as follows:

2.225 acres in the H.T. & B.R.R. Co. Survey, Abstract 309, in the City of Pearland, Brazoria County, Texas.

*Diana read*  
*No outstanding items*

*Todd*  
*Sheryl. to appr.*  
*7-0*

## E. CONSIDERATION & POSSIBLE ACTION – Final Plat of the Villages of Towne Lake

A request by Bobby Marlowe, Rekha Engineering, for Villages of Towne Lake, LP, owner, for approval of a Final Plat of 28.4162 acres zoned PUD for a multifamily development. The property is located east of Main Street south of Oiler Drive, and is described as follows:

28.4162 acres of land in the W. Zychlinski Subdivision, Volume 29, Page 90 of the Brazoria County Deed Records, out of Section 28, H.T. & B.R.R. Survey A-551, City of Pearland, Brazoria County, Texas.

*Diana read*

*22 outstanding items*

*Todd motion to appr. w/ discuss of 22*  
*Neil seconded* *outstanding items*

*Discussion due to # of outstanding items and*  
*per Rik - several items are major issue.*

*0 - 7 to deny. for 22 reason some are major according to staff*

# PLANNING AND ZONING

## F. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Pearland Retail Fitness Center

A request by Jesus J. Vitela, Lentz Engineering, for Pearland Fitness Partners, Ltd, owner, for approval of a Preliminary Plat of 18.327 acres zoned General Business (GB) and R-1 for one lot. The property is located at the northwest corner of Broadway and Miller Ranch Road, and is described as follows:

Being a subdivision of 18.3270 acres in the H.T. & B. R.R. Co. Abstract No. 304, Pearland, Brazoria County, Texas.

*Diana read  
if outstand. items*

*Todd  
Sheryl w/ staff comments.*

*Henry had questions  
about fire hydrant  
easement*

*7-0 appr.*

## G. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch MF-5A

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Carrington SCR, LP, owner, for approval of a Preliminary Plat of 16.959 acres in the Shadow Creek Ranch PUD for multifamily use. The plat is located on Business Center Drive at Medical Center Drive in Shadow Creek Ranch, and is described as follows:

16.959 acres being out of the William Morris Survey, Abstract 344, City of Pearland, Brazoria County, Texas.

*Diana read  
no outstanding it*

*Todd  
~~Neil~~*

*Ruby asked that Table be a condition of amendment  
meets revised Land  
use Table  
Henry how many units  
Henry seconded*

*lata- PUD has table of Land use.*

*amendment passed 7-0*

## H. NEXT MEETING DATES March 6, 2006 Regular Meeting

*Henry asked about traffic.  
Rich - stated a TIA will be a  
condition - before final  
plat*

## IV. ADJOURNMENT

*Motion 7-0 approved*

*8:00 p.m*

PLANNING AND ZONING

H.

Ruby discussed w/p&z Comm.

The Councils vote ~~at~~ at last mtg.

also update of 1st Reading

UDC - passed

Zone Map - passed

zone Map biggest questions.

Council decided those would have to come forward w/ zoning application

Lata discussed Future Meetings of Congress for the New Urbanism (CNU)

## Future Meetings

### Congress for the New Urbanism (CNU) Reception

Date: Wednesday February 22nd, 2006

Time: 6:00 PM

Place: The Audrey Jones Beck Building (Main Lobby)  
Musuem of Fine Arts  
5601 Main St  
Houston, TX 77005

Welcoming reception for Mr. John Norquist, President of the CNU to Houston  
RSVP required through Mr. Christopher Fickert at 713-622-1180 or  
**[christopher.fickert@morrisarchitects.com](mailto:christopher.fickert@morrisarchitects.com)**

Additional Information: **Invitation PDF**

F

### 2006 Educational Lunch Schedule

Date: March 14, 2006

Time: 11:30 AM - 1:00 PM

Place: 611 Walker Street, Houston, Texas  
(In the reception area of the auditorium)

Speaker: The Honorable Peter Brown, City Councilman, City of Houston

Topic: New Planning and Development Initiatives to Build a Great City

Additional Information: Please bring your own food (brown bag or otherwise) since no lunch will be provided

### Annual Planning Commissioner's Workshop

Date: March 29, 2006

Time: 8:30 AM - 3:30 PM

Place: HGAC

Additional Information: Coming Soon

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)
- Park Fees (if required) N/A

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

Signature: \_\_\_\_\_ Signature: \_\_\_\_\_  
(Owner) (Agent)  
Fee: \$ 772.58 Date Paid: 2-13-06 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



**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 H. Dickson

MAILING ADDRESS: 4203 YOKUM #110

CITY, STATE, ZIP: Houston, TX. 77006

PHONE: 713.528.8700 FAX: 713.528.8700

E-MAIL ADDRESS: PAULD@hhomes.us

OWNER NAME: Parkside @ Pearland Land Co, LP.

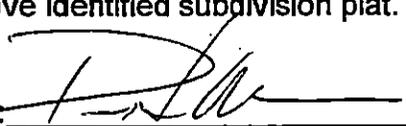
MAILING ADDRESS: 4203 YOKUM #110

CITY, STATE, ZIP: Houston, TX. 77006

PHONE: 713.528.8700 FAX: 713.528.8703

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 2.25 Acres

Lot(s): 1, Block(s): 1, Reserve(s): \_\_\_\_\_

PRIMARY CONTACT: HENDRY 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 FARHODMAND (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

- Plat 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
- Certified Tax Certificates (not taxes can be due) \$455.62  
Need originals
- Park Fees (if required)

*file at reg. Dept.*  
*all at reg. Dept.*

17% construction fee \$795.00

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.: 13519

# **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.

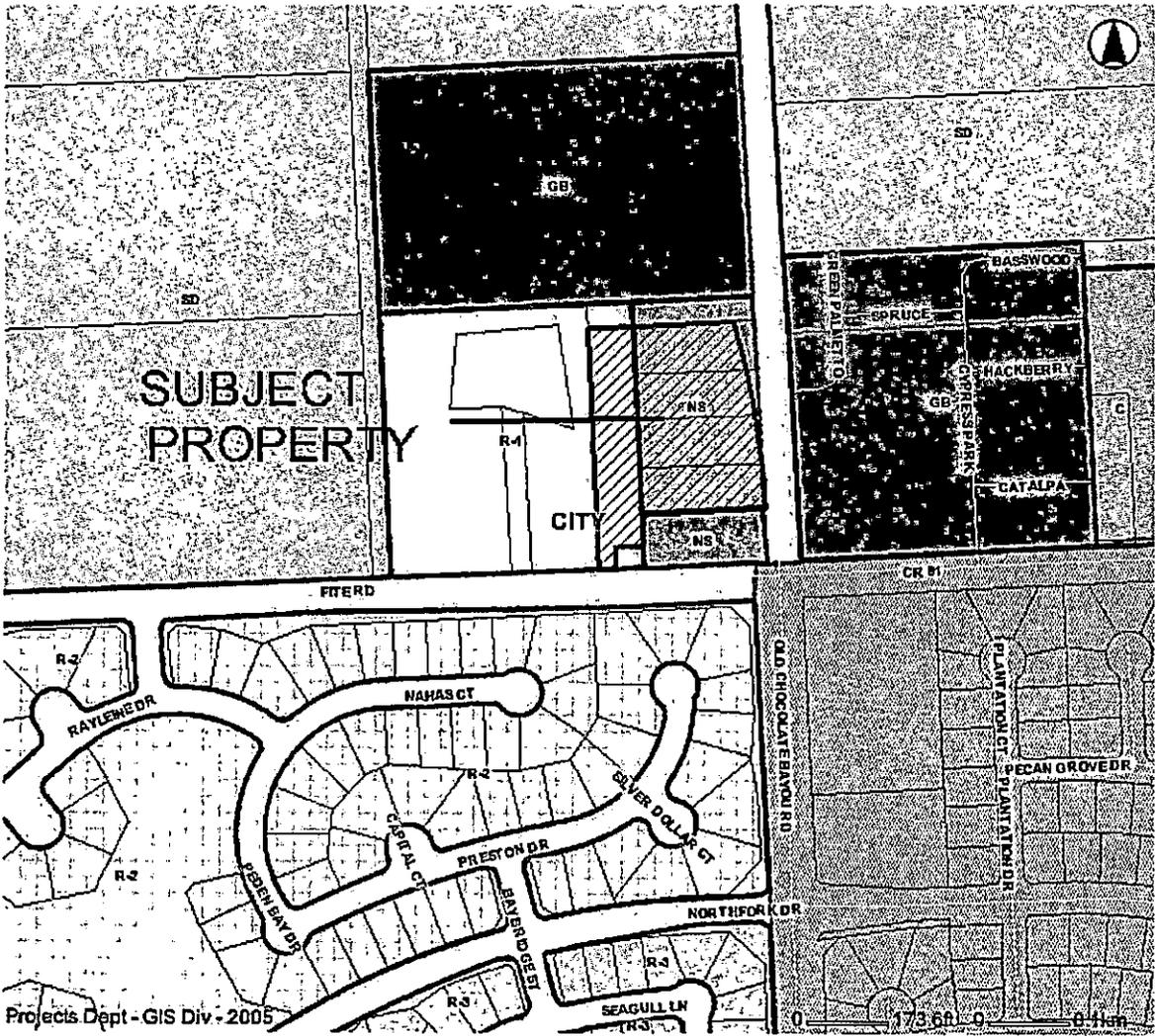
**PARKS AND OPEN SPACE:** Not applicable to this plat.

### **OUTSTANDING ITEMS:**

1. All lienholders must sign the plat.

### **ATTACHMENTS:**

1. Application Form
2. Final Plat



Projects Dept - GIS Div - 2005

0 173.68 0 0-11111

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: 713-895-7684

E-MAIL ADDRESS: jake1@pdq.net

OWNER NAME: Villages of Towne Lake, L.P. (Aaron McGraw)

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

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

Signature: \_\_\_\_\_ (Owner)

Signature: Bobby Marlowe (Agent)

Fee: \$ 127364 Date Paid: 2/15/06

Receipt No.: 95365

# **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.

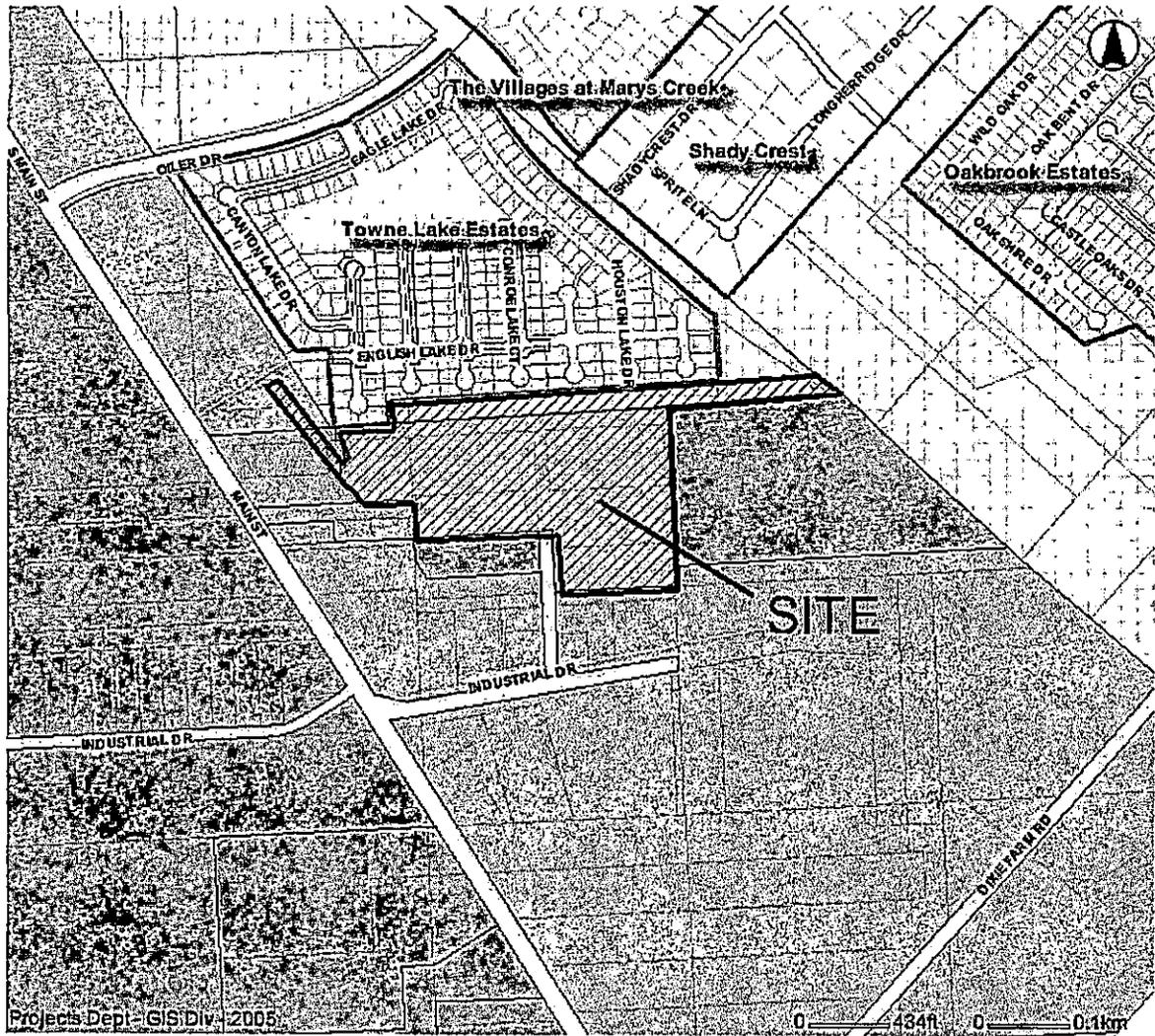
## **OUTSTANDING ITEMS:**

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

PRELIMINARY PLAT SUBMITTAL APPLICATION

FEB 10 2006

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: [Handwritten 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.

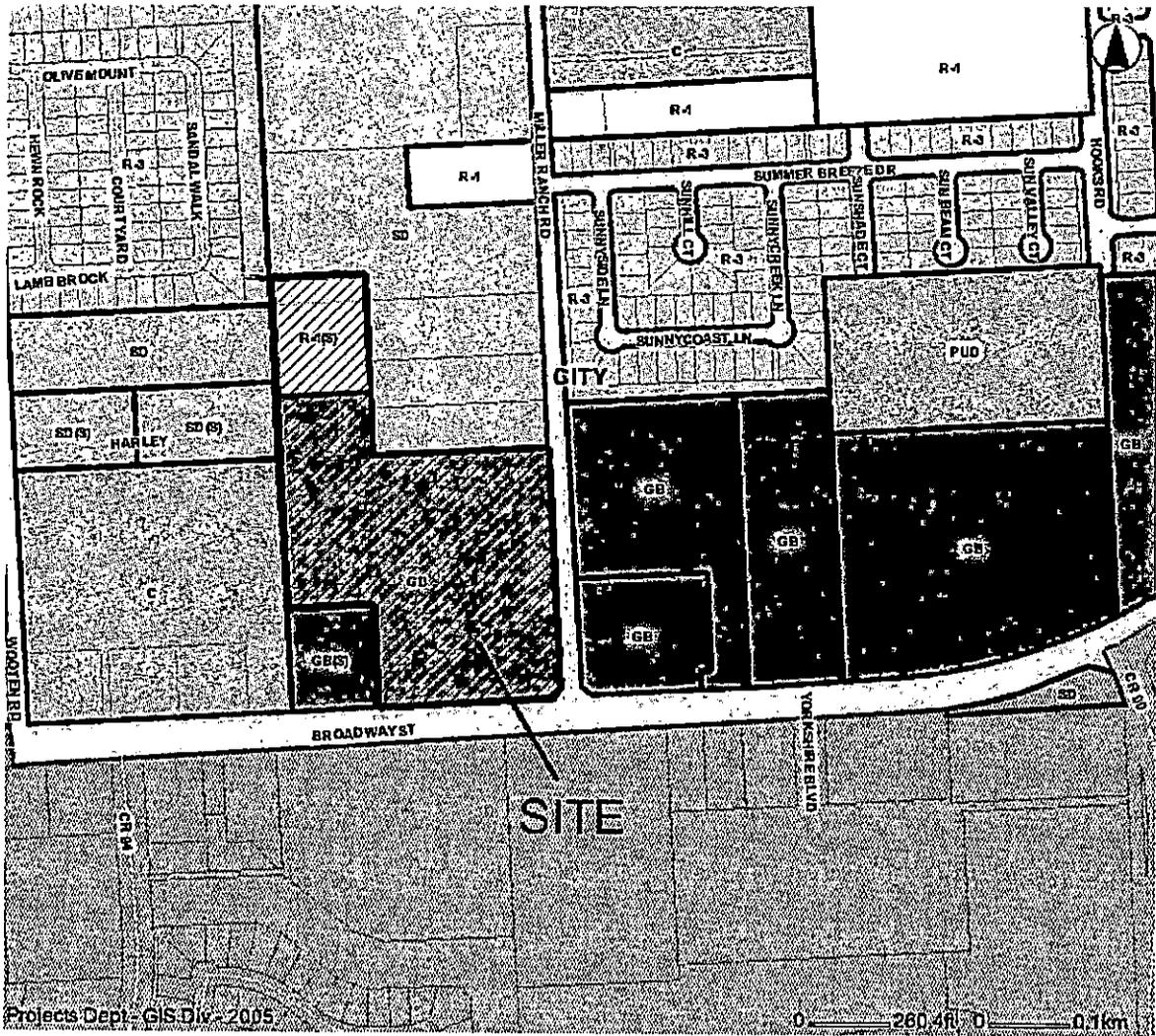
**PARKS AND OPEN SPACE:** Not applicable.

### **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



Projects Dept. - GIS Div. - 2005

0 260 ft 0 0.1 km

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 Bondz  
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<br>(\$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 2-10-06

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 454ft 0 110m

# PLANNING AND ZONING

## MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON FEBRUARY 06, 2006 AT 6:30 P.M., IN THE 2<sup>ND</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

### CALL TO ORDER

The Regular Meeting was called to order at 6:30 p.m. with the following present:

P & Z Chairperson Ruby Sandars  
P & Z Commissioner Neil West  
P & Z Commissioner Henry Fuertes  
P & Z Commissioner Susan Sherrouse  
P & Z Commissioner Darrell Diggs  
P & Z Commissioner Sheryl Greiner, arrived at 6:38 p.m.

Also in attendance: Deputy City Attorney Nghiem Doan; Assistant City Manager Nicholas Finan; Planning Director Lata Krishnarao; Senior Planner Theresa Grahmann; Plan and Plat Administrator Richard Keller; Planner 1 Diana DuCroz, and Planning Administrative Secretary Judy Krajca.

### APPROVAL OF MINUTES

Commissioner Henry Fuertes made the motion to approve the minutes, and Commissioner Darrell Diggs seconded. The vote was 5-0 for approval. Commissioner Greiner was not present for the vote.

### NEW BUSINESS

**A. Consideration & Possible Action – Remove from Table – Zone Change Application No. 1249**

Commissioner Susan Sherrouse made the motion to remove from table, and Commissioner Darrell Diggs seconded.

The vote was 5-0 for approval.

**B. Consideration & Possible Action of Zone Change Application No. 1249**

A request by Vernon G. Henry & Associates, Inc., applicant for CBL & Associates Properties, Inc., owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban

## PLANNING AND ZONING

Development District (SD) and General Business District (GB) to Planned Unit Development District (PUD).

Commissioner Neil West made the motion to approve, and Commissioner Henry Fuyertes seconded.

Planning Director Lata Krishnarao addressed the five issues outstanding from the memo dated February 2, 2006 and stated that these items have been satisfied.

Commissioner Diggs questioned the density issue, under item 2 and item 4, and Planning Director Krishnarao addressed it stating it pertained to hotels.

Commissioner West expressed concerns with the amount of signage. Planning Director Krishnarao addressed this based on the UDC and that signage should be proportionate to the building and does not have a limit on height.

There was brief discussion brought up by Commissioner Diggs in regards to the proximity to the gas pipeline. Staff advised that there are no guidelines in our code regarding gas pipelines. The pipeline has large easements.

Chairperson Sandars addressed Jeff Brewer about the houses in Section E. Planning Director Krishnarao stated that this area was okay for high density housing. Mr. Brewer stated that the density had been reduced to 16 units per usable acres, and probably would be commercial as well.

Commissioner Sheryl Greiner arrived at 6:38 p.m.

Chairperson Sandars stated for the record that she felt the parking was too small for an event center and the traffic flow for the area.

Chairperson Sandars asked Mr. Brewer if he currently owns this property. Mr. Brewer replied they do not. Ms. Sandars asked what would happen if CBL never obtains ownership, and Assistant City Manager Nicholas Finan and Deputy City Attorney Nghiem Doan addressed this by stating the zoning stays with the land. The land would have to be developed in accordance of the PUD, or any new owners could ask for a zone change.

Commissioner Greiner asked about the walkways and if crushed limestone with fines was considered a hard surface. Assistant City Manager Finan stated it is a standard used for walking trails.

## **PLANNING AND ZONING**

There were no further questions among the Commission/Staff.

The vote was 6-0 for approval, with Commissioner Greiner arriving at 6:38 p.m.

Mr. Jeff Brewer of CBL & Associates Properties, Inc. extended his thanks and gratitude toward the Planning Staff, with special thanks to Planning Director Lata Krishnarao for all the time she put into this PUD.

**C. Consideration & Possible Action – Remove from Table – Zone Change Application No. 2006 –09Z**

Commissioner Darrell Diggs made a motion to remove from table, and Commissioner Fuyertes seconded.

The vote was 6-0 to remove from table.

**D. Consideration & Possible Action of Zone Change 2006-09Z**

A request by Sudershan Jambulapati, applicant for Joseph B. Benes and Jewel H. Benes, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to Neighborhood Services District (NS), Located on the South Side of FM 518 (Broadway Street), and West of Tranquility Lake Boulevard.

Commissioner Sheryl Greiner made a motion to approve, and Commissioner Neil West seconded.

Senior Planner Theresa Grahmann read the staff report. Staff recommends the change to NS (Neighborhood Services). Ms. Grahmann stated that the applicant did submit a letter changing their request to a NS zone.

There was no discussion among the Commission/Staff.

The vote was 6-0 for approval.

**E. Consideration & Possible Action – Amending Final Plat of Stonebridge Section One, formerly Pearland 123 Section One**

A request by Gerald Grissom, Brown & Gay Engineers, for Musgrave-Grohman Ventures, Ltd, owner, for an Amending Final

## **PLANNING AND ZONING**

Plat of Stonebridge Section One, formerly named Pearland 123 Section One, to change the subdivision name and all street names. The property is located on the west side of Pearland Parkway between Barry Rose Rd and Town Ditch, and is described as 44.79 acres of land located in the D.H.M. Hunter Survey, A-76 & the H.T. & B.R.R. Co. Survey, A-233, City of Pearland, Brazoria Texas.

Planner I Diana DuCroz read the Staff report. There were no outstanding items, and staff had no problem with approving this amending plat.

There was minimal discussion among the Commission/Staff in regards to the street names.

The vote was 6-0 for approval.

### **F. Consideration & Possible Action – Final Plat of 6121 Sharondale**

A request by Hector and Elvia Guerrero, owners, for approval of a Final Plat of 0.7576 acre for one residential lot. The property is located at 6121 Sharondale, and is described lot 8, of the Sharondale unrecorded subdivision, situated in the S ½ of the NE ¼ of the SE ¼ of the G.C. Smith Survey, Section 16, Abstract No. 546, Brazoria County, Texas.

Planner I Diana DuCroz read the staff report. There were no outstanding items.

Commissioner Neil West made the motion to approve, and Commissioner Sheryl Greiner seconded.

There was no discussion among the Commission/Staff.

The vote was 6-0 for approval.

### **G. Consideration & Possible Action – Final Plat of Emerald Stone**

A request by Kathy Denton, JKC & Associates, for Jawad Sawar, owner, for approval of a Final Plat subdivision of 10.4696 acres zoned R-2 for 28 residential lots. The plat is located on the east side of O'Day Road at Dublin Lane, and is situated in the H.T. & B.R.R. Company Survey, Section 6, Abstract 544, City of Pearland, Brazoria County, Texas.

Planner I Diana DuCroz read the Staff report. Out of the five items

## **PLANNING AND ZONING**

identified in the staff report, only two remain as outstanding items. The park fee and the 1% construction and inspection fees are still due.

Commissioner Darrell Diggs made the motion to approve, and Commissioner Neil West seconded.

There was minimal discussion in regards to the street width not changing, and a stub out/turn around was placed at the end of the street. Assistant City Manager Nicholas Finan stated that hopefully something would be built on the other side, thus connecting the streets.

The vote was 5-0-1 for approval, with staff recommendations. Commissioner Darrell Diggs abstained from voting, stating he wasn't familiar with the original concerns.

### **H. Consideration & Possible Action – Preliminary Plat of Kids “R” Kids Texas No. 44**

A request by Arthur Pisana, Benchmark Engineering, for Highland Glen KRK Tykes, owner, for approval of a Preliminary Plat of 2.424 acres for a day-care facility. The property is located on the west side of Pearland Parkway between Town Ditch and Barry Rose Rd, and is out of the D.M.H. Hunter Survey, Abstract No. 76, City of Pearland, Brazoria County, Texas.

Planner I Diana DuCroz read the Staff report. There were no outstanding items.

Commissioner Sheryl Greiner made the motion, and Commissioner Henry Fuyertes seconded.

The vote was 6-0 for approval.

### **I. Consideration & Possible Action – Preliminary Right-of-Way Plat of Shadow Creek Ranch Discovery Bay Drive Extension**

A request by Jason Banda, LJA Engineering & Surveying, Inc. for Shadow Creek Ranch Development Co, owner, for approval of a Preliminary Right-of-Way Plat of 0.721 acres in Shadow Creek Ranch for a portion of Discovery Bay Drive. The property is located between Business Center Drive and S.H. 288, and is out of the William Morris Survey, Abstract 344, City of Pearland, Brazoria County, Texas.

## PLANNING AND ZONING

Planner I Diana DuCroz read the Staff report. There were no outstanding items.

Commissioner Neil West made a motion to approve, and Commissioner Darrell Diggs seconded.

Commissioner Fuertes asked if this connected to the highway, and Plans and Plat Administrator Keller replied that it did.

The vote was 6-0 for approval.

**J. Consideration & Possible Action – Preliminary Plat of Shadow Creek Ranch School Site No. 2**

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LP, owner, for approval of a Preliminary Plat of 11.673 acres in Shadow Creek Ranch for one lot for a school. The plat is located on Kingsley Drive south of Shadow Creek Parkway in the Shadow Creek Ranch PUD, City of Pearland, Brazoria County, Texas.

Planner I Diana DuCroz read the Staff report.

Commissioner Darrell Diggs made a motion to approve, and Commissioner Susan Sherrouse seconded.

Commissioner Sheryl Greiner inquired about the sidewalks, and Plan and Plat Administrator read from note 11, describing that six-foot sidewalks would be built along Kinglsey Drive and Regency Bay drive at the time of the development.

There was no further discussion between the Commission/Staff.

The vote was 6-0 for approval.

**K. Consideration & Possible Action – Preliminary Plat of Shadow Creek Ranch School Site No. 6**

Shadow Creek Ranch Development Co, owner, for approval of a Preliminary Plat of 11.880 acres in Shadow Creek Ranch for one lot for a school. The plat is located on Shadow Creek Parkway at Trinity Bay Drive in the Shadow Creek Ranch PUD, City of Pearland, Fort Bend County, Texas.

Planner I Diana DuCroz read the Staff report. The only outstanding item was the 25 foot water and sewer easement on Shadow Creek

## **PLANNING AND ZONING**

Parkway that needs to be recorded in Fort Bend County. Plans and Plat Administrator Keller stated that the applicant has agreed to do this.

There was some discussion in regards to the residential area adjacent to the school being zoned for Multi-Family, and the concern of health and safety for the children. Commissioner Greiner asked if two street lights was adequate, and Plans & Plat Administrator Keller responded that it was, and more would come as the adjoining properties are developed.

There was no further discussion between the Commission/Staff.

The vote was 6-0 for approval.

### **L. Consideration & Possible Action – Preliminary Plat of Shadow Creek Ranch Recreation Center No. 3**

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LP, owner, for approval of a Preliminary Plat of 3.851 acres in Shadow Creek Ranch for one lot for a recreation center. The plat is located on Windward Bay Drive at Biscayne Bay Drive in the southwest section of the Shadow Creek Ranch PUD, City of Pearland, Brazoria County, Texas.

Planner 1 Diana DuCroz read the Staff report. There were no outstanding items.

Commissioner Sheryl Greiner made the motion to approve, and Commissioner Henry Fuertes seconded.

The vote was 6-0 for approval.

### **M. Consideration & Possible Action – Preliminary Plat of Shadow Creek Crossing**

A request by Jesus J. Vitela, Lentz Engineering, for Pearland Investments Ltd, owner, for approval of a Preliminary Plat subdivision of 13.5021 acres in Shadow Creek Ranch for three lots for commercial use. The plat is located on the south side of Shadow Creek Parkway at Reflection Bay Drive in the Shadow Creek Ranch PUD, in the T.C.R.R. Co. Survey, Section 3, Abstract 678, City of Pearland, Brazoria County, Texas.

Planner I Diana DuCroz read the Staff report. Staff has asked for an updated Master Plan showing revised land uses for Shadow

## PLANNING AND ZONING

Creek Ranch. And Note No. 4 should reflect correct zoning.

Commissioner Sheryl Greiner made a motion to approve, and Commissioner Susan Sherrouse seconded.

Commissioner Henry Fuyertes inquired about the owner name, Pearland Investment LTD and how it differed from the previous plat. Plans and Plat Administrator Keller stated that the Title Report is what Staff relies on. Randy Riley, of Kerry Gilbert & Associates was present and spoke in regards to the limited partnership. Plan and Plat Administrator Richard Keller commented that this was important for the name to match on the Final plat.

The vote was 6-0 for approval.

### **N. Consideration & Possible Action – Preliminary Plat of Southern Trails Phase 1 Section 7**

A request by Randy Riley, Kerry R Gilbert & Assoc, for CL Ashton Woods, LP, owner, for approval of a Preliminary Plat subdivision of 28.2 acres in the Southern Trails PUD for 92 residential lots. The property is located in the Southern Trails PUD south of Broadway, in the H.T. & B.R.R. Co. Survey, Sec. 84, A-538, and Sec. 80, A-564, City of Pearland, Brazoria County, Texas, also being out of the Allison-Richey Gulf Coast Home Company Subdivision, as recorded in Volume 2, Page 98, B.C.P.R.

Planner I Diana DuCroz read the Staff report. There were no outstanding items.

Commissioner Greiner made a motion to approve, and Commissioner Darrell Diggs seconded.

There was minimal discussion among the Commission/Staff.

The vote was 6-0 for approval.

### **O. Consideration & Possible Action – Preliminary Plat of Southern Trails Phase 1 Section 8**

A request by Randy Riley, Kerry R Gilbert & Assoc, for CL Ashton Woods, LP, owner, for approval of a Preliminary Plat subdivision of 15.4 acres in the Southern Trails PUD for 42 residential lots. The property is located in the Southern Trails PUD south of Broadway, and is located in the H.T. & B.R.R. Co. Survey, Sec. 84, A-538, and Sec. 80, A-564, City of Pearland, Brazoria County, Texas, also

## PLANNING AND ZONING

being out of the Allison-Richey Gulf Coast Home Company Subdivision, as recorded in Volume 2, Page 98, B.C.P.R.

Planner I Diana DuCroz read the Staff report. There were no outstanding comments.

Commissioner Sheryl Greiner made a motion to approve, and Commission Darrell Diggs seconded.

There was no discussion among the Commission/Staff.

The vote was 6-0 for approval.

### **P. Discussion Items – ULI Houston Workshops**

- 1. March 1, 2006 – Improving Houston's Quality of Life Series, Part I: *Sign, Sign, Everywhere a Sign***
- 2. April 6, 2006 – Making Transit Oriented Development Work**

The Commission briefly discussed training opportunities, and discussed in detail the roles and responsibilities of the Planning & Zoning Commission.

## **ADJOURNMENT**

The meeting was adjourned at 7:34 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.

---

Ruby Sandars  
P&Z Chairperson

TBM #1  
SAN MH  
RIM ELEV=56.92

GUARDRAIL

FND 3/4" IP  
(COTTON)

ROAD  
COUNTY  
60

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

SHT 1 OF 2

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  
DETENTION POND AGREEMENT  
B.C.C.F. NO. 2005002606  
O.R.B.C.T.

RECEIVED  
FEB 13 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

File Info: I:\2148\PLAT\2148\_FPLAT\_1.dwg Feb 01, 2006 - 2:10pm bobby

S MONUMENTED,  
DISTANCE OF 75.17  
E TRACT 2,  
CROSSING A  
33.68 FEET, TO A  
SAID 0.010

010 ACRE PARCEL  
NUMENT, IN THE  
MENTED, FOR

H ROAD-COUNTY  
0.010 ACRE  
NORTH LINE OF  
ID 0.010 ACRE

AS MONUMENTED,  
7, A DISTANCE OF  
F AN ACRE (450  
8,324 SQUARE

REPRESENTS A  
NCE WITH THE  
AS FOUND AT THE  
TER MONUMENTS  
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:**

D FITNESS PARTNERS, LTD.  
MARK SHAEFER  
00 EDLOE, SUITE 270  
JUSTON, TEXAS 77027  
-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

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