

PLANNING AND ZONING COMMISSION

**REGULAR MEETING
PLANNING AND ZONING COMMISSION
AGENDA
CITY OF PEARLAND, TX
FEBRUARY 6, 2006 AT 6:30 P.M.
IN THE 2ND FLOOR CONFERENCE ROOM
OF CITY HALL
3519 LIBERTY DRIVE, PEARLAND, TEXAS**

- I. CALL TO ORDER**
- II. APPROVAL OF MINUTES** January 16, 2006 – Regular Meeting (following JPH)
- III. NEW BUSINESS**
 - A. CONSIDERATION & POSSIBLE ACTION - REMOVE FROM TABLE –
Zone Change Application No. 1249**
 - B. CONSIDERATION & POSSIBLE ACTION - 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 Development District (SD) and General Business District (GB) to Planned Unit Development District (PUD), on the property described as 169.03 acres of land out of a called 154.0026 acre tract described in deed to Peyton Martin, Trustee, recorded under File Number 91-000518 of the Official Records of Brazoria County, and all of a called 2.30 acre tract described in deed to Peyton Martin, Trustee, recorded under File Number 02-041088, located in the H.T. & B.R.R. Company Survey, Abstract 300, Section 81, City of Pearland, Brazoria County, Texas, generally located on the South Side of Broadway Street, and on the West Side of County Road 566, and also West of State Highway 288

- C. CONSIDERATION & POSSIBLE ACTION - REMOVE FROM TABLE –
Zone Change Application No. 2006-09Z**
- D. CONSIDERATION & POSSIBLE ACTION - Zone Change 2006-09Z**

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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 Service District (NS), on the property described as 1.00 acre tract, Tract 2A, H.T. & B.R.R. Company Survey, Abstract 242, City of Pearland, Brazoria County, Texas, Generally Located on the South Side of FM 518 (Broadway Street), and West of Tranquility Lake Boulevard

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 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 follows:

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.

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 as follows:

0.7576 acre of land, being 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.

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 described as follows:

10.4696 acres of land situated in the H.T. & B.R.R. Company Survey, Section 6, Abstract 544, City of Pearland, Brazoria County, Texas.

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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 described as follows:

A subdivision of 2.424 acres being out of the D.M.H. Hunter Survey, Abstract No. 76, City of Pearland, Brazoria County, Texas.

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 described as follows:

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

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, and is described as follows:

11.673 acres being out of the S.G. Haynie Survey, Abstract 212, City of Pearland, Brazoria County, Texas.

K. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch School Site No. 6

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for 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, and is described as follows:

11.880 acres being out of the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas.

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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, and is described as follows:

3.851 acres being out of the H.T. & B.R.R. Co. Survey, Section 83, Abstract 305, City of Pearland, Brazoria County, Texas.

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, and is described as follows:

13.5021 acres in the T.C.R.R. Co. Survey, Section 3, Abstract 678, City of Pearland, Brazoria County, Texas.

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, and is described as follows:

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

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 described as follows:

15.4 acres of land 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 being

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MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON JANUARY 16, 2006 AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

The Regular Meeting was called to order at 10:35 p.m. with the following present:

P & Z Chairperson Ruby Sandars
P & Z Vice Chairperson Todd Iocco
P & Z Commissioner Neil West
P & Z Commissioner Sheryl Greiner
P & Z Commissioner Henry Fuertes
P & Z Commissioner Susan Sherrouse
P & Z Commissioner Darrell Diggs

Also in attendance: Deputy City Attorney Nghiem Doan; Assistant City Manager Nick Finan; City Engineer Doug Kneupper; 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 Sheryl Greiner made the motion to approve the minutes, and Vice-Chairperson Todd Iocco seconded. The vote was 5-0 for approval. Commissioner West and Commissioner Diggs were not present for the vote.

NEW BUSINESS

A. Consideration & Possible Action of Zone Change 2006-08S

A request by K. A. Abraham, applicant for Vo Vi Friendship Association, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a Specific Use Permit for a church and church facilities, in the Single Family Dwelling District (R-1(S)), located on the West Side of Piper Road, and South of FM 518 (Broadway Street)

Vice-Chairperson Iocco made a motion to approve for the sake of discussion, and Commissioner Greiner seconded.

Commissioner Greiner's concerns were safety, traffic and existing flooding conditions. Vice-Chairperson Iocco addressed concerns with the traffic and flooding. He stated he could not support this zone change.

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Commissioner Henry Fuertes agreed with Mr. Iocco.

The vote was 0-7. The zone change was denied. The Commission stated that the reasons for denial were flooding, traffic, safety and not a good use of the land.

B. Consideration & Possible Action of Zone Change 2006-04Z

A request by Kyle Duckett of GeoSurv, LLC, applicant for Tracy Goza of LinGo SouthGate, Ltd., 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 Single Family Dwelling District (R-2) to Office and Professional District (OP), located on the Northeast Corner of County Road 59 and Kirby Drive.

Commissioner Greiner made a motion to approve, and Vice-Chairperson Iocco seconded.

There was no discussion.

The vote was 7-0 for approval of the zone change.

C. Consideration & Possible Action of Zone Change 2006-05Z

A request by Paciano Rangel, 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 Single Family Dwelling District (R-2) to General Business District (GB), located on the South Side of Future McHard Road, and West of Hatfield Road

Commissioner Greiner made a motion to approve for the sake of discussion, and Vice-Chairperson Iocco seconded.

Vice-Chairperson Iocco did not feel this was the best use, and Commissioner Diggs agreed. Commissioner Fuertes stated that based on the number of Public Comment forms, that the public was not in favor of this.

The vote was 0-7. The zone change was denied. The Commission stated that the reasons for the denial were the same as those listed in the Staff report.

D. Consideration & Possible Action of Zone Change 2006-03Z

A request by Frank Chavez, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change

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in zoning district from classification Single Family Dwelling District (R-1) to Commercial District (C), located on the East Side of Harkey Road, and on the North Side of Willow Street.

Commissioner Greiner made a motion to approve for the sake of discussion, and Commissioner Sherrouse seconded.

There was a brief discussion from the Commissioners.

The vote was 0-7. The zone change was denied. The Commission stated that the reasons for the denial were the same as those listed in the Staff report.

E. Consideration & Possible Action of Zone Change 2006-01Z

A request by Jay Javadi, applicant for Donya, LLC, 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 Single Family Dwelling District (R-4) to Commercial District (C) located on the South Side of FM 518 (Broadway Street), and West of Liberty Drive.

Commissioner West made a motion to approve for the sake of discussion, and Commissioner Fuentes seconded.

The City Engineer, Doug Kneupper spoke regarding the drainage detention. The owner probably could still buy into the city detention when the site is developed.

The vote was 6-1 for approval. Vice-Chairperson Iocco voted against this zone change stating he did not like the transition of the land use.

F. 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 General Business District (GB), Located on the South Side of FM 518 (Broadway Street), and West of Tranquility Lake Boulevard.

Chairperson Sandars stated this item needed to be tabled in order for Staff to talk to the applicant, since the applicant was not present for this meeting.

The vote was 6-1 to table this item. Commissioner Diggs voted against,

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with no comment.

G. Consideration & Possible Action of Zone Change 2006-02Z

A request by Clayton Dykes, 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 Heavy Industrial District (M-2) to Commercial District (C), located on the West Side of SH 35 (Main Street), and on the South Side of Magnolia Street.

Commissioner Greiner made of motion to approve for the sake of discussion, and Commissioner Sherrouse seconded.

There was much discussion among the Commissioners. Commissioner Fuertes, Commissioner Sherrouse and Commissioner Diggs stated they were in favor of this zone change. Commissioner West, Commissioner Greiner and Vice-Chairperson Iocco stated they were against this because of the Commercial zoning in an industrial area. Commissioner Diggs asked the applicant if he had tried to sell the property, for another use. The applicant stated he has tried for three years to no avail.

Chairperson Sandars asked to be excluded from the vote, as her husband was a Lions Club Member.

The vote was 3-3. The zone change was denied, due to a lack of a majority, with Chairperson Sandars abstaining. The reasons for denial were the same as those listed in the Staff report.

H. Consideration & Possible Action of Zone Change 2006-07S

A request by Morrie Sheets of U Stor, applicant for Palivela P. Raju, Successor Trustee of The Sikander Hayat Durrani Trust and the Omar Hayat Durrani Trust, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a Specific Use Permit for Storage and Mini-Warehouse in the Commercial District (C (S)), located on the East Side of SH 35 (Main Street), and North of Halik Road.

Commissioner West made a motion to approve for the sake of discussion, and Commissioner Greiner seconded.

There was a brief discussion among the Commissioners regarding development standards.

The vote was 7-0 for approval of the Specific Use Permit.

I. Consideration & Possible Action of Zone Change 2006-06Z

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A request by Kerry R. Gilbert & Associates, Inc., applicant for Pearland Investments, 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 Estate Lot Single Family Dwelling District (R-E) and Light Industrial District (M-1) to Planned Unit Development District (PUD), located on the South Side of Broadway Street, and on the East Side of FM 521.

Vice-Chairperson Iocco made a motion to approve and Commissioner West seconded.

There was a brief discussion by the Commissioners. Commissioner Greiner asked Mr. Gary Cook to consider voluntarily doing sidewalks on both sides of the road, near the schools. Mr. Cook replied that he would look into this.

The vote was 7-0 for approval.

J. Consideration & Possible Action of Amended Plat of Bellavita at Green Tee Section Five

A request by Terry Brooks, R. West Development, for Reed-West Investments, owner, for an Amended Final Plat of Bellavita at Green Tee Section Five, previously approved on November 1, 2004, for the purpose of changing two street names. The property is located east of Scarsdale Blvd north of Clear Creek.

Planner I Diana DuCroz read the Staff comments.

There was no discussion.

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

The vote was 7-0 for approval.

K. Public Hearing – Replat of Village Grove Section One Restricted Reserve Q

A request by Greg Lentz, PE, R.G. Miller Engineering, for Sowell Property Partners – Village Grove LP, owners, for a replat of Village Grove Section One Restricted Reserve Q for a new residential subdivision, Village Grove Section Two. The property is located between O'Day and Hatfield Roads north of 518.

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Chairperson Sandars called to order a Public Hearing at 11:20 p.m.

Crystal Milner of 2137 O'Day Rd., Pearland, TX 77581 spoke against this Replat, stating the issues of flooding, and asking for a fence to be placed up for privacy.

Greg Lentz, Engineer for Village Grove Subdivision, Section Two, spoke in favor of this Plat.

There was no one else present to speak for or against this Replat.

City Engineer Doug Kneupper stated that the flooding situation could be corrected to make the property drain. If the plat is approved, drainage would be assessed.

Chairperson Sandars adjourned the hearing at 11:30 p.m.

L. Consideration & Possible Action of Final Plat of Village Grove Section Two

A request by Greg Lentz, PE, R.G. Miller Engineering, for Sowell Property Partners – Village Grove LP, owners, for approval of a Final Plat subdivision of 31.7220 acres zoned R-2 for 123 residential lots. The property is located between O'Day and Hatfield Roads north of 518.

Planner I Diana DuCroz read the Staff report. There were no outstanding items. Staff received 5 Public Comment forms against this replat.

Commissioner Greiner made a motion to approve for the sake of discussion, and Vice-Chairperson Iocco seconded.

The vote was 7-0 for approval.

M. Consideration & Possible Action of Final Plat of Dollar General

A request by J. Ray Laney, RPLS, of Laney Surveyors, for Pearland DG, Ltd, for approval of a Final Plat of 1.8904 acres zoned Commercial (C) for one lot for commercial use. The property is located on the east side of Main St south of Magnolia.

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

Vice-Chairperson Iocco made the motion to approve, and Commissioner Greiner seconded.

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The vote was 7-0 for approval.

N. Consideration & Possible Action of Final Plat of Province Village General Business Site

A request by Ralph Thomas, LJA Engineering, for The Maverick Group, owner, for approval of a Final Plat subdivision of 5.006 acres into three lots for commercial use. The property is located on the north side of Broadway east of Pearland Parkway.

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

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

The vote was 7-0 for approval.

O. Consideration & Possible Action of Final Plat of Shadow Creek Town Center

A request by WCF Development, LLC, and Memorial Hermann Hospital System, owners, for approval of a Final Plat of 110.41 acres zoned Commercial (C) and PUD into five lots for commercial use. The plat is located at the northwest corner of the intersection of Broadway and S.H. 288.

Planner I Diana DuCroz read the Staff report.

Vice-Chairperson Iocco made a motion to approve for the sake of discussion, and Commissioner Sherrouse seconded.

City Engineer Doug Kneupper asked that the outstanding items be read into the record and conditions be put on the plats as stated in the Staff report.

The vote was 7-0 for approval, with staff recommendations on items # 1-4 in the Staff report to be approved before recordation.

P. Consideration & Possible Action of Final Plat of Emerald Stone

A request by Kathy Denton, JKC & Associates, 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.

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This Plat was withdrawn by the applicant. No further action is necessary.

Q. Consideration & Possible Action of Preliminary Plat of PHE Office Park

A request by Jesus J. Vitela, Lentz Engineering, for Fite Office Park Ltd, owner, for approval of a Preliminary Plat of 6.9695 acres zoned General Business (GB) into two commercial lots. The property is located at on the west side of Cullen Blvd north of Fite Road.

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

Commissioner Greiner made a motion to approve, and Vice-Chairperson locco seconded.

The vote was 7-0 for approval.

R. Consideration & Possible Action of Preliminary Plat of Primrose School at Pearland

A request by Tina Kast, Texas Engineering and Mapping, for Third Coast Resources, Ltd, owner, for approval of a Preliminary Plat of 1.8667 acres zoned General Business (GB) for one lot. The property is located on the west side of Pearland Parkway north of 518.

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

Commissioner Greiner made the motion to approve, and Vice-Chairperson locco seconded.

The vote was 7-0 for approval.

S. Consideration & Possible Action of Preliminary Plat of South Gate Section Four

A request by Kyle Duckett, GeoSurv LLC, for Lingo Southgate, Ltd, owner, for approval of a Preliminary Plat subdivision of 31.5180 acres zoned R-2 for 99 residential lots. The property is located at the north side of C.R. 59 east of future Kirby Drive.

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

Vice-Chairperson locco made a motion to approve, and Commissioner

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Diggs seconded.

The vote was 7-0 for approval.

T. Consideration & Possible Action of Preliminary Plat of Telephone Road Subdivision

A request by Gregg Wiltshire, Wilson Survey Group, for PMSV Telephone LP, owner, for approval of a Preliminary Plat of 5.1905 acres zoned Commercial (C) for one lot. The property is located at 1525 N Main at the intersection of McHard Rd.

Planner I Diana DuCroz read the staff report. There was one outstanding item.

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

The vote was 7-0 for approval, with Staff's comments:

U. Consideration & Possible Action of Preliminary Plat of The Promenade at Shadow Creek

A request by Jason Banda, LJA Engineering, for Pearland Lifestyle Centers, LP, owner, for approval of a Preliminary Plat subdivision of 122.623 acres zoned PUD for two tracts. The property is located at the southwest corner of the intersection of Beltway 8 and S.H. 288.

Planner I Diana DuCroz read the Staff report. There were three outstanding items.

Vice-Chairperson Iocco made the motion to approve, and Commissioner Greiner seconded.

There was brief discussion from the Commissioners.

The vote was 7-0 for approval.

V. Consideration & Possible Action - Remove from Table Zone Change Application No. 1249

Vice-Chairperson Todd Iocco made a motion to remove from table, and Commissioner Greiner seconded.

The vote was 7-0 to remove the item from the table.

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

Planning Director Krishnarao read the Staff report.

There was much discussion between the Commission/Staff, as each outstanding item was addressed.

Architect, Steve Moluse addressed the Commission regarding parking and density.

Chairperson Ruby Sandars made a motion to table this PUD, and Vice-Chairperson Iocco seconded.

The vote was 7-0 to table the PUD, and bring back at the February 6th P&Z Meeting. The Commission will make a recommendation to Council at that meeting.

X. Consideration & Possible Action of Approval of the Proposed Unified Development Code

Vice-Chairperson Iocco made a motion to approve, and Commissioner West seconded.

There was a brief discussion.

The vote was 7-0 for approval of the January 2006 Draft, with 1 change on page 102 of the Matrix, in regards to allowing Plumbing Shops to be permitted in M2.

Y. Consideration & Possible Action of Approval of the Proposed Zoning Map

Chairperson Sandars made a motion to approve for the sake of discussion, and Vice-Chairperson Sandars seconded.

There was a brief discussion.

The vote was 7-0 for approval of the Zoning Map.

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Z. Communications

The Planning & Zoning Commission was asked to let the Planning Secretary know dates they will be attending the APA National Conference (April 22-26, '06).

Documentation was handed out to the Commissioners in regards to Big Box Regulations.

AA. Next Meeting Dates

The next meeting of the Planning & Zoning Commission will be February 6, 2006.

ADJOURNMENT

The meeting was adjourned at 12:40 a.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



CITY OF PEARLAND PLANNING & ZONING

DATE: February 2, 2006

TO: Planning and Zoning Commission

FROM: Lata Krishnarao, AICP, Planning Director

SUBJECT: Proposed Pearland Town Center Planned Unit Development (PUD) Generally Located at the Southwest Intersection of SH 288 and Broadway.

The above referenced Planned Unit Development (PUD) was discussed at the Joint Public Hearing (JPH) on November 21, 2005 and later at the Planning and Zoning Commission's meeting on January 16, 2006.

The Planning & Zoning Commission had tabled action on this item at both those meetings and had asked the applicant to address the issues raised at those meetings.

In this revised PUD, the applicant has addressed the issues brought up at the meeting of January 16, 2006. The issues included-

- 1) Clarify that any authorized use that requires a SUP or CUP remains subject to that requirement. See 5b, page 7.
- 2) Clarify that applicant will comply with building and life safety codes that are in effect at the time of permitting. See page 4, item 15 and page 8, 1e.
- 3) Add the requirement that the multi-purpose trail illustrated on the design plan be provided as an amenity, even if no multi-family/residential was developed on site. See page 24, item 14.
- 4) Confirm that minimum lot size for all sub areas is consistent with the UDC, including sub area E. Lot frontage and setbacks for SUB area E have been clarified. See page 10.
- 5) Specify Materials for multi-purpose walks within the Greenway - See page 30, section 2 h.

Staff memo of January 12, 2006 is included in this package for your reference.



CITY OF PEARLAND PLANNING & ZONING

DATE: January 12, 2006

TO: City Council and Planning and Zoning Commission

FROM: Lata Krishnarao, AICP, Planning Director

SUBJECT: Joint Public Hearing Regarding a Proposed Pearland Town Center Planned Unit Development (PUD) Generally Located at the Southwest Intersection of SH 288 and Broadway.

The above referenced Planned Unit Development (PUD) was discussed at the Joint Public Hearing (JPH) on November 21, 2005 and at a joint workshop of the Planning Zoning Commission and Council on November 7, 2005.

The Planning & Zoning Commission had tabled action on this item and had asked the applicant to address the issues raised at the JPH, P & Z meeting and add clarity and definitiveness to the document.

Staff has been working with the applicant and a revised PUD was submitted on January 12, 2006. **This memo is the original memo given to P & Z Commission at the JPH with current modifications and applicant's responses added in red.**

The applicant will be available to make a presentation to the Council and the Commission at this public hearing and address questions and concerns.

SUMMARY:

- The subject property is generally located on the west side of SH 288 and south of Broadway. More specifically the property will be bounded by the proposed CR 566 on the east, Broadway on the North, proposed Kirby Road on the west and private property on the South.
- The subject property is approximately 160 acres.

- Upon build out, more than 1,000,000 square feet of development is anticipated in this Lifestyle Center.
- The subject property is currently zoned "SD" – Suburban Development District.
- This Lifestyle Center PUD, called Pearland Town Center is proposed to be a mixed use commercial development composed of traditional fashion department stores, retail shops, restaurants, entertainment uses, commercial office, multi-family housing (up to 300 units – originally 400 units were proposed), hospitality (200-room hotel – number of rooms not limited in the revised PUD), and civic land uses with appropriate public and pedestrian amenities integrated throughout the development. An 18-acre portion of the PUD is proposed to accommodate a multi purpose event and performing arts center along with retail and entertainment uses.
- The developers intend to open the project in Spring 2008.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	PUD and Commercial (C)	Broadway, Single Family Residential Shadow Creek Ranch, and proposed commercial development
South	Suburban Development District (SD)	Predominantly vacant land
East	Suburban Development District (SD) and Commercial District (C)	Vacant land, self storage facility
West	Suburban Development District (SD)	Vacant land

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Business Park uses in this general area (along SH 288) with low density residential for the western part of the site. Business Park district is a non-residential district that recommends large office complexes/campuses and retail development that create high quality development thereby enhancing the City's image. Business Park District also includes high density residential along the

outer edge of the district. Low Density Residential recommends single-family development with lot sizes between 8,800 square feet and 1/2-acre. The proposed Town Center (**excluding the residential component**) would generally conform to the Business Park district.

CONFORMANCE TO THE THOROUGHFARE PLAN

Proposed CR 566: The Thoroughfare Plan proposes CR 566 to be a Secondary Thoroughfare with a 100-foot ROW between Broadway and CR 59.

Proposed Kirby Road extension: The Thoroughfare Plan proposed Kirby Road to be extended south of Broadway up till CR 59 as a Secondary Thoroughfare with a minimum ROW of 100'.

Broadway / CR 92: Broadway is proposed as a Major Thoroughfare with a minimum ROW of 120'.

At the time of platting and construction, these surrounding streets would need to meet the requirements of the Thoroughfare Plan.

STAFF RECOMMENDATION:

The proposed Town Center generally conforms to the recommendations of the Comprehensive Plan. The proposed Town Center will provide a unique mixed-use **development**. Staff is in favor of this PUD if the following comments are addressed, **specifically #1c, #5, #11 and #20 pertaining to conformance with Comprehensive Plan, density, open space and amenities.**

STAFF REVIEW COMMENTS:

The following issues were identified as part of preliminary staff review and joint workshop. Additional comments may be added after further discussion, review, and the Joint Public Hearing.

1. Permitted Uses:
 - a. The PUD states that all uses (permitted or conditional uses) permitted in all non-residential districts, except those exclusively permitted in M-1 and M-2, shall be permitted in this PUD. Is this OK?
Some of the permitted uses would include – boarding houses; agriculture uses; husbandry; farms; drag strip/ race tracks; recreation uses; auto elated uses like auto body repair, auto assembly, auto leasing, paint shop, muffler shop, parts manufacturing, dealerships etc.; rehabilitation care facility (halfway house); animal hospital; assisted living; child care and group homes; contractor storage yards; etc.

Is this acceptable?

Page 7 of the revised PUD lists the uses excluded. All uses designated as permitted land uses within the GB, GC, NS, OP & MF zones shall be considered permitted uses in this PUD.

It needs to be clarified that all uses permitted by a SUP in the ordinance would require an SUP.

- b. Page 6 – Permitted Uses: Should refer to section “E” on page 7 that prohibits drive-throughs in sub-area A.

Done – Page 7 – Excluded Uses.

- c. PUD should be specific that the residential uses allowed would be multi-family ones, not single family or town homes – if the Council and Commission desire.

Sub Areas A, C & D allow 300 “residential units” and Sub Area E allows “Multi Family or Town Homes.”

This recommendation was specifically for sub-areas A-D to create a mixed-use project. Sub-area E is designated for Low Density Residential in Comprehensive Plan with recommended uses being single-family development with lot sizes between 8,800 square feet and 1/2-acre.

2. Staff recommends that a note be added that, unless specified in the PUD, all requirements of the Land Use and Urban Development Ordinance /Unified Development Code and other City Ordinances will be met.

Done – Page 2.

3. PUD does not address any outdoor storage or display. Since this PUD does not have an underlying zone, is it assumed that outdoor storage is allowed?

Done – Page 11 & 12. Allows limited outdoor display adjacent to building and in Fountain and Carousel Plaza.

4. Maintenance responsibility of all proposed open spaces and amenities has not been clarified in the PUD document. The PUD does not clarify if any open space is being dedicated to the City.

Done – Page 14.

5. Open Space/Parkland dedication is required at a rate of one acre per 100 units. At the Parks Director's approval Parkland Dedication fee may be accepted in lieu of open space.

Page 13 – The applicant may request to pay the fee - \$ 750/unit. However the Parkland Dedication Ordinance requires that for over 500 units, dedication is required, unless Council approves alternate methods. This issue needs to be resolved by the City Council.

Due to lack of any public open space in this part of the City, staff would recommend that the required open space or part of it be provided for the residents.

6. Staff supports the mixed-use nature of this development, however close proximity of the residential portion to the event center is a concern due to traffic backups, lack of parking, noise, etc.

The location of residential has not changed. Applicant has indicated that since this is a more urban setting geared towards young professionals and others without children, there is a market for such kind of housing.

7. The site plan shows a parking garage on each side of the residential buildings. Staff recommends that parking garages to be more concealed – either located more internally to the other structures or screened with some type of attractive facade treatment.

Applicant has indicated that the façade requirements and architectural guidelines will apply to garages also. This needs to be included in the PUD on page 24.

8. Please note that a Traffic Impact Analysis will be required at the time of platting and all resulting requirements need to be met. TXDOT permits would be required for traffic and circulation plan. The driveway locations, alignment of streets (including CR 566, entrance drives etc.) are not final as shown in the PUD and will be based on a Traffic Impact Analysis and approvals from City and TXDOT.

Page 6 – Circulation – Please add a note that all driveway locations, streets and access points will be designed as per the requirements of the TIA and upon approval by the City and TXDOT.

Applicant has acknowledged that a TIA will be required.

9. Label 'Description of Tract' as 'Exhibit A' as referred to in page 1.

Done

10. Ownership Exhibit – The patterns utilized to depict ownership are not clearly distinguishable. Please modify.

Done.

11. The PUD states that there will be no minimum lot size and allows lot widths of 30 feet. Is this an issue?

Page 12 – This remains in the PUD. However, applicant has stated that lots will meet all **other** requirements of Subdivision Standards in Chapter 3 of UDC, unless mentioned in Article IX.

Staff recommends that sub-area E be excluded from Article IX. 1.

12. Gross Leasable Area also excludes mezzanines, public auditorium, and management office in addition to other spaces. These areas all would be occupied and would require parking spaces. Therefore staff recommends that these be included in Gross Leasable Area, if used for parking and other calculations.

Applicant will address the parking ratios at the meeting. These ratios, according to the applicant are based on industry standards.

13. Page 3: Composite Parking Ratio: Current requirement for multi family is 2.5 spaces per unit and for hotel is 1.1 per guest room. Staff is in favor of reduced parking as proposed if the applicant can demonstrate that the provided parking (one space for each hotel room and two spaces for each multi-family unit) is adequate. Same comments for page 9.

The ratio for multi-family has been changed to 2.5 spaces/unit from 2 spaces/unit.

14. Typically outdoor storage and display needs a Specific Use permit in C zone and is prohibited in a GB zone. Is outdoor storage and display an issue? Should it be specifically addressed?

Page 11 & 12. Allows limited outdoor display adjacent to building and in Fountain and Carousel Plaza.

15. Page 5 – Sub-Area “E” – The PUD states that this area may be developed as either retail or residential. It does not clarify what kind of residential or specify density for residential use. This needs to be clarified in the PUD.

Page 8 & 9 – Mixed uses are allowed, including multi-family (16 units per acre)

16. Sub-Area “F” – Staff recommends that the storm management area be treated as an amenity and provide walking trails. Staff recommends that the word “_ _ storm management area but may contain pedestrian trails _ _ ‘ be reworded to replace “may” with a “shall”. A concept plan needs to be included in the PUD to show amenities provided around the detention basin area.

Page 6 & 23 – Sub-area F is proposed to be treated as an amenity with landscaping, trails, benches etc.

17. Page 7 – Height & Yard Requirements:

- a. The PUD states that no parking setback shall be required from any public or private streets created within the PUD. Do these include Town Center Dr and Main St? The PUD needs to identify public and private streets. **Has been clarified.**
- b. The PUD allows minimum frontage of 30’ and flag lots. Is this OK? **Has not been changed.**
- c. In the past, City Attorney’s office has concurred with staff’s that no parcel/lot can be carved out and sold unless that exact configuration was shown on a plat. If their master plat does not have each lot laid out, then whenever they further subdivide to sell off lots they will have to plat those new lots according to the Subdivision Ordinance. City’s legal department has advised that there is no way around that under state law or our ordinance. Therefore the language needs to be modified to reflect this. **Will meet subdivision requirements under the UDC.**
- d. Also, the subdivision ordinance requires that all lots created need to have frontage and access from a public or private street. Access through an easement, as mentioned in the PUD, would not be consistent with the Subdivision Ordinance. **Will meet subdivision requirements under the UDC.**

18. Entrance walls/signs, ground monumental signs, landscape elements etc. should be located outside the visibility triangle. Please add this in paragraph 4 under section F on page 7.

Done - page 11, (f).

19. The PUD proposes an impervious area of 85%, including storm water detention areas. Staff recommends that based on current practice, the storm water detention areas not are included in these calculations.

Done – page 8 – City Engineer needs to approve.

20. Staff recommends that for multi family residential common recreational area be provided as per current ordinance at a rate of 600 sq.ft. for each dwelling unit with appropriate landscaping and pedestrian trails and within 300 feet of all units as required by the Ordinance.

Pages 12-13. For sub-area E, the applicant is complying with the requirements of the UDC.

However for sub-areas A,C,or D, the applicant would like to provide the open space anywhere in sub-areas A,B,C,D or F. The minimum dimension is proposed to be 25' instead of 80' as required by UDC. The applicant is proposing that any common open space designated as an amenity will contain a 8' wide multi-purpose trail with landscaping and seating areas. The applicant has indicated that if the site is not developed for multi-family residential use then this trail amenity will not be provided.

Staff is in favor of this trail facility. Even if residential were not to be located on this site, this amenity would be beneficial to the City and enhance the project. Therefore staff would request the Commission and Council to evaluate the benefits of this trail for the entire community, even if residential were not built on this site.

21. Page 10 – The PUD states that due to the fact that all plant material on site will be removed a tree survey shall not be required. Staff recommends that a tree survey be required, just like all other developments, to determine if there are any protected trees on site and to ensure that a mitigation plan is provided. Also, if there are trees on site worth saving, then they should be encouraged to do so.

Discussed with Parks Director and Assistant City Manger. The applicant will perform a tree inventory as per City's requirements.

22. Page 10 – It is stated that a comprehensive landscape plan will be developed. The PUD does not include that plan.

Done - The Site Plan and Preliminary Site Plan include information on landscaping.

23. Page 10 – Meaning of "Landscape Area" – The PUD states that landscape areas needs to be greater that one foot. Staff recommends that this width be increased to 6 feet as required by the ordinance.

Addressed. Increased to 6' and 3' width in compliance with UDC.

24. Storm Water Management Areas

- a. Page 10 – PUD states – unpaved portions of Storm Water Management area may be included as landscape Area.
- b. Page 11 – Contrary to page 10, the PUD here states that all of storm water management areas shall be included as landscape.

As per our current ordinance, areas required for detention are not included as landscaped areas. Therefore staff recommends that detention area, including unpaved portions of required detention area and the shoulder around, not be included as landscaping.

This applies also to page 13, under Landscaping On-Site and Related Location – iii.

Clarified – page 8 – City Engineer needs to approve.

25. Page 13 – F) 111. – PUD states up to 10 % of any future development parcel may be designated as landscaping and included in the calculation. Staff is not in favor of this since this would prevent the landscaping to be integrated within the development.

Modified - page 22.

26. Page 14 – The PUD states that interior parking lot landscaping shall not be required within the parking areas on Town Center or Main Streets. Staff recommends that this be permitted on the condition that overall landscaping required for parking lots be provided within the site elsewhere.

Applicant has agreed. Page 22, 10. b.

27. The proposed facade materials do not meet the requirements of the Ordinance. The materials listed in the PUD include those not currently permitted for facades along Thoroughfares and Collectors. As with the previous Promenade Shops PUD staff recommends that a certain percentage of facades be requirement to meet the masonry standards set by the City. It is staff's belief that these projects are highly visible and should provided superior design rather than less than City's requirements.

Modified – page 25. Listed materials fall within the City's definition of masonry as per building department.

28. Design standards: There are lots of words in the document about how the design will be quality and harmonious and all that, but the PUD doesn't really say anything about any real standards. Is this an issue?

Pages 24, 25, 26 discuss articulation, design, form, roofs, entrances etc.

29. All lighting poles within the PUD are proposed to be 40 feet. Staff recommends that these be lowered to 30' for areas within the PUD. Staff recommends that decorative lighting be provided within the PUD.

- Has not been changed. A similar recommendation was made was Promenade Shops, however that PUD was approved with 40' high lights.
30. Page 11 – Para 3 – Public and private streets need to be identified for landscaping purposes.
Done.
 31. Page 11 – Table 1 – Lists Multiple Family in all sub areas (except within sub-area "A"). What other areas are demarcated for multi-family?
Clarified. Page 8. Multi-family excluded from sub-areas B-1 , B-2 and F.
 32. Page 12 – PUD recommends that only 35% of the length of the parking lot will be screened from public ROWs. The requirement is 100% currently. Staff does not recommend that this should be reduced (along public ROW).
Clarified. Screening from public ROWs will comply with 100% requirement.
 33. Page 13 – For trees for parking lots, staff recommends that the overall landscaping plan provide 1" caliper tree per five parking paces as required currently, instead of only certain areas as mentioned by PUD.
Done – Pages 19-23, Article XI.
 34. The PUD does not address screening of roof-mounted structures. Is this a concern?
Addressed. Page 26.
 35. Street Standards for Town Center Drive and Main Street is shown in EX-B3. Town Center Drive is shown as a boulevard with raised landscaped median and Main Street as two-lane street. Is this being specifically approved as part of the PUD?
Page 6. Applicant has indicated that N-S and E-W drives will be similar to that shown on the design plan.
 36. A land use table needs to be provided indicating land area dedicated for various uses.
Included – page 9.

Comments from the joint workshop:

1. Lack of open space and recreation area for the residential component.
Applicant has included common open area with variations as listed above.
2. Clarification of total number of residential units and hotel rooms.

- Residential reduced to 300 units. Hotel rooms not clarified as they are a non-residential use and density is not considered to be an issue for non-residential.
3. Insufficient parking for event center.
Applicant will address this issue at the meeting.
 4. Parking for visitors of residents in apartments.
Increased to 2.5/unit. Complies with City requirements.
 5. Clarify number of seats for event center.
Done. Maximum 6000 seats.
 6. Need a more definite document.
Details have been added as explained above.
 7. Sub-area E – need to have its own parking, landscaping etc.
Applicant has agreed.
 8. Proximity to gas pipe line.
No response.
 9. Provide a fencing plan with details.
Fencing details have been added.
 10. Establish maximum areas and densities.
Added Land Use Area Table – page 9.

SUPPORTING DOCUMENTS:

- Location Map
- Zoning Map
- Future Land Use Plan
- Proposed Planned Unit Development – Revised January 8, 2006.

Tabled

See next item

Tabled

See next item

PLANNING AND ZONING COMMISSION AGENDA ITEM

Regular Meeting of February 6, 2006

CONSIDERATION AND POSSIBLE ACTION - Zone Change No. 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 Service District (NS), on the property described as 1.00 acre tract, Tract 2A, H.T. & B.R.R. Company Survey, Abstract 242, City of Pearland, Brazoria County, Texas, Generally Located on the South Side of FM 518 (Broadway Street), and West of Tranquility Lake Boulevard

SUMMARY: The applicant is requesting a change in zoning on the subject property for a Neighborhood Service District (NS). During the public hearing held on January 16, 2006, the applicant was requesting a General Business District (GB). During the subsequent Planning and Zoning Commission Meeting, the Commission voted to table the proposed zone change, as the applicant was not present to answer whether or not he would be willing to change the request to NS. Staff has since met with the applicant, and he has indicated that he would like to change the zoning request to a Neighborhood Service District. The applicant has indicated that they plan to use the subject tract for a retail development.

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 zoning district

assignment is generally based on location of property, and of the three recommended land uses, GB is the most intense and NS is the least intense.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The Future Land Use Plan designates the surrounding properties to the west and south for retail, office, and service uses, and, although these properties remain in the ETJ (outside the city limits), it is anticipated that they will continue to develop as retail, office, and service uses. An office building was recently constructed directly to the south of the subject property, and a day care facility currently exists on the west side of the subject property.

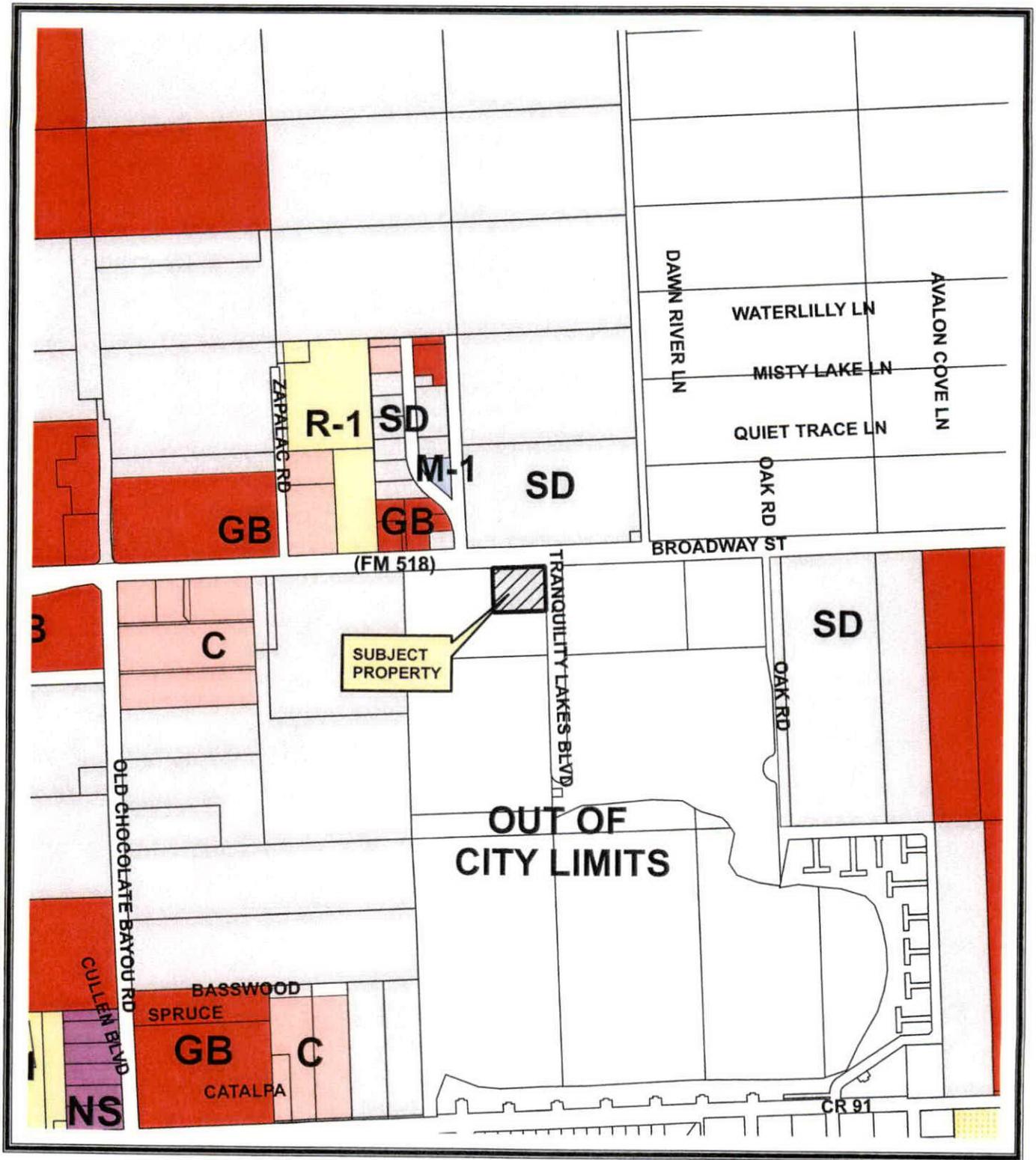
Due to the size and location of the subject property, it may be more suited for a Neighborhood Service District (NS) rather than a General Business District (GB). Since the properties to the south and west are developed with a day care and an office building, it would seem more appropriate to zone the subject property to a NS district. Both adjacent land uses would be permitted with a NS district. Staff believes that this tract is more appropriate for NS due to the adjacent uses, and nearby existing and future residential neighborhoods to the south.

STAFF RECOMMENDATION: Staff recommends approval of a zone change to a Neighborhood Service District (NS), for the following reasons:

1. The NS district will provide retail, office, and service uses of a less intense scale and would be better compatible to surrounding uses.
2. The proposed Zoning Map shows the subject property as being rezoned to NS, which was determined due to the surrounding land uses and close proximity to residential areas.

SUPPORTING DOCUMENTS:

- Zoning Map
- Future Land Use Plan
- Joint Public Hearing Staff Report



ZONING MAP

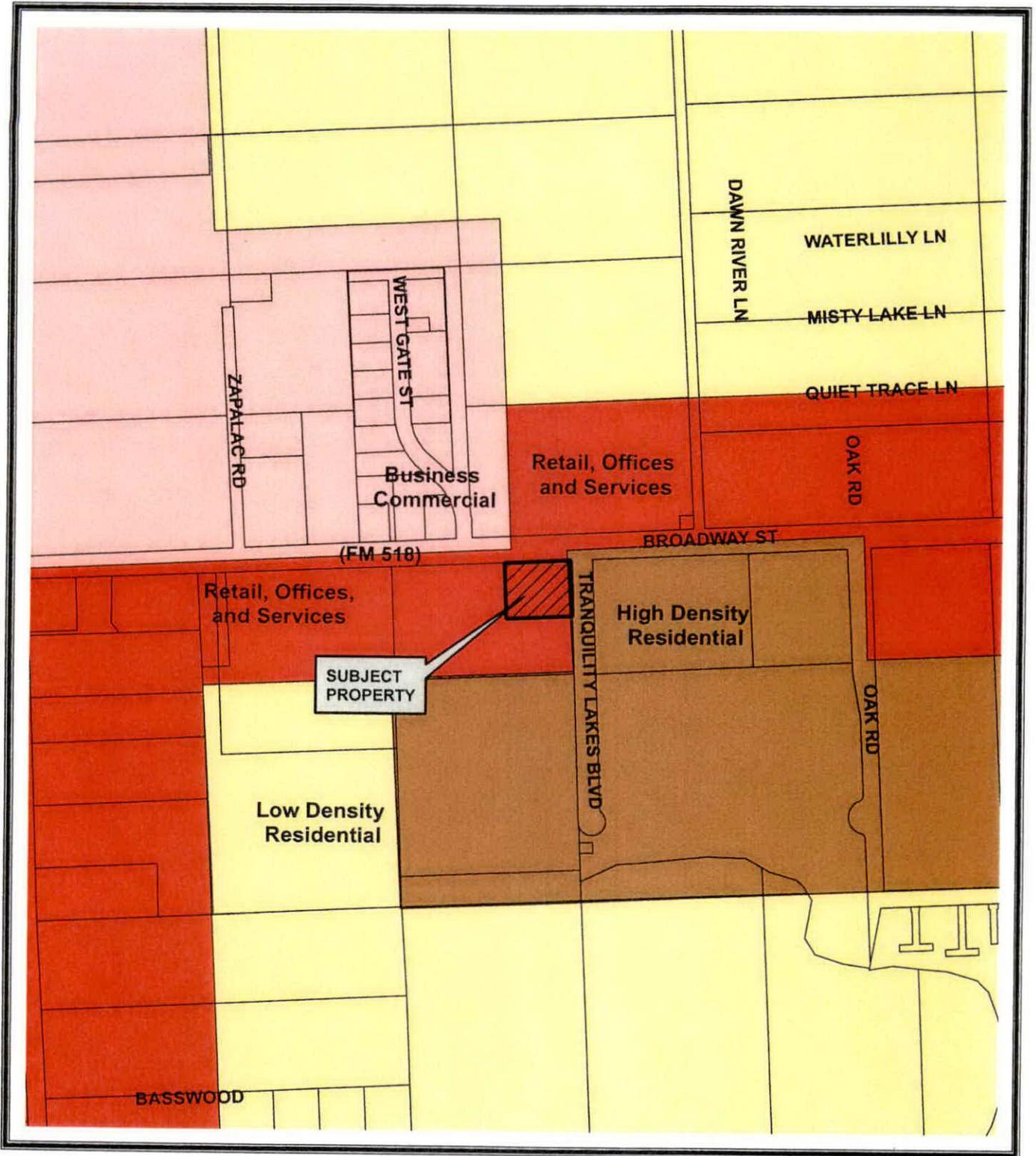
Zone Change
No. 2006-09Z



0 200 400 Feet

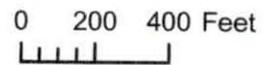


Map Prepared on December 16, 2005



FUTURE LAND USE PLAN

Zone Change
No. 2006-09Z



Map Prepared on December 16, 2005

**JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF JANUARY 16, 2006**

Zone Change No. 2006-09Z

TO: City Council
Planning and Zoning Commission

SUBJECT: 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 General Business District (GB)

LEGAL DESCRIPTION: 1.00 acre tract, Tract 2A, H.T. & B.R.R. Company Survey, Abstract 242, City of Pearland, Brazoria County, Texas

GENERAL LOCATION: Generally Located on the South Side of FM 518 (Broadway Street), and West of Tranquility Lake Boulevard

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

Planning and Zoning Commission: January 16, 2006*

City Council for First Reading: February 13, 2006*

City Council for Second Reading: February 27, 2006*

(*dates subject to change if item is tabled)

SUMMARY: The applicant is requesting a change in zoning on the subject property for a General Business District (GB). A small single family residence currently exists upon the subject property. The current zoning of the subject property is Suburban Development

District (SD). The applicant has indicated that they plan to use the subject tract for a retail development.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Suburban Development District (SD)	Undeveloped tract
South	Property not in City Limits of the City of Pearland	Office Building
East	Property not in City Limits of the City of Pearland	Undeveloped tract
West	Property not in City Limits of the City of Pearland	Day care facility

CONFORMANCE TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE: The applicant is requesting a GB zoning district. The minimum lot size for the GB district is 22,500 square feet and the minimum lot width is 150 feet. The subject property in its present configuration currently meets these requirements, as the subject property is 208 feet wide along FM 518 (Broadway Street), and is approximately 1.00 acres in size.

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

PLATTING STATUS: Based on the legal description submitted with the zone change application, it appears that the subject property has not been platted. The subject property may need to be platted in accordance with the Subdivision Ordinance, prior to issuance of a building permit. The plat will need to address all requirements listed in the Subdivision Ordinance, and be approved by the Planning and Zoning Commission. The plat will need to be filed for record with the County Clerk, prior to issuance of a building permit.

However, if the applicant is able to submit documentation indicating that the subject property has been in its present configuration since March 1981, platting may not be required. March 1981 is the effective date of the Subdivision Ordinance, which requires all properties within the City of Pearland to be platted upon a change in configuration.

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 zoning district assignment is generally based on location of property, and of the three recommended land uses, GB is the most intense and NS is the least intense.

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. When or if the subject property is platted, additional right-of-way dedication may be necessary for Broadway Street.

The subject property also has frontage on Tranquility Lake Boulevard. The Thoroughfare Plan does not specify a classification for Tranquility Lake Boulevard, nor does it specify any improvements for Tranquility Lake Boulevard. However, Tranquility Lake Boulevard has been platted as an 80 foot wide private street.

No other roadways affect the subject property.

AVAILABILITY OF UTILITIES: There is currently a 16 inch water line on the south side of Broadway Street. There is a 12 inch gravity main sanitary sewer line on the north side of Broadway Street.

Availability and adequacy of utilities will be reviewed during the review of any subdivision plat or building permit applications submitted for the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: Because of the small size of the subject property, Staff asked the applicant why they chose the GB district rather than the OP or the NS districts. The applicant indicated that they wanted the GB district due to the wide variety of uses permitted in the GB district.

The subject property does have frontage on a major thoroughfare, and does not share a property line with any residentially zoned properties. The Future Land Use Plan designates the surrounding properties to the west and south for retail, office, and service uses, and, although these properties remain in the ETJ (outside the city limits), it is anticipated that they will continue to develop as retail, office, and service uses. An office building was

recently constructed directly to the south of the subject property, and a day care facility currently exists on the west side of the subject property.

Due to the size and location of the subject property, it may be more suited for a Neighborhood Service District (NS) rather than a General Business District (GB). Since the properties to the south and west are developed with a day care and an office building, it would seem more appropriate to zone the subject property to a NS district. Both adjacent land uses would be permitted with a NS district.

Also, the Proposed Zoning Map shows the subject property being zoned for Neighborhood Service District. As Staff and the consultant for the UDC were reviewing the existing zoning map to determine which zoning districts to assign to SD properties, this tract was proposed for NS due to the adjacent uses, and nearby existing and future residential neighborhoods to the south. Many other properties on the zoning map that were appropriate for non-residential zoning districts, but that were in close proximity to residential land uses or lesser intense land uses, were designated for either NS or OP.

If the zone change is approved, the applicant may be responsible for the submittal of a traffic impact analysis (TIA) in order to determine the impact of the proposed development on adjacent roadways and adjacent properties, as well as the locations of driveways.

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 denial of the zone change for GB, as proposed by the applicant, for the following reasons:

1. The subject property may be more suitable for a NS district due to its size, the surrounding land uses (day care, offices), and its close proximity to residential areas.

However, Staff does recommend approval of a zone change to a Neighborhood Service District (NS), for the following reasons:

1. The NS district will provide retail, office, and service uses of a less intense scale than the proposed GB district that would be better compatible to surrounding uses.
2. The proposed Zoning Map shows the subject property as being rezoned to NS, which was determined due to the surrounding land uses and close proximity to residential areas.

SUPPORTING DOCUMENTS:

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

AMENDING PLAT

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 1-30-06 P&Z MEETING DATE: 2/16/06

SUBDIVISION NAME/LOCATION: Amending Plat
Stonebridge Sec. 1

Lot(s): 93 Block(s): 2 Reserve(s): 2

PRIMARY CONTACT: Brown & Gay Engineers
MAILING ADDRESS: 11490 Westheimer Ste. 700
CITY, STATE, ZIP: Houston TX 77077
PHONE: 281-558-8700 FAX: _____
E-MAIL ADDRESS: _____

OWNER NAME: Musgrave - Grishman Ventures, Ltd.
MAILING ADDRESS: 2947 E. Broadway, Ste 309
CITY, STATE, ZIP: Pearland TX 77581
PHONE: 281-412-9210 FAX: _____
E-MAIL ADDRESS: _____

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

- 22 folded prints of Final Plat *w/ reason why*
- 2 sets of Final Plat mylars (3 sets if in ETJ)
- Current Title Report
- ~~Fee Certificates~~
- 22 Final Plat Staff Review Mark-Up
- Completed Checklist
- Any variance requests submitted in letter form
- Application fee *Amending \$150*
(\$400, plus \$4 per lot, or \$25 per acre) *plus \$4/lot charge*
- Certified Tax Certificates (no taxes can be due)
- Park Fees (if required)
- Show Approval of Construction Plans
- Show Approval of Drainage Report
- Show Approval of Traffic Impact Analysis
- Tree Disposition Plan

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

Signature: [Signature] (Owner) Signature: _____ (Agent)

Fee: \$ 150.00 Date Paid: 1-30-06 Receipt No.: 73199

AMENDING FINAL PLAT OF STONEBRIDGE SECTION ONE

AMENDING PLAT – STAFF REPORT

P & Z MEETING DATE: February 6, 2006

APPLICANT: Gerald Grissom, Brown & Gay Engineers, for Musgrave-Grohman Ventures, Ltd, owner.

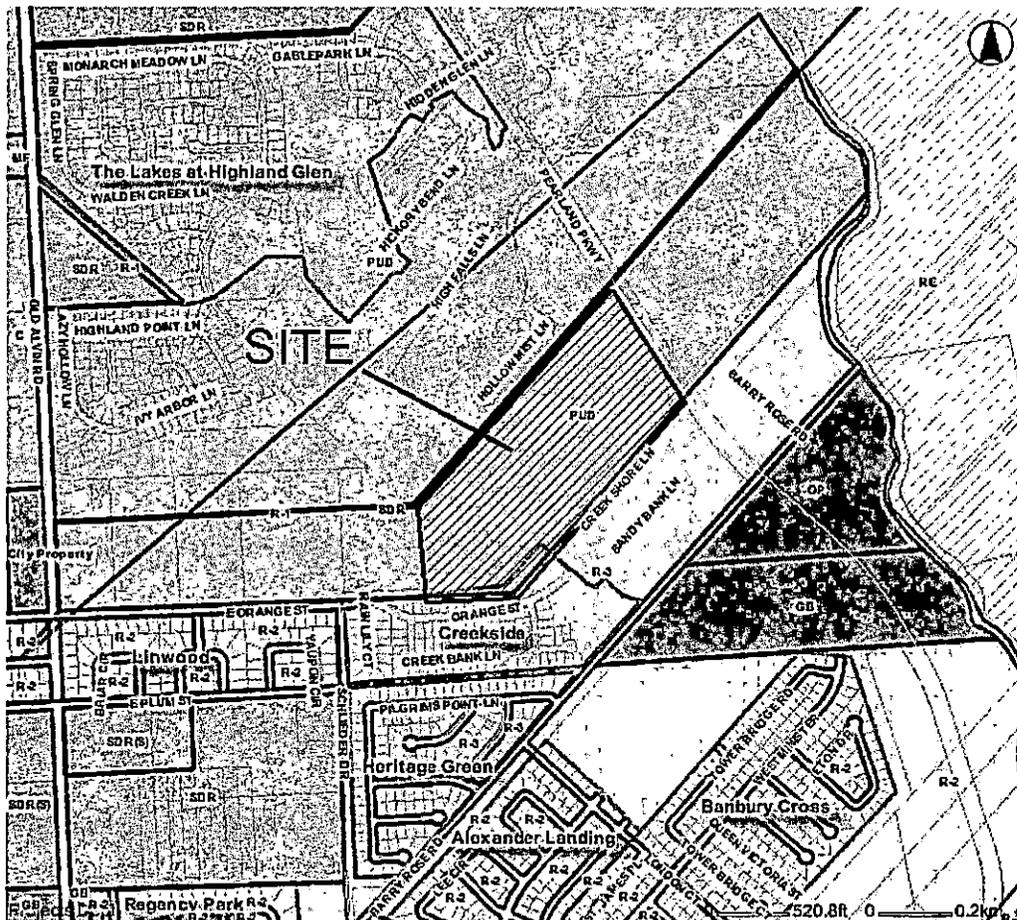
REQUEST: Amending Final Plat of Pearland 123 Section One in order to change all street names and to change the subdivision name to Stonebridge Section One. The original Final Plat of Pearland 123 Section One was approved on August 18, 2005.

GENERAL LOCATION: The property is located on the west side of Pearland Parkway between Barry Rose Rd and Town Ditch. See Vicinity Map below.

OUTSTANDING ITEMS: None.

ATTACHMENTS:

1. Application Form
2. Amending Final Plat



FINAL PLAT SUBMITTAL APPLICATION

RECEIVED

DATE FILED: 1-25-06 P&Z MEETING DATE: 2/6/06

JAN 25 2006

SUBDIVISION NAME/LOCATION: Sharondale subdivision

Lot(s): 8, Block(s): _____, Reserve(s): _____

PRIMARY CONTACT: Hector L. Guerrero

MAILING ADDRESS: P.O. Box 753221

CITY, STATE, ZIP: Houston, TX - 77275

PHONE: 713-2645-4481 FAX: _____

E-MAIL ADDRESS: _____

OWNER NAME: Same as above

MAILING ADDRESS: _____

CITY, STATE, ZIP: _____

PHONE: _____ FAX: _____

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)
- Show Approval of Construction Plans
- Show Approval of Drainage Report
- Show Approval of Traffic Impact Analysis
- Free-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) \$404
- Certified Tax Certificates (no taxes can be due)
- Park Fees (if required) \$350 Zone 7

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

Signature: Hector L. Guerrero
(Owner)

Signature: _____
(Agent)

Fee: \$ 404.00 Date Paid: 1-25-06

Receipt No.: # 3502

200k Fee \$350.00 1-25-06

3502

6121 SHARONDALE
FINAL PLAT – STAFF REPORT

P & Z MEETING DATE: February 6, 2006

APPLICANTS: Hector and Elvia Guerrero, owners.

REQUEST: Final Plat of 0.7576 acre zoned Low Density Single Family (R-1) for one residential lot. The Preliminary Plat was approved on November 21, 2005.

GENERAL LOCATION: 6121 Sharondale Lane west of Harkey Rd. See Vicinity Map below.

ZONING: R-1, Low Density Single Family, minimum lot size 8,800 square feet. The proposed plat is consistent with the zoning.

SURROUNDING USES: All surrounding properties are zoned R-1 or SD and are developed with single-family homes.

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

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis is not required for a single lot subdivision.

UTILITIES: Water and sewer are available to this plat.

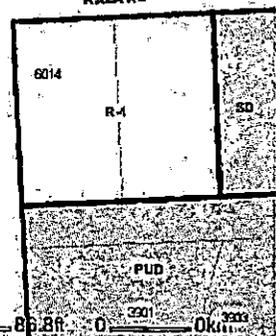
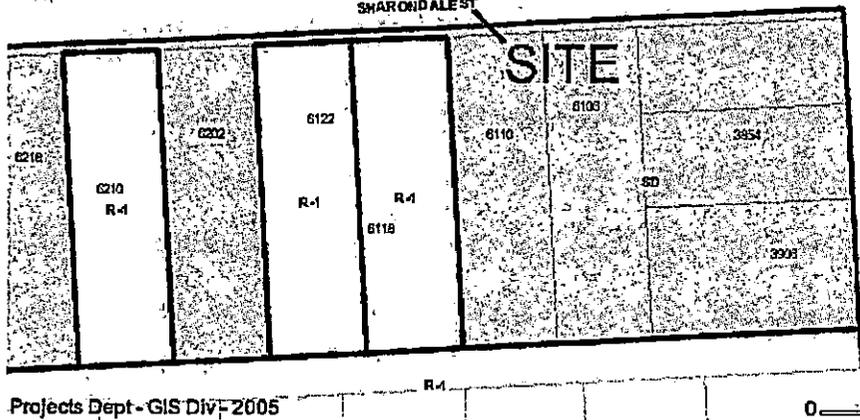
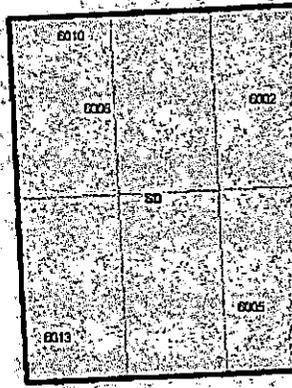
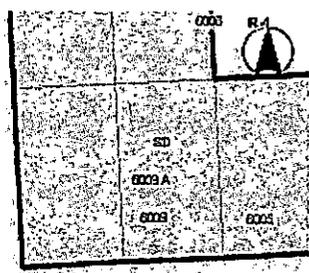
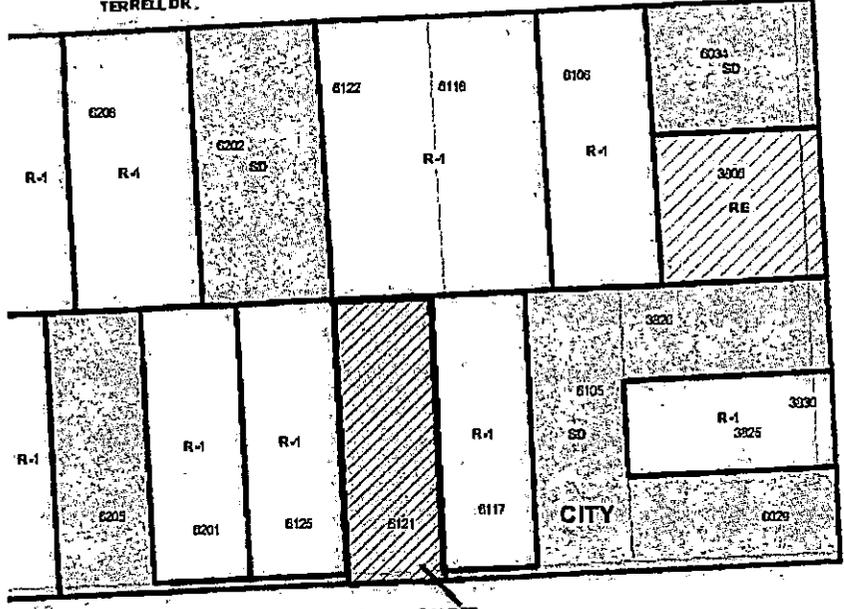
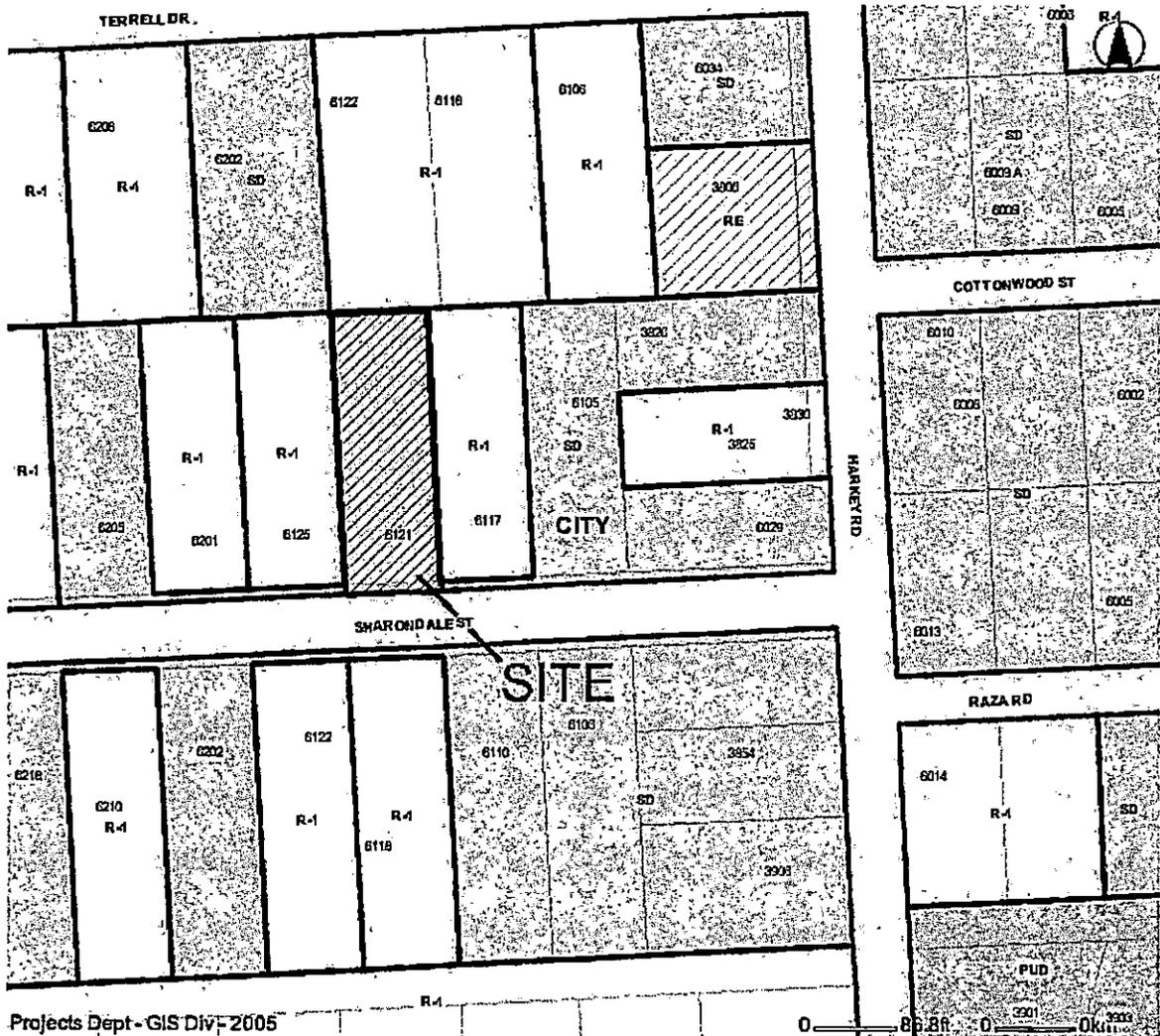
STORMWATER MANAGEMENT: Stormwater detention will be provided onsite.

PARKS: Park fees have been paid.

OUTSTANDING ITEMS: None.

ATTACHMENTS:

1. Application Form
2. Final Plat



RECEIVED

JAN 27 2006

Development Handbook
May 2005

FINAL PLAT SUBMITTAL APPLICATION

RECEIVED

DATE FILED: 1/27/06

P&Z MEETING DATE: 2/6/06
~~1-16-06~~

JAN 06 2006

SUBDIVISION NAME/LOCATION: EMERALD STONE, INTERSECTION
O'DAY RD: DUBLIN, CDP, BRAZORIA COUNTY

Lot(s): 28 Block(s): 2 Reserve(s): 3.69 Acs.

PRIMARY CONTACT: JKE Assoc Kathy Denton

MAILING ADDRESS: 2820 F.M. 517 E

CITY, STATE, ZIP: Dickinson, Tx 77539

PHONE: 281-309-9100 FAX: 281-309-9300

E-MAIL ADDRESS: Kathyd@jkeassociates.com

OWNER NAME: Jawad Sawar

MAILING ADDRESS: 8313 Southwest Freeway #231

CITY, STATE, ZIP: Houston, Tx 77074

PHONE: 713-899-5399 FAX: _____

E-MAIL ADDRESS: jxsawar@dake-energy.com

DISK TO JAWAD SAWAR 1-10-06

The following required documents must accompany a final plat when submitted to Staff: rec'd 1/27/06

- 22 folded prints of Final Plat rec'd 1/27/06
- 2 sets of Final Plat mylar's (3 sets if in ETJ) rec'd 1/27/06
- Show Approval of Construction Plans CO.P. has Docs for approval
- Show Approval of Drainage Report 9/21/05 meeting
- Show Approval of Traffic Impact Analysis NA
- Tree Disposition Plan CO.P. has Docs for approval
- Current Title Report
- CD or Disk (last dated 9/1/05)
- 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) rec'd 1/27/06
- Park Fees (if required) need updated tax cert.

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

Signature: _____ (Owner) Signature: _____ (Agent)

Fee: \$ 512.00 Date Paid: 1-6-06 Receipt No.: 61336

EMERALD STONE
FINAL PLAT – STAFF REPORT

P & Z MEETING DATE: February 6, 2006

APPLICANT: Kathy Denton, JKC & Associates, for Jawad Sawar, owner.

REQUEST: Final Plat subdivision of 10.4696 acres zoned R-2, Medium Density Single Family, for 28 residential lots, with four acres reserved for detention, drainage, and landscaping. Dublin Lane is proposed as a future-through street with a temporary stub-out at its eastern end until the adjacent property develops. The Preliminary Plat was approved on July 18, 2005.

GENERAL LOCATION: The property is located on the east side of O'Day Road at Dublin Lane, north of Broadway. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is currently undeveloped and contains numerous trees.

ZONING: The current zoning is R-2, Medium Density Single Family, which calls for a minimum lot size of 7,000 square feet and minimum lot width of 70 ft. The proposed plat is consistent with the zoning.

SURROUNDING USES: The zoning to the north, east, and south is R-2. To the west across O'Day Road is a mixture of SD, Suburban Development, and R-1, Low Density Single Family, zones. Surrounding properties are vacant or developed with residential uses, including the Country Meadow Mobile Home Park to the north.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for the Garden/O'Day Mixed Use District. The proposed medium-density residential use is consistent with this designation.

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

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 are required.

OUTSTANDING ITEMS:

1. A 10' W.S.E. should be provided behind the right-of-way of O'Day Road.
2. A 5' E.E. should be provided from the streetlights on O'Day Road to the nearest U.E.
3. Reserve "B" should also be shown as a drainage easement.
4. Park fees of \$350 per lot are due.
5. 1% construction inspection fee is due.

RECEIVED

JAN 20 2006



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: JAN. 09, 2006

P&Z MEETING DATE: JAN. 16, 2006

SUBDIVISION NAME/LOCATION: KIDS R KIDS TEXAS No. 44 / PEARLAND PARKWAY APPROXIMATELY 556' SOUTH OF FOREST PARK LANE.

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

PRIMARY CONTACT(Print or Type): ARTHUR PISANA Phone: 713.266.9930

MAILING ADDRESS: 2401 FOUNTAINVIEW DRIVE, #500 HOUSTON, TX. 77057

OWNER NAME(Print or Type): JOHN CARROLL Phone: 281.494.4446

MAILING ADDRESS: 8202 HOMEWARD WAY SUGAR LAND, TX. 77479

AGENT'S NAME(Print or Type): - SAME AS - Phone: - SAME -

MAILING ADDRESS: - PRIMARY CONTACT -

The following required documents must accompany the preliminary plat when submitted to staff:

- 22 folded prints of Preliminary Plat
- Title Report or Certificate of Title (SUBMITTED AT STAFF- PRELIM.)
- 3 copies of preliminary drainage report
- Staff Review Mark-Up
- Traffic Impact Analysis (if required)
- Tree Survey (same scale as plat)
- Application fee (\$400 plus \$6 per lot or \$30 per acre)
- Completed Checklist
- Variance request(s) submitted in letter form

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

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

Signature: _____ (Owner)

Signature: Arthur M. Pisana (Agent)

Fee: \$ 49000

Date Paid: 2-20-06

Receipt No.: 70173

KIDS R KIDS TEXAS No. 44
PRELIMINARY PLAT – STAFF REPORT

P & Z MEETING DATE: February 6, 2006

APPLICANT: Arthur Pisana, Benchmark Engineering, for Highland Glen KRK Tykes, owner.

REQUEST: Preliminary Plat of 2.424 acres in the Lakes at Highland Glen PUD for a day-care facility.

GENERAL LOCATION: The property is located on the west side of Pearland Parkway between Town Ditch and Barry Rose Rd. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is currently undeveloped.

ZONING: Lakes at Highland Glen PUD-GB. The proposed plat is consistent with the zoning.

SURROUNDING USES: To the north, west and east is the Lakes at Highland Glen PUD. The Pearland 123 PUD is located to the south.

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

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis (TIA) has been submitted but is not yet approved.

UTILITIES: Water and sewer service are available.

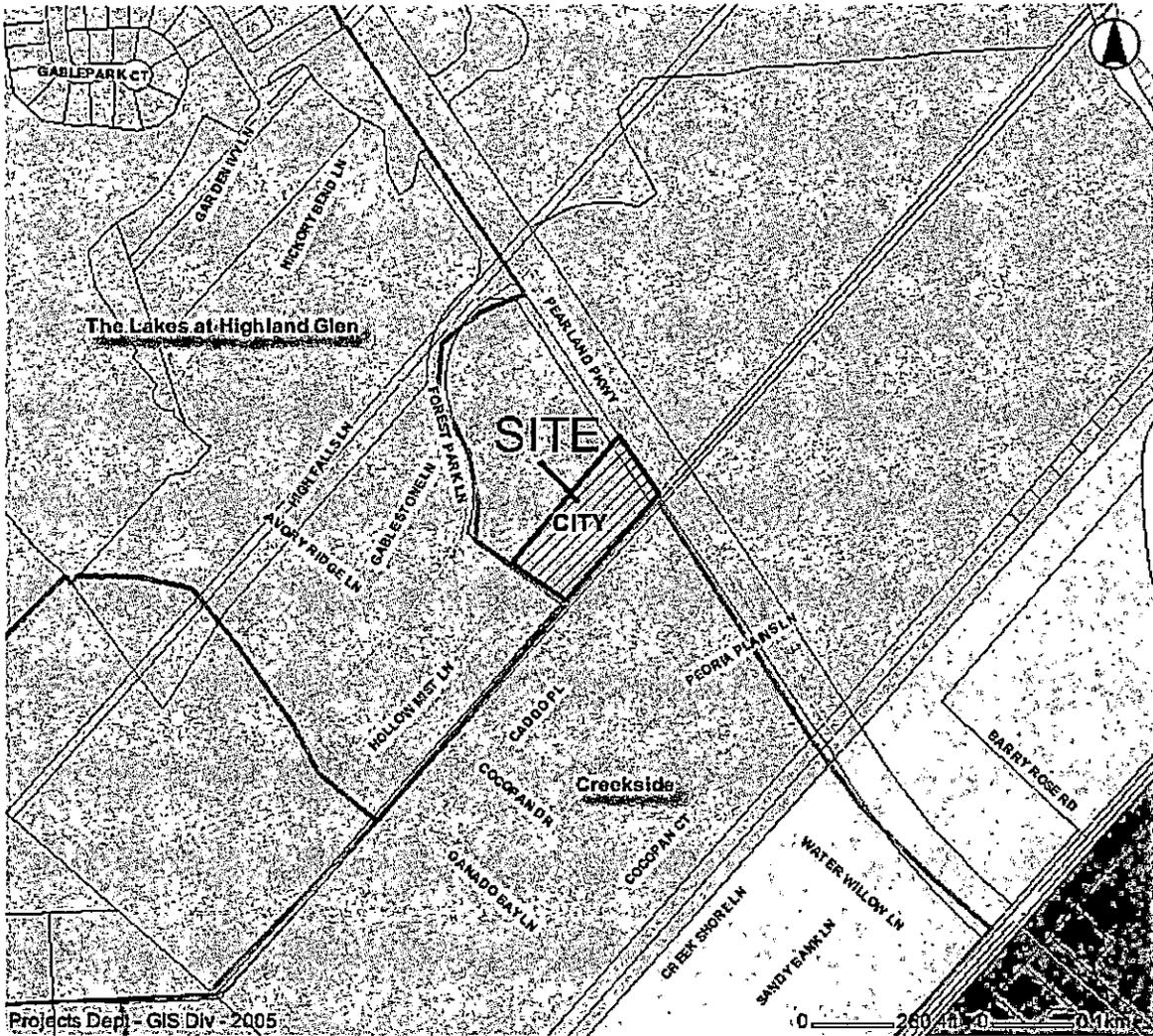
STORMWATER MANAGEMENT: Stormwater detention will be provided offsite.

PARKS AND OPEN SPACE: Not applicable to this plat.

OUTSTANDING ITEMS: None.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat



PRINTED

JAN 17 2005

Development Handbook
May 2005

PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 01.30.06 P&Z MEETING DATE: 02.06.06

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch Discovery
Bay Drive Extension

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

PRIMARY CONTACT: WA Engineering - Jason Bonds
MAILING ADDRESS: 2929 Briarpark Drive Suite 600
CITY, STATE, ZIP: Houston, TX 77042
PHONE: 713.953.5000 FAX: 713.953.5026
E-MAIL ADDRESS: _____

OWNER NAME: Shadow Creek Ranch Dev. Co.
MAILING ADDRESS: 2947 East Broadway Suite 300
CITY, STATE, ZIP: Peasland, TX 77581
PHONE: 281.412.3733 FAX: _____
E-MAIL ADDRESS: _____

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

- 22 folded prints of Preliminary Plat
- Title Report of Certificate of Title ✓
- 3 copies of preliminary drainage report ✓
- Staff Review Mark-Up ✓
- Traffic Impact Analysis (if required) *Not Req.*
- Tree Survey (same scale as plat) *Not req.*
- Application fee (\$400, plus \$6 per lot, or \$30 per acre)
- Completed Checklist ✓
- 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: \$ 430⁰⁰ Date Paid: 1-27-06 Receipt No.: 73046

**SHADOW CREEK RANCH – RIGHT-OF-WAY FOR DISCOVERY BAY DRIVE
EXTENSION
PRELIMINARY PLAT – STAFF REPORT**

P & Z MEETING DATE: February 6, 2006

APPLICANT: Jason R. Banda, LJA Engineering & Surveying, Inc., for Shadow Creek Ranch Development Co, owner

REQUEST: Preliminary Right-of-Way Plat of 0.721 acres in Shadow Creek Ranch for the extension of Discovery Bay Drive between Business Center Drive and S.H. 288. Discovery Bay Drive is designated as a Secondary Thoroughfare and will have a 100-ft-wide right-of-way.

GENERAL LOCATION: Located between Business Center Drive and S.H. 288 in Shadow Creek Ranch. See Vicinity Map below.

ZONING: SCR PUD, Right-of-way. The proposed plat is consistent with the zoning.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the area for Business Park use.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis was performed as part of the Master Plan for the entire Shadow Creek Ranch development.

UTILITIES: Water and sewer are available.

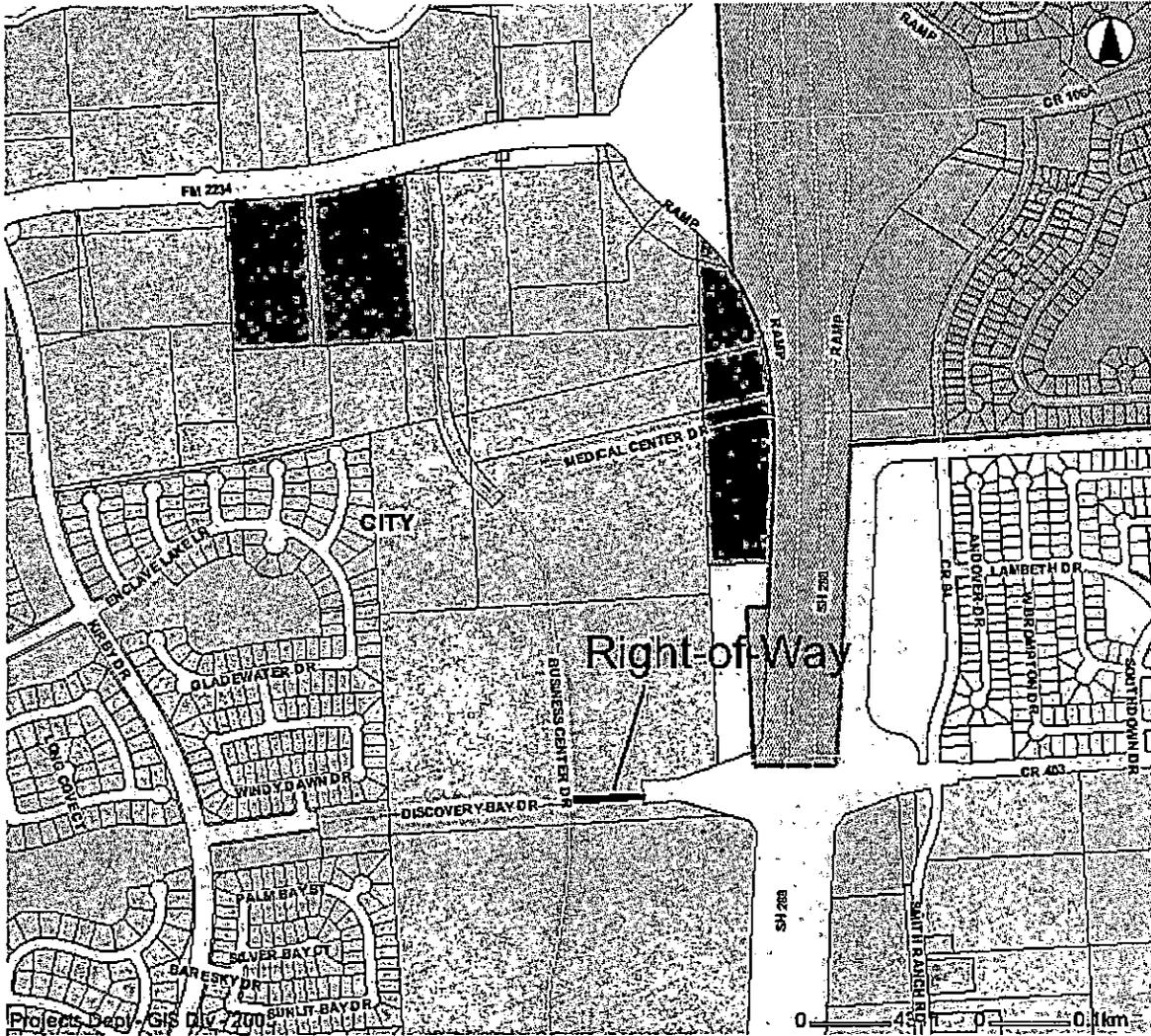
STORMWATER MANAGEMENT: Stormwater detention will be provided offsite in accordance with the Master Plan for the development.

PARKS AND OPEN SPACE: Not applicable to this plat.

OUTSTANDING ITEMS: None.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat



Projects Dept - GIS Div 7/2009

RECEIVED

JAN 17 2006

PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 01.30.06 P&Z MEETING DATE: 02.06.06

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch School
Site No. 2

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: Peerland Investments, LP
MAILING ADDRESS: 5195 Las Vegas Blvd. South
CITY, STATE, ZIP: Las Vegas, NV 89119
PHONE: 702.736.6151 FAX: _____
E-MAIL ADDRESS: _____

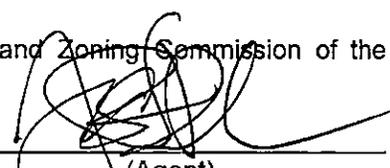
The following required documents must accompany a preliminary plat when submitted to Staff:

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

turned in w/ Staff review

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

Signature: _____
(Owner)

Signature: 
(Agent)

Fee: \$ 760⁰⁰

Date Paid: 1-27-06

Receipt No.: 73049

SHADOW CREEK RANCH SCHOOL SITE NO. 2
PRELIMINARY PLAT— STAFF REPORT

P & Z MEETING DATE: February 6, 2006

APPLICANT: Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investments, LP, owner.

REQUEST: Preliminary Plat of 11.673 acres in Shadow Creek Ranch for one lot for a school.

GENERAL LOCATION: The plat is located on Kingsley Drive south of Shadow Creek Parkway in the Shadow Creek Ranch PUD. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: Shadow Creek Ranch PUD— School. The proposed plat is consistent with the PUD approval.

SURROUNDING USES: The areas to the east, south, and west are platted as single family residential. To the north are a transmission line easement and a commercial site.

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

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis may be required.

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: Park and open space requirements are not applicable to this plat.

OUTSTANDING ITEMS: None.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat

RECEIVED

JAN 27 2006

PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 01.30.06 P&Z MEETING DATE: 02.06.06

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch School
Site No. 6

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

PRIMARY CONTACT: LJA Engineering - Jason Bandz
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: Shadow Creek Ranch Dev. Co.
MAILING ADDRESS: 2947 East Broadway Suite 300
CITY, STATE, ZIP: Pearland, TX 77581
PHONE: 281.412.3733 FAX: _____
E-MAIL ADDRESS: _____

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

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

turned in w/ Staff review

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: \$ 760⁰⁰ Date Paid: 1-27-06 Receipt No.: 73048

7

SHADOW CREEK RANCH SCHOOL SITE NO. 6
PRELIMINARY PLAT— STAFF REPORT

P & Z MEETING DATE: February 6, 2006

APPLICANT: Jason R. Banda, LJA Engineering & Surveying, Inc., for Shadow Creek Ranch Development Co, owner.

REQUEST: Preliminary Plat of 11.880 acres in Shadow Creek Ranch for one lot for a school.

GENERAL LOCATION: The plat is located on Shadow Creek Parkway at Trinity Bay Drive in the Shadow Creek Ranch PUD. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: Shadow Creek Ranch PUD— School. The proposed plat is consistent with the PUD approval.

SURROUNDING USES: The area to the east is platted as single family residential. The areas to the west and south are designated for non-residential uses.

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

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis may be required.

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: Park and open space requirements are not applicable to this plat.

OUTSTANDING ITEMS:

1. The 25-ft W.S.E. along Shadow Creek Parkway must also be recorded in Fort Bend County.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat

PRELIMINARY PLAT SUBMITTAL APPLICATION

RECEIVED

JAN 27 2006

DATE FILED: 01.30.06 P&Z MEETING DATE: 02.06.06

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch Recreation Center No. 3

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

PRIMARY CONTACT: LJA Engineering - Jason Bandz
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: Peetland Investments, LP
MAILING ADDRESS: 5195 Las Vegas Blvd. South
CITY, STATE, ZIP: Las Vegas, NV 89119
PHONE: 702.736.6151 FAX: _____
E-MAIL ADDRESS: _____

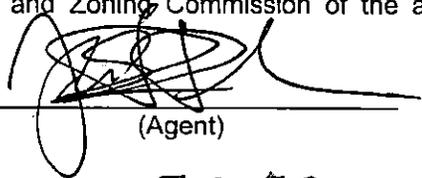
The following required documents must accompany a preliminary plat when submitted to Staff:

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

turned in w/ staff review

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

Signature: _____
(Owner)

Signature: 
(Agent)

Fee: \$ 520⁰⁰/₁₀₀ Date Paid: 1-27-06 Receipt No.: 73052

SHADOW CREEK RANCH RECREATION CENTER NO. 3
PRELIMINARY PLAT— STAFF REPORT

P & Z MEETING DATE: February 6, 2006

APPLICANT: Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investments LP, owner.

REQUEST: Preliminary Plat of 3.851 acres in Shadow Creek Ranch for one lot for a recreation center.

GENERAL LOCATION: The plat is located on Windward Bay Drive at Biscayne Bay Drive in the southwest section of the Shadow Creek Ranch PUD. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: Shadow Creek Ranch PUD—Rec Center. The proposed plat is consistent with the PUD approval.

SURROUNDING USES: The surrounding areas are platted as single family residential.

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

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

UTILITIES AND INFRASTRUCTURE: Water and sewer are available.

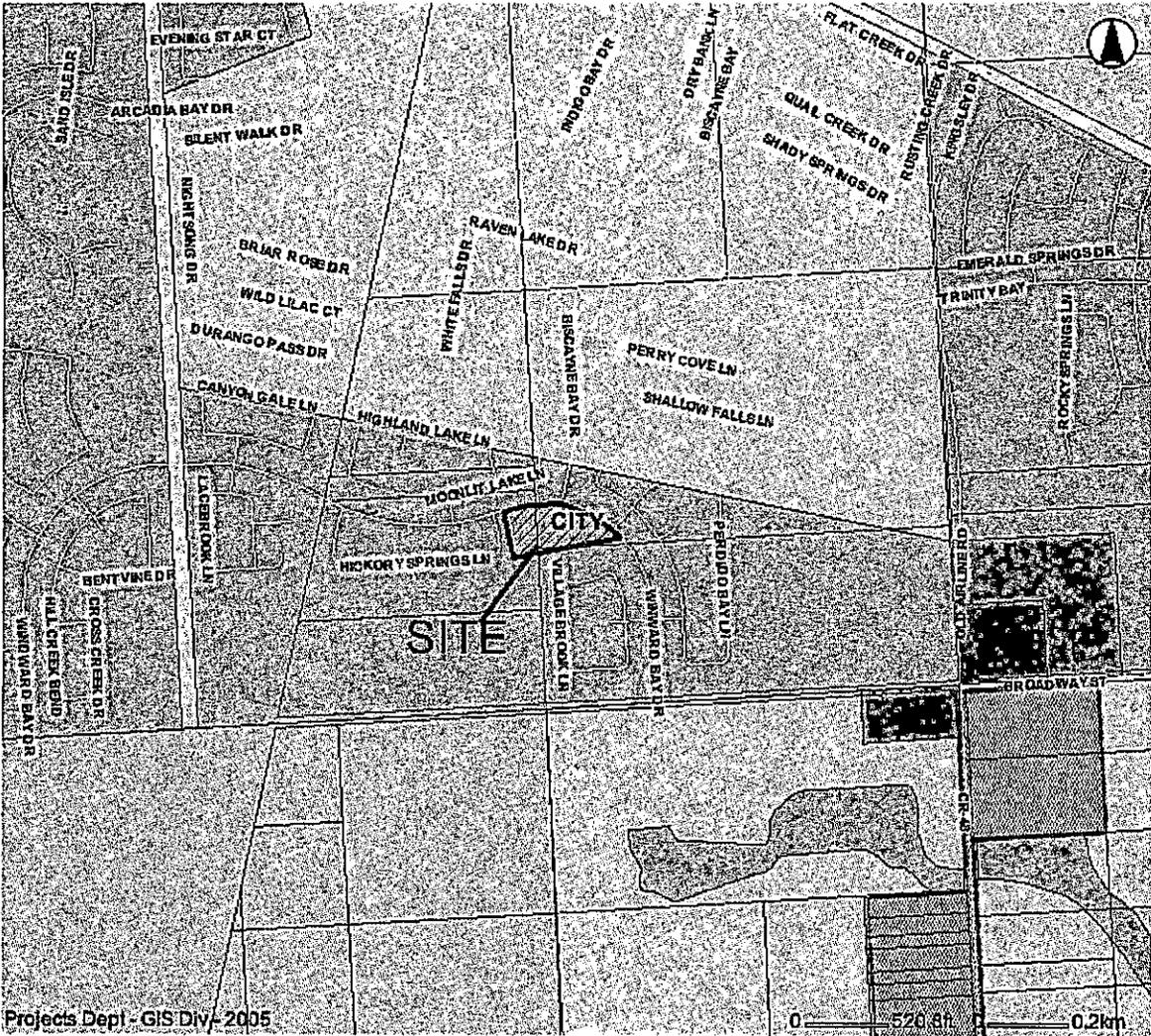
STORMWATER MANAGEMENT: Stormwater detention will be provided offsite in accordance with the Shadow Creek Ranch master plan.

PARKS, OPEN SPACE, AND TREES: Park and open space requirements are not applicable to this plat.

OUTSTANDING ITEMS: None.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat



RECEIVED

JAN 27 2006

Development Handbook
May 2005

PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 1-27-06 P&Z MEETING DATE: 2-6-06

SUBDIVISION NAME/LOCATION: SHADOW CREEK CROSSING

Lot(s): 3, 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 INVESTMENT LTD.
MAILING ADDRESS: 5159 LAS VEGAS BLVD. SOUTH
CITY, STATE, ZIP: LAS VEGAS NV 89119
PHONE: 702-734-6191 FAX: _____
E-MAIL ADDRESS: _____

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

- 22 folded prints of Preliminary Plat
- 3 copies of preliminary drainage report
- * Traffic Impact Analysis (if required) (IN PROGRESS)
- Application fee (\$400, plus \$6 per lot, or \$30 per acre)
- Title Report of Certificate of Title
- Staff Review Mark-Up
- * Tree Survey (same scale as plat) was not submitted
- Completed Checklist
- 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: \$ 41800 Date Paid: 1-27-06 Receipt No.: 72892

SHADOW CREEK CROSSING
PRELIMINARY PLAT— STAFF REPORT

P & Z MEETING DATE: February 6, 2006

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

REQUEST: Preliminary Plat subdivision of 13.5021 acres in Shadow Creek Ranch for three lots for commercial use.

GENERAL LOCATION: The plat is located at the southeast corner of Shadow Creek Parkway and Reflection Bay Drive in the Shadow Creek Ranch PUD. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: The current Land Use Map for Shadow Creek Ranch designates this property as PUD-CH (Church). The applicant needs to provide a revised Land Use Map for Shadow Creek Ranch that reflects the change in the designated use of the parcel.

SURROUNDING USES: The surrounding properties are all commercial sites in the Shadow Creek Ranch PUD.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Medium Density Residential. The Shadow Creek Ranch Land Use Map shows this property as reserved for church use. See Outstanding Items below.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis is being prepared.

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

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

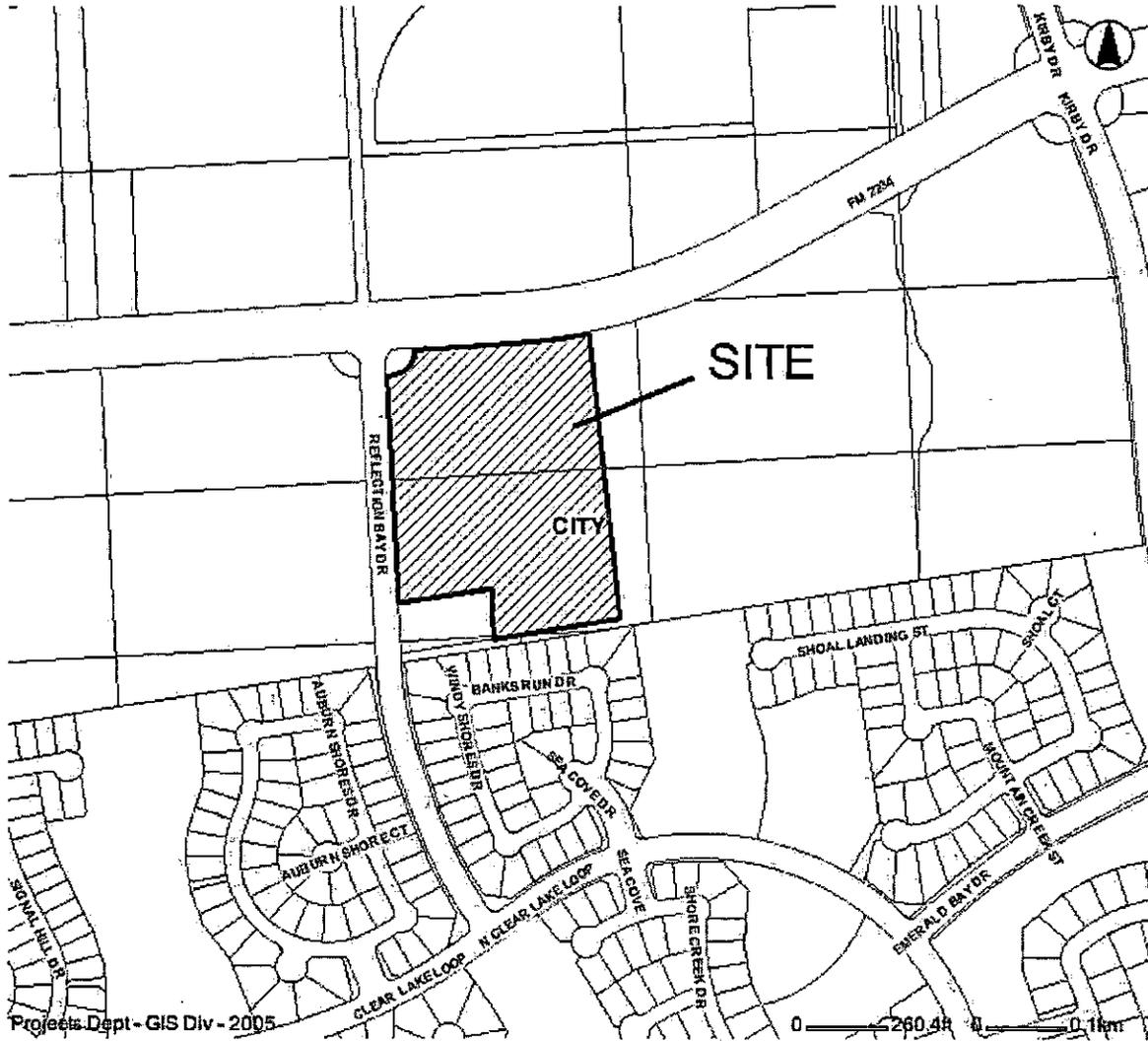
PARKS, OPEN SPACE, AND TREES: Park and open space requirements are not applicable to this plat.

OUTSTANDING ITEMS:

1. An updated Master Plan showing the revised land uses for Shadow Creek Ranch must be submitted prior to final plat approval. Updated figures for the amount of acreage in each land use category should also be provided.
2. Note No. 4 should be changed to reflect the correct zoning, which is PUD, not General Business.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat



RECEIVED

JAN 30 2006



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: JANUARY 30, 2006 P&Z MEETING DATE: FEBRUARY 6, 2006

SUBDIVISION NAME/LOCATION: SOUTHERN TRAILS PHASE I SECTION SEVEN
BEING 28.2 ACRES OF LAND OUT OF THE H.T. & B.R.R. CO. SURVEY, SEC. 84,
A-538 & SEC. 80, A-564 CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS
Lot(s): 92 Block(s): THREE Reserve(s): FIVE (0.68 AC.)

PRIMARY CONTACT (Print or Type): MR. RAOUL RILEY : Phone (281) 579-0340

MAILING ADDRESS: 15810 PARK TEN PLACE, SUITE 160
HOUSTON, TEXAS 77084

OWNER NAME (Print or Type): C. L. ASHTON WOODS, L.P. : Phone (281) 561-7773

MAILING ADDRESS: 11375 W. SAM HOUSTON PARKWAY, SUITE 100
HOUSTON, TEXAS 77031

AGENT'S NAME (Print or Type): KERRY R. GILBERT & ASSOCIATES, INC. Phone (281) 579-0340

MAILING ADDRESS: 15810 PARK TEN PLACE, SUITE 160
HOUSTON, TEXAS 77084

The following required documents must accompany the preliminary plat when submitted to staff:

- 22 folded prints of Preliminary Plat
- 3 copies of preliminary drainage report
- Traffic Impact Analysis (if required)
- Application fee (\$400 plus \$8 per lot or \$30 per acre)
- Title Report or Certificate of Title
- Staff Review Mark-Up
- Tree Survey (same scale as plat)
- Completed Checklist
- Variance request(s) submitted in letter form
- Letters from utility companies

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

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

Signature: [Signature]
(Owner)

Signature: [Signature]
(Agent)

Fee: \$ 960.40

Date Paid: 1-30-06

Receipt No.: 73114

SOUTHERN TRAILS PHASE ONE SECTION SEVEN

PRELIMINARY PLAT – STAFF REPORT

P & Z MEETING DATE: February 6, 2006

APPLICANT: Randy Riley, Kerry R Gilbert & Assoc, for CL Ashton Woods LP, owner.

REQUEST: Preliminary Plat subdivision of 28.2 acres in the Southern Trails PUD for 92 residential lots. The Southern Trails PUD was approved on February 23, 2004.

GENERAL LOCATION: The property is located south of Broadway and east of Alameda School Road (Kingsley Drive). See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: The property is zoned R-1 PUD in accordance with the approved Southern Trails PUD. The smallest lots in this plat are 8,400 square feet in area and 70 feet wide.

SURROUNDING USES: Other sections of the Southern Trails PUD are located to the south and east. To the north is Shadow Creek Ranch. To the west is an undeveloped parcel located in the ETJ.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Low Density Single Family, which is consistent with the proposed plat.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis was previously approved for the entire Southern Trails Development.

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

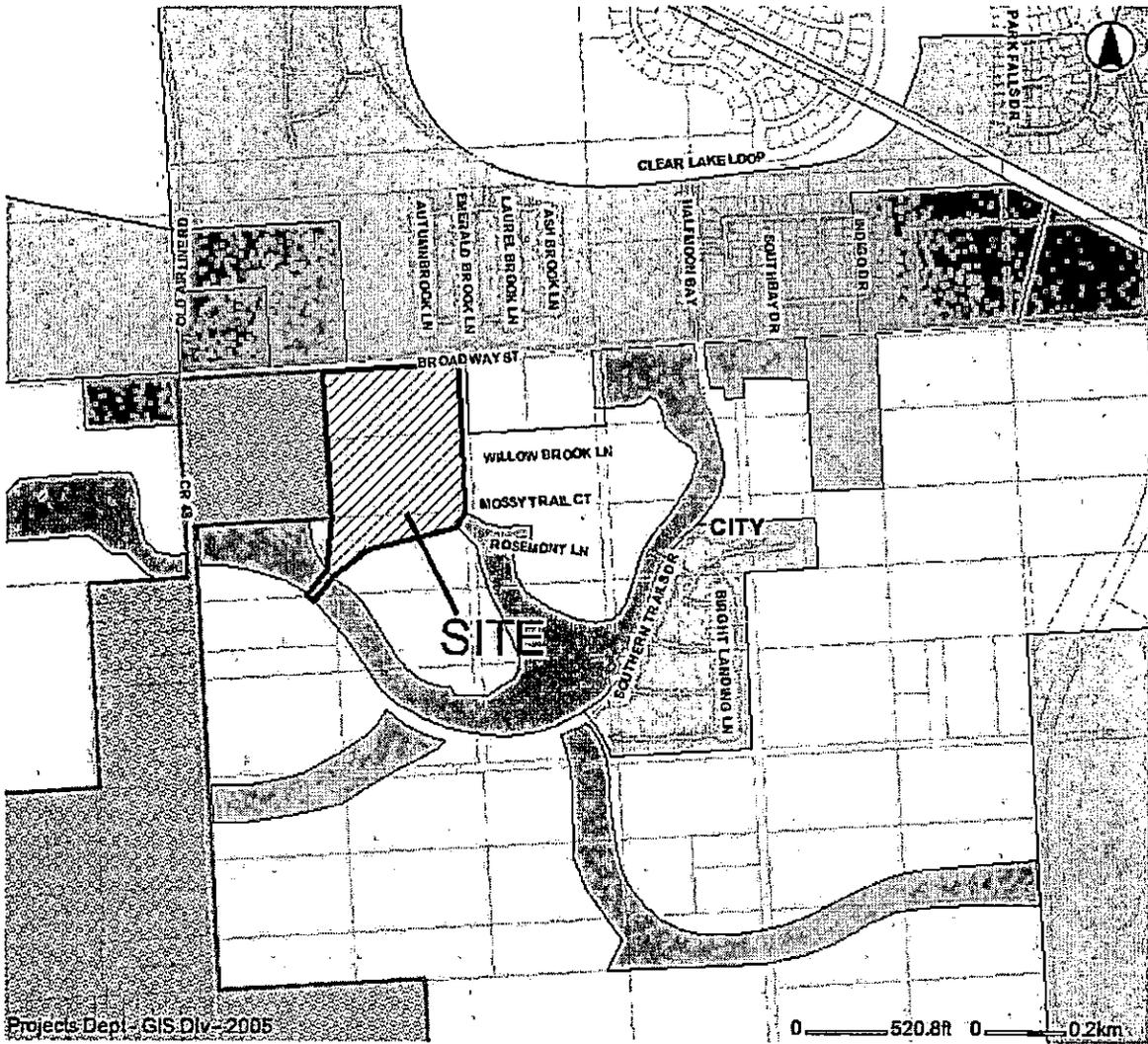
STORMWATER MANAGEMENT: Stormwater detention will be provided in adjoining sections in accordance with the master plan for the entire development.

PARKS AND OPEN SPACE: Park fees are required prior to final plat approval.

OUTSTANDING ITEMS: None.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat



Projects Dept - GIS Div - 2005

0 520.8R 0 0.2km

RECEIVED

JAN 30 2006



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: JANUARY 30, 2006

P&Z MEETING DATE: FEBRUARY 6, 2006

SUBDIVISION NAME/LOCATION: SOUTHERN TRAILS PHASE II, SECTION 8, BEING 15.4 ACRES OF LAND OUT OF THE H.T. & B.R.R. CO. SURVEY, SEC. 84, A-5385, SEE. 80, A-564 CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

Lot(s): 42 Block(s): 2 Reserve(s): 2 (0.06 AC.)

PRIMARY CONTACT(Print or Type): DAVID RILEY Phone: (281) 579-0340

MAILING ADDRESS: 15810 PARK TEN PLACE, SUITE 160 HOUSTON, TEXAS 77084

OWNER NAME(Print or Type): C.L. ASHTON WOODS, L.P. Phone: (281) 561-7773

MAILING ADDRESS: 11375 W. SAM HOUSTON PARKWAY, SUITE 100 HOUSTON, TEXAS 77031

AGENT'S NAME(Print or Type): KERRY R. GILBERT ASSOCIATES, INC. Phone: (281) 579-0340

MAILING ADDRESS: 15810 PARK TEN PLACE, SUITE 160 HOUSTON, TEXAS 77084

The following required documents must accompany the preliminary plat when submitted to staff:

- 22 folded prints of Preliminary Plat
- 3 copies of preliminary drainage report
- Traffic Impact Analysis (if required)
- Application fee (\$400 plus \$8 per lot or \$30 per acre)
- Title Report or Certificate of Title
- Staff Review Mark-Up
- Tree Survey (same scale as plat)
- Completed Checklist
- Variance request(s) submitted in letter form N/A RLR 1/30/06
- Letters from utility companies

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

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

Signature: Bobby Wilman (Owner)

Signature: [Signature] (Agent)

Fee: \$ 1653.80

Date Paid: 1-30-06

Receipt No.: 73113

SOUTHERN TRAILS PHASE ONE SECTION EIGHT

PRELIMINARY PLAT – STAFF REPORT

P & Z MEETING DATE: February 6, 2006

APPLICANT: Randy Riley, Kerry R Gilbert & Assoc, for CL Ashton Woods LP, owner.

REQUEST: Preliminary Plat subdivision of 15.4 acres in the Southern Trails PUD for 42 residential lots. The Southern Trails PUD was approved on February 23, 2004.

GENERAL LOCATION: The property is located south of Broadway and east of Alameda School Road (Kingsley Drive). See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: The property is zoned PUD in accordance with the approved Southern Trails PUD. The smallest lots in this plat are 10,600 square feet in area and 85 feet wide.

SURROUNDING USES: The plat is surrounded by other sections of the Southern Trails PUD.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Low Density Single Family, which is consistent with the proposed plat.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis was previously approved for the entire Southern Trails Development.

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

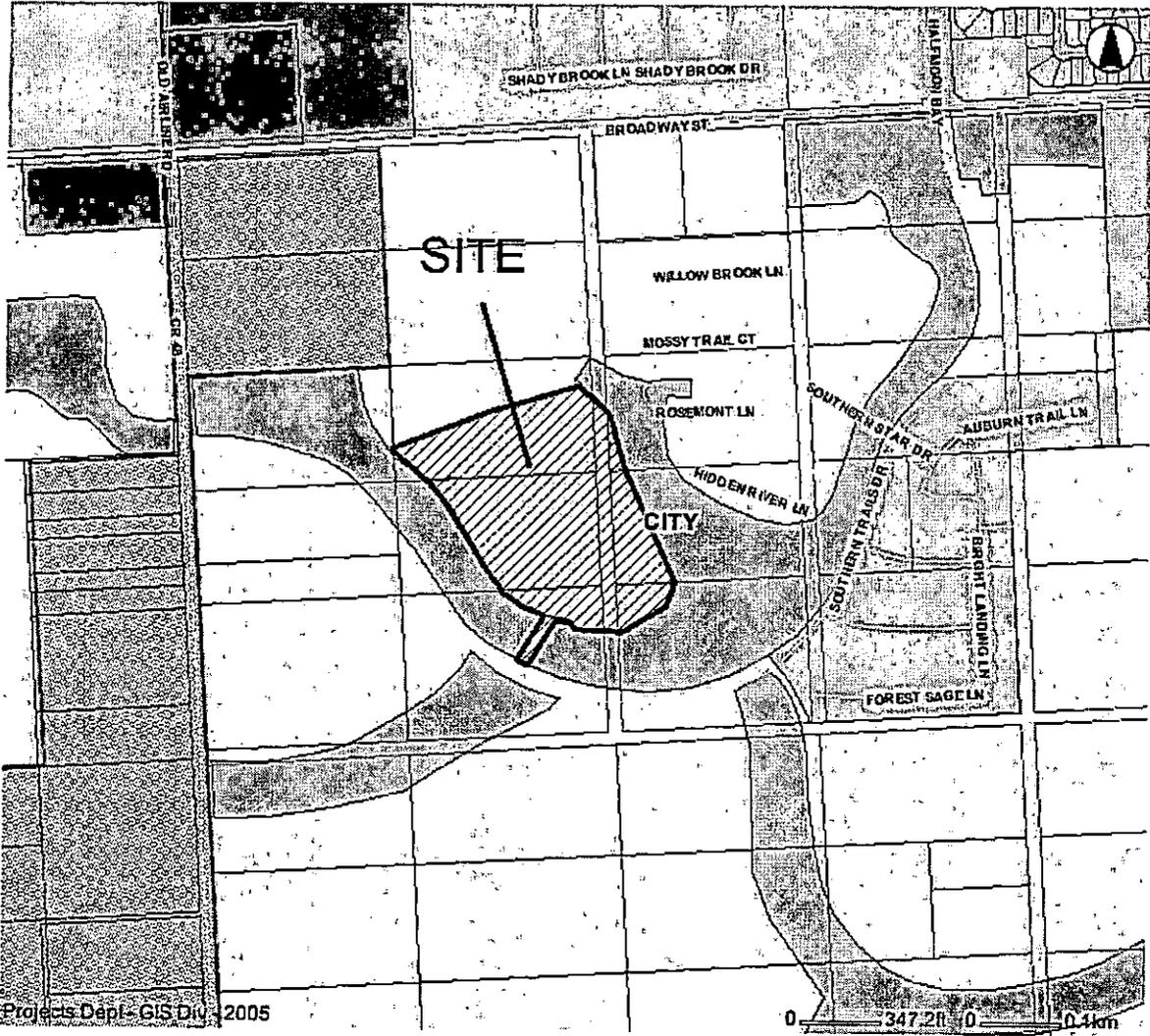
STORMWATER MANAGEMENT: Stormwater detention will be provided in adjoining sections in accordance with the master plan for the entire development.

PARKS AND OPEN SPACE: Park fees are required prior to final plat approval.

OUTSTANDING ITEMS: None.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat



PLANNING AND ZONING

Draft

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 2ND 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

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.

Draft copy sent to ~~Leon~~ Young working 2-13-06 P&Z to sign & approve minutes 2/20/06 AK.

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

Draft

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

Draft

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 Fuentes 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

Draft

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

Draft

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 Fuertes 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

Draft

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

Draft

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 Fuyertes 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

Draft

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 Fuertes 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

Draft

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

*For - Inrese N.
to proofread*

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 2ND 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.

Nicholas

Also in attendance: Deputy City Attorney Nghiem Doan; Assistant City Manager Nick 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 Fuertes 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, ~~being RE zoning~~. 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 this, 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 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 use 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 Fuertes 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 ~~General Business District (GB)~~ ^{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 ~~under the new UDC,~~ 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 Fuyertes seconded.

~~There was minimal discussion in regards to the parking.~~

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.

PLANNING AND ZONING

Planner I Diana DuCroz read the Staff report. Staff has asked for an updated Master Plan showing revised land uses for Shadow 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 Fuertes inquired about the owner name, Pearland Investment LTD and how it differed from the Plat. Plans and Plat Administrator Keller stated that the Title Report is what we ^{previous} rely 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. ^{staff}
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 comments. ^{items.}

Commissioner Greiner made a motion to approved, ¹ 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

PLANNING AND ZONING

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 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

PLANNING AND ZONING COMMISSION

REGULAR MEETING
PLANNING AND ZONING COMMISSION
AGENDA
CITY OF PEARLAND, TX
FEBRUARY 6, 2006 AT 6:30 P.M.
IN THE 2ND FLOOR CONFERENCE ROOM
OF CITY HALL
3519 LIBERTY DRIVE, PEARLAND, TEXAS

Ruby
Henry
Darrell
Net

- I. CALL TO ORDER 6:30 pm Ruby called to order
- II. APPROVAL OF MINUTES January 16, 2006 – Regular Meeting (following JPH) ~~Henry~~ Darrell 5-0 passed
- III. NEW BUSINESS
- A. CONSIDERATION & POSSIBLE ACTION - REMOVE FROM TABLE - Zone Change Application No. 1249 Susan moved Darrell seconded to remove from table
- B. CONSIDERATION & POSSIBLE ACTION - 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 Development District (SD) and General Business District (GB) to Planned Unit Development District (PUD), on the property described as 169.03 acres of land out of a called 154.0026 acre tract described in deed to Peyton Martin, Trustee, recorded under File Number 91-000518 of the Official Records of Brazoria County, and all of a called 2.30 acre tract described in deed to Peyton Martin, Trustee, recorded under File Number 02-041088, located in the H.T. & B.R.R. Company Survey, Abstract 300, Section 81, City of Pearland, Brazoria County, Texas, generally located on the South Side of Broadway Street, and on the West Side of County Road 566, and also West of State Highway 288



Neil made motion
Henry seconded
Kata addressed 5 issues from 1st memo. Have been satisfied.

CONSIDERATION & POSSIBLE ACTION - REMOVE FROM TABLE - Zone Change Application No. 2006-09Z

Passed 6-0 Jeff Brewer thanked staff especially Kata.

D. CONSIDERATION & POSSIBLE ACTION - Zone Change 2006-09Z

Sherif made motion
Neil seconded
Theresa gave staff report. Staff recommends N/S (neighborhood services)

B. Darrell questioned density issues
Lata addressed it is in the
Hotel. Item #4

Neil concerned w/ signage

Lata addressed what is in
UDC. UDC does not have
limit on height.

Ruby - pg. 11 (staff - have they addressed)

11/20 } Lata said yes

Darrell question about proximity to
gas pipeline. There are no guidelines
in our code.

Ruby addressed Jeff Brewer about houses
in RE. Lata - high density in area.

B

Jeff Brewer - density has been reduced
Probably be Commercial. (RE area)

6:38 - Sheryl came in.

Ruby concerns with Event Center this large - concerns w/ parking & flow of traffic.

Ruby asked Jeff Brewer if he owns the property now. He said No.

Ruby asked "what if" they don't obtain?

Nick said land will have to be developed as PUD.

Sheryl asked pg. 30 2H walkway.
Is limestone a hard surface?

Nick - Not sure but it is used w/ time

No further questions or comments by
Commission/Staff.

6-0 passed

Applicant did submit letter that they want NS.

PLANNING AND ZONING COMMISSION

6-0 passed

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 Service District (NS), on the property described as 1.00 acre tract, Tract 2A, H.T. & B.R.R. Company Survey, Abstract 242, City of Pearland, Brazoria County, Texas, Generally Located on the South Side of FM 518 (Broadway Street), and West of Tranquility Lake Boulevard

E. CONSIDERATION & POSSIBLE ACTION – Amending Final Plat of Stonebridge Section One, formerly Pearland 123 Section One

Diana gave staff rpt.
No outstanding items
Staff has no problem w/ this.
There was minimal discussion in regard to street names.

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

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.

6-0 passed

F. CONSIDERATION & POSSIBLE ACTION – Final Plat of 6121 Sharondale

Diana read staff rpt.
No outstanding items.
Neil / Sheryl
No discussion
6-0 passed

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 as follows:

0.7576 acre of land, being Lot 8, of the Sharondale unrecorded subdivision, situated in the S 1/2 of the NE 1/4 of the SE 1/4 of the G.C. Smith Survey, Section 16, Abstract No. 546, Brazoria County, Texas.

G. CONSIDERATION & POSSIBLE ACTION – Final Plat of Emerald Stone

Diana read staff rpt.
Park fee
1% constr. fee
Darrell
Neil

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 described as follows:

10.4696 acres of land situated in the H.T. & B.R.R. Company Survey, Section 6, Abstract 544, City of Pearland, Brazoria County, Texas.

Neil concerned w/ fast issues of long street / cul-de-sac.
So a temporary turn around "Stub outs"

5-0 Passed
Darrell abstain
wasn't here

Neil - under new UDC
useful if something will build on other side & connect

PLANNING AND ZONING COMMISSION

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 described as follows:

subdivision of 2.424 acres being out of the D.M.H. Hunter Survey, Abstract No. 76, City of Pearland, Brazoria County, Texas.

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 described as follows:

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

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, and is described as follows:

11.673 acres being out of the S.G. Haynie Survey, Abstract 212, City of Pearland, Brazoria County, Texas.

K. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch School Site No. 6

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for 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, and is described as follows:

11.880 acres being out of the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas.

*Diana read
@ 11:30 AM
Sheryl motion
Newry 4 200
6-0 passed*

*Diana read
staff rpt.
no outst
Neil move
Darrell and
Newry asked if
it connected to Hwy.*

*Diana read...
no outst. items
Darrell move
Susan and
Sheryl asked if
sidewalks?
Richard said in
Note II describes
no further question*

*Diana read
only comment
is re: recreation
data in Ft Bend
co. Rk said they
have agreed to this.
There was some
discussion
re: residential
Multi family unit
near Ellen.
Concerned w/
children @ risk w/
MT in area &
traffic.
Data said
SCR has
and the Matrix describes buffer
Darrell concerned w/ health &
safety of children*

Richard said it did. 6-0 passed

Passed 6-0

*Sheryl asked
if 2 street lights
Rk said yes & would
get more as lots deve
6-0 passed*

PLANNING AND ZONING COMMISSION

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, and is described as follows:

3.851 acres being out of the H.T. & B.R.R. Co. Survey, Section 83, Abstract 305, City of Pearland, Brazoria County, Texas.

*Diana read
read...
no outstanding items
Sheryl Dewry to appr.
has parking been addressed: Lata said no
addg. stage - prorg with be addressed.
le - 0 Passed*

M. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Crossing

A request by Jesus J. Vitela, Lentz Engineering, for Pearland Investments LP, 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, and is described as follows:

13.5021 acres in the T.C.R.R. Co. Survey, Section 3, Abstract 678, City of Pearland, Brazoria County, Texas.

*Diana read...
Updated master plan requested
Note no. if should reflect correct zoning.
Sheryl Dewry moved
Kerry Gilbert & Assoc. spoke in re: to Ltd. partnership*

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, and is described as follows:

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

*Diana read
no comments
Sheryl moved
Darrell said
Henry asked if Master Plan - yes.
Lata said a PUD.
no further comm*

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 described as follows:

15.4 acres of land 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 being

*Diana read
no outstanding items
Sheryl moved
Darrell said
no discussion
le - 0 Passed*

M. AK said
- Important on
a ~~Final~~ Final Plot
but not necessarily
on Preliminary
6-0 pas A

PLANNING AND ZONING COMMISSION

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

P. DISCUSSION ITEMS – ULI HOUSTON WORKSHOPS

Late said this is part of training opportunity. Plan. Let secretary know

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

There was much discussion brought up by Henry in regards to process after it leaves P&Z votes. what council decides. How vote counts.

IV. NEXT MEETING DATES:

jph February 20, 2006 Regular Mtg.
March 6, 2006 Regular Mtg.

V. ADJOURNMENT

adjourned 7:34

There was much discussion to new P&Z members on how things work. Denials by P&Z. what or how does council decide?

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 **3rd day of February 2006.**

Judy Krajca
Planning Secretary

Agenda removed _____ day of February, 2006.



News & Events home

news & events

Events

Wednesday, March 1, 2006
 District Council Monthly Luncheon
Improving Houston's Quality of Life Series,
Part 1: Sign, Sign, Everywhere a Sign



Keynote Speaker: **Mr. Jonathan Day**
 President,
 Scenic Houston

Location: **The Four Seasons Hotel**
 The Ballroom, Third Floor
 1300 Lamar Street
 Houston, TX 77010

Schedule: **11:30 AM - 12:00 PM:** Registration
12:00 PM - 1:30 PM: Luncheon



Event Overview:

During his recent address to ULI Houston, Gerald Hines noted, "When you go through Europe, you come from the airport and you see green. Here, we see billboards. We need more green space and more parks, in order to create a better city, with a better quality of life."

As the first part of a ULI Houston Luncheon Series intended to follow up on Mr. Hines' remarks, Mr. Jonathan Day will discuss the current state of signage in Houston; the city and county's regulation of on- and off-premise signs; and what actions can be taken to increase Houston's aesthetic appeal, enhance our quality of life, and thus promote our region's economic development. Mr. Day is President of Scenic Houston, former City Attorney, partner at Andrews Kurth LLP, and a long-time advocate for improving the visual character of Houston.

Registration Links :

There are three possible ways to register:

- Register online now by [clicking here](#)
- Register by [clicking here](#) for printable "fax-in" registration form and event flyer. (PDF format)
- Register by phone by calling 1-800-321-5011 and referencing **Meeting Code 8113-0614**.



News & Events home

news & events

Events

Thursday, April 6, 2006
Rice/ULI Houston Real Estate Conference
Making Transit Oriented Development Work



Keynote Speaker: **Maureen McAvey**
 Senior Resident Fellow,
 ULI-The Urban Land Institute
 Washington, D.C.

Discussion Panelists: **Dr. Stephen Klineberg,**
 Rice University, Houston, TX

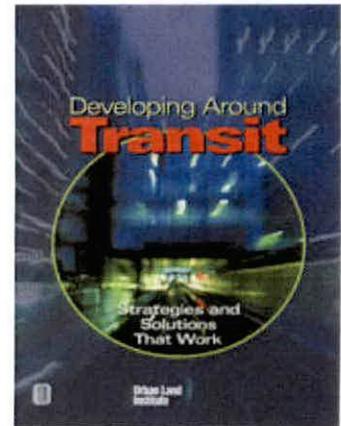
Todd A. Mason
 Metropolitan Transit Authority, Houston, TX

Chetan K. Davé,
 Transwestern Commercial Services, Houston, TX

Kenneth H. Hughes,
 Hughes Development, LP, Dallas, TX

Daniel A. Rosenfeld,
 Urban Partners, LLC, Los Angeles, CA

Location: **Rice University**
 6100 Main
 Houston, TX 77005



Event Overview:

The Rice University Real Estate Club and the Urban Land Institute Houston District Council (ULI Houston) are proud to announce a new partnership: the **Rice/ULI Houston Real Estate Conference**. It is anticipated that this half-day conference will become an annual event, with each year focusing on a different topic of interest and importance to the real estate community.

This year's conference will be held on **Thursday, April 6, 2006** at Rice University, and will focus on the topic "Making Transit Oriented Development Work."

The conference schedule is as follows:

11:30 a.m. - 12:00 noon Registration

Grand Ballroom, Rice Memorial Center

12:00 noon - 1:15 p.m.

Luncheon with keynote speaker, Maureen McAvey, ULI Senior Resident Fellow and co-author of the recently-released ULI publication, Developing Around Transit
Grand Ballroom, Rice Memorial Center

1:30 p.m. - 2:30 p.m.

Session 1: Demographics Driving the Need for TOD

Dr. Stephen Klineberg, Rice University
Todd A. Mason, Metropolitan Transit Authority
Shell Auditorium, McNair Hall

2:45 p.m. - 4:15 p.m.

Session 2: TOD Projects- A Tale of Three Cities
Chetan K. Davé, Transwestern Commercial Services, Houston, TX
Kenneth H. Hughes, Hughes Development, LP, Dallas, TX
Daniel A. Rosenfeld, Urban Partners, LLC, Los Angeles, CA
Maureen McAvey, ULI (moderator)
Shell Auditorium, McNair Hall

4:30 p.m. - 6:00 p.m.

Networking Reception
Woodson Courtyard, McNair Hall

Registration Links :

There are three possible ways to register:

- Register online now by [clicking here](#)
- Register by [clicking here](#) for printable "fax-in" registration form and event flyer. ( .PDF format)
- Register by phone by calling 1-800-321-5011 and referencing **Meeting Code 8113-0616**.

Directions :

Directions by MetroRail: From Downtown, take the Red Line Southbound to the Hermann Park/Rice University stop. Exit train and cross Main Street. Immediately outside the main University entrance is a bus stop (marked on the curb) for the campus shuttle Graduate Student Apartments route. This route includes a stop directly in front of the Rice Memorial Center. NOTE: The campus shuttle bus for this route only runs every 15 minutes, and the return trip from Rice Memorial Center includes a stop at the Graduate Student Apartments, just off campus.

Directions by car: Parking is available in the Rice University Central Parking Garage, under McNair Hall, at a cost of \$3/hour (\$9 daily maximum). To reach the garage, enter the campus at Gate 20, Rice Boulevard at Kent Street, and follow signs to the Central Campus Garage, located under McNair Hall. Park near the Northeast Elevator and take elevator to the first floor. Turn left and exit the building. Once outside, turn right and walk down the sidewalk. Rice Memorial Center will be directly ahead- cross the street and turn right into the building, into the Grand Ballroom.

Coordinate System of 1983, South Central Zone, as established by City of Pearland GPS Monument Nos. 5 and 6. Distances shown are surface and can be converted to to grid by multiplying a combined scale factor of 0.999874.

4. There is one existing street light on this plat.
5. The City of Pearland Zoning Ordinance that applies to this property is PUD-GB (General Business) according to the City of Pearland Land Use and Urban Development Ordinance No. 509.
6. A curvilinear 6' concrete sidewalk will be provided along the Westside of Pearland Parkway at the time of the development.
7. This tract is located within the boundaries of Brazoria County Municipal Utility District No. 23 (at the time of the survey).
8. Maintenance of detention facilities is not the responsibility of the Brazoria Drainage District No. 4 or the City of Pearland.
9. All detention facilities shall be maintained by the Owner or the Homeowners Association.
10. Property is subject to Pearland Parkway Overlay District.
11. There are no existing driveways and platted streets within 350 feet of the site along Pearland Parkway.

RECEIVED

JAN 20 2006

PRELIMINARY PLAT
KIDS "R" KIDS TEXAS No. 44

A SUBDIVISION OF 2.424 ACRES BEING OUT OF
THE D.H.M. HUNTER SURVEY, ABSTRACT No. 76
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

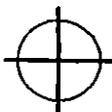
1 LOT (2.424 Acres)

SCALE: 1"=40'

DATE: JANUARY 9, 2006

OWNER / DEVELOPER
JOHN CARROLL, PRESIDENT
HIGHLAND GLEN KRK TYKES, L.P.
8202 HOMEWARD WAY
SUGAR LAND, TEXAS 77479
(281)494-4446/Fax (281)545-2222

PREPARED BY:



BENCHMARK ENGINEERING CORPORATION

Consulting Engineers - Planners - Surveyors

2401 Fountainview Suite #220
Houston, Texas 77057 U.S.A.

(713)266-9930 Fax (713)266-3804

Contact Person: SAIB Y. SAOUR @ (713)266-9930

RECEIVED

JAN 27 2006

**PRELIMINARY RIGHT-OF-WAY PLAT OF
SHADOW CREEK RANCH
DISCOVERY BAY DRIVE
EXTENSION**

0.721 ACRES

BEING OUT OF THE WILLIAM MORRIS SURVEY,
ABSTRACT 344, CITY OF PEARLAND,
BRAZORIA COUNTY, TEXAS
FEBRUARY 2006

OWNER:

SHADOW CREEK RANCH DEVELOPMENT COMPANY
LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP
IS GENERAL PARTNER, SHADOW CREEK RANCH, INC.

GARY COOK, PRESIDENT

947 EAST BROADWAY SUITE 300 PEARLAND, TEXAS 77581 (281) 412-3733

JOB NO. 1546-0504-303

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

RECEIVED
JAN 17 2006

PRELIMINARY PLAT OF ADOW CREEK RANCH SCHOOL SITE NO. 2

11.673 ACRES

BEING OUT OF THE S.G. HAYNIE SURVEY,
ABSTRACT 212, CITY OF PEARLAND,
BRAZORIA COUNTY, TEXAS

1 LOT (11.673 AC.)

2006

SCALE: 1" = 100'

OWNER:

AND INVESTMENTS, LIMITED PARTNERSHIP,
A NEVADA LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER, M.M.L.B. CORP.

PAULINE COLLINS, PRESIDENT

VEGAS BOULEVARD S. LAS VEGAS, NEVADA 89119 PH. (702)736-6151

JOB NO. 0040-0004-303

ENGINEER:

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026

JASON BANDA

SHEET 1 OF 2

RECEIVED
JAN 27 2006

PRELIMINARY PLAT OF
SHADOW CREEK RANCH
SCHOOL SITE NO. 6

11.880 ACRES

BEING OUT OF THE S. G. HAYNIE SURVEY,
ABSTRACT 620, CITY OF PEARLAND,
FORT BEND COUNTY, TEXAS

FEBRUARY 2006

SCALE: 1" = 100'

OWNER:

PEARLAND INVESTMENTS, LIMITED PARTNERSHIP,
A NEVADA LIMITED PARTNERSHIP

BY ITS GENERAL PARTNER, M.M.L.B. CORP.

PAULINE COLLINS, PRESIDENT

35 LAS VEGAS BOULEVARD S. LAS VEGAS, NEVADA 89119 PH. (702) 736-6151

JOB NO. 1546-0021-309

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

RECEIVED

JAN 27 2006

**PRELIMINARY PLAT OF
DOW CREEK RANCH
CREATION CENTER NO. 3**

3.851 ACRES.

SECTION 16, T. 10 N., R. 10 E., S. 10 E.,
RANGE 83, ABSTRACT 305, CITY OF PEARLAND,
BRAZORIA COUNTY, TEXAS

1 LOT (3.851 ACRES)

JAN 2006

SCALE: 1" = 100'

OWNER:

DOW CREEK RANCH INVESTMENTS, LIMITED PARTNERSHIP,
A NEVADA LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER, M.M.L.B. CORP.

PAULINE COLLINS, PRESIDENT

5555 VEGAS BOULEVARD S. LAS VEGAS, NEVADA 89119 PH. (702) 736-6151

JOB NO. 1545-0027-303

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

COUNTY ROAD 92 AND 33 FEET NORTHWEST OF THE
SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM DRAIN
INLETS. NGVD 1929,
1987 ADJUSTMENT

BENCHMARK

ELEV. 60.13'

BRASS DISK STAMPED SCR-BD 1987-ADJ. ELEV. 6013 RPLS
4797, LOCATED ON NOSE OF MEDIAN ALONG REFLECTION BAY
DRIVE, 533'± SOUTH OF F.M. 2234 (SHADOW CREEK PARKWAY)
NGVD 1929,
1987 ADJUSTMENT

FLOOD STATEMENT: I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD
INSURANCE RATE MAP FOR THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS UNINCORPORATED
AREAS, COMMUNITY NO. 485458 AND PANEL NO. C00101, MAP REVISED: SEPTEMBER 22, 1999, AND
THAT MAP INDICATES THAT THIS TRACT IS WITHIN THE FOLLOWING ZONES:

ZONE "AE" SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD,
BASE FLOOD ELEVATIONS DETERMINED.

ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE
DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1
SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED
MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN
IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY
AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE
OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY
MANMADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE
PART OF THE SURVEYOR.

RECEIVED

JAN 27 2006

PRELIMINARY PLAT FOR

SHADOW CREEK CROSSING

BEING A SUBDIVISION OF 13.5021 ACRES

IN THE

T.C.R.R. CO. SURVEY, SECTION 3

ABSTRACT NO. 678

CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS

1 BLOCK 3 LOTS 0 RESERVES

JANUARY 27, 2006

OWNER:

LAND INVESTMENTS LTD.
M.M. COLLINS
LAS VEGAS BLVD. SOUTH
VEGAS, NEVADA 89119
(702) 736-6151

ENGINEER:

LENTZ ENGINEERING, L.C.
BRYAN ACUFF, 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

A PRELIMINARY PLAT OF

SOUTHERN TRAILS PHASE I

SECTION 7

**BEING 28.2± ACRES OF LAND
CONTAINING 92 LOTS (70' X 120' TYP.) AND
FIVE RESERVES IN THREE BLOCKS.**

OUT of THE
**H.T. & B.R.R. CO. SURVEY, SEC.84 A-538 &
SEC.80 A-564**

CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, ALSO BEING OUT OF ALLISON-RICHEY
GULF COAST HOME COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 98 B.C.P.R.

SURVEYOR / CONSULTING ENGINEER:

PATE ENGINEERS, INC.

SUMMER ADAMS, R.P.L.S.

ALAN McKEE, P.E. (713) 462-3178

13333 NORTHWEST FREEWAY, SUITE 300

HOUSTON, TEXAS 77040

KERRY R. GILBERT & ASSOCIATES, INC.

MR. RANDY RILEY, (281) 579-0340

15810 PARK TEN PLACE, SUITE 160

HOUSTON, TEXAS 77084

OWNER:

C.L. ASHTON WOODS, L.P.

MRS. BECKY ULLMAN (281) 561-7773

11375 W. SAM HOUSTON PARKWAY #100

HOUSTON, TEXAS 77031

JAN 30 2005

A PRELIMINARY PLAT OF

SOUTHERN TRAILS PHASE I

SECTION 8

**BEING 15.4± ACRES OF LAND
CONTAINING 42 LOTS (85' X 130' TYP) AND
TWO RESERVES IN TWO BLOCKS.**

OUT of THE
**H.T. & B.R.R. CO. SURVEY, SEC. 84 A-538 &
SEC. 80 A-564**

CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, ALSO BEING OUT OF ALLISON-RICHEY
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JUL 20 2006