

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD MARCH 2, 2009 AT 6:30 P.M., IN THE ENGINEERING DEPARTMENT CONFERENCE ROOM, COMMUNITY CENTER, 3523 LIBERTY DRIVE, PEARLAND, TEXAS**

**CALL TO ORDER**

P&Z Chairperson Henry Fuertes called the meeting to order at 6:35 p.m. with the following present:

P&Z Chairperson Henry Fuertes  
P&Z Vice-Chairperson Jerry Koza, Jr.  
P&Z Commissioner Darrell Diggs  
P&Z Commissioner Neil West  
P&Z Commissioner Charles Gooden, Jr.

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

P&Z Commissioner Susan Sherrouse and P&Z Commissioner Ron Capehart were not in attendance.

**APPROVAL OF MINUTES**

P&Z Vice-Chairperson Jerry Koza, Jr. made the motion to approve the minutes of February 16, 2009, and P&Z Commissioner Charles Gooden, Jr. seconded.

The vote was 5-0. The minutes of February 16, 2009 were approved.

**NEW BUSINESS**

**CONSIDERATION & POSSIBLE ACTION – Final Plat of Riverstone Ranch School Site**

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pasadena I.S.D. and SHS Partners, Ltd., owners, for approval of a final plat of Riverstone Ranch School Site. The applicants are proposing one lot with adjoining street right-of-way zoned PUD on Riverstone Ranch Drive and the property is described as follows:

Being a subdivision of 16.69 acres of land located in the T. J. Green Survey, Abstract 290, City of Pearland, Harris County, Texas

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

Plans and Plat Administrator Richard Keller read the staff report stating there were four minor items that remained outstanding:

1. AUTOCAD computer disk
2. Utility letter from AT&T
3. 2.5' E.E. inside of R-O-W lines of both adjoining streets
4. In Note No. 8, add "both sides of" before "Riverstone"; delete "with at least 80% curved alignment"

The vote was 5-0. The Final Plat of Riverstone Ranch School Site was approved with staff comments.

## **STATUS OF ZONE CHANGES AND CONDITIONAL USE PERMITS**

Planning Director Lata Krishnarao briefly discussed the status of the Zone Changes and Conditional Use Permits that Planning and Zoning Commission has considered. Ms. Krishnarao added that the Senior Planner will be adding the "Conditions" on the chart, for the next presentation. An update will be presented at the P&Z meeting on the first Monday.

## **DISCUSSION ITEM**

P&Z Commissioner Neil West spoke in regards to a letter he wrote Assistant City Manager Mike Hodge and Planning and Zoning. His letter pertained to Housing Diversities in Pearland, commenting that he felt there was a concern of entry level/affordable priced homes in Pearland. Mr. West's letter was handed out.

There was discussion among the Commission and Staff with regards to the housing mix, the recent masonry packet with a push for all brick homes in Pearland and how this would most likely not be economical for lower valued homes, and discussion of the pro's and con's for affordable housing.

P&Z Commissioner Neil West suggested having a quarterly session among the various boards to update each other.

The next P&Z meeting will be March 16, 2009.

## **ADJOURNMENT**

P&Z Chairperson Henry Fuertes adjourned the meeting at 7:14 p.m.

These minutes are respectfully submitted by:

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Judy Krajca, Planning Secretary

Minutes approved as submitted and/or corrected on this 16th day of March A.D., 2009.

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P&Z Chairperson Henry Fuentes



# AGENDA

## CITY OF PEARLAND PLANNING & ZONING COMMISSION

~~FEBRUARY 16, 2009~~

6:30 p.m.

MARCH 2, 2009

Henry Fuyertes  
P&Z CHAIRPERSON

Jerry Koza, Jr.  
P&Z VICE-CHAIRPERSON

### COMMISSIONERS

Neil West

Susan Sherrouse



Darrell Diggs

Ron Capehart

Charles Gooden, Jr.

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

Susan/Ron - absent

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 2, 2009 AT 6:30 P.M., IN ENGINEERING DEPARTMENT CONFERENCE ROOM, COMMUNITY CENTER, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER *Henry called to order @ 6:35 p.m.*
- II. APPROVAL OF MINUTES *Regular Meeting of February 16, 2009*  
*Jerry/Charles - m/2nd 5-0 approved*
- III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - Final Plat of Riverstone Ranch School Site

Decision Date 3/20/09

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pasadena I.S.D. and SHS Partners, Ltd., owners, for approval of a final plat of Riverstone Ranch School Site. The applicants are proposing one lot with adjoining street right-of-way zoned PUD on Riverstone Ranch Drive and the property is described as follows:

*Richard read staff comments w/ 4 minor items outstanding*  
Being a subdivision of 16.69 acres of land located in the T. J. Green Survey, Abstract 290, City of Pearland, Harris County, Texas *2, 5, 6, 7*  
*5-0 approved w/ staff comments*

B. STATUS OF ZONE CHANGES AND CONDITIONAL USE PERMITS

*have briefly discussed, adding that Sr. Planner will be*  
Update of Zone Changes and Conditional Use Permits that Planning and Zoning Commission has considered. *adding -> conditions will be added*

C. DISCUSSION ITEM

- Housing Diversities in Pearland *-Neil spoke w/ regards to a letter he wrote - ACM.*
- Next P&Z Meeting *March 16, 2009*

IV. ADJOURNMENT *adj 7:14*

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made. *entry level concerned that there are no reasonable/affordable prices for homes.*  
*Charles - we don't have the housing mix in Pearland. Charles also brought up comments re: masonry packet from prior mtg.*  
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 & at the Community Center on the 27th day of February 2009 A.D., at 5:30 p.m. *would guess w/ lower valued homes, all brick is not the most economical.*

*much discussion w/ ideas, pros & cons.*  
\_\_\_\_\_  
Judy Krajca, Planning Secretary  
Agenda removed \_\_\_\_\_ day of 2009. *neil - Artly session*



**AGENDA – SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, MARCH 2, 2009, AT 6:00 P.M., IN THE TEMPORARY MUNICIPAL COURT ROOM LOCATED AT THE CITY OF PEARLAND COMMUNITY CENTER, 3523 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. PURPOSE OF THE MEETING:**

**NEW BUSINESS:**

1. **CONSIDERATION AND POSSIBLE ACTION – RESOLUTION NO. R2009-35** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AWARDING A BID FOR CONSTRUCTION SERVICES ASSOCIATED WITH THE SH 288/BELTWAY 8 UTILITIES PROJECT. *Mr. Trent Epperson, Project Director.*
2. **CONSIDERATION AND POSSIBLE ACTION – RESOLUTION NO. R2009-36** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AUTHORIZING A CONTRACT FOR CONSTRUCTION MATERIALS TESTING SERVICES ASSOCIATED WITH THE SH 288/BELTWAY 8 UTILITIES PROJECT. *Mr. Trent Epperson Project Director.*

**OTHER BUSINESS:**

**EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE**

1. **SECTION 551.074 – PERSONNEL MATTERS** – DISCUSSION REGARDING THE HIRING OF AN ASSISTANT CITY MANAGER AND DEPARTMENT DIRECTOR FOR THE CITY OF PEARLAND. *Mr. Bill Eisen, City Manager.*

**NEW BUSINESS (CONTINUED):**

3. **CONSIDERATION AND POSSIBLE ACTION - REGARDING THE HIRING OF AN ASSISTANT CITY MANAGER AND DEPARTMENT DIRECTOR FOR THE CITY OF PEARLAND.** *Mr. Bill Eisen, City Manager.*

**III. ADJOURNMENT**

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-412-8101 prior to the meeting so that appropriate arrangements can be made.

MARCH 2nd, 2009

ASSISTANT CITY MGR., PLANNING

PLANNING AHEAD.....

MAYBE THE VARIOUS APPOINTED COMMISSIONS AND BOARDS WORKING WITHIN PEARLAND ARE AS EFFECTIVE AS DESIGNED. I DO BELIEVE THAT THE P & Z COULD BENEFIT BY WORKING WITH AND LEARNING FIRST-HAND FROM SOME OF THEM. FOR EXAMPLE THE PEDC DOES HAVE A HANDLE ON WORK FORCE REQUIREMENTS AND RELATED. THEY HAVE A GAME PLAN THAT INVOLVES THE ECONOMIC GROWTH AND THE INDUSTRIES TARGETED TO PRODUCE THE DESIRED POSITIVE RESULTS.

THE QUESTION IS IMMEDIATELY APPARENT.... WHAT IS THE P & Z DOING TO PROVIDE ASSISTANCE AND EXPERTISE TOWARD THE GOALS AND AIMS OF PEARLAND & THE PEDC? THE ANSWER IS IMMEDIATELY APPARENT - THE INTERACTION IS NOT THERE...

THE P & Z HAS NOT BEEN ASKED NOR IS IT ABLE SINGLY TO PROVIDE THE SETTING FOR ENTRY-LEVEL HOUSING IN PEARLAND. THIS STATISTIC ALONE CAN FOIL THE BEST HOPES OF A CITY ON THE MOVE. A CITY THAT IS SEEKING OUT INDUSTRY REQUIRING ASSOCIATE DEGREES AND TECHNICIANS WHO ARE LOWER ON THE EARNING LADDER. WE SEEM TO BE PRODUCING HIGHER-END HOMES THAT WILL ENSURE PEARLANDS' FUTURE AS A BEDROOM COMMUNITY . AT THE VERY LEAST, THE WORK FORCES MENTIONED WILL WORK IN PEARLAND AND LIVE ELSEWHERE WHERE LOWER LEVEL HOUSING IS AVAILABLE.

WHILE THIS SINGLE ISSUE SEEMS IMPORTANT ENOUGH FOR ADDITIONAL ATTENTION, THERE ARE OTHERS EQUALLY IMPORTANT ..... THEY WILL BE FORTHCOMING. THIS IS NOT AN ATTEMPT TO DOWNGRADE OR DISS THE PRIOR OR CURRENT P & Z. THEY WORK HARD AND DO A GOOD JOB. THE PLAYING FIELD HAS BECOME LARGER. IT DOES SEEM IMPORTANT ENOUGH TO BRING TO THE ATTENTION OF THE CITY COUNCIL, WITH THE SUPPORT OF THE CURRENT P & Z

NEIL WEST, COMMISSIONER

**APPROVAL**

**OF**

**MINUTES**

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD FEBRUARY 16, 2009 AT 6:30 P.M., IN THE ENGINEERING DEPARTMENT CONFERENCE ROOM, COMMUNITY CENTER, 3523 LIBERTY DRIVE, PEARLAND, TEXAS**

**CALL TO ORDER**

P&Z Chairperson Henry Fuertes called the meeting to order at 7:01 p.m. with the following present:

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

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

**APPROVAL OF MINUTES**

P&Z Commissioner Susan Sherrouse made the motion to approve the minutes of February 16, 2009, and P&Z Commissioner Neil West seconded.

The vote was 7-0. The minutes of February 16, 2009 were approved.

**NEW BUSINESS**

**CONSIDERATION & POSSIBLE ACTION - Conditional Use Permit No. CUP 2009-04**

Request of Eddie Gladney, applicant for Pearland Westside Associates, LTD, owner, for approval of a Conditional Use Permit (CUP) to permit a Church in the Neighborhood Services (NS) zoning district, on the following described property:

**LEGAL DESCRIPTION:** Tract 1 with 2.0 acres and Tract 2 with 3.8897 acres out of Reserve "A" in the Replat of Corrigan Addition Section 1 (Volume 2, pgs 97-98 B.C.P.R) West Side Plaza Subdivision, City of Pearland, Brazoria County, Texas (located at 5074 W Broadway Street, Pearland TX.)

**GENERAL LOCATION:** 5074 W. BROADWAY ST.

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

P&Z Commissioner Neil West complimented the new Senior Planner Angela Gantuah on her presentation to the Council and Commission.

P&Z Commissioner Charles Gooden, Jr. inquired about the parking space issues, and who is accountable for the number of spaces. Planning Director Lata Krishnarao replied that as each tenant moves in, the parking ratio will change with each tenants needs, and the last tenant to move in would be responsible.

P&Z Chairperson Henry Fuertes inquired about the Goodwill store and their parking spaces. Planning Director Lata Krishnarao stated that parcel was platted separately, and their parking does not filter into this calculation.

P&Z Commissioner Darrell Diggs inquired how the calculation was figured and Planning Director Lata Krishnarao gave the breakdown.

P&Z Commissioner Neil West asked what part of the overlay district this covered. Planning Director Krishnarao explained that if additions to the retail strip were added, if repair is more than 50%, and if 20% more parking is needed.

P&Z Commissioner Darrell Diggs asked what the non-compliance was of being in the overlay district. Planning Director Lata Krishnarao explained 30 feet landscaping on Broadway, the landscaping itself, the quantity of trees, islands within the parking lot, and the sign being non-conforming.

P&Z Chairperson Henry Fuertes commented on the future parking spaces, and Planning Director Lata Krishnarao stated that as occupancy increases, the parking may increase, depending on the type of tenant and need for parking spaces.

Senior Planner Angela Gantuah stated that in the case of this CUP, the church will be meeting outside the normal business hours that the parking spaces are needed.

The vote was 7-0. Conditional Use Permit No. CUP 2009-04 was approved.

**CONSIDERATION & POSSIBLE ACTION – Request for a one-year extension of Preliminary Plat Application as per Chapter 1, Article 2, Division 5 of the Unified Development Code**

A request by Christy B. Smidt, Kerry R. Gilbert & Associates, Inc. for approval of a one-year extension of approval of the Preliminary Plat of Southern Trails Phase One, Section Ten.

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

The applicant, Christy Smidt was present and stated that due to market needs, residential construction has slowed down, and thus the reason for an extension.

The vote was 7-0. The Request for a one-year extension of time for Preliminary Plat of Southern Trails Phase One, Section Ten was granted.

**CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Discovery at Shadow Creek Ranch**

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for Shadow Creek Ranch Development Co., L.P., owner, for approval of a preliminary plat of Discovery at Shadow Creek Ranch. The applicant is proposing one lot zoned PUD on Business Center Drive in Shadow Creek Ranch and the property is described as follows:

Being a subdivision of 17.913 acres of land located in the William Morris Survey, Abstract 344 and the T.C.R.R. Co. Survey, Section 4, Abstract 675, City of Pearland, Brazoria County, Texas

Plans and Plat Administrator Richard Keller stated that no action was necessary as the applicant had withdrawn the plat.

**CONSIDERATION & POSSIBLE ACTION – Greenwood Replat No. 1**

A request by C. L. Davis, C. L. Davis and Company, for City of Pearland and Greenwood Development, Inc., owners, for approval of a Replat of Greenwood. The applicant is proposing one lot and seven reserves zoned GB between Dixie Farm Road and Clear Creek and the property is described as follows:

Being a subdivision of 24.858 acres out of Reserves "A" and "B" of Greenwood and the W.D.C. Hall League, Abstract 70 (Brazoria County) and Abstract 23 (Harris County), City of Pearland, Brazoria and Harris Counties, Texas

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

Plans and Plat Administrator Richard Keller explained that the applicant was requesting a Waiver of Decision.

The vote was 7-0. The Waiver of Decision was granted for Greenwood Replat No. 1.

**STATUS OF ZONE CHANGES AND CONDITIONAL USE PERMITS**

Planning Director Lata Krishnarao summarized the update on Zone Changes and Conditional Use Permits that Planning and Zoning Commission has considered with their final decision.

Ms. Krishnarao stated that each month this report would be updated and placed on the agenda in order to keep the commission informed of the outcome of each zoning case that has been heard.

P&Z Commissioner Darrell Diggs applauded staff's initiative to provide this to the Commission.

P&Z Commissioner Darrell Diggs asked that prior to anymore hearings for cell towers, could the Planning Department provide the Commission with a printout of where all the existing towers are located. Planning Director Lata Krishnarao stated that not all towers were required to permit, but that staff would look into this request.

### **DISCUSSION ITEM**

Discussion took place with regards to the following:

Next P&Z meeting on March 2, 2009

Texas APA Conference with Planning Director Lata Krishnarao asking the 3 Commissioners that attended to give their feedback to the Commission.

There was also discussion of the upcoming National APA Conference in Minneapolis, MN and who would attend. Commissioners Fuentes, Gooden, Jr., and Diggs will be attending, along with Planning Director Lata Krishnarao.

### **ADJOURNMENT**

P&Z Chairperson Henry Fuentes adjourned the meeting at 8:06 p.m.

These minutes are respectfully submitted by:

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Judy Krajca, Planning Secretary

Minutes approved as submitted and/or corrected on this 2nd day of March A.D., 2009.

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P&Z Chairperson Henry Fuentes

# **P&Z Agenda Item**

**A**

## **Consideration and Possible Action—Final Plat of Riverstone Ranch School Site**

P & Z Meeting Date: March 2, 2009.

### **Location:**

The property is located to the southeast of Riverstone Ranch Drive. The site is situated on the northeastern edge of the Riverstone Ranch Cluster Development area and will be surrounded by Single Family Residential (R-1) development.

### **Applicant:**

Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pasadena Independent School District and SHS Partners, Ltd., owners.

### **Request:**

Final plat approval of 16.690 acres zoned Single Family Residential (R-1). There is one lot proposed for a school site with one adjoining street.

### **Zoning:**

Single Family Residential (R-1).

### **Traffic and Transportation:**

Traffic Impact Analysis (TIA) has been approved.

### **Utilities:**

Water and sewer service provided by the Clear Brook City Municipal Utility District (M.U.D.).

### **Stormwater Management:**

Detention facility will be provided on site in accordance with the master plan.

### **Parks and Open Space:**

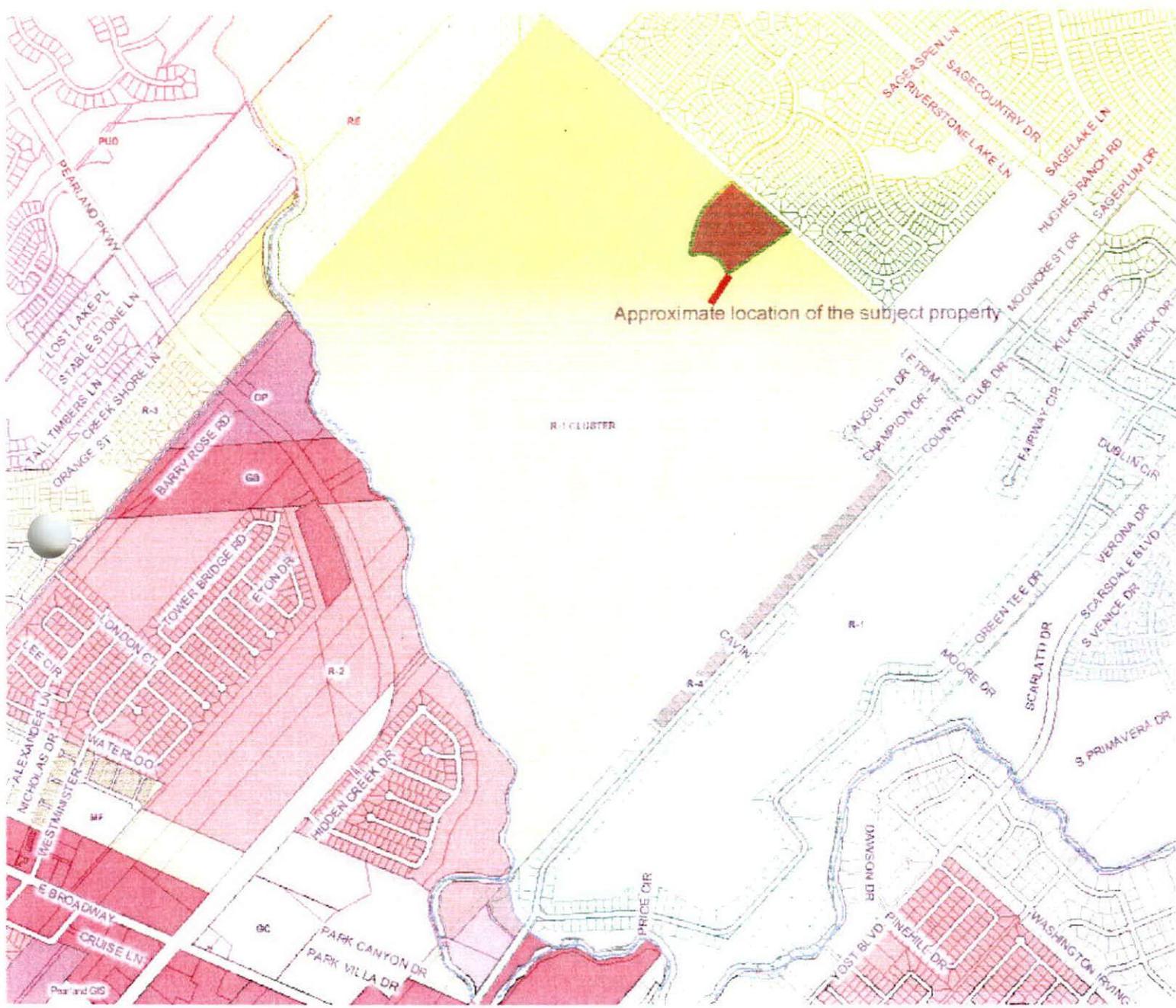
Not required for school site.

### **Outstanding Items:**

1. Signatures and seals.
2. AUTOCAD computer disk
3. "BOARD OF TRUSTEES" in owners' certification
4. Fire line easements
5. Telephone company letter
6. 2.5' E.E. inside of R-O-W lines of both adjoining streets
7. In Note-No. 8, add "both sides of" before "Riverstone"; delete "with at least 80% curved alignment"
8. Move streetlights to obtain 250' spacing

### **Attachments:**

1. Map
2. Application



Approximate location of the subject property

R-1 CLUSTER

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# **P&Z Agenda Item**

**B**

**Update of Zone Changes and Conditional Use Permits that Planning and Zoning Commission has considered.**

CASE #	NAME	LOCATION	JPH DATE	STAFF RECOMMENDATION	P & Z STATUS	CC STATUS
2009-02Z	Montalbano Lumber Company, Jung Kwak	1600 Block North Main	1/19/2009	Approval with conditions	1/19/2009 Denied	1/26/2009 Denied
2009-01Z From M1-PD	Third Coast Packaging/Stephen A Engbrock	1871 Mykawa Rd	1/19/2009	Approval with conditions	1/19/2009 Approved w/ Conditions with the condition that reciprocal agreement between parcels A and B regarding landscaping and parking, as approved by city's legal department, be recorded.	2/23/2009 Approved w/ Conditions with the condition that reciprocal agreement between parcels A and B regarding landscaping and parking, as approved by city's legal department, be recorded.
UDC2000T-10	The City of Pearland	UDC 4 <sup>th</sup> Edition November 2008	1/19/2009	Hold a workshop	2/9/2009 Approval/special hearing	2/23/2009 Approved
CUP 2009-01 Storage for Personal Vehicles	William & Marjorie Baldy	2117 N Houston	1/19/2009	Approval with conditions	1/19/2009 Approved w/ Conditions 1.The garage to be used to park personal vehicles, 2.No commercial activity on site, and 3.Vehicles to be parked inside the existing garage with no outdoor parking	1/26/2009 Approved w/ Conditions 1.The garage to be used to park personal vehicles, 2.No commercial activity on site, and 3.Vehicles to be parked inside the existing garage with no outdoor parking

CASE #	NAME	LOCATION	JPH DATE	STAFF RECOMMENDATION	P & Z STATUS	CC STATUS
CUP 2009-02 Car Wash	CVS Pharmacy / Crystal Pye - Kimley-Horn	SE Corner of Broadway & YMCA Dr.	1/19/2009	Approval with conditions	1/19/2009 Tabled (Withdrawn by Applicant)	Withdrawn
CUP 2009-03 New Cell Tower	Dennis & Vicki Walters / Verizon Wireless-Joseph Perez	1709 Stone Rd.	1/19/2009	Approval with conditions	1/19/2009 Denied	01/26/2009 Denied
CUP2009-04 New Church	Eddie L. Gladney/ Pearland Westside Associates, Ltd.	5074 W. Broadway	2/16/2009	Approval	2/16/09 Approval	2/23/2009 Approved

**ITEM C**

**DISCUSSION ITEMS**

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**FYI**

1800 BLOCK OF RIVERSTONE RANCH DRIVE

**FINAL PLAT OF**

**TONE RANCH SCHOOL SITE**

16.690 ACRES OF LAND SITUATED IN THE T. J. GREEN  
290, CITY OF PEARLAND, HARRIS COUNTY, TEXAS; ALSO  
F LOTS 26-28, 39-42 AND 54-56 OF THE ALLISON RICHEY  
COMPANY SUBDIVISION, SECTION "G", A SUBDIVISION OF  
4, PAGE 48, MAP RECORDS OF HARRIS COUNTY, TEXAS.  
OF PEARLAND, HARRIS COUNTY, TEXAS

LOT (14.954 AC.)                      1 BLOCK

2009                                      SCALE: 1" = 100'

OWNER:

A INDEPENDENT SCHOOL DISTRICT  
DRICK, PRESIDENT OF THE BOARD OF TRUSTEES  
HERRYBROOK, PASADENA, TEXAS PH. (713) 498-8110

AND

SHS PARTNERS, LTD.  
COMPANY, LLC, GENERAL PARTNER  
RPDC, INC., MANAGER

JOHN SANTASIERO, PRESIDENT  
SIVE, SUITE A, HOUSTON, TEXAS 77057 PH. (713) 621-6111

JOB NO. 1994-5200D-310

ENGINEER:

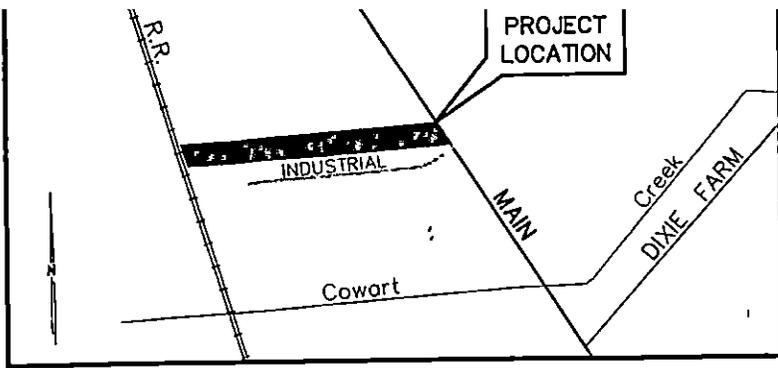
**Engineering & Surveying, Inc.** 

Drive                                      Phone 713.953.5200  
s 77042-3703                              Fax 713.953.5026

i. ROSS  
D PROFESSIONAL ENGINEER

Judy KRASKA

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VICINITY MAP

SCALE: 1" = 1/2 MI.

MAR 11 2009

Submittal Date

MAR 17 2009

DRC Date

PLEASE REVIEW PLAT, AND RETURN TO  
RICHARD KELLER, PLANNING DEPT.  
NO LATER THAN 3-19-09

Date

4100 BLOCK OF SOUTH MAIN STREET  
MINOR SUBDIVISION PLAT

**DCG PEARLAND**

BEING A SUBDIVISION OF  
20.2120 ACRES

IN THE

H.T. & B. R.R. CO. SURVEY  
ABSTRACT NO. 308  
CITY OF PEARLAND  
BRAZORIA COUNTY, TEXAS

1 BLOCK                      1 LOT

MARCH 6, 2009

OWNER:

D'AGOSTARO REAL ADVENTURES, LTD.

CONTACT: DAVID D'AGOSTARO  
4170-A SOUTH MAIN STREET  
PEARLAND, TEXAS 77581  
(281) 648-1894



**CIVIL-SURV**  
LAND SURVEYING, L.C.

4710 BELLAIRE BOULEVARD, SUITE 250  
BELLAIRE, TEXAS 77401  
PHONE (713) 839-8900 FAX (713) 839-9020  
CONTACT: CLIFTON SEWARD



**Lentz**  
ENGINEERING, L.C.

4710 BELLAIRE BLVD., SUITE 250  
BELLAIRE, TEXAS 77401  
PHONE 713-839-8900  
FAX 713-839-9020

CS 08028  
08090