

# **PLANNING & ZONING COMMISSION**

## **MINUTES**

### **REGULAR MEETING**

**CITY OF PEARLAND PLANNING AND ZONING COMMISSION**

**August 15, 2005 AT 6:30 P.M.**

**CHAMBER COUNCIL**

**CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TX**

#### **I. CALL TO ORDER**

The Regular Meeting was called to order at 10:14 pm. with the following present:

P & Z Chairperson Ruby Sandars

P & Z Vice-Chairperson Todd Iocco

P & Z Commissioner Neil West

P & Z Commissioner David Ransom

P & Z Commissioner Joe McWhorter

Also in attendance: Executive Director of Community Services Nick Finan, Planning Director Lata Krishnarao, Senior Planner Theresa Grahmann, Plans and Plat Administrator Richard Keller, Planner 1 Diana DuCroz, Deputy City Attorney Nghiem Doan and Planning Administrative Secretary Judy Krajca.

#### **II. APPROVAL OF MINUTES: August 1, 2005 – Regular Meeting**

Vice-Chairperson Iocco made a motion to approve the minutes, with a correction on page four, and Commissioner Ransom seconded.

Minutes were approved 5-0.

#### **III. NEW BUSINESS**

##### **A. MASTER THOROUGHFARE PLAN AMENDMENT**

A request by the City of Pearland, for an amendment to the Thoroughfare Plan (Figure 7.2) of the City of Pearland Comprehensive Plan.

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

There was no discussion by the Commissioners/Staff.

The vote was 5-0 for approval.

##### **B. CONSIDERATION & POSSIBLE ACTION – Specific Use Permit Application No. 151**

A request by Voice Stream Houston, Inc., applicant for Randy A. and Connie L. Lange, owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a Specific Use Permit for "Radio or

## **PLANNING & ZONING COMMISSION**

Television or Microwave Towers (Commercial)" in the Light Industrial District (M-1(S)), on the following described property, to wit:

**Legal Description:** 4.9292 acre tract of land being out of and a part of Lot 58 and 57 of Figland Orchard Subdivision, a subdivision out of Section 13 of the H.T. & B.R.R. Company Survey, Abstract 240, according to the map or plat of same being recorded in Volume 3, Page 77, of the Plat Records of Brazoria County, City of Pearland, Brazoria County, Texas

**General Location:** Generally Located on the East Side of Harkey Road, and South of Figland Street.

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

There was much discussion between the Commissioners and Planning Director Krishnarao in regards to the setback. Mr. Shawn St. John, of 2 Greenway Plaza, #1100, Houston, TX 77046 spoke on behalf of Voice Stream Houston. Mr. St. John stated that he was requesting a SUP because this was a pole and not a manned facility. He stated he would use any kind of fence the city wanted. Much discussion continued regarding the property line and the setback between Commissioners/Staff/Mr. St. John.

Vice-Chairperson Iocco amended the motion to have a 10 foot masonry fence all around the leased piece of property and from the building setback from the property line to the structure on both side and rear. Commissioner McWhorter seconded. Chairperson Sandars stated that there was an amendment to have a 25 foot setback from the property line and a 10 foot masonry fence.

The vote was 5-0 for approval.

The vote was called for a motion to approve this SUP. There was no discussion, and was passed 5-0 for approval.

### **C. CONSIDERATION & POSSIBLE ACTION – Specific Use Permit Application No. 152**

A request by Architectural Group International (AGI), applicant for The Home Depot, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a Specific Use Permit for "Outside Display, Storage, and Sale of Merchandise and Equipment" in the Commercial District (C), on the following described property, to wit:

**Legal Description:** 10.8757 acres of land, Restricted Reserve "A" out of the Final Plat of Home Depot U.S.A, Inc. Subdivision, a subdivision containing 14.6536 acres of land situated in the W.D.C. Hall Survey, Abstract 70, George W. Jenkins

# **PLANNING & ZONING COMMISSION**

Subdivision, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the South Side of FM 518 (Broadway Street), and on the East Side of Dixie Farm Road

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

There was discussion by the Commissioners/Staff/Deputy Attorney in regards to masonry walls and outside storage. Vice-Chairperson Iocco stated he had a problem with the outside storage and what is considered seasonal storage. Deputy Attorney Doan stated it was a good opportunity for them to clean up their facilities, but cautioned the P&Z Commissioners not to overreach and to seek reasonable concessions.

There was further discussion. Deputy City Attorney Doan suggested that the Commissioners table this.

Commissioner Ransom made a motion to table this, and Vice-Chairperson Iocco seconded. Staff and applicant stated they would strive for the August 29<sup>th</sup> meeting.

The vote was 5-0 to table.

## **D. CONSIDERATION & POSSIBLE ACTION – Zone Change Application No. 1238**

A request by Kerry R. Gilbert and Associates, Inc., applicant for Pearland Lifestyle Center, L.P., 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 Planned Unit Development District (PUD), on the following described property, to wit:

Legal Description: 10.00 acres in the J.S. Talmage Survey, Abstract 564, and being a part of Lot 36 of the Allison Richey Gulf Coast Home Company Suburban Gardens Subdivision recorded in Volume 2, Page 98 of the Plat Records of Brazoria County, City of Pearland, Brazoria County, Texas

General Location: Generally Located at the Southwest Corner of State Highway 288 and Beltway 8

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

## **PLANNING & ZONING COMMISSION**

There was minimal discussion between Vice-Chairperson Iocco and Ms. Krishnarao regarding staff recommendations. Ms. Sandars asked Mr. Kerry Gilbert to comment on the types of stores being brought in. Additional discussion continued between Commissioners/Staff/Mr. Gilbert.

Vice-Chairperson Iocco amended the motion of the PUD with concerns to be dealt with by the City Council and Staff.

The vote was 5-0 to approve.

Chairperson Sandars called for the vote to accept the PUD with City recommendations to be dealt with the Council and staff, to approve the amendment.

The vote passed 5-0.

### **E. CONSIDERATION & POSSIBLE ACTION – Amending Plat No. 2 of Amending Plat No. 1 of Pearland Farms Section One**

A request by Jesus Vitela, Lentz Engineering, for Chase Lodge Corporation, owner, for approval of an Amending Plat for Pearland Farms Section One to replat nine existing residential lots into six larger lots. The property is located on the east side of Veterans Drive south of Magnolia, and is described as follows:

2.0594 acres out of the Amending Plat No. 1 Pearland Farms Section One, Vol. 23, Pg. 301-302, B.C.P.R. in the H.T. & B.R.R. Co. Survey, Abstract No. 508, City of Pearland, Brazoria County, Texas.

Planner Ducroz stated that there were no outstanding items on this plat.

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

There was no discussion between Commissioners/Staff.

The vote was 5-0 for approval.

### **F. CONSIDERATION & POSSIBLE ACTION – Final Plat of Silverlake Crossroads Phase 1**

A request by Bryan Kennedy, PE, Jones & Carter, Inc., for CLMR Pearland, Ltd., and Chocolate Bayou Federal Credit Union, owners, for approval of a Final Plat of 2.7203 acres in the City of Pearland E.T.J. for one lot for commercial use. The property is located at the northeast corner of the intersection of S.H. 288 and C.R. 59, and is described as follows:

A subdivision of 2.7203 acres of land out of the H.T. & B.R.R. Co. Survey, Abstract No. 300, Brazoria County, Texas.

# **PLANNING & ZONING COMMISSION**

Planner DuCroz stated there were no outstanding items.

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

There was no discussion between Commissioners/Staff.

The vote for was 5-0 for approval.

Vice-Chairperson Iocco made a motion that items G, H, I and J be done all together. Commissioner Ransom seconded.

No discussion between Commissioners/Staff.

The vote was 5-0 for approval.

## **G. CONSIDERATION & POSSIBLE ACTION – Final Right of Way Plat of Shadow Creek Ranch Portion of Arcadia Bay**

A request by Jason Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Final Right-of-Way Plat of 7.513 acres in Shadow Creek Ranch for a portion of Arcadia Bay Drive. The property is located in the southwestern portion of Shadow Creek Ranch in Fort Bend County, and is described as follows:

7.513 acres being out of the H.T. & B.R.R. Company, Section 83, Abstract 761, and the F. Hooper Survey, Abstract 198, City of Pearland, Fort Bend County, Texas.

Planner DuCroz read the staff report, and stated there were two outstanding items: The recordation data for the adjoining right-of-way plat be added, and the street light changed and added.

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

There was no discussion between the Commissioners/Staff.

The vote was 5-0 for approval.

## **H. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-56**

A request by Jason Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Preliminary Plat subdivision of 15.928 acres in Shadow Creek Ranch and zoned SCR-PUD R-7 for 80 residential lots, with four reserves of 1.003 acres for landscaping and open space. The property is located west of Windward Bay Drive north of Broadway in Fort Bend County, and is described as follows:

## **PLANNING & ZONING COMMISSION**

15.928 acres being out of the F. Hooper Survey, Abstract 198, City of Pearland, Fort Bend County, Texas.

Planner DuCroz read the staff report, and stated there was one outstanding item.

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

There was no discussion between the Commissioners/Staff.

The vote was 5-0 for approval.

### **I. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-57**

A request by Jason Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Preliminary Plat subdivision of 25.472 acres in Shadow Creek Ranch and zoned SCR-PUD R-6 for 106 residential lots, with four reserves of 2.094 acres for landscaping and open space. The property is located south and east of Windward Bay Drive north of Broadway in Fort Bend County, and is described as follows:

25.472 acres being out of the F. Hooper Survey, Abstract 198, and the H.T. & B.R.R. Co. Survey, Section 83, Abstract 761, City of Pearland, Fort Bend County, Texas.

Planner DuCroz read the staff report, and stated there were no outstanding items.

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

There was no discussion between the Commissioners/Staff.

The vote was 5-0 for approval.

### **J. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-58**

A request by Jason Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Preliminary Plat subdivision of 12.975 acres in Shadow Creek Ranch and zoned SCR-PUD R-6 for 59 residential lots, with five reserves of 0.402 acres for landscaping and open space. The property is located south of Windward Bay Drive in the southwest section of Shadow Creek Ranch in Fort Bend County, and is described as follows:

## **PLANNING & ZONING COMMISSION**

12.975 acres being out of the H.T. & B.R.R. Co. Survey, Section 83, Abstract 761, City of Pearland, Fort Bend County, Texas.

Planner DuCroz read the staff report, and stated there was one outstanding item to change the name of the street Willow Song Court.

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

There was no discussion between the Commissioners/Staff.

The vote was 5-0 for approval.

### **K. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Dollar General**

A request by J. Ray Laney, RPLS, of Laney Surveyors, for Charles Alexander, Jr., for approval of a Preliminary 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, and is described as follows:

A 1.8904 acre tract out of the Charles F. (Jack) Alexander 104.401 acre tract, situated in the A.C.H. & B. Survey, Abstract 507, and a portion being in the T.D. Yokum Survey, Abstract 399, Brazoria County, Texas, and being all of Lot 7 and a part of Lots 3, 4, 5, 6, 8, and 13 of the L.W. Murdock Subdivision, City of Pearland, as recorded in Volume 29, Page 174, of the deed records of Brazoria County, Texas.

Planner DuCroz read the staff recommendation and stated there were no outstanding items.

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

There was no discussion between the Commissioners/Staff.

The vote was 5-0 for approval.

### **L. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Town Center**

A request by Christy Smidt, Kerry R Gilbert & Associates, for WCF Development, for approval of a Preliminary Plat of 108.8052 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, and is described as follows:

Being 108.8052 acres of land out of the TCCR Co. Survey, Section 4, A-675, City of Pearland, Brazoria County, Texas.

Planner DuCroz read the staff recommendation and stated there was one staff comment that the location shown for Business Center Drive, Herman Drive and

## PLANNING & ZONING COMMISSION

the internal loop road, Fox Creek Road are Preliminary and will be finalized with the final plat. There were no outstanding items.

Commissioner Iocco made a motion to approve, and Commissioner Ransom seconded.

There was no discussion between the Commissioners/Staff.

The vote was 5-0 for approval.

### **M. DISCUSSION ITEMS – State Planning Conference**

Planner Grahmann asked the Commissioners to let the staff know who might be interested in attending this conference in Fort Worth on October 5<sup>th</sup> – 8<sup>th</sup>.

Planning Director Krishnarao also informed them of the National Planning Conference in April 2006.

The next meeting dates were discussed.

### **IV. ADJOURNMENT**

The Regular Meeting adjourned at 11:11 p.m.

These minutes respectfully submitted by:

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Judy Krajca, Planning Administrative Secretary

Minutes approved as submitted and/or corrected on this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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Ruby Sandars  
Planning & Zoning Commission Chairperson

# PLANNING AND ZONING COMMISSION

## REGULAR MEETING PLANNING AND ZONING COMMISSION AGENDA

CITY OF PEARLAND, TX  
AUGUST 15, 2005 AT 6:30 P.M.  
IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING  
IN THE COUNCIL CHAMBERS OF CITY HALL  
3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES – August 1, 2005 (Regular Meeting)
- III. NEW BUSINESS

### A. MASTER THOROUGHFARE PLAN AMENDMENT

A request by the City of Pearland, for an amendment to the Thoroughfare Plan (Figure 7.2), of the City of Pearland Comprehensive Plan.

*Correction*  
*David motion*  
*Todd 2nd*  
*5-0 approved.*

### B. CONSIDERATION & POSSIBLE ACTION – Specific Use Permit Application No. 151

A request by Voice Stream Houston, Inc., applicant for Randy A. and Connie L. Lange, owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a Specific Use Permit for "Radio or Television or Microwave Towers (Commercial)" in the Light Industrial District (M-1(S)), on the following described property, to wit:

*Todd to appr.*  
*David 2nd*

Legal Description: 4.9292 acre tract of land being out of and a part of Lot 58 and 57 of Figland Orchard Subdivision, a subdivision out of Section 13 of the H.T. & B.R.R. Company Survey, Abstract 240, according to the map or plat of same being recorded in Volume 3, Page 77, of the Plat Records of Brazoria County, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of Harkey Road, and South of Figland Street

*Passed 5-0*

### C. CONSIDERATION & POSSIBLE ACTION – Specific Use Permit Application No. 152

A request by Architectural Group International (AGI), applicant for The Home Depot, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval

*Todd motion to*  
*appr.*  
*per*  
*disc*

# PLANNING AND ZONING COMMISSION

of a Specific Use Permit for "Outside Display, Storage, and Sale of Merchandise and Equipment" in the Commercial District (C), on the following described property, to wit:

Legal Description: 10.8757 acres of land, Restricted Reserve "A" out of the Final Plat of Home Depot U.S.A, Inc. Subdivision, a subdivision containing 14.6536 acres of land situated in the W.D.C. Hall Survey, Abstract 70, George W. Jenkins Subdivision, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the South Side of FM 518 (Broadway Street), and on the East Side of Dixie Farm Road

## D. CONSIDERATION & POSSIBLE ACTION – Zone Change Application No. 1238

*Todd  
motion  
to  
appr  
David  
end*

A request by Kerry R. Gilbert and Associates, Inc., applicant for Pearland Lifestyle Center, L.P., 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 Planned Unit Development District (PUD), on the following described property, to wit:

Legal Description: 10.00 acres in the J.S. Talmage Survey, Abstract 564, and being a part of Lot 36 of the Allison Richey Gulf Coast Home Company Suburban Gardens Subdivision recorded in Volume 2, Page 98 of the Plat Records of Brazoria County, City of Pearland, Brazoria County, Texas

General Location: Generally Located at the Southwest Corner of State Highway 288 and Beltway 8

## E. CONSIDERATION & POSSIBLE ACTION – Amending Plat No. 2 of Amending Plat No. 1 of Pearland Farms Section One

A request by Jesus Vitela, Lentz Engineering, for Chase Lodge Corporation, owner, for approval of an Amending Plat for Pearland Farms Section One to replat nine existing residential lots into six larger lots. The property is located on the east side of Veterans Drive south of Magnolia, and is described as follows:

2.0594 acres out of the Amending Plat No. 1 Pearland Farms Section One, Vol. 23, Pg. 301-302, B.C.P.R. in the H.T. & B.R.R. Co. Survey, Abstract No. 508, City of Pearland, Brazoria County, Texas.

## F. CONSIDERATION & POSSIBLE ACTION – Final Plat of Silverlake Crossroads Phase 1

A request by Bryan Kennedy, PE, Jones & Carter, Inc., for CLMR Pearland, Ltd., and Chocolate Bayou Federal Credit Union, owners, for approval of a Final Plat of 2.7203 acres in the City of Pearland E.T.J. for one lot for commercial use. The property is located

# PLANNING AND ZONING COMMISSION

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at the northeast corner of the intersection of S.H. 288 and C.R. 59, and is described as follows:

A subdivision of 2.7203 acres of land out of the H.T. & B.R.R. Co. Survey, Abstract No. 300, Brazoria County, Texas.

## **G. CONSIDERATION & POSSIBLE ACTION – Final Right of Way Plat of Shadow Creek Ranch Portion of Arcadia Bay**

A request by Jason Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Final Right-of-Way Plat of 7.513 acres in Shadow Creek Ranch for a portion of Arcadia Bay Drive. The property is located in the southwestern portion of Shadow Creek Ranch in Fort Bend County, and is described as follows:

7.513 acres being out of the H.T. & B.R.R. Company, Section 83, Abstract 761, and the F. Hooper Survey, Abstract 198, City of Pearland, Fort Bend County, Texas.

## **H. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-56**

A request by Jason Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Preliminary Plat subdivision of 15.928 acres in Shadow Creek Ranch and zoned SCR-PUD R-7 for 80 residential lots, with four reserves of 1.003 acres for landscaping and open space. The property is located west of Windward Bay Drive north of Broadway in Fort Bend County, and is described as follows:

15.928 acres being out of the F. Hooper Survey, Abstract 198, City of Pearland, Fort Bend County, Texas.

## **I. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-57**

A request by Jason Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Preliminary Plat subdivision of 25.472 acres in Shadow Creek Ranch and zoned SCR-PUD R-6 for 106 residential lots, with four reserves of 2.094 acres for landscaping and open space. The property is located south and east of Windward Bay Drive north of Broadway in Fort Bend County, and is described as follows:

25.472 acres being out of the F. Hooper Survey, Abstract 198, and the H.T. & B.R.R. Co. Survey, Section 83, Abstract 761, City of Pearland, Fort Bend County, Texas.

## **J. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-58**

A request by Jason Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Preliminary Plat subdivision of 12.975 acres in Shadow Creek Ranch and zoned SCR-PUD R-6 for 59 residential lots, with five reserves of 0.402 acres for landscaping and open space. The property is located south of Windward Bay Drive in the southwest section of Shadow Creek Ranch in Fort Bend County, and is described as follows:

# PLANNING AND ZONING COMMISSION

12.975 acres being out of the H.T. & B.R.R. Co. Survey, Section 83, Abstract 761, City of Pearland, Fort Bend County, Texas.

## K. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Dollar General

A request by J. Ray Laney, RPLS, of Laney Surveyors, for Charles Alexander, Jr., for approval of a Preliminary 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, and is described as follows:

A 1.8904 acre tract out of the Charles F. (Jack) Alexander 104.401 acre tract, situated in the A.C.H. & B. Survey, Abstract 507, and a portion being in the T.D. Yokum Survey, Abstract 399, Brazoria County, Texas, and being all of Lot 7 and a part of Lots 3, 4, 5, 6, 8, and 13 of the L.W. Murdock Subdivision, City of Pearland, as recorded in Volume 29, Page 174, of the deed records of Brazoria County, Texas.

## L. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Town Center

A request by Christy Smidt, Kerry R Gilbert & Associates, for WCF Development, for approval of a Preliminary Plat of 108.8052 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, and is described as follows:

Being 108.8052 acres of land out of the TCCR Co. Survey, Section 4, A-675, City of Pearland, Brazoria County, Texas.

## M. DISCUSSION ITEMS – State Planning Conference

- IV. NEXT MEETING DATES:
- |                      |  |
|----------------------|--|
| August 23, 2005 –    | Workshop of the City Council to Discuss UDC                      |
| August 29, 2005 –    | Workshop on Proposed “Pearland Town Center” at Broadway & SH 288 |
| September 5, 2005 –  | No P&Z (Labor Day Holiday)                                       |
| September 13, 2005 – | Old Town Site Meeting  |
- Todd won't be here*
- Tabled Home Depot*

## V. ADJOURNMENT

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

Posted this \_\_\_\_\_ day of \_\_\_\_\_, 2005

Removed this \_\_\_\_\_ day of \_\_\_\_\_, 2005

# PLANNING & ZONING COMMISSION

## MINUTES

### REGULAR MEETING

CITY OF PEARLAND PLANNING AND ZONING COMMISSION

August 1, 2005 AT 6:30 P.M.

2<sup>nd</sup> FLOOR CONFERENCE ROOM,

CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TX

*Correction*  
on  
p 7  
4

#### I. CALL TO ORDER

The Regular Meeting was called to order at 6:40 pm. 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

Also in attendance: Executive Planning Director Lata Krishnarao, Senior Planner Theresa Grahmann, Plans and Plat Administrator Richard Keller, Planner 1 Diana DuCroz, Deputy City Attorney Nghiem Doan and Planning Administrative Secretary Judy Krajca.

#### II. APPROVAL OF MINUTES: July 18, 2005 – Regular Meeting

Vice Chairperson Iocco made a motion to approve the minutes as presented, and Commissioner Greiner seconded.

Minutes were approved 4-0.

#### III. NEW BUSINESS

##### A. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of GSL Plat No. 2005

A request by Dan Massiatte for GSL Investments, Inc. for approval of a Preliminary Plat of 3.2585 acre parcel located in the City of Pearland Extra-Territorial Jurisdiction (E.T.J.) into one lot for commercial use. The plat is located at the southwest corner of the intersection of Beltway 8 and Almeda School Road in Harris County, and is described as follows:

3.2585 acres of land, R. Blackburn Survey, A-160, Harris County, Texas

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

There was no discussion by the Commissioners/Staff.

Commissioner Greiner made the motion for approval, and Vice-Chairperson Iocco seconded.

# PLANNING & ZONING COMMISSION

The vote was 4-0 for approval.

## **B. CONSIDERATION & POSSIBLE ACTION – Final Plat of Cold River Ranch Phase 2**

A request by Mark Dizdar, Grande Valley Homes, LLC, for approval of a Final Plat subdivision of 43.281 acres in the Pearland E.T.J. for 217 residential lots, with five reserves of 4.261 acres. The property is located east of C.R. 48 and south of C.R. 58, and is described as follows:

43.281 acres out of Lots 7, 8, 9, 10, 11 and 12, out of Emigration Land Company Subdivision of the J.S. Talmage Survey No. 76, Abstract No. 562, Brazoria County Map Records, as recorded in Vol. 2, Pg. 81-82, B.C.P.R., Brazoria County, Texas.

Planner I DuCroz read the staff report. Phase I was approved earlier this year. There were no outstanding items.

Vice-Chairperson Iocco made a motion for approval, and Commissioner Greiner seconded.

Commissioner West asked what the size of the lots were in the Phase I. Ms. DuCroz responded they were about the same size as this plat.

The vote was 4-0 for approval.

## **C. CONSIDERATION & POSSIBLE ACTION – Final Right-of-Way Plat of Shadow Creek Ranch Portion of Trinity Bay Drive and Arcadia Bay Drive**

A request by Jason Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Final Right-of-Way Plat of 4.887 acres in Shadow Creek Ranch for a portion of Trinity Bay Drive and Arcadia Bay Drive. The property is located in the western portion of Shadow Creek Ranch in Fort Bend County, and is described as follows:

4.887 acres being out of the H.T. & B.R.R. Company Survey, Section 83, Abstract 761, City of Pearland, Fort Bend County, Texas.

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

Commissioner Greiner made a motion for approval with staff recommendation, and Vice Chairperson Iocco seconded.

There was no discussion by Commissioners/Staff.

The vote was 4-0 for approval.

# **PLANNING & ZONING COMMISSION**

## **D. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-48**

A request by Jason Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Final Plat subdivision of 20.972 acres of land in Shadow Creek Ranch and zoned SCR-PUD R-7 into 49 residential lots, with eight reserves of 9.543 acres for landscaping, open space, drainage, power lines, and pipelines. The property is located in the western portion of Shadow Creek Ranch mostly in Fort Bend County, and is described as follows:

20.972 acres being out of the George Mac Donald Survey, Abstract 557, the S.G. Haynie Survey, Abstract 620, the H.T. & B.R.R. Co. Survey, Sec. 83, Abstract 761, City of Pearland, Fort Bend County, Texas, and the S.G. Haynie Survey, Abstract 212, City of Pearland, Brazoria County, Texas

Planner I DuCroz read the staff report. There was one outstanding item of the Base Flood Elevation with the year of adjustment should be added to Note No. 15.

Vice-Chairperson Iocco made a motion for approval with staff recommendations, and Commissioner Greiner seconded.

There was no discussion from the Commissioners/Staff.

The vote was 4-0 for approval.

## **E. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch Commercial Site 16-A**

A request by Jason Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Final Plat subdivision of 2.500 acres in Shadow Creek Ranch and zoned SCR PUD-C (Commerical) into one lot for commercial use. The property is located at the northeast corner of Shadow Creek Parkway and Business Center Drive, and is described as follows:

2.500 acres being out of the T.C.R.R. Co. Survey, Section 4, Abstract 675, City of Pearland, Brazoria County, Texas

Planner I DuCroz read the staff report. There were four outstanding items.

Vice-Chairperson Iocco made a motion for approval with staff comments, and Commissioner Greiner seconded.

Chairperson Sandars asked Mr. Banda why there were so many outstanding items. Mr. Banda stated that the fees would be paid tomorrow, and he had presented the water and

## PLANNING & ZONING COMMISSION

sewer project limits. Plat Administrator Keller stated that the street lights were required, and Mr. Banda stated it was an oversight on their part.

Chairperson Sandars asked staff if they felt satisfied. Plat Administrator Keller replied they were satisfied.

The vote was 4-0 for approval.

### **F. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Sunrise Lake Center**

A request by A request by Chris Hendrick, The Wilson Survey Group, for Landquest, LLC, for approval of a Preliminary Plat subdivision of 5.284 acres zoned General Business (GB) into three lots for commercial use, with 0.799 acre reserved for stormwater detention. — The property is located at the northeast corner of the intersection of Sunrise Boulevard and Broadway, and is described as follows:

5.284 acres in the John W. Maxey Survey, Abstract No. 721 in the City of Pearland, Brazoria County, Texas.

Planner I DuCroz read the staff comments. There were four outstanding items.

Vice-Chairperson Iocco made a motion for approval with staff recommendations, and Commissioner Greiner seconded.

There was no one present representing Sunrise Lake Center. Plat Administrator Keller stated he spoke with the applicant last week. Vice Chairperson Iocco asked Mr. Keller if they were satisfied. Mr. Keller stated he was. Chairperson Sandars asked the staff if they felt all was adequate with this. Staff replied they were.

The vote was 3-1 for approval, with Commissioner Greiner voting against.

### **G. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Corrigan Plaza Section 1**

A request by ~~A request~~ by Debra Leger-Jordan, Windrose Land Services, for Corrigan Plaza, Ltd., for approval of a Preliminary Plat subdivision of 4.9370 acres zoned General Business (GB) into one lot for commercial use. The property is located at the southwest corner of Broadway and Corrigan Drive, and is described as follows:

4.9370 acres situated in the H.T. & B.R.R. Co. Survey, Section 13, Abstract No. 240, City of Pearland, Brazoria County, Texas.

Planner I DuCroz read the staff report. There were no outstanding items. Corrected plats were brought in tonight.

# **PLANNING & ZONING COMMISSION**

Vice-Chairperson Iocco made a motion for approval, and Commissioner Greiner seconded.

There was no discussion from Commissioners/Staff.

The vote was 4-0 for approval.

## **CONSIDERATION & POSSIBLE ACTION – Final Plat of Pearland 123 Section 1**

A request by Scott Owen, Brown & Gay Engineers, for Paul Grohman, for approval of a Final Plat subdivision of 44.79 acres in the Pearland 123 PUD for 93 residential lots, with four reserves of 17.5 acres for detention, drainage, park land, and commercial use. The property is located west of Pearland Parkway north of Broadway, 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.

Planner 1 DuCroz read the staff report. There were two outstanding items. The rest of the outstanding items listed in the staff report have been satisfied.

Vice Chairperson Iocco made the motion for approval with staff recommendations, and Commissioner Greiner seconded.

Mr. Owen, with Brown & Gay Engineers was present and responded there was no problem with meeting these requirements. Mr. Owens has had the TIA for a long time and can add a turn lane.

There was no further discussion from the Commissioners/Staff.

The vote was 4-0 for approval.

## **CONSIDERATION & POSSIBLE ACTION – Final Plat of Spring Meadow Subdivision**

A request by Mahendra Rodrigo, P.E., GC Engineering, Inc, for John Kelly, owner, for a Final Plat of 41.9495 acres zoned R-2, Medium Density Single Family, for 138 residential lots. The property is located between O'Day and Hatfield Roads, north of future McHard Road, and is described as follows:

41.9495 acres located in the H.T. & B.R.R. Co. Survey, Abstract 544, City of Pearland, Brazoria County, Texas.

Planner 1 DuCroz read the staff report. There were two outstanding items. The other outstanding items have already been addressed.

# **PLANNING & ZONING COMMISSION**

Vice-Chairperson Iocco made a motion for approval with staff comments, and Commissioner Greiner seconded.

There was no discussion among the Commissioners/Staff.

The vote was 4-0 for approval.

## **CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Jamison Landing**

A request by Paul H. Dickson, for Jamison Landing Land Co., LP, for approval of a Preliminary Plat subdivision of 17.5127 acres zoned Commercial (C) and Maximum Density Single Family (R-4) for 66 residential lots and one commercial tract. The property is located on the south side of Broadway between Pine Hollow Drive and Pine Valley Drive, and is described as follows:

17.5127 acres of land being the remainder a called 37.421 acre tract, as recorded in volume 1548, Page 473 of the deed records of Brazoria County, Texas, being all of Tract 43, a portion of Tract 30, and a portion of Tract 29, out of the George W. Jenkins Subdivision, according to the map or plat thereof, recorded in Volume 2, page 20 of the deed records of Brazoria County, Pearland, Texas, & Located in the J.F. Perry and E.M. Austin Survey, A-111, City of Pearland, Brazoria County, Texas.

Planner 1 DuCroz read the staff report. There were six outstanding items. Applicant has also requested permission for a 20 mph speed limit to have a smaller radius turn, but the City Engineer has recommended against this and is asking for a 30 mph speed limit. Plat Administrator Keller commented on this. The P & Z Commission cannot approve speed limits of less than 30 mph, on the City Council can approve this with an Engineering Study. The City Council can only approve down to 25 mph without an Engineering Study.

Vice-Chairperson Iocco made a motion for approval with staff recommendations. There was discussion between Commissioners and Deputy City Attorney Doan regarding the speed limit. Commissioner Greiner seconded.

Chairperson Sandars commented that this is too many outstanding items to come in on a plat.

Representatives from Jamison Landing were present and asked Mr. Keller about the center line radius. Mr. Keller stated that it should be made clear if this plat is approved, we should ask that the centerline radius be 230 feet for a 30 mph road.

Ms. Krishnarao stated that she recommended in the plat that the applicant show the centerline radius instead of us having to figure this out.

There was additional discussion regarding the speed limit.

## **PLANNING & ZONING COMMISSION**

Vice Chairperson Iocco asked staff if this should be denied. Commissioner West asked if this should be tabled. Deputy City Attorney Doan said this would hold this up two weeks. The representative for Jamison Landing asked that this be tabled. Commissioner West made a motion to table this. Ms. Krishnarao stated it would be best to deny or approve, and not to table this. Mr. Doan agreed to deny or approve.

Commissioner West withdrew his motion to table.

The vote was 4-0 for approval.

### **K. CONSIDERATION & POSSIBLE ACTION – Request by Randall Riley, Kerry R. Gilbert & Assoc., for a variance from Section 27-3 (A) (2) Special Provisions of the Subdivision Ordinance for Southern Trails Sections One, Three and Four**

Randall Riley, Kerry R. Gilbert & Assoc. is asking for a variance to have building permits issued for model homes, sales trailers, and a parking lot in Southern Trails Sections One, Three and Four prior to subdivision acceptance by City Council.

Planner I DuCroz read the staff report. She stated that the Final Plats have been approved and filed. The City Engineering department has no concerns in granting this variance.

Vice-Chairperson Iocco made a motion for approval, and Commissioner Greiner seconded.

Vice-Chairperson Iocco asked the staff if variances such as this were resolved in the UDC. Deputy City Attorney Doan referred to a section of the Subdivision Ordinance regarding variances. He asked that an undue hardship be shown.

There was much discussion between the Commissioners, Staff, and Deputy City Attorney regarding hardships.

The applicant was not present to consult with in regards to their hardship. Mr. Keller excused himself to get Assistant City Engineer, Andy Gallagher. Upon Mr. Gallagher's introduction, he was asked what was the hardship. He replied there was none.

There was more discussion among the Commissioners. Chairperson Sandars stated that this does not meet the requirements for a variance. Vice-Chairperson stated we should listen to what Deputy City Attorney Doan had to say on Variances.

The motion was called in favor of approval. The vote failed 0-4, thereby denying the variance.

# PLANNING & ZONING COMMISSION

## L. ELECTION OF THE PLANNING & ZONING OFFICERS

- 1) For the position of Chairperson, Vice-Chairperson locco nominated Ruby Sandars for Chairperson. The vote was 4-0 in favor of Ruby Sandars as Chairperson.
- 2) For the position of Vice-Chairperson, Commissioner Greiner nominated Todd locco. The vote was 4-0 in favor of Todd locco as Vice Chairperson.

## III. ADJOURNMENT

The Regular Meeting adjourned at 7:24 p.m.

These minutes respectfully submitted by:

---

Judy Krajca, Planning Administrative Secretary

Minutes approved as submitted and/or corrected on this \_\_\_\_\_ day of  
\_\_\_\_\_, 2005.

---

Ruby Sandars  
Planning & Zoning Commission Chairperson

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Development Handbook  
May 2005

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 8-8-05 P&Z MEETING DATE: \_\_\_\_\_

SUBDIVISION NAME/LOCATION: AMENDING PLAT NO. 2 OF AMENDING  
PLAT NO. 1 OF PEARLAND FARMS SECTION 1

Lot(s): 6 Block(s): 1 Reserve(s): 0

PRIMARY CONTACT: JESUS J. VITELA / LENTZ ENG.  
MAILING ADDRESS: 470 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: DWAIN EVANS / CHASE LODGE CORP.  
MAILING ADDRESS: 4615 SW FREEWAY #1025  
CITY, STATE, ZIP: HOUSTON, TX 77027  
PHONE: 713-993-0733 FAX: 713-993-0416  
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
- Tree Disposition Plan
- Current Title Report
- Final Plat Staff Review Mark-Up
- Completed Checklist
- Application fee (\$400, plus \$4 per lot, or \$25 per acre)
- Certified Tax Certificates (no taxes can be due)
- Any variance requests submitted in letter form
- Park Fees (if required)

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

Signature: \_\_\_\_\_ Signature: J. Vitela  
Fee: \$ 424.00 (Owner) Date Paid: 8-8-05 Receipt No.: 175320  
(Agent)

# AMENDING PLAT NO. 2 OF AMENDING PLAT NO. 1 OF PEARLAND FARMS SECTION ONE

## AMENDING PLAT – STAFF REPORT

**P & Z MEETING DATE:** August 15, 2005

**APPLICANT:** Jesus Vitela, Lentz Engineering, for Dwain Evans, Chase Lodge Corp, owner.

**REQUEST:** Amending Plat of Pearland Farms Section One to replat nine existing residential lots into six larger lots. The plat was originally approved on March 27, 2003, and was first amended on April 7, 2003 for minor corrections.

**GENERAL LOCATION:** Located on the east side of Veterans Drive south of Magnolia. See Vicinity Map below.

### OUTSTANDING ITEMS:

1. A computer disk copy of the plat is needed.
2. The location of any existing streetlights or drainage facilities needs to be verified.

### ATTACHMENTS:

1. Application Form
2. Amending Plat



DISTRICT IS PROPERLY NOTIFIED.

11. E.E. INDICATES "ELECTRIC EASEMENT."
12. A TREE DISPOSITION PLAN MUST BE SUBMITTED AND APPROVED AT THE TIME BUILDING PERMITS ARE REQUESTED FOR EACH LOT.
13. ALL SIDE LOT LINES ARE THE CENTERLINE OF 6' D.E. TO EACH ADJACENT LOT PERTAINING TO THE COMMON LOT LINES BETWEEN LOTS 7&9, 16&18, 25&27, BLOCK 4. ALL OTHERS TO BE RETAINED PER VOL. 23, PG. 30, B.C.P.R.
14. NO LOTS ARE ALLOWED DIRECT ACCESS TO VETERANS ROAD PER. VOL.23, PG.301-302 B.C.P.R.
15. PROPERTY IS ZONED R-2 AT TIME OF THIS PLAT APPROVAL.
16. THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE PLAT OF AMENDING PLAT NO. 1 OF PEARLAND FARMS SECTION ONE, AS RECORDED IN VOLUME 23, PAGE 301-302, PLAT RECORDS, BRAZORIA COUNTY, TEXAS.
17. THERE ARE 22 EXISTING STREET LIGHTS ON THIS SUBDIVISION AND WILL REMAIN IN THEIR CURRENT LOCATION.
18. A 6' SIDEWALK WILL BE REQUIRED ALONG VETERANS ROAD AT THE TIME OF DEVELOPMENT.

RTIFY THAT  
 \_\_\_\_\_, 2005  
 \_\_\_\_\_, PAGE

REASON FOR AMENDING PLAT, TO REMOVE LOT LINES, 5' ELECTRICAL ESMT., AND 6' DRAINAGE ESMT. ON LOTS 8, 17, AND 26, BLOCK 4, TO INCREASE THE SQUARE FOOTAGE OF LOTS 7, 9, 16, 18, 25, AND 27, BLOCK 4.

ND DATE

**AMENDING PLAT NO. 2**  
 OF  
**2.0594 ACRES**  
 OUT OF THE  
**AMENDING PLAT NO. 1**  
**PEARLAND FARMS**  
**SECTION ONE**

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VOL. 23, PG. 301-302  
 B.C.P.R.

IN THE  
 H.T & B. R.R. CO. SURVEY  
 ABSTRACT NO. 508  
 CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

**6 LOTS 1 BLOCK**

AUGUST 8, 2005

**OWNER:**  
 LODGE CORPORATION  
 WAIN EVANS  
 ST FREEWAY, SUITE #1025  
 ON, TEXAS 77027  
 83; FAX (713) 993-0416

**ENGINEER:**  
 LENTZ ENGINEERING, L.C.  
 AL LENTZ, P.E., R.P.L.S.  
 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

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FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 8/8/05 P&Z MEETING DATE: August 15, 2005

SUBDIVISION NAME/LOCATION: Silverlake Crossroads Phase I  
Located on the northeast corner of SH 288 & CR 59 (Southfork)

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

PRIMARY CONTACT(Print or Type): Bryan Kennedy, P.E. Phone (713) 777-5337

MAILING ADDRESS: Jones & Carter, Inc. 6335 Gulfton, Suite 100  
Houston, TX 77081

OWNER NAME(Print or Type): see attached Phone: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

AGENT'S NAME(Print or Type): Jones & Carter, Inc. Attn. <sup>Bryan</sup> Kennedy Phone: (713) 777-5337

MAILING ADDRESS: 6335 Gulfton, Suite 100  
Houston, TX 77081

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

- 22 Folded Prints of Final Plat
- 2 sets of Final Plat mylars  
(3 sets if ETJ)
- Show Approval of Construction Plans
- Show Approval of Drainage Report
- N/A  Show Approval of Traffic Impact Analysis  
(not required)
- N/A  Park Fees (if required)
- Completed Checklist
- Current Title Report
- Any Variance Request(s) in Letter Form N/A
- Certified Tax Certificates (no taxes can be due)
- Final Plat Staff Review Mark-Up
- Application fee (\$400 plus \$4 per lot  
or \$<sup>30</sup>~~25~~ per acre)  $+ 30 \times 2,7203$   
\$481.61

**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: \_\_\_\_\_  
(Owner)

Signature: Scott Wright  
(Agent)

Fee: \$ 481.61 Date Paid: 8-8-05 Receipt No.: 175107

## **SILVERLAKE CROSSROADS PHASE I**

### **Final Plat – Staff Report**

**P & Z MEETING DATE:** August 15, 2005

**APPLICANT:** Bryan Kennedy, PE, Jones & Carter, for CLMR Pearland and Chocolate Bayou Community Federal Credit Union, owners

**REQUEST:** Final Plat subdivision of 2.7203 acres in the City's ETJ into one lot for commercial use. The Preliminary Plat was approved May 2, 2005.

**GENERAL LOCATION:** Northeast corner of S.H. 288 and C.R. 59. See Vicinity Map below.

**PROPERTY DESCRIPTION:** The property is currently undeveloped. This property was recently within the city limits, but was disannexed effective 07/26/04 by Ordinance 1147 in order to allow annexation into M.U.D. No. 6. As part of the disannexation agreement, deed restrictions were recorded for this property requiring any development to comply with Silverlake commercial guidelines and sign regulations.

**ZONING:** ETJ, not zoned. The property was zoned Suburban Development (SD) prior to disannexation.

**SURROUNDING USES:** All adjacent properties are vacant parcels in the ETJ and are unzoned.

**COMPREHENSIVE PLAN:** The property falls within the S.H. 288 Business Park corridor designated in the Comprehensive Plan. Preferred uses in this area include office buildings, regional shopping centers and malls, research and development facilities, light manufacturing, and high density residential along the outer edges of the corridor. Strip retail and commercial development on smaller parcels is discouraged. The Comprehensive Plan also recommends design standards to improve the quality of development in this corridor, although such standards are not currently in place.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis is not required since no direct access to S.H. 288 or C.R. 59 will be allowed. Crossroads Plaza Drive, to be platted as part of this plat, will provide access to the lot from C.R. 94. Both C.R. 59 and C.R. 94 are designated as secondary thoroughfares in the City's Thoroughfare Plan.

**UTILITIES:** Water and sewer will be provided by M.U.D. No. 6.

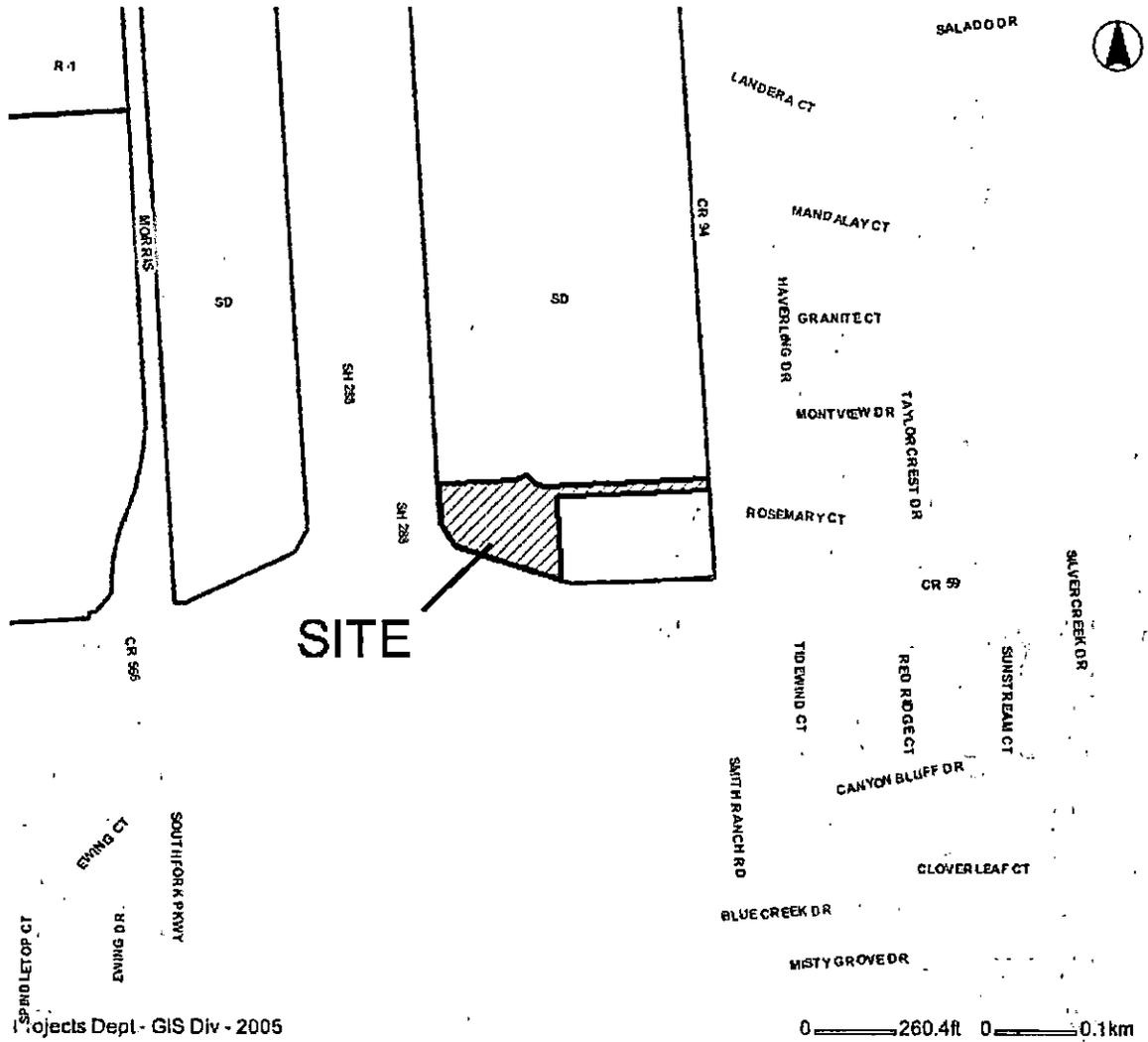
**STORMWATER MANAGEMENT:** Stormwater detention will be provided onsite.

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

**OUTSTANDING ITEMS:** None.

ATTACHMENTS:

1. Application Form
2. Final Plat



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FINAL PLAT OF  
**SILVERLAKE**  
**CROSSROADS PHASE I**

A SUBDIVISION OF 2.7203 ACRES OF LAND  
OUT OF THE

H.T. & B.R.R. Co. SURVEY, ABSTRACT No. 300  
BRAZORIA COUNTY, TEXAS

1 LOT 1 BLOCK

JULY 18, 2005

BAYOU COMMUNITY  
EDIT UNION

77512-1694

53

RESIDENT AND CEO

SURVEYOR:



COTTON SURVEYING  
COMPANY

6335 GULFTON DR., SUITE 103  
HOUSTON, TEXAS 77081 ;  
(713) 981-0275

MARTY G. HICKS, R.P.L.S. No. 4387

ENGINEER:

**JC JONES & CARTER, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

6335 Gulfton Dr., Suite 100  
Houston, Texas 77081  
(713) 777-5337

CRISTINA M. PENA, P.E. No. 93714

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Development Handbook  
May 2005

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 7/25/05 P&Z MEETING DATE: 8/1/05

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch Portion  
of Arcadia Bay Drive

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

PRIMARY CONTACT: Jason Banda

MAILING ADDRESS: 2929 Briarpark Dr. Suite 600

CITY, STATE, ZIP: Houston, TX 77042

PHONE: 713-953-5067 FAX: 713-953-5026

E-MAIL ADDRESS: \_\_\_\_\_

OWNER NAME: Pearland Investments, L.P.

MAILING ADDRESS: 5195 Las Vegas Blvd. South

CITY, STATE, ZIP: Las Vegas, NV 89119

PHONE: 702-736-6151 FAX: \_\_\_\_\_

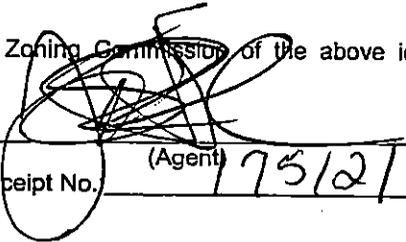
E-MAIL ADDRESS: \_\_\_\_\_

The following required documents must accompany a 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
- Tree Disposition Plan
- Current Title Report
- Final Plat Staff Review Mark-Up
- Completed Checklist
- Any variance requests submitted in letter form
- Application fee (\$400, plus \$4 per lot, or \$25 per acre)
- Certified Tax Certificates (no taxes can be due)
- Park Fees (if required)

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

Signature: \_\_\_\_\_

Signature:  \_\_\_\_\_

Fee: \$ 597.93 (Owner)

Date Paid: 9-9-05

Receipt No. 175121

**SHADOW CREEK RANCH – RIGHT-OF-WAY FOR PORTION OF  
ARCADIA BAY DRIVE  
FINAL PLAT – STAFF REPORT**

**P & Z MEETING DATE:** August 15, 2005

**APPLICANT:** Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investments, LLP

**REQUEST:** Final Right-of-Way Plat of 7.513 acres in Shadow Creek Ranch for a portion of Arcadia Bay Drive. The Preliminary Plat was approved February 7, 2005.

**GENERAL LOCATION:** Located in the southwestern portion of Shadow Creek Ranch in Fort Bend County. See Vicinity Map below.

**PROPERTY DESCRIPTION:** The property is currently undeveloped.

**SURROUNDING USES:** All surrounding areas will be developed with single family residential.

**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 will be extended to the area by the developer.

**STORMWATER MANAGEMENT:** Stormwater detention will be provided by a series of retention lakes as part of the Master Plan for the development.

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

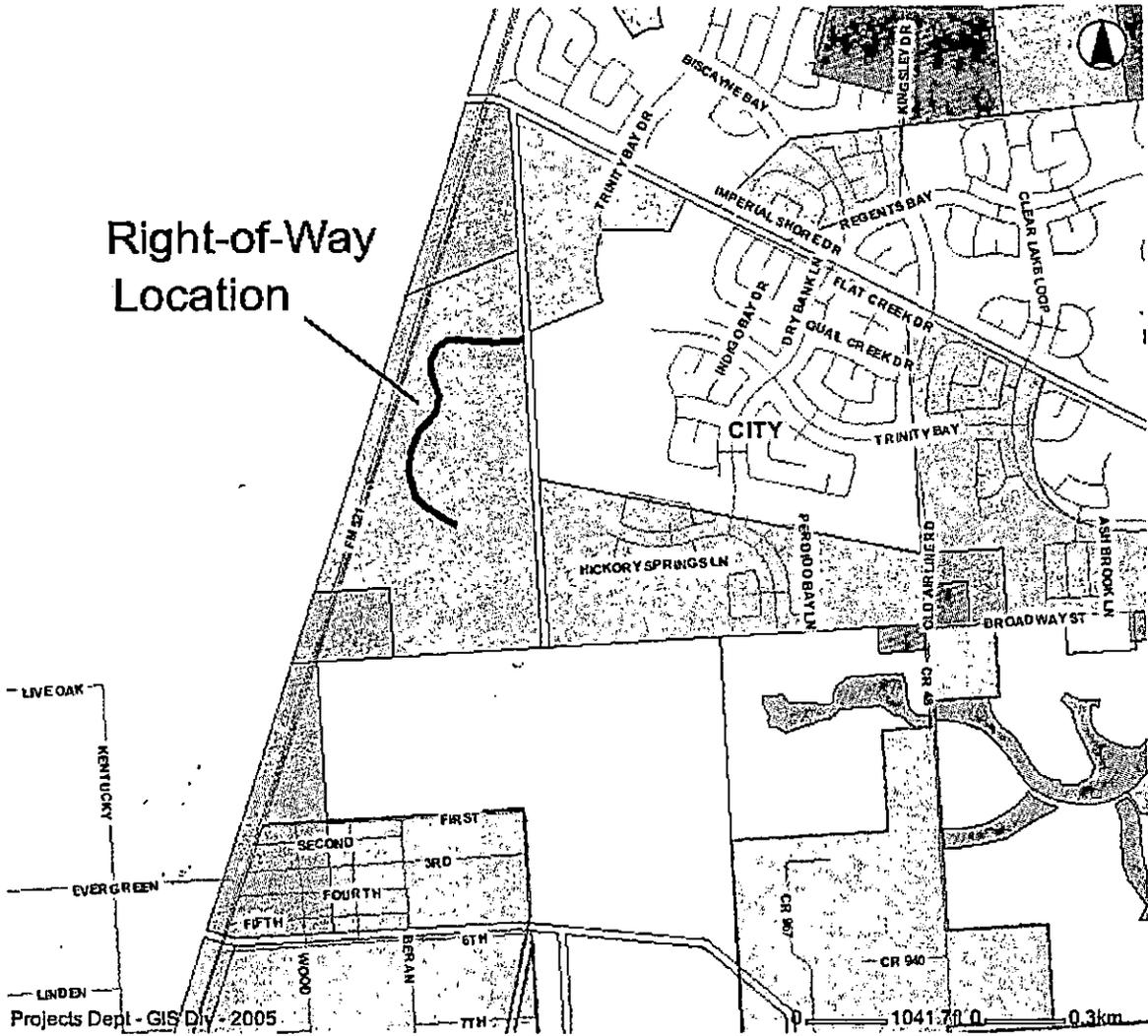
**OUTSTANDING ITEMS:**

1. Recordation data for the adjoining right-of-way plat should be added to this plat.
2. Because this street changes direction from east-west to north-south, an additional street name is needed to facilitate consistent addressing.
3. Streetlights must be shown as 'proposed' rather than 'future' on the plat.
4. The streetlight south of Arcadian Shores Lane should be relocated to the north side of Arcadian Shores Lane.

**ATTACHMENTS:**

1. Application Form
2. Final Plat

Right-of-Way  
Location



T. N. FILE NUMBER  
B. C. O. R. BRAZORIA COUNTY OFFICIAL RECORDS  
B. C. P. R. BRAZORIA COUNTY PLAT RECORDS  
F. B. C. P. R. FORT BEND COUNTY PLAT RECORDS

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# FINAL RIGHT-OF-WAY PLAT OF SHADOW CREEK RANCH PORTION OF ARCADIA BAY DRIVE

7.513 ACRES

BEING OUT OF THE H. T. & B. R. R. COMPANY,  
SECTION 83, ABSTRACT 761, AND THE  
F. HOOPER SURVEY, ABSTRACT 198,  
CITY OF PEARLAND,  
FORT BEND COUNTY, TEXAS

AUGUST, 2005

SCALE: 1" = 100'

OWNER:

PEARLAND INVESTMENTS, LIMITED PARTNERSHIP,  
A NEVADA LIMITED PARTNERSHIP

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

LAWRENCE D. CANARELLI, VICE PRESIDENT

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

JOB NO. 1546-0403-304

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

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Development Handbook  
May 2005

PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 08.08.05 P&Z MEETING DATE: 08.15.05

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch SF-56

Lot(s): 80 Block(s): 3 Reserve(s): 4

PRIMARY CONTACT: Jason Bonds

MAILING ADDRESS: 2929 Brizveer Dr. Ste. 600

CITY, STATE, ZIP: Houston, TX 77042

PHONE: 713.953.5067 FAX: 713.953.5026

E-MAIL ADDRESS: \_\_\_\_\_

OWNER NAME: Permland Investments, LP

MAILING ADDRESS: 5195 Las Vegas Blvd. South

CITY, STATE, ZIP: Las Vegas, NV 89119

PHONE: 702.736.6151 FAX: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

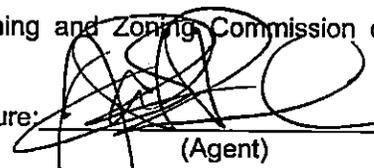
The following required documents must accompany a preliminary plat when submitted to Staff:

- 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

80 lots      480.00  
+ 400.00  
880.00

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

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

Signature:   
(Agent)

Fee: \$ 880.00

Date Paid: 8-8-05

Receipt No.: 175119

**SHADOW CREEK RANCH SF-56**  
**PRELIMINARY PLAT – STAFF REPORT**

**P & Z MEETING DATE:** August 15, 2005

**APPLICANT:** Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investments, LLP

**REQUEST:** Preliminary Plat subdivision of 15.928 acres in Shadow Creek Ranch and zoned SCR-PUD R-7 into 80 residential lots, with four reserves of 1.003 acres for landscaping and open space.

**GENERAL LOCATION:** West of Windward Bay Drive north of Broadway, Fort Bend County. See Vicinity Map below.

**PROPERTY DESCRIPTION:** The property is currently undeveloped.

**ZONING:** Shadow Creek Ranch PUD R-7, Patio and Cluster Homes, with a minimum lot size of 5,000 square feet and minimum lot width of 50 feet. The proposed plat is consistent with the approved PUD.

**SURROUNDING USES:** To the north and east are other Single Family Dwelling Districts. To the west is a currently undeveloped parcel designated for Multi-Family. To the south is undeveloped land zoned M-1, Light Industrial that is not a part of the Shadow Creek Ranch PUD.

**COMPREHENSIVE PLAN:** The City of Pearland Land Use Plan designates the property for Medium Density Residential, or lots 4,000-6,000 square feet in area. The plat is consistent with the Comprehensive Plan.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis was performed as part of the Master Plan for the entire Shadow Creek Ranch development. The plat will take access of Windward Bay Drive.

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

**STORMWATER MANAGEMENT:** Stormwater detention will be provided by a series of retention lakes as part of the Master Plan for the development.

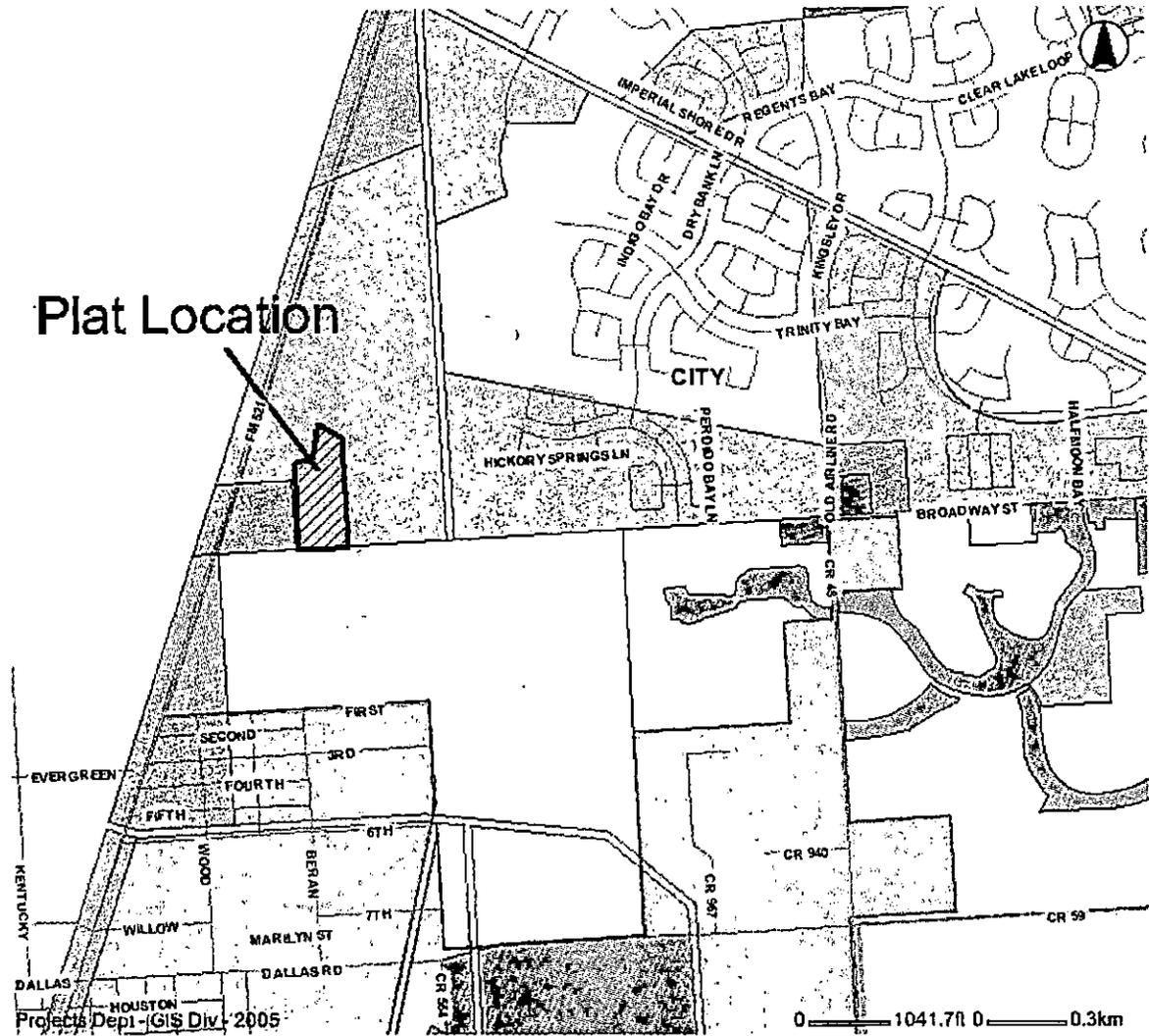
**PARKS AND OPEN SPACE:** Parks and open space will be provided off-site in accordance with the Master Plan for the entire development.

**OUTSTANDING ITEMS:**

1. Arcadia Bay Drive should be added to Note No. 11 regarding sidewalks.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat





# PRELIMINARY PLAT OF DOW CREEK RANCH SF - 56

15.928 ACRES

BEING OUT OF THE F. HOPPER SURVEY,  
ABSTRACT 198, CITY OF PEARLAND,  
FORT BEND COUNTY, TEXAS

4 RESERVES (1.003 AC.)

3 BLOCKS

2005

SCALE: 1" = 100'

OWNER:

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

PAULINE COLLINS, PRESIDENT

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

RECEIVED

AUG 08 2005

JOB NO. 1545-0156-303

ENGINEER:

**JA Engineering & Surveying, Inc.**



929 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3703

Phone 713.953.5200  
Fax 713.953.5026

JASON BANDA

SHEET 1 OF 2

RECEIVED

AUG 08 2005

Development Handbook  
May 2005

PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 08.08.05 P&Z MEETING DATE: 08.15.05  
SUBDIVISION NAME/LOCATION: Shadow Creek Ranch 4F-57

Lot(s): 106 Block(s): 3 Reserve(s): 4

PRIMARY CONTACT: Jason Bondz  
MAILING ADDRESS: 2929 Briarpark Dr. Suite 600  
CITY, STATE, ZIP: Houston, TX 77042  
PHONE: 713.953.5067 FAX: 713.953.5026  
E-MAIL ADDRESS: \_\_\_\_\_

OWNER NAME: Pearland 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

106 lots

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

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

Signature:  \_\_\_\_\_  
(Agent)

Fee: ~~\$1036.00~~  
1036.00

Date Paid: 8-8-05

Receipt No.: 175119

**SHADOW CREEK RANCH SF-57**  
**PRELIMINARY PLAT – STAFF REPORT**

**P & Z MEETING DATE:** August 15, 2005

**APPLICANT:** Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investments, LLP

**REQUEST:** Preliminary Plat subdivision of 25.472 acres in Shadow Creek Ranch and zoned SCR-PUD R-6 into 106 residential lots, with four reserves of 2.094 acres for landscaping and open space.

**GENERAL LOCATION:** South and east of Windward Bay Drive north of Broadway, Fort Bend County. See Vicinity Map below.

**PROPERTY DESCRIPTION:** The property is currently undeveloped.

**ZONING:** Shadow Creek Ranch PUD R-6, Single Family Dwelling District, with a minimum lot size of 6,000 square feet and minimum lot width of 50 feet. The proposed plat is consistent with the approved PUD.

**SURROUNDING USES:** Adjoining Shadow Creek Ranch plats are located to the east, north, and west of the subject property. To the south is vacant land zoned M-1, Light Industrial.

**COMPREHENSIVE PLAN:** The City of Pearland Land Use Plan designates the property for Medium Density Residential, or lots 4000-6000 square feet in area. The plat is consistent with the Comprehensive Plan.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis was performed as part of the Master Plan for the entire Shadow Creek Ranch development. The plat will take access of Windward Bay Drive.

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

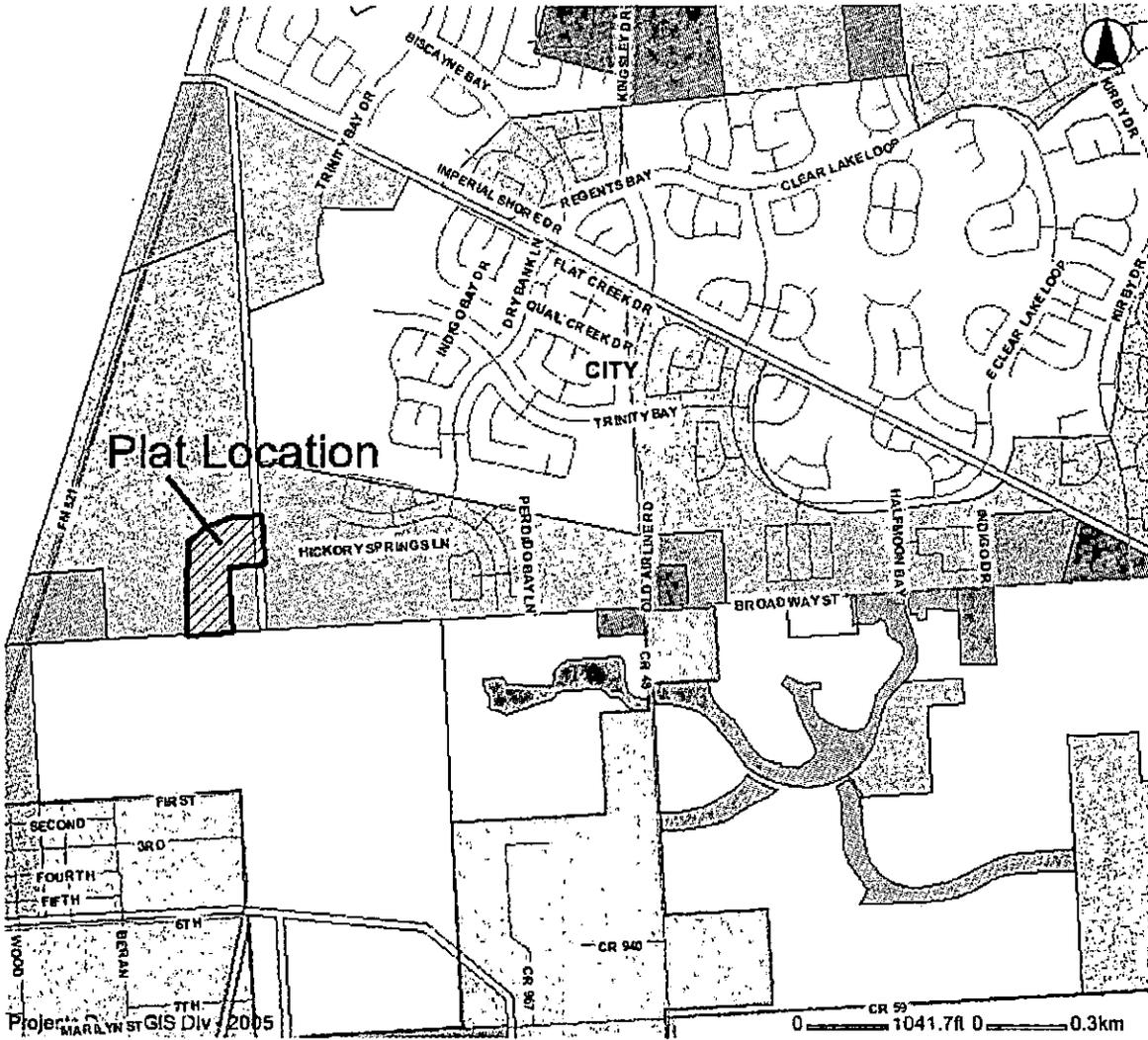
**STORMWATER MANAGEMENT:** Stormwater detention will be provided by a series of retention lakes as part of the Master Plan for the development.

**PARKS AND OPEN SPACE:** Parks and open space will be provided off-site in accordance with the Master Plan for the entire development.

**OUTSTANDING ITEMS:** None.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat



F. B. C. P. R. FORT BEND COUNTY PLAT RECORDS  
F. B. C. O. P. R. FORT BEND COUNTY OFFICIAL PUBLIC RECORDS  
STREET NAME CHANGE

AND  
RVEY  
GPS MONU.

# PRELIMINARY PLAT OF ADOW CREEK RANCH SF - 57

25.472 ACRES

RECEIVED  
AUG 08 2005

BEING OUT OF THE F. HOOPER SURVEY,  
TRACT 198, AND THE H. T. & B. R. R. CO.  
SURVEY, SECTION 83, ABSTRACT 761,  
OF PEARLAND, FORT BEND COUNTY, TEXAS  
S 4 RESERVES (2.094 AC.) 3 BLOCKS

, 2005

SCALE: 1" = 100'

OWNER:

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

PAULINE COLLINS, PRESIDENT

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

JOB NO. 1545-0157-303

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

AUG 08 2005

Development Handbook  
May 2005

PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 08.08.05 P&Z MEETING DATE: 08.15.05

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch SF-58

Lot(s): 59 Block(s): 2 Reserve(s): 5

PRIMARY CONTACT: Jason Bonds  
MAILING ADDRESS: 2929 Briarpark Dr. Suite 600  
CITY, STATE, ZIP: Houston, TX 77042  
PHONE: 713.953.5067 FAX: 713.953.5026  
E-MAIL ADDRESS: \_\_\_\_\_

OWNER NAME: Pezrland Investments, LP  
MAILING ADDRESS: 5195 Las Vegas Blvd. South  
CITY, STATE, ZIP: Las Vegas, NV 89119  
PHONE: 702.736.6651 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

59 lots      354.00  
 + 400.00  
 -----  
 754.00

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

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

Signature:   
(Agent)

Fee: \$ 754.00

Date Paid: 8-8-05

Receipt No.: 175119

**SHADOW CREEK RANCH SF-58**  
**PRELIMINARY PLAT – STAFF REPORT**

**P & Z MEETING DATE:** August 15, 2005

**APPLICANT:** Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investments, LLP

**REQUEST:** Preliminary Plat subdivision of 12.975 acres in Shadow Creek Ranch and zoned SCR-PUD R-6 into 59 residential lots, with five reserves of 0.402 acres for landscaping and open space.

**GENERAL LOCATION:** South of Windward Bay Drive in the southwest section of Shadow Creek Ranch, Fort Bend County. See Vicinity Map below.

**PROPERTY DESCRIPTION:** The property is currently undeveloped.

**ZONING:** Shadow Creek Ranch PUD R-6, Single Family Dwelling District, with a minimum lot size of 6,000 square feet and minimum lot width of 50 feet. The proposed plat is consistent with the approved PUD.

**SURROUNDING USES:** To the north, west, and east are single family residential plats within the Shadow Creek Ranch PUD. To the south is a vacant parcel not associated with Shadow Creek Ranch.

**COMPREHENSIVE PLAN:** The City of Pearland Land Use Plan designates the property for Medium Density Residential, or lots 4000-6000 square feet in area. The plat is consistent with the Comprehensive Plan.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis was performed as part of the Master Plan for the entire Shadow Creek Ranch development. The plat will take access of Windward Bay Drive.

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

**STORMWATER MANAGEMENT:** Stormwater detention will be provided by a series of retention lakes as part of the Master Plan for the development.

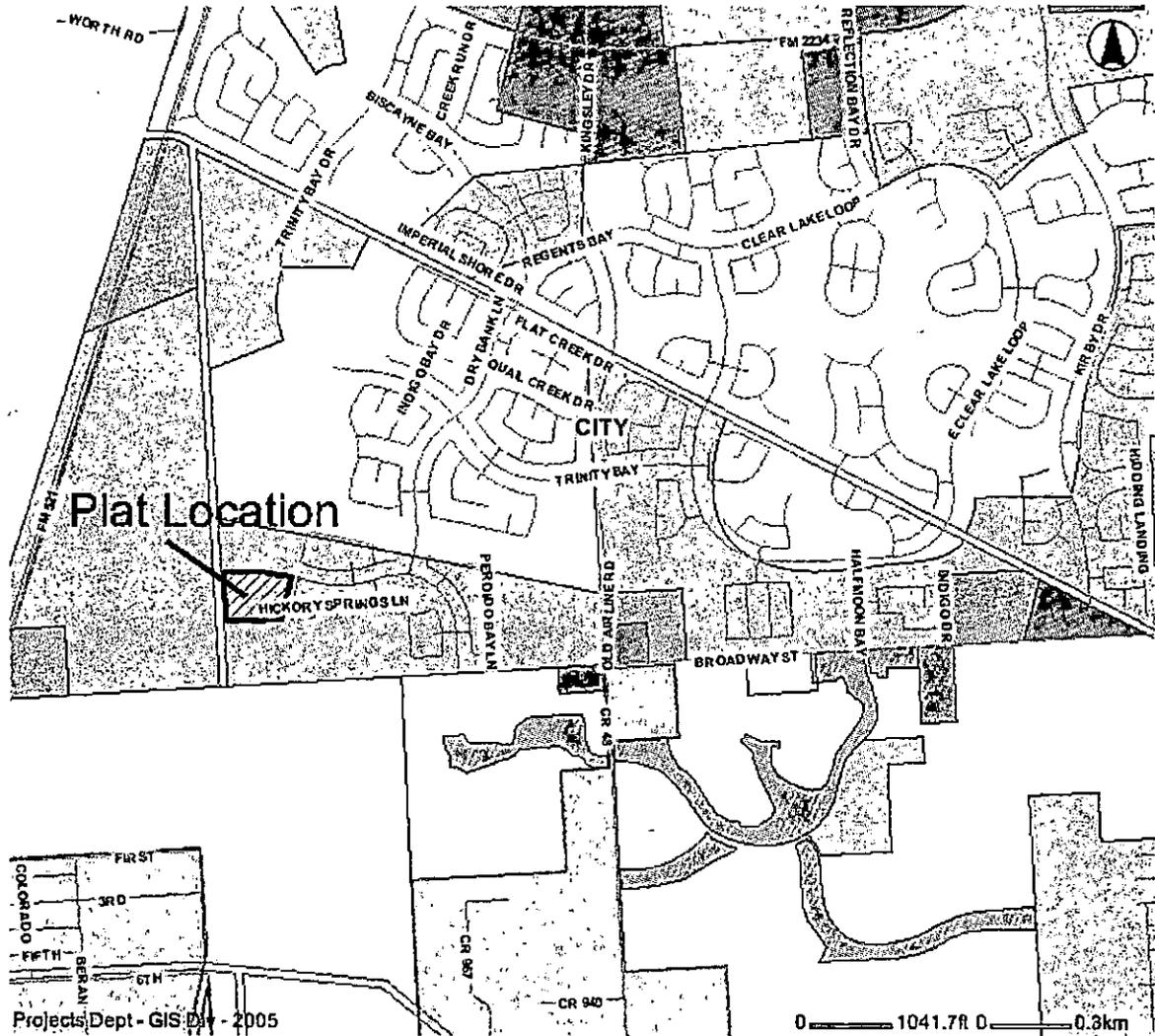
**PARKS AND OPEN SPACE:** Parks and open space will be provided off-site in accordance with the Master Plan for the entire development.

**OUTSTANDING ITEMS:**

1. The name of 'Willow Song Court' should be changed.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat



B. C. P. R. BRAZORIA COUNTY PLAT RECORDS  
F. B. C. P. R. FORT BEND COUNTY PLAT RECORDS  
F. B. C. O. P. R. FORT BEND COUNTY OFFICIAL PUBLIC RECORDS  
STREET NAME CHANGE

PRELIMINARY PLAT OF  
**DOW CREEK RANCH**  
SF - 58

RECEIVED  
AUG 08 2005

12.975 ACRES

OUT OF THE H. T. & B. R. R. CO. SURVEY,  
N 83, ABSTRACT 761, CITY OF PEARLAND,  
FORT BEND COUNTY, TEXAS

5 RESERVES (0.402 AC.) 2 BLOCKS

2005

SCALE: 1" = 100'

OWNER:

LAND 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. 1545-0158-303

ENGINEER:

**JA Engineering & Surveying, Inc.**



29 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3703

Phone 713.953.5200  
Fax 713.953.5026

JASON BANDA

SHEET 1 OF 2



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 8-5-05 P&Z MEETING DATE: \_\_\_\_\_

SUBDIVISION NAME/LOCATION: DOLLAR GENERAL - HWY 35

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

PRIMARY CONTACT(Print or Type): LANEY SURVEYORS Phone: 281-489-8445

MAILING ADDRESS: 2018 MUSTANG LN  
ROSHARON TX 77583

OWNER NAME(Print or Type): CHARLES F ALEXANDER, JR Phone: 800-921-7580

MAILING ADDRESS: 350 PETE SCHAFF BLVD, RM 105  
FREESPORT TX 77541

AGENT'S NAME(Print or Type): J. RAY LANEY, RPLS Phone: 281-489-8445

MAILING ADDRESS: 2018 MUSTANG LN  
ROSHARON TX 77583

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 \$6 per lot or \$30 per acre)
- Title Report or Certificate of Title
- Staff Review Mark-Up
- Tree Survey (same scale as plat) LETTER
- Completed Checklist
- Variance request(s) submitted in letter form PIA

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO PLANNING 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: \$ 456<sup>71</sup>

Date Paid: 8/5/05

Receipt No.: 175678

RECEIVED

AUG 05 2005

**DOLLAR GENERAL**  
**PRELIMINARY PLAT – STAFF REPORT**

**P & Z MEETING DATE:** August 15, 2005

**APPLICANT:** J. Ray Laney, RPLS, Laney Surveyors, for Charles Alexander Jr., owner.

**REQUEST:** Preliminary Plat subdivision of 1.8904 acres zoned Commercial (C) into one lot for commercial use.

**GENERAL LOCATION:** East side of S.H. 35, south of Magnolia and north of Pearland High School. See Vicinity Map below.

**PROPERTY DESCRIPTION:** The property is currently undeveloped.

**ZONING:** Commercial (C). The proposed plat is consistent with the zoning.

**SURROUNDING USES:** River Mist Subdivision is located to the east. Pearland High School is to the south. On the west side of S.H. 35 are industrial uses, and north is vacant land zoned Commercial.

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

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis will be required to address driveway issues.

**UTILITIES:** Water and sewer are available to this property.

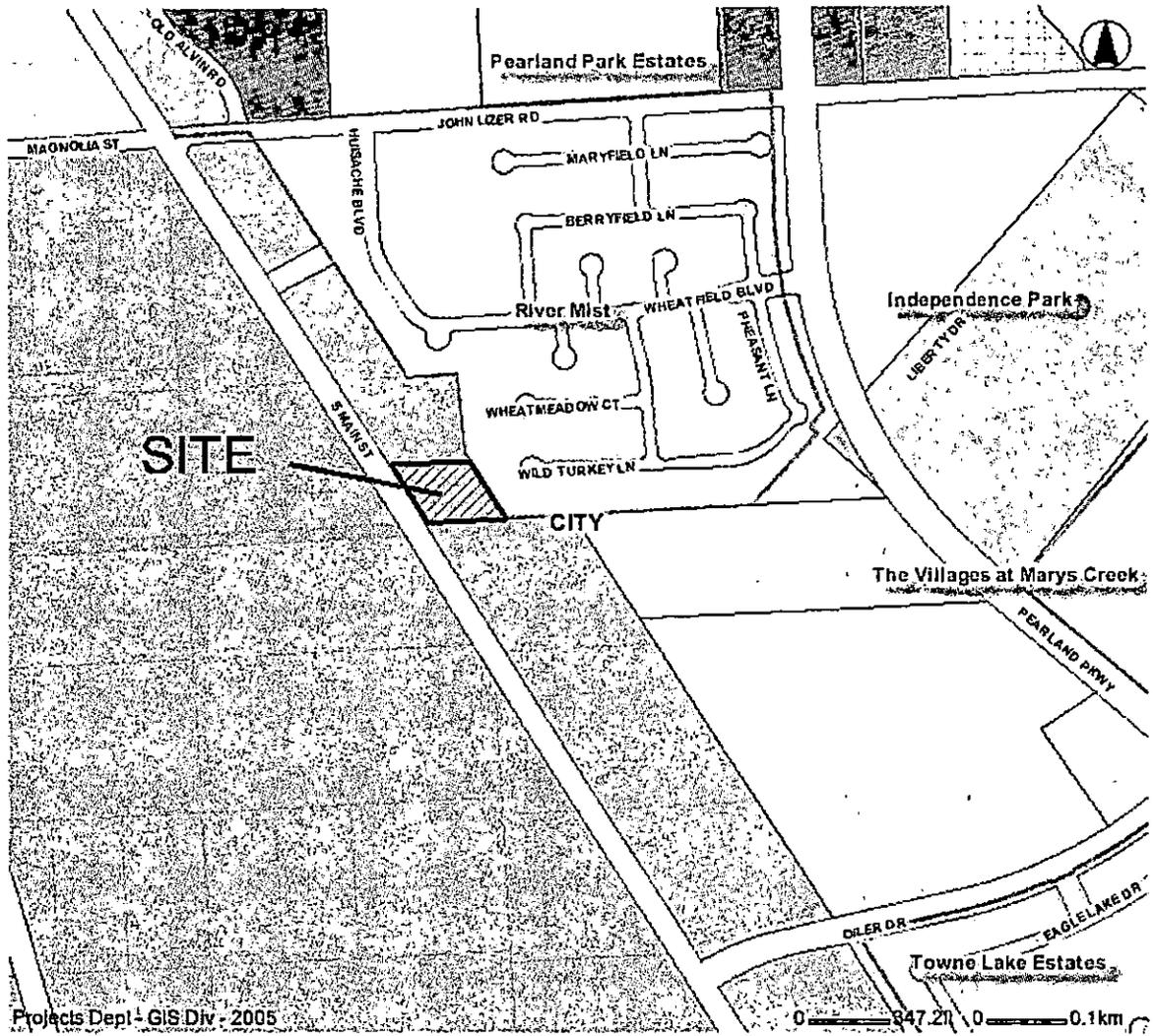
**STORMWATER MANAGEMENT:** Stormwater detention will be provided onsite.

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

**OUTSTANDING ITEMS:** None.

**ATTACHMENTS:**

1. Application Form
2. Preliminary Plat



Projects Dept - GIS Div - 2005

0 347.2m 0.1km

OF  
DOLLAR GENERAL—SH 35

A 1.8904 ACRE TRACT OUT OF THE CHARLES F. (JACK) ALEXANDER 104.401 ACRE TRACT, SITUATED IN THE A.C.H. & B. SURVEY, ABSTRACT 507, AND A PORTION BEING IN THE T.D. YOKUM SURVEY, ABSTRACT 399, BRAZORIA COUNTY, TEXAS, AND BEING ALL OF LOT 7 AND A PART OF LOTS 3,4,5,6,8 AND 13 OF THE L.W. MURDOCK SUBDIVISION, CITY OF PEARLAND, AS RECORDED IN VOLUME 29, PAGE 174, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.

CONTAINING

1 BLOCK

1 LOT

**SURVEYOR:**

LANEY SURVEYORS  
J. RAY LANEY, R.P.L.S.  
2018 MUSTANG LN.  
ROSHARON, TEXAS 77583  
281-489-8445

RECEIVED

AUG 05 2005

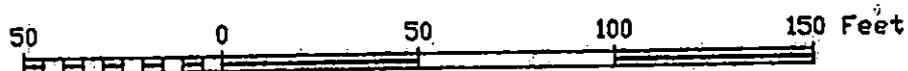
**ENGINEER:**

LBYD, INC  
DAVID M. COLEY, P.E.  
716 SOUTH 30TH STREET  
BIRMINGHAM, ALABAMA 35233  
205-251-4500

**OWNER:**

CHARLES F. ALEXANDER, JR.  
350 PETE SCHAFF BLVD, RM 105  
FREEPORT, TEXAS 77541  
800-921-7580

JULY 31, 2005



SCALE: 1" = 50'

PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 8/8/05 P&Z MEETING DATE: 8/15/05  
SUBDIVISION NAME/LOCATION: Shadow Creek Town  
Center / northwest corner of US 288 & Broadway  
Lot(s): 5 Block(s): \_\_\_\_\_ Reserve(s): \_\_\_\_\_  
PRIMARY CONTACT: Kerry R. Gilbert & Assoc., Christy Smidt  
MAILING ADDRESS: 15810 Park Ten Place, Suite 160  
CITY, STATE, ZIP: Houston, TX 77084  
PHONE: 281/579-0340 FAX: 281/579-8212  
E-MAIL ADDRESS: landplan@krqa.com

OWNER NAME: WCF Development  
MAILING ADDRESS: 1177 West Loop South, Suite 1670  
CITY, STATE, ZIP: Houston, TX 77027  
PHONE: (713) 993-0123 FAX: (713) 993-0103  
E-MAIL ADDRESS: wayne@wcfdevelopment.com

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

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

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

Signature: [Signature]  
(Owner)

Signature: [Signature]  
(Agent)

Fee: \$ 3664.16 Date Paid: 8-8-05 Receipt No.: 175103

RECEIVED  
AUG 08 2005

**SHADOW CREEK TOWN CENTER  
PRELIMINARY PLAT – STAFF REPORT**

**P & Z MEETING DATE:** August 15, 2005

**APPLICANT:** Christy Smitd, Kerry R Gilbert & Assoc, for WCF Development.

**REQUEST:** A Preliminary Plat subdivision of 108.8052 acres zoned Commercial (C) and PUD into five lots for commercial use.

**GENERAL LOCATION:** The subject property is located at the northwest corner of the intersection of Broadway and S.H. 288. See Vicinity Map below.

**PROPERTY DESCRIPTION:** The property is currently undeveloped.

**ZONING:** The property is zoned Commercial (C) and PUD. The proposed plat is consistent with the zoning.

**SURROUNDING USES:** The Shadow Creek Ranch PUD is immediately to the west and north of this parcel. S.H. 288 is to the east, and to the south is mostly undeveloped land zoned Commercial and Suburban Development.

**COMPREHENSIVE PLAN:** This property falls within the S.H. 288 Business Park corridor designated in the Comprehensive Plan. Preferred uses in this area include office buildings, regional shopping centers and malls, research and development facilities, light manufacturing, and high density residential along the outer edges of the corridor. The proposed uses for this property – hospital and shopping center – are consistent with the Comprehensive Plan.

**TRAFFIC AND TRANSPORTATION:** Approval of the Traffic Impact Analysis will be required prior to final plat approval.

**UTILITIES:** Water and sewer to the site are available.

**STORMWATER MANAGEMENT:** Stormwater detention will be provided onsite.

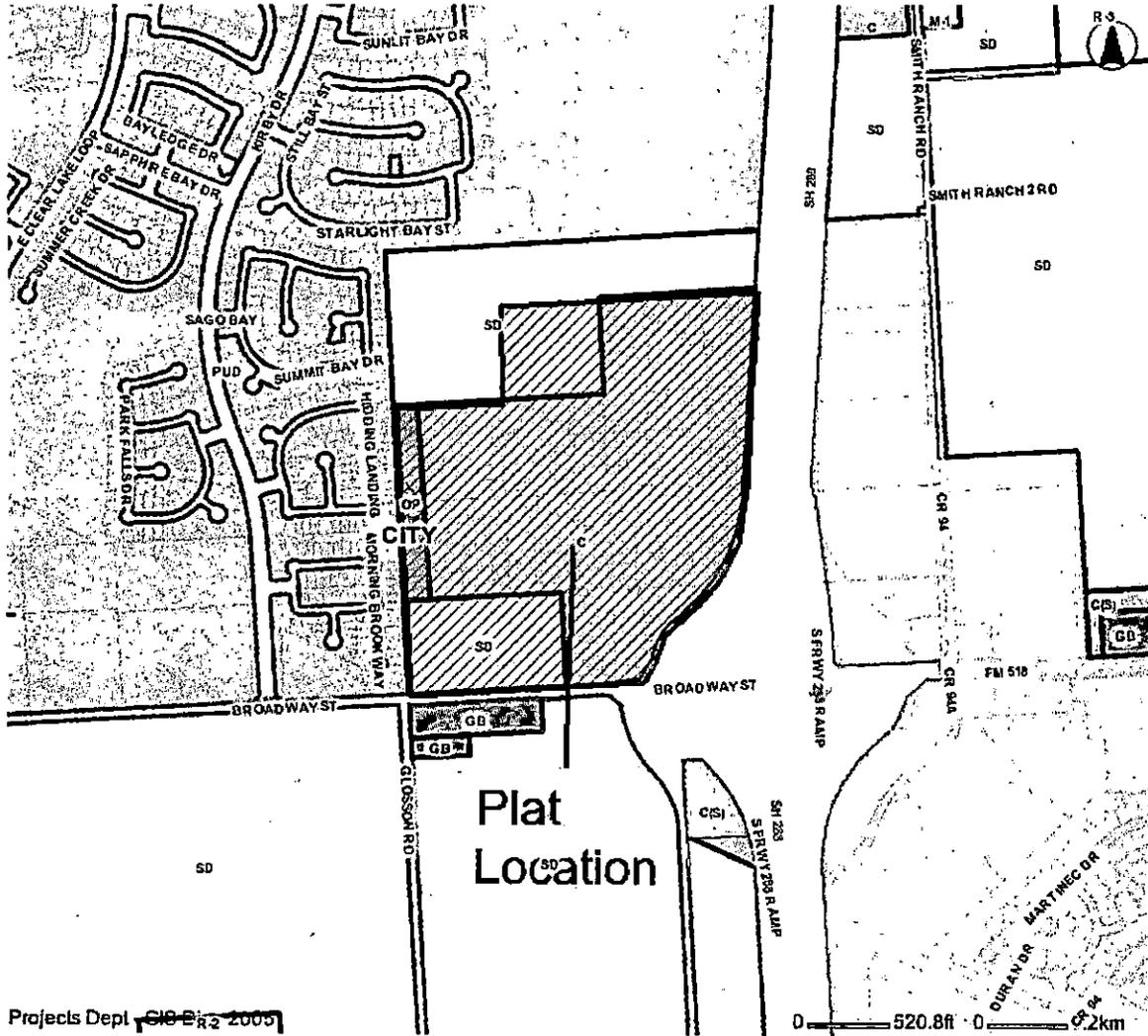
**PARKS, OPEN SPACE, AND TREES:** Not applicable to this plat.

**OUTSTANDING ITEMS:**

1. The locations shown for Business Center Drive, Hermann Drive, and the internal loop road, Fox Creek Rd, are preliminary and will be finalized with the final plat.

ATTACHMENTS:

- 1. Application Form
- 2. Preliminary Plat



feet based on NVGD 1929 datum as adjusted in 1987 by  
on Coastal Subsidence District.

A PRELIMINARY PLAT OF  
**SHADOW CREEK  
TOWN CENTER**

**BEING ±108.8052 ACRES OF LAND  
FIVE LOTS IN FOUR BLOCKS.**

OUT OF THE  
**TCCR CO. SURVEY, SECTION 4, A-675**  
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

**SURVEYOR:**  
**TERRA SURVEYING CO., INC.**  
GEORGE COLLISON, P.E. (713) 993-0327  
300 WILCREST, SUITE 210  
HOUSTON, TEXAS 77042

**CONSULTING ENGINEER:**  
**DANNENBAUM ENGINEERING CORP.**  
JACK CARTER, P.E. (713) 520-9570  
3100 WEST ALABAMA  
HOUSTON, TEXAS 77098

**LAND PLANNER:**  
**KERRY R. GILBERT & ASSOCIATES, INC.**  
MS. CHRISTY SMIDT, (281) 579-0340  
15810 PARK TEN PLACE, SUITE 160  
HOUSTON, TEXAS 77084

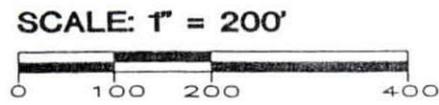
**OWNER:**  
**DEVELOPMENT, LLC.**  
WAYNE C. FOX, (713) 993-0123  
1177 WEST LOOP SOUTH, SUITE 1670  
HOUSTON, TEXAS 77027

**MEMORIAL HERMANN HOSPITAL**  
G. JERRY MUECK, ASST. V.P. (713) 448-5174  
9401 SOUTHWEST FREEWAY, SUITE 1121  
HOUSTON, TEXAS 77040

**INDIVIDUALS**  
GREGG B.  
SHANON J  
SAIB Y. SA  
GENET CH  
KENT S. PI

**KERRY R. GILBERT & ASSOCIATES, INC.**

**Land Planning Consultants**  
15810 Park Ten Place  
Suite 160  
Houston, Texas 77084  
(281)579-0340



**AUGUST 08, 2005**  
**KGA# I-99**