

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 5, 2007 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION CONSIDERATION & POSSIBLE ACTION- Preliminary Plat of Cullen Park Estates

Action Date
04-02-07.

A request by Munroe Kelsey, JKC & Associates, Inc., for Cullen Park Partners, Ltd, owner, for approval of a preliminary plat subdivision of 40 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 32 lots for residential purposes. The property is located at the interaction of C.R. 89 and C.R. 101 and is described as follows:

40 acres of land situated in the H.T. & B.R.R. Company Survey, lot 26 Abstract 547, City of Pearland E.T.J., Brazoria County, Texas.

B. CONSIDERATION & POSSIBLE ACTION - Replat of CVS at Shadow Creek Ranch

Action Date
03-19-07.

A request by Erika Lopez, GeoSolutions, Ltd, for Lasco Shadow Creek, Ltd and Lasco Shadow Creek Retail, owners, for approval of a replat subdivision of 2.637 acres into 2 lots for commercial purposes. The property is located at the intersection of Shadow Creek Parkway and Kirby Drive and is described as follows:

2.637 acres of land located in the T.C.R.R. Co. Survey, Sec 4, abstract no. 675 and the T.C.R.R. Co. Survey Sec 3, abstract no. 678 and being a replat of restricted lot A of CVS Shadow Creek Ranch as recorded in Brazoria County Clerk file no. 2005029080. City of Pearland, Brazoria County, Texas.

C. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of The Crossing at 288

Action Date
3-05-07.

A request by Cristina Pena, Jones & Carter, Inc., for The Crossing at 288 shopping Center, Ltd, owner, for approval of a Preliminary Plat subdivision of 34.0810 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 11 lots for commercial purposes. The property is located on

the east side of State Highway 288 north of Broadway Street and is described as follows:

34.0810 acres of land out of block 22, lots 2 & 4; block 23, lots 2 & 4; block 24, lots 1-3; and block 25, lot 3 of sections 3 & 4, T.C. R.R. Survey, and section 82, H.T. & B.R.R. and Obediah Pitts Survey, Vol. 2, pg. 99-100, B.C.P.R. in the John M. Maxcy Survey, A-675 Brazoria County, Texas.

D. CONSIDERATION & POSSIBLE ACTION – Master Plat of Riverstone Ranch Phase One

Action Date
3-19-07.

A request by Jason Banda, LJA Engineering & Surveying, Inc. for SHS Partners, Ltd., owner, for approval of a master plat subdivision of 104.519 acres into 237 residential lots for single-family residential use including 2 reserves for detention/amenity/drainage. The property is located between Clear Creek and the Pearland City Limits northwest of Green Tee Terrace and is described as follows:

104.518 acres of land out of the T.J. Green Survey, Abstract 290, in the City of Pearland, Harris County, Texas.

E. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-61

Action Date
04-02-07.

A request by Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investments, L.P., owner, for approval of a Final Plat subdivision of 24.794 acres zoned PUD into 84 residential lots for single-family use including 6 reserves for landscape/open space/power lines/pipelines/drainage purposes. The property is located along the east side of F.M. 521 in Shadow Creek Ranch and is described as follows:

24.794 acres of land out of the F. Hooper Survey, Abstract 198, the George MacDonald Survey, Abstract 557, and the H.T. & B. R.R. Co. Survey, Section 83, Abstract 761, City of Pearland, Fort Bend County, Texas.

F. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-62

Action Date
04-02-07.

A request by Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investments, L.P., owner, for approval of a Final Plat subdivision of 9.656 acres zoned PUD into 30 residential lots for single-family use including 3 reserves for landscape/open space/power lines. The property is located along the east side of F.M. 521 in Shadow Creek Ranch and is described as follows:

9.656 acres of land out of the F. Hooper Survey, Abstract 198 and the George MacDonald Survey, Abstract 557 City of Pearland, Fort Bend County, Texas.

G. DISCUSSION ITEM:

March 8, 2007	Planning Day (8:30 a.m. Community Center)
March 19, 2007	Next Regular P&Z Meeting (No JPH)
April 2, 2007	JPH and Regular P&Z Meeting
April 16, 2007	National APA Conference (No JPH, No P&Z)
April 30, 2007	Joint Workshop – UDC Modifications
May 7, 2007	Regular P&Z Meeting
May 21, 2007	JPH and Regular P&Z Meeting

III. ADJOURNMENT

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

I, Judy Krajca, Planning Secretary of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 1st of March, 2007, A.D.

Judy Krajca, Planning Secretary

Agenda removed _____ day of March, 2007.

Cullen Park Estates

Preliminary Plat – Staff Report

P & Z Meeting Date: March 5, 2007

APPLICANT: Munroe Kelsey, JKC & Associates, Inc., for Cullen Park Partners, Ltd., owner.

REQUEST: Preliminary plat of 40 acres for Cullen Park Estates located at the intersection of C.R. 89 and C.R.101. Applicant is proposing 32 residential lots.

ZONING: Extra-Territorial Jurisdiction (E.T.J.)

TRAFFIC AND TRANSPORTATION: No Traffic Impact Analysis available.

UTILITIES: Applications for services from Southwestern Bell Telephone, T.C.I. Cablevision, and CenterPoint Energy are in progress.

STORMWATER MANAGEMENT: Reserve for detention area and existing drainage ditch shown on the plat.

PARKS AND OPEN SPACE: Park fee will be required in the final plat application process.

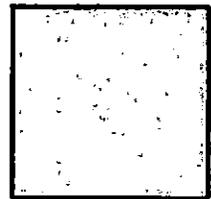
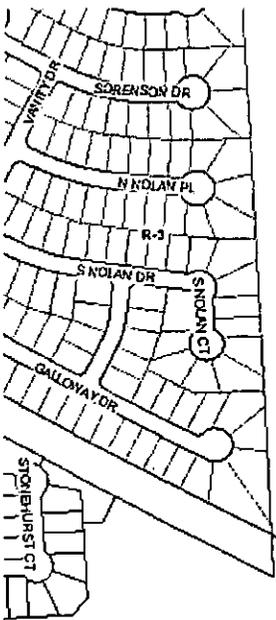
OUTSTANDING ITEMS:

1. Reserve areas along C.R. 89 should be 20' wide with the front 10' designated as a W.S.E. 10' W.S.E. must be adjacent to proposed R-O-W line.
2. Computer disk.
3. Do not show building lines
4. Add streetlights along C.R. 89 and C.R. 101 at 200' intervals; revise Note No. 15 accordingly.
5. All areas within the plat must be accounted for as lots, street R-O-W or reserve areas. This includes the drainage easement, pipeline easement, HL & P easement. Revise the number of reserve areas (and total area) in the title block if necessary.

6. Add pipeline, overhead power line as purpose of Reserve "D"
7. This plat cannot propose drainage easements onto adjoining properties.
8. Sanitary sewer not available. Add a note to this effect.
9. Approved Traffic Impact Analysis required before final plat submittal.
10. Development agreement for offsite water line extension required before final plat submittal.
11. Approved public improvement plans required before final plat submittal.
12. Plat must include the adjoining unplatted area under the same ownership for 49 acre total as mentioned at beginning of metes and bound description.

ATTACHMENTS:

1. Map
2. Plat Application



Site

KORENEK DR

DANALINN LN

MEADE

CR 107C

CR 107D

CR 107A

CULLEN PARK DR

MOFRAY DR

CR 107

CURTIS DR

BAILEY RD

OLD CHOCOLATE BAYOU RD

JOE DR

need
CD
mylar

JULY 2006

PLAT APPLICATION

Page 1 of 2

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please Check Type of Plat Requested:

- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor (Subdivision) Plat
- Amending Plat
- Master Plat
- Preliminary Development Plat
- Final Development Plat
- Replat

JAN 22 2007

FEB 23 2007

SUBDIVISION

NAME: CULLEN PARK ESTATES

NUMBER OF LOTS: 32

GENERAL

LOCATION: INTERSECTION OF

CR. 89 AND CR. 101

PRIMARY CONTACT: MUNROE KELSEY

MAILING ADDRESS: 2820 FM 517 EAST

CITY, STATE, ZIP: DICKINSON, TX 77539

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

E-MAIL ADDRESS: _____

OWNER NAME: RAY PETERSON

MAILING ADDRESS: 140 N. HOUSTON AVE.

CITY, STATE, ZIP: HUMBLE, TX 77338

PHONE: 281-540-6607 FAX: _____

E-MAIL ADDRESS: _____

A complete application must include all items shown on the corresponding submittal checklist for each different type of plat. See Page 2.

As owner and applicant, I hereby request approval of the above described plat as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: Robert Weakley Date: 1/19/07

Applicant's Signature: [Signature] Date: 1-19-2007

592.00

FEES PAID: <u>592.00</u>	DATE PAID: <u>2-2-07</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER:
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I acknowledge that this plat has been submitted on this day, _____, and the Plat filing date is _____, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: _____ Date: _____

CVS Shadow Creek Ranch

Replat---Staff Report

P & Z Meeting Date: March 5, 2007

APPLICANT:

Erika Lopez, GeoSolutions, Ltd., for Lasco Shadow Creek, Ltd., Lasco Shadow Creek Retail, owners.

REQUEST:

Replat of 2.637 acres for CVS Shadow Creek Ranch located at the intersection of Shadow Creek Parkway & Kirby Drive.

Reason for replat: creation of two lots.

ZONING:

Part of the Planned Unit Development (P.D.) of Shadow Creek Ranch (SCR). Zoned commercial.

TRAFFIC AND TRANSPORTATION:

Approval for Traffic Impact Analysis obtained in December 2004.

UTILITIES:

CenterPoint Energy and Time Warner Communications provided Letters of No Objection.

STORMWATER MANAGEMENT:

Storm easement shown on the plat. Part of the Shadow Creek Ranch development.

PARKS AND OPEN SPACE:

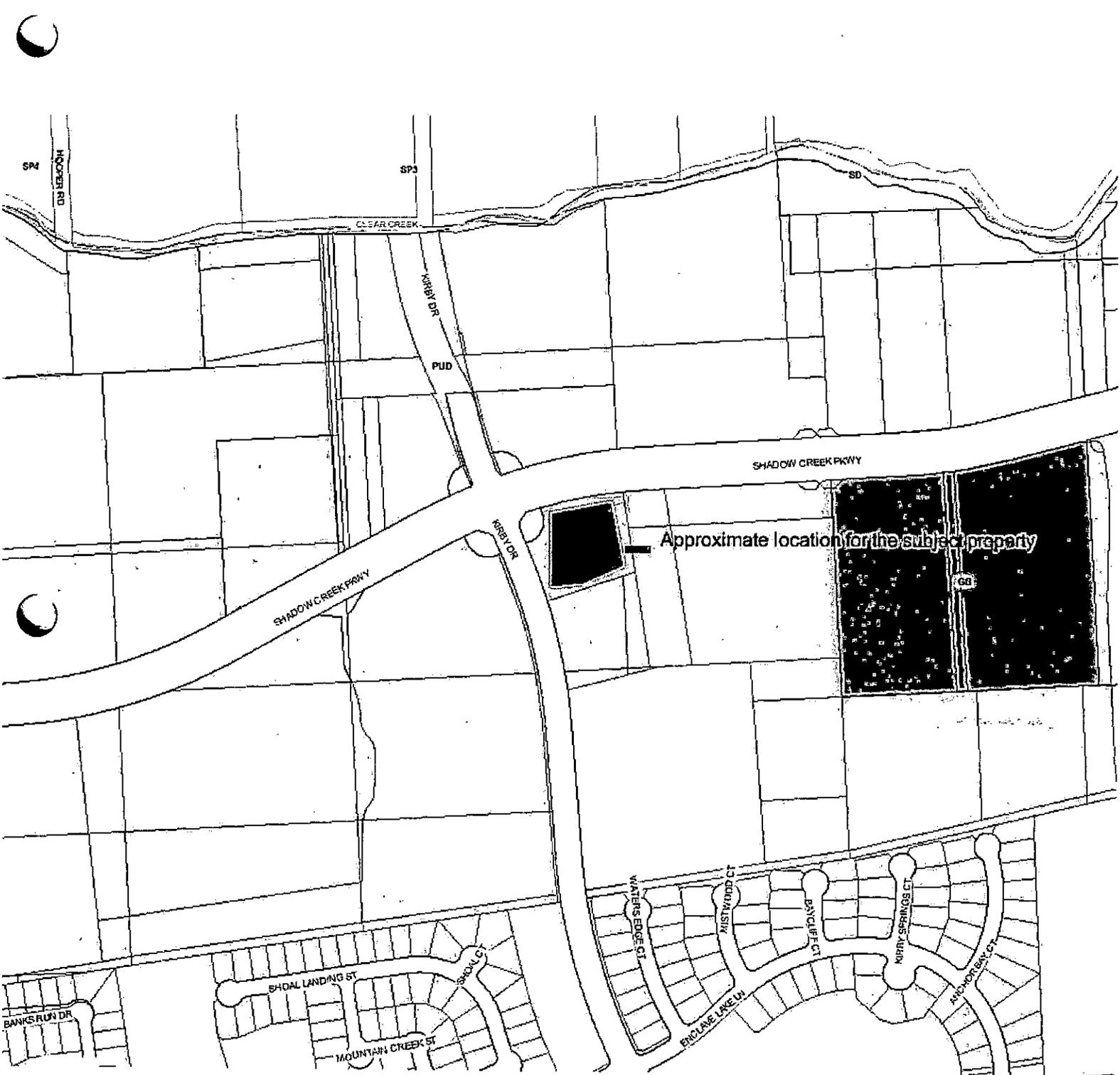
Not applicable.

OUTSTANDING ITEMS:

1. Signatures and seals required on Mylar.

ATTACHMENTS:

1. Map
2. Plat Application



Approximate location for the subject property

62

HOOPER RD

SP3

SD

CLEAR CREEK

KIRBY DR

PUD

SHADOW CREEK PKWY

KIRBY DR

SHADOW CREEK PKWY

60

BANKS RUN DR

SHDAL LANDING ST

MOUNTAIN CREEK ST

WATERS EDGE CT

MISTWOOD CT

BAYSIDE CT

KIRBY SPRINGS CT

ANDERSON CT

ENCLOSURE LANE DR

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

PLAT APPLICATION

Please Check Type of Plat Requested:

- Preliminary Subdivision Plat*
- Final Subdivision Plat*
- Minor (Subdivision) Plat*
- Amending Plat*
- Master Plat*
- Preliminary Development Plat*
- Final Development Plat*
- Replat*

FEB 26 2007

SUBDIVISION

NAME: WELLS FARGO AT SHADOW CREEK RANCH

NUMBER OF LOTS: 1 RESERVE

GENERAL

LOCATION: INTERSECTION OF

SHADOW CREEK PARKWAY + KIRBY DRIVE

* A complete application must include items shown on the corresponding checklist for each different type of plat.

PRIMARY CONTACT: ERIKA LOPEZ
 MAILING ADDRESS: 1440 LAKE FRONT CIRCLE # 110
 CITY, STATE, ZIP: THE WOODLANDS, TEXAS 77380
 PHONE: 281-681-9766 FAX: 281-681-9779
 E-MAIL ADDRESS: elopez@geosol.biz

OWNER NAME: LASCO SHADOW CREEK, LTD.
 MAILING ADDRESS: 3100 EDLDE, SUITE 270
 CITY, STATE, ZIP: HOUSTON, TEXAS 77027
 PHONE: 713-961-0280 FAX: 713-961-0299
 E-MAIL ADDRESS: twornack@lascodevelopment.com

As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: Tanya Seligman Partner Date: 2-10-06

Applicant's Signature: Erika Lopez Date: 6/28/06

Fees Not Required for Staff Review Plats

FEE'S PAID: <u>4100.00</u>	DATE PAID: <u>12-4-06</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER: <u>44124</u>
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Application No.

The Crossing at 288

Preliminary Plat - Staff Report

P& Z Meeting Date: March 5, 2007

APPLICANT: Cristina Pena, P.E., Jones & Carter, Inc., for The Crossing at 288 Shopping Center, Ltd, owner.

REQUEST: Preliminary plat of 34.0810 acres for The Crossing at 288 Shopping Center located at the northeast corner of State Highway 288 and Farm-to market 518. Some development is already in place such as J.C. Penney, Bed Bath & Beyond, Old Navy, etc.

ZONING: Extra-Territorial Jurisdiction (E.T.J.).

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis had been reviewed by the City of Pearland. Recommendations were made with regard to re-striping and the notification of TX DOT.

UTILITIES: Applications for services from Southwestern Bell Telephone, SBC, Time Warner Communications, and CenterPoint Energy are in progress.

STORMWATER MANAGEMENT: Detention storm drainage storage is provided in accordance with the drainage master plan and for the development.

PARKS AND OPEN SPACE: Not applicable.

OUTSTANDING ITEMS:

1. Add S.H. 288 to the beginning of note number 10.

ATTACHMENTS:

1. Map.
2. Plat Application.

JULY 2006

PLAT APPLICATION

Page 1 of 2

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please Check Type of Plat Requested:

- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor (Subdivision) Plat
- Amending Plat
- Master Plat
- Preliminary Development Plat
- Final Development Plat
- Replat

FEB 05 2007

~~JAN 09 2007~~

SUBDIVISION NAME: The Crossing at 288

NUMBER OF LOTS: 11

GENERAL LOCATION: northeast corner of SH288 & FM 518

PRIMARY CONTACT: Cristina Peña, P.E. (Jones & Carter, Inc.)

MAILING ADDRESS: 6335 Gulfton, Suite 100

CITY, STATE, ZIP: Houston TX 77081-1169

PHONE: (713) 777 5337 FAX: (713) 777 5976

E-MAIL ADDRESS: cpena@jonescarter.com

OWNER NAME: Steve Chandler (The Crossing at 288 Shopping Center, Lt.)

MAILING ADDRESS: 1800 Bering, suite 550

CITY, STATE, ZIP: Houston TX 77057

PHONE: (713) 781-7111 FAX: 713 781 7119

E-MAIL ADDRESS: schandler@cencorrealty.com

A complete application must include all items shown on the corresponding submittal checklist for each different type of plat. See Page 2.

As owner and applicant, I hereby request approval of the above described plat as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: [Signature] Date: 2/1/07

Applicant's Signature: [Signature] Date: 2/2/07

FEES PAID: <u>450.00</u>	DATE PAID: <u>9-15-06</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER: <u>233044</u>
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I acknowledge that this plat has been submitted on this day, _____, and the Plat filing date is _____, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: _____ Date: _____

ITEMS D, E, F

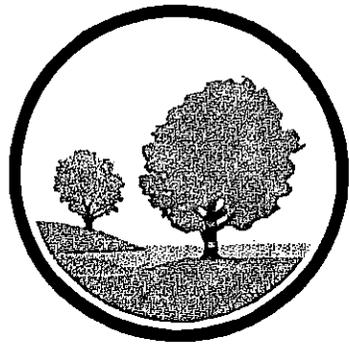
FYI ONLY

No Action Necessary

12.) There are no existing streetlights and no...

13.) A masonry fence will be required at the rear edge of landscape reserves.

FEB 20 2007



CULLEN PARK ESTATES

PRELIMINARY PLAT

A SUBDIVISION OF
29.30 ACRES OF LAND

SITUATED IN THE

**H.T. & B.R.R. COMPANY SURVEY, LOT 26
ABSTRACT 547**

BRAZORIA COUNTY, TEXAS

32 LOTS, 2 BLOCKS, 5 RESERVES (3.60 ACRES)

FEBRUARY 20, 2007

DEVELOPERS: Cullen Park Partners, L.T.D.
Mr. Ray Peterson, Partner
140 North Houston Ave.
Humble, TX
77338
281-540-6607

SURVEYOR/ENGINEER: JKC & Associates
Munroe Kelsay
2820 FM 517 East
Dickinson, Texas
77539
281-309-9100

NOTES

1. TRACT IS SUBJECT TO THE RESTRICTIVE CONVENANTS RECORDED UNDER B.C.C.F. NO.'S 2005029080, 2001042985, 2001051825, 2002020479, 2002010779, 2003078959, 2003078958, 2004053795, 2003081532, 2003081533, AND 2006073657.
2. TRACT IS SUBJECT TO TERMS, CONDITIONS, AND STIPULATION SHADOW CREEK RANCH BUNDLED SERVICES AGREEMENT AS RECORDED UNDER B.C.C.F. NO. 01-024866 AND 01-024867 (TEXAS CABLE PARTNERS, L.P. D/B/A TIME WARNER COMMUNICATIONS)
3. TRACT IS SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS PER SMARTMOVES CONTRACT FOR MARKETING OF SERVICES AS RECORDED UNDER B.C.C.F. NO. 02-010780 (SOUTHWESTERN BELL TELEPHONE, L.P.)
4. TRACT IS SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS SHADOW CREEK RANCH SECURITY SERVICES AGREEMENT AS RECORDED UNDER B.C.C.F. NO. 02-065581 (TCP SECURITY COMPANY, LLC D/B/A/ TIME WARNER HOME SECURITY)
5. TRACT IS SUBJECT TO MEMORANDUM OF LEASE RECORDED UNDER B.C.C.F. NO. 2005026270, ASSIGNED UNDER B.C.C.F. NO. 2006002400, AMENDED UNDER B.C.C.F. NO. 2007006158.
6. TRACT IS SUBJECT TO RECIPROCAL EASEMENT UNDER B.C.C.F. NO. 2006073657.

REPLAT CVS SHADOW CREEK RANCH

A SUBDIVISION OF 2.637 ACRES
(114,857 SQUARE FEET) OF LAND,
LOCATED IN THE T.C.R.R. CO. SURVEY, SEC 4,
ABSTRACT NO. 675 AND THE T.C.R.R. CO. SURVEY SEC 3,
ABSTRACT NO. 678 AND
BEING A REPLAT OF RESTRICTED LOT "A" OF
CVS SHADOW CREEK RANCH AS RECORDED
IN BRAZORIA COUNTY CLERK FILE NO. 2005029080
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS,

SCALE: 1"= 30' DATE: FEBRUARY, 2007

1 BLOCK 2 LOTS

S:
CREEK, LTD.,
Partnership
Partner,
CREEK RETAIL,
Corporation
10000
Highway 270
Pearland, Texas 77027
Phone: (713-961-0299

NATIONAL ASSOCIATION
of REALTORS
1100
15th Street, N.W.
Washington, D.C. 20004-1555
Phone: (202) 462-7002
Fax: (202) 462-0471

FEB 23 2007

MINARY PLAT OF CROSSING AT 288

OF 34.0810 ACRES OF LAND
BLOCK 22, LOTS 2 & 4;
BLOCK 24, LOTS 1-3; AND BLOCK 25 LOT 3
SURVEY AND SECTION 82, H.T. & B.R.R. AND
SURVEY, VOL. 2, PG. 99-100, B.C.P.R.
M. MAXCY SURVEY, A-675
MARIA COUNTY, TEXAS
0 RESERVES 1 BLOCK
FEBRUARY 23, 2007

SURVEYOR:
 COTTON SURVEYING
COMPANY
6335 GULFTON DR., SUITE 103
HOUSTON, TEXAS 77081
(713) 981-0275
MARTY HICKS, R.P.L.S. No. 4387

ENGINEER:
 JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
6335 Gulfton Dr., Suite 100
Houston, Texas 77081
(713) 777-5337
CRISTINA M. PENA, P.E. No. 93714