

Recorded by Young, Corfing

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON JULY 18, 2005, AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. PURPOSE OF THE WORKSHOP:

COMMISSION INPUT AND DISCUSSION: REGARDING THE PLANNED UNIT DEVELOPMENT FOR THE PROMENADE SHOPS AT SHADOW CREEK, generally located at the Southwest corner of Beltway 8 and State Highway 288. (Also known as Pearland Lifestyle Center).

III. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please Judy Krajca at 281-652-1768 prior to the meeting so that appropriate arrangements can be made.

POSTED THIS _____ DAY OF _____, 2005

REMOVED THIS _____ DAY OF _____, 2005



CITY OF PEARLAND PLANNING & ZONING

JOINT WORKSHOP ITEM

DATE: July 14, 2005

TO: City Council and Planning and Zoning Commission

FROM: Lata Krishnarao, AICP, and Planning Director

SUBJECT: Joint Workshop Regarding a Proposed Lifestyle Center Planned Unit Development (PUD) at the Southwest intersection of SH 288 and Beltway 8.

The attached document is a proposed Planned Unit Development (PUD) that is scheduled for a joint workshop of the City Council and Planning and Zoning Commission. This is in conformance with the PUD regulations in the Land Use and Urban Development Ordinance that requires that the PUD document be submitted to the Planning and Zoning Commission for discussion prior to the actual scheduling of the item for a joint public hearing. Staff has been including the City Council at this workshop to get their input as early as possible so that the applicant can address all the concerns before the joint public hearing.

The applicant will be available to make a brief presentation to the Council and the Commission at this workshop and address their questions and concerns.

This proposed PUD is proposed to be scheduled for a Joint Public Hearing on August 15, 2005.

SUMMARY:

- The subject property is located on the west side of SH 288 and south of Beltway 8.
- The subject property is approximately 127 acres.
- Upon buildout, 700,000 to 800,000 square feet of retail space is anticipated in this Lifestyle Center.

- The subject property is currently zoned "SD" – Suburban Development District.
- This Lifestyle Center PUD, called The Promenade Shops at Shadow Creek, is proposed to be an open-air shopping and entertainment complex featuring clustered buildings, pedestrian walkways and landscaping and will include retail shops, anchor stores, restaurants, hotel/motel, health clubs, spas, salons, entertainment venues and other similar facilities.
- No residential uses are proposed in this PUD.
- The proposed design features a winding main street with buildings alongside. This main street with parking on both sides would connect a series of plazas, water features and buildings.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	NA	Beltway 8 and Northern City Limits
South	Suburban Development (SD)	Predominantly vacant
East	Suburban Development (SD) and Commercial (C) on the east side of SH 288	A mix of uses including church, day care, commercial, retail and vacant land
West	Suburban Development (SD)	Predominantly vacant, single family residential

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan has designated this area as "Spectrum District" and recommends that this area "should be differentiated from the more general *Business Park* designation in order to identify it as a more unique area of the City." The development envisioned in the Comprehensive Plan would be comparable to The Legacy in Plano, The Arboretum in Austin, and The Woodland Town Center in the Woodlands. The Comprehensive Plan recommends a mix of uses including a regional mall, hotel and conference facilities, restaurants, theaters, research labs and high tech manufacturing etc. The Comprehensive Plan also recommends that this area be developed as a distinct gateway announcing the City of Pearland and include a comprehensive streetscape program with medians, street trees, cohesive lighting, pedestrian walkways etc. with water features and view corridors. Therefore the

proposed Planned Unit Development generally conforms to the Comprehensive Plan.

PRELIMANRY STAFF REVIEW COMMENTS:

Staff has conducted a preliminary review and has the observations. At this time staff is not making recommendations. A comprehensive review will occur as usual in concert with Joint Public Hearing presentation. However, the following is a list of issues readily identified in the PUD document that staff would like some preliminary input from City Council and Planning & Zoning Commission. Additional comments may be forthcoming based on the discussion at the workshop and further review by staff.

- 1) Maintenance responsibility of all proposed open spaces and amenities has not been clarified in the PUD document. The PUD does not clarify if any open space is being dedicated to the City?
- 2) Page 1 – Para 2. Last part of the last sentence states “and similar uses not consistent therewith [a “Lifestyle Center”]. This leaves the door open for a variety of issues. Should this be open or more tied down?
- 3) Page 4 – Permitted Uses – The last sentence that states “Other uses not inconsistent with Uses By Right” may potentially cause some confusion. Should all uses be listed or a general reference to “all uses permitted in GB/C zone” is required.
- 4) Page 4 – 2nd paragraph – The text mentions that 700,000 to 800,000 square feet of retail space is anticipated. The PUD does not provide an overall break down of types of uses. Is this a matter of concern?
- 5) PUD does not address any outdoor storage or display. Since this PUD does not have an underlying zone, is it assumed that outdoor storage is allowed?
- 6) Please note that a Traffic Impact Analysis will be required at the time of platting and all resulting requirements need to be met. TX Dot permits would be required for traffic and circulation plan. Should the PUD mention this? The document implies that the driveway locations etc. are acceptable.
- 7) Page 5 – The entire section on Subdivision Plats is not required. A note that “All requirements of the Subdivision Ordinance will to be met” would be sufficient. The Subdivision Regulations would govern the requirements of a subdivision plat. It is confusing to staff. Is this a concern?
- 8) Page 5 – Area Requirements: The PUD is proposing lots of 7000 square feet with no minimum requirements for lot width and depth. City’s GB and C zones require a minimum of 22,500 square feet with a minimum lot width of 150’ and depth of 125 feet. Is this a matter of concern?

- 9) Page 5 – Yard Requirements – The PUD proposes a front setback of 25' along SH 288 and Beltway 8. It is not clear if these are building setbacks are for buildings or for parking. Needs to be clarified.
- 10) Page 6 – Third line – Please clarify that all other internal streets are "private."
- 11) Is it acceptable that they have a zero setback from internal private streets? (It is part of their theme it seems).
- 12) Page 6 – Fourth line – clarify if minimum distance between buildings is 30 or 15 feet. Text does not match the number.
- 13) Page 6 – Parking and Loading – 3rd paragraph – indicate that in addition to parking spaces all the drives, aisle width and other aspects of parking will meet the City's requirements.
- 14) Page 6 – Lighting – Pole height is proposed to be 40 feet. Staff feels that this is excessive and heights of internal and peripheral poles be specified. There is no mention of lighting design standards. The previously approved LNR PUD had some requirements that site lighting match the lighting on Kirby etc.
- 15) Page 7 – Walkway Lighting - Staff notes that height of walkway lighting is proposed at 20 feet. Typically it is lower, along the lines of 12 feet.
- 16) Page 7 – Signage - The sign section basically has no minimums or maximums for number, sizes, height, etc. Should this be better defined?
- 17) Page 11 – Definitions
 - a. Under "blade Signs" – indicate that these are perpendicular to the surface that they are mounted on.
 - b. Include Out Parcel Building.
- 18) The PUD does not address screening of roof-mounted structures. Is this a concern?
- 19) Page 9 – Utilities – Not sure if details need to be in the PUD. Just a statement that all utilities will be underground and will conform to City's requirements should suffice.
- 20) Page 10 – Architectural Standards – Staff recommends that this be removed from the PUD and a statement be added that they will meet the requirements of the Land Use and Urban Development Ordinance. If they are seeking deviations, then those need to be mentioned. As presented the PUD refers to a "comprehensive set of architecture and design guidelines" that is not included in the PUD for review.
- 21) Detention Areas – It is not clear what kind of treatment / amenities are proposed for these area. Is this a concern?
- 22) Sidewalks, pedestrian walkways, pedestrian circulation are not shown.

23) Street Standards, widths, cross-sections etc. are not mentioned. If deviations are not proposed then they would need to conform to City standards.

24) The PUD proposes that the development will be in compliance with the current codes. Since the UDC is being drafted and other codes might be modified in the future, should they be required to meet the development (landscaping, facades, signage parking etc.) and building codes in place at the time of approval/building permit?

SUPPORTING DOCUMENTS:

- Proposed Planned Unit Development (PUD)

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name:

Richard Murphy

Full Address:

4009 Cedarwood DR.

(include zip)

Pearland, TX 77584

I wish to speak regarding Item No. _____

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name:

Jacqueline Williams

Full Address:

3411 Norma Lane

(include zip)

Pearland 77584

I wish to speak regarding Item No.

4

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: JON SKERLE
CHARLES ANDERS / MICHAEL FAWCETT
~~SCOTT AIXON~~

Full Address: 1414 S. FRIENDSWOOD DR BLD D

(include zip) FRIENDSWOOD, TX. 77546

I wish to speak regarding Item No. PROPOSED ZONING CHANGE TO INDUSTRIAL
3000 BLOCK MAGNOLIA ST. - LOT 4, BLOCK 12
30.155 A C LOT OF LOT 4 SEC 12 1450 BLDG
SURVY 4 ABSTRACT 508 PEARLAND

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: Michelle Finley

Full Address: 3505 Whitestone Dr.

(include zip) Pearland, TX 77584

I wish to speak regarding Item No. 150

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: Kelli Jimenez

Full Address: 4521 Stonebridge, Pearland Tx

(include zip) 77584

I wish to speak regarding Item No. Permit Application No. 150

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name:

Dina Smith

Full Address:

4006 E Cedar Trail Ct

(include zip)

Reculant Jc 77584

I wish to speak regarding Item No. _____

Against it.

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: Brett Phillips

Full Address: 4909 Mahajan Ct.

(include zip) Pearland, TX 77584

I wish to speak regarding Item No. 150

1. Area is changing
... HAS changed

2. zoning hasn't kept up.

3. 30 Acres

28,000

3. ~~city~~ ~~loan~~
If approved, city doing
council will be doing
a dis-service to the
community

4. Traffic

class 3 health hazard

NEPA
HAZCOM

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: Gretchen Berry

Full Address: 3622 Mahejan Drive

(include zip) Pearland, TX 77584

I wish to speak regarding Item No. SUP 150

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: Karen Co. Wiehoff (Wiehoff)

Full Address: 4009 East Cedar Trail Court

(include zip) Pearland Texas 77584

I wish to speak regarding Item No. SUP #150

August 9th
August 22nd

Drill Well

Tom Reid -

Kenneth Cole -

Iaccoco -

Viktain - educational process
on Newspaper

- educational process
on builds

JOINT PUBLIC HEARING MEETING

If you wish to speak during the public hearing, please complete the following information, and give this card to the Recording Secretary either before or after your comments.

Name: CHRIS MASERA

Address: 4010 E. CEDAR TRAIL CT.

City: PEARLAND State: TX Zip: 77584

I wish to speak regarding Item No. 150

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: Debra White-Wick

Full Address: 4504 Fox Run St.

(include zip) Pearland Tx 77584

I wish to speak regarding Item No. 150

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name:

Frank Fort

Full Address:

4005 E. Cedar Trail CT
77584

(include zip)

I wish to speak regarding Item No.

SUP 150

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name:

Kandy Glover

Full Address:

4001 E. Cedar Trail Ct.

(include zip)

Pearland, 77584

I wish to speak regarding Item No.

SUP 150

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name:

TONY FINNELLY

Full Address:

4007 E CEDAR TRAIL CT

(include zip)

PEARLAND, TX

I wish to speak regarding Item No.

SUP #150

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name:

John Glover

Full Address:

4001 S. Cedar Trail Ct.

(include zip)

77584

I wish to speak regarding Item No.

SUP 150

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: LARRY L. SUTTON

Full Address: 4528 FEAL GLEN ST

(include zip) PEARLAND, TX. 77584

I wish to speak regarding Item No. APP. #150

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: LARRY L. SUTTON

Full Address: 4528 TEAL GLEN ST.

(include zip) PEARLAND, TX 77584

I wish to speak regarding Item No. 150

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name:

Dwain Evans

Full Address:

5426 Fairdale Lane

(include zip)

Houston, TX 77056

I wish to speak regarding Item No.

150

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: Allison Barnes

Full Address: 3603 Shasta Court

(include zip) Portland, TX 77584

I wish to speak regarding Item No. 150

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: Mr. Ronnie Simpson

Full Address: 4518 Fox Run St.

(include zip) Beaumont, Tx 77584

I wish to speak regarding Item No. SUP 150

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: Mark Smith

Full Address: 4006 E. Cedar Trail Ct

(include zip) Pearland, TX 77584

I wish to speak regarding Item No. SP use #150

ABNORMAL SITUATION MANAGEMENT

- Atmospheric Vents
- Pressure relief systems
- Fires; combustion by-products
toxins (hydrogen cyanide)

WATER USE AND DISPOSAL

CHEMICAL SPILL CONTAINMENT,
CLEAN-UP, AND DISPOSAL

POTENTIAL FOR

JOINT PUBLIC HEARING MEETING

If you wish to speak during the public hearing, please complete the following information, and give this card to the Recording Secretary either before or after your comments.

Name: Don Joson

Address: 4002 E. Cedar Trail Ct

City: Pearland State: TX Zip: 77584

I wish to speak regarding Item No. 150



Sally Clack
<sallym@rocketball.com>

07/18/2005 03:18 PM

To: "tgrahmann@ci.pearland.tx.us" <tgrahmann@ci.pearland.tx.us>
cc: "Malcolm.Martin@albemarle.com" <Malcolm.Martin@albemarle.com>
Subject: Public Comment Form regarding Specific Use Permit App. No. 150

Please make the following a part of the public record:

We are AGAINST the Application for a Change in Zoning as concerns Specific Use Permit Application No. 150. Please DENY this request to construct an industrial manufacturing facility in the 3900 block of Magnolia. As a chemical plant operator, I am well aware of the dangers and hazards of the chemicals being processed. This area has close proximity to many residences and schools. We do not feel that it is an appropriate location for such a facility, and certainly they should not be granted special consideration to build here.

THANK YOU for your consideration.

Sally & Malcolm Martin
3502 Yellowstone Circle
Pearland, TX 77584



"Zimmermann,
Joanna"
<joanna.zimmermann
@sjcd.edu>

07/18/2005 01:07 PM

To: <tgrahmann@ci.pearland.tx.us>
cc:
Subject: Specific Use Permit Application No. 150 - Public Comments - Public
Hearing July 18, 2005

Joanna Zimmermann

4902 Mahejan Court

Pearland TX 77584

I am **AGAINST** the requested rezoning as explained on the Specific Use Permit Application No. 150 public notice and feel that the request should be denied.

The permitting change that is requested takes the zoning of this property from one type of Industrial to an Industrial that allows for the storage, packaging and blending of chemicals. As this property is adjacent to residential areas, the storage and handling of hazardous chemicals poses an unnecessary threat to the nearby residential community. In fact, the Pearland Land Use Plan under Industrial (5.3) indicates "No adjacency to residential areas".

Since the existing zoning for this property seems to be in conflict with the Pearland Land Use Plan, I would anticipate that the City Planning Department and City Council would attempt to resolve such inconsistencies by following the more recent planning document. In this case that would be the Pearland Use Plan, indicating that even the property's current Industrial zone classification shouldn't be allowed as it's adjacent to residential areas. Certainly adhering to the Pearland Land Use Plan would not support the further Industrial zoning sought by this application given its proximity to residential areas.

If the City of Pearland wishes to represent itself as a "master planned community", then it must have the fortitude **and foresight to reject further industrial zoning changes that intrude upon existing residential areas or those areas planned as residential.** The residents and taxpayers of the City of Pearland elect City officials to protect our interests, plan for future development, and provide for the safety of residents. I believe support of this permit application by officials is counter to all that they are elected to do. We already have numerous other areas of the city where this type of economic development is allowed to occur. We need to allow and encourage development in these areas and not shortsightedly change zoning to satisfy the current highest bidder.

For continued growth in population and tax base, the City of Pearland must provide homeowners and the subdivision developers confidence that the City's Land Use Plan will be adhered to. This requested change is not consistent with that plan and should be denied.



"Denise Conroy"
<dfconroy@msn.com>
07/18/2005 12:12 PM

To: jkrajca@ci.pearland.tx.us
cc: tgrahmann@ci.pearland.tx.us
Subject: specific use permit application no. 150

I am AGAINST the requested zoning as explained on the public notice.

Denise Conroy

4011 Cedarwood Drive

Pearland, TX 77584

Denise Conroy



"Traci Elliott"
<tme@mail.ev1.net>
07/18/2005 10:26 AM
Please respond to tme

To: <tgrahmann@ci.pearland.tx.us>
cc:
Subject: Hearing on Monday the 18th

We cannot make it to the meeting, but I would like to make this comment:

My husband and I are against the requested zoning - specific us permit application #150.

Companies such as this, do not have a place near city neighborhoods. You would think those in charge of this matter would have enough sense to realize this. The safety of Pearland residents and it's communities should come before and above all else. I am sure the city is only thinking of the money this business represents, and that is ashame.

I am proud to call Pearland my home, and I should hope others are as well. Is the main issue being city revenue more important than our safety? Is having this business in Pearland worth everyone's health and safety - I say NO!! I have 2 small children that I love more than anything and their health is so much more important than adding a business to the city that would cause harm instead of good.

**Thanks so much, Traci and Kelly Elliott
4518 Stonebridge Dr. - Cobblestone subdivision
Pearland, Tx 77584**



**"Zimmermann, James
R SCC-EOG"
<james.zimmermann@
shell.com>**

To: <tgrahmann@ci.pearland.tx.us>
cc:
Subject: Specific Use Permit Application No. 150 - Public Comments - Public
Hearing July 18, 2005

07/18/2005 09:50 AM

James R. Zimmermann III

4902 Mahejan Court

Pearland TX 77584

I am AGAINST the requesting zoning as explained on the Specific Use Permit Application No. 150 public notice and feel that the request should be denied.

The permitting change that is requested takes the zoning of this property from Industrial to Industrial allowing for the storage, packaging and blending of chemicals. As this property is adjacent to residential areas, the storage and handling of hazardous chemicals poses an unnecessary threat to the nearby residential community. In fact, the Pearland Land Use Plan under Industrial (5.3) indicates "No adjacency to residential areas".

Since the existing zoning for this property seems to be in conflict with the Pearland Land Use Plan, I would anticipate that the City Planning Department and City Council would attempt to resolve such inconsistencies by following the more recent planning document. In this case that would be the Pearland Use Plan, indicating that even the property's current Industrial zone classification shouldn't be allowed as it's adjacent to residential areas. Certainly adhering to the Pearland Land Use Plan would not support the further Industrial zoning sought by this application given its proximity to residential areas.

If the City of Pearland wishes to represent itself as a "master planned community", then it must have the fortitude and foresight to reject further industrial zoning changes that intrude upon existing residential areas or those areas planned as residential. The residents and taxpayers of the City of Pearland elect City officials to protect our interests, plan for future development, and provide for the safety of residents. I believe support of this permit application by officials is counter to all that they are elected to do.

For continued growth in population and tax base, the City of Pearland must provide homeowners and the subdivision developers confidence that the City's Land Use Plan will be adhered to. This requested change is not consistent with that plan and should be denied.

Regards,

James Zimmermann (Jimmy)

Product Manager, Americas

Ethylene Glycols



"Phillips, Brett"
<baphillips@sbec.com
>

07/18/2005 10:41 AM

To: "tgrahmann@ci.pearland.tx.us" <tgrahmann@ci.pearland.tx.us>
cc: "Phillips, Diane" <Diane_Phillips@mhhs.org>
Subject: FW: Specific Use Permit Application No. 150 - Public Comments - P
ublic Hearing July 18, 2005

Brett and Diane Phillips

4909 Mahejan Court

Pearland TX 77584

I am AGAINST the requesting zoning as explained on the Specific Use Permit Application No. 150 public notice and feel that the request should be denied.

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For continued growth in population and tax base, the City of Pearland must provide homeowners and the subdivision developers confidence that the City's Land Use Plan will be adhered to. This requested change is not consistent with that plan and should be denied.



BrendaG01@aol.com
07/18/2005 12:36 AM

To jkrajca@ci.pearland.tx.us
cc
bcc

Subject Public Comment Form (Zoning Change: A.R. Hixson)
Residential to commercial

I received the notice of Permit for A. R. Hixson Corporation to build a manufacturing plant within residential land. **I, AM, AGAINST THE IDEAL OF THIS PLANT.** We moved from a city that had many chemical plants partly because of my child's health. Why put a something like that right in the middle of so much potential residential growth in the city of **Pearland.** A dollar today could cost you a Million tomorrow with one spill, leak, train wreck, etc. Look @ Texas City for one city. They have spent millions on buying land to close to there plants and yet still they spend millions, because know matter how much they buy they still cannot protect all the residence of Texas City from one disaster. You cannot put a dollar amount one a persons life. I truly hope you take this into consideration. Pearland seems to be a family city and has let businesses and development come to the city to help not harm growth of this great city

Thank you,
Brenda Gerami
3808 Trent Cove Lane
Pearland, Tx. 77584
Phone:281-485-3388

Read Mail - tme:mail.ev1.net

We cannot make it to the meeting, but I would like to make this comment:

My husband and I are against the requested zoning - specific us permit application #150.

Companies such as this, do not have a place near city neighborhoods. You would think those in charge of this matter would have enough sense to realize this. The safety of Pearland residents and it's communities should come before and above all else. I am sure the city is only thinking of the money this business represents, and that is ashame.

I am proud to call Pearland my home, and I should hope others are as well. Is the main issue being city revenue more important than our safety? Is having this business in Pearland worth everyone's health and safety - I say NO!! I have 2 small children that I love more than anything and their health is so much more important than adding a business to the city that would cause harm instead of good.

Thanks so much, Traci and Kelly Elliott
4518 Stonebridge Dr. - Cobblestone subdivision
Pearland, Tx 77584



PUBLIC COMMENT FORM

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-852-1742
281-852-1702 fax

652-1902

SPECIFIC USE PERMIT APPLICATION NO. 150

Joint Public Hearing to be held Monday, July 18, 2005, at 6:30 PM in the
Council Chambers of City Hall, 3519 Liberty Drive, Pearland, Texas.

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address (by mail, by fax, or in person, or email (grahmann@ci.pearland.tx.us) prior to the Joint Public Hearing. You may complete this form and attend the Joint Public Hearing.

I am FOR the requested zoning as explained on the attached public notice.
(Checking "FOR" means that you support the zone change request and feel that the zoning should be approved accordingly.)

I am AGAINST the requested zoning as explained on the attached public notice.
(Checking "AGAINST" means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: PAT MARTINEZ

Address: 4507 Stonebridge

Pearland Tax Account No. (if shown on enclosed map): _____

Signature: Pat Martinez Date: 7/18/05

COMMENTS: TOO MANY RESIDENTIAL AREAS CLOSE BY -
THE SCHOOLS ARE DOWN WIND FROM THAT LOCATION
WHICH IS ABOUT 1/4 MILE ONLY - WE DON'T NEED
ANOTHER BRID SITE !!!
SAVE OUR KIDS AND WATER SUPPLY
VOTE - NO !!

thanks!

VERY AGAINST



PUBLIC COMMENT FORM

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1742
281-652-1782 fax

SPECIFIC USE PERMIT APPLICATION NO. 150

Joint Public Hearing to be held Monday, July 18, 2005, at 8:30 PM in the
Council Chambers of City Hall, 3519 Liberty Drive, Pearland, Texas.

If you are unable to attend the Joint Public Hearing, but wish to have your opinions made a part of the public record, please complete this form and return to the above noted address (by mail, by fax, or in person, or email form/municipal@pearland.tx.us) prior to the Joint Public Hearing. You may complete this form and attend the Joint Public Hearing.

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Name: SCHARLENE BROOKS

Address: 4523 Stonebridge Drive

Pearland Tax Account No. (if shown on enclosed map): _____

Signature: S Brooks Date: 7/18/05

COMMENTS: I do not want the plant near my community



PUBLIC COMMENT FORM

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-852-1742
281-852-1702 fax

SPECIFIC USE PERMIT APPLICATION NO 150

Joint Public Hearing to be held Monday, July 18, 2005, at 6:30 PM in the
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Name: Mark & Vickie Elledge
Address: 4203 Pine Mill Court, Pearland, TX

Pearland Tax Account No. (if shown on enclosed map): _____

Signature: Vickie Elledge Date: 7-16-05

COMMENTS: I moved to this area to get away from any possible chemicals in the air or through the ground - I am on medication & had to leave my previous residence due to chemicals - I DO NOT want to experience anything like this again in my life!! I do not want any chemicals near my home much less an OSHA listed hazardous component & they have 3!! their workers wear chemical protection while working & by NFPA codes have a highest rating that a chemical can receive. The businesses should be done away with completely in this area due to residential use - we have enough traffic now here etc

Jul 11 05 01:55p

07/11/2005 08:18 FAX 7134847100

PIONEER CONTRACT SERVICE

p.2



PUBLIC COMMENT FORM

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1742
281-652-1702 fax

SPECIFIC USE PERMIT APPLICATION NO. 150

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Name: Michelle & Larry Finley

Address: 3505 White Stone Dr.

Pearland Tax Account No. (if shown on enclosed map): _____

Signature: Michelle Finley Date: 7-16-05

COMMENTS: Texas is a huge state - there is a lot of land to build. There is NO reason to build a facility (manufacturing) so very close to a residential area!! We do not want a manufacturing facility in our neighborhood!!!



PUBLIC COMMENT FORM

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I am **AGAINST** the requested zoning as explained on the attached public notice.
(Checking "AGAINST" means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: Doug + Christine Blackard

Address: 4515 Stonebridge Drive, Pearland TX 77584

Pearland Tax Account No. (if shown on enclosed map): _____

Signature: *Christine Blackard* Date: 7-18-05

COMMENTS: We would have never purchased a house in this area of Pearland if we knew a manufacturing plant producing harmful chemicals was to be built. What city would allow this to happen? This is a heavily populated residential area. We are totally against this rezoning request. Pearland needs to put the health of its citizens first.

07/11/2005 08:18 FAX 7134847100

PIONEER CONTRACT SERVICE



PUBLIC COMMENT FORM

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77661
281-652-1742
281-652-1702 fax

SPECIFIC USE PERMIT APPLICATION NO. 150

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I am **AGAINST** the requested zoning as explained on the attached public notice.
(Checking **AGAINST** means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: Sulema D. Flores

Address: 4602 Magnolia Pines Dr.

Pearland Tax Account No. (if shown on enclosed map): 0508-6011-110

Signature: Sulema D Flores Date: 7/17/05

COMMENTS: I have trouble breathing, due to me having asthma. I suffer with skin allergies also.



PUBLIC COMMENT FORM

City of Pearland
Community Development
8523 Liberty Drive
(Community Center)
Pearland, Texas 77561
281-852-1742
281-852-1702 fax

SPECIFIC USE PERMIT APPLICATION NO. 150

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I am **AGAINST** the requested zoning as explained on the attached public notice.
(Checking "AGAINST" means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: Danise LePage

Address: 3912 Livingston Lake Ct.

Pearland Tax Account No. (if shown on enclosed map): _____

Signature: Danise LePage Date: 7/15/05

COMMENTS: I live and work in this area. I am absolutely opposed to any manufacturing company coming into a predominantly all residential area. We have the safety of not only ourselves to worry about, but our children as well. The trucks, noise, smells, and toxins that could be emitted into the area is not acceptable!



PUBLIC COMMENT FORM

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77661
281-852-1742
281-852-1702 fax

SPECIFIC USE PERMIT APPLICATION NO. 150

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NO I am **AGAINST** the requested zoning as explained on the attached public notice.
(Checking "AGAINST" means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: Kenneth E. Lellis

Address: 3524 Whiteforest Dr Pearland TX 77584

Pearland Tax Account No. (if shown on enclosed map): MC 150

Signature: Kenneth E. Lellis Date: 07/15/05

COMMENTS: I have worked in chemical plant for over 20 years
and all chemicals in this process are HAZARDOUS to health
and if for any reason a spill or accident occurs, could be
dangerous to surrounding area exposure limit of 3.15
above the highest limit



PUBLIC COMMENT FORM

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77601
281-852-1742
281-852-1702 fax

SPECIFIC USE PERMIT APPLICATION NO. 150

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Name: Traci and Kelly Elliott

Address: 4518 Stonebridge Dr.

Pearland Tax Account No. (if shown on enclosed map): _____

Signature: [Handwritten Signature] Date: 7/18/05

COMMENTS: Companies such as this, do not have a place near city neighborhoods. The safety of Pearland residents and its communities should come before and above all else -

especially when we are probably talking about money - the fact that the business will bring in city money - IS it worth our safety - NO! (and our children's)



PUBLIC COMMENT FORM

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-852-1742
281-852-1702 fax

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I am **AGAINST** the requested zoning as explained on the attached public notice.
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Name: LIEN PHAM

Address: 4802 Chaperel Drive 77584

Pearland Tax Account No. (if shown on enclosed map): _____

Signature: [Handwritten Signature] Date: 7/8/05

COMMENTS: I'm a ^{working} single mother of 3. We love our community in Pearland and do not want this to ~~harm~~ ~~harm~~ ~~harm~~ ruin and destroy ~~impact~~ our neighborhood, which we plan to be in a way for a very long time.
Thank You!



PUBLIC COMMENT FORM

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3523 Liberty Drive
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281-852-1742
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XX I am **AGAINST** the requested zoning as explained on the attached public notice.
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Name: CHIQUITA TAYLOR

Address: 4814 CHAPEL

Pearland Tax Account No. (if shown on enclosed map): 0508-0011-110

Signature: Chiquita Taylor Date: 7-18-05

COMMENTS: Please absolutely no commercial zoning adjoining ^{or near} our homes -

Would you want this business near your home?

Permit Appl at
then Permit Request for - Industrial Manufacturing Facility
at 3900 Blk of Magnolia

07/18/06 01:55p

p.2

07/11/2005 08:18 FAX 7134847100

PIONEER CONTRACT SERVICES



PUBLIC COMMENT FORM

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-852-1742
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Name: DAVID HUGHES

Address: 4707 CHAPERIN DR

Pearland Tax Account No. (if shown on enclosed map): _____

Signature: [Handwritten Signature] Date: 07/18/05

COMMENTS: _____



PUBLIC COMMENT FORM

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Community Development
3523 Liberty Drive
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Pearland, Texas 77581
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Name: Shantel Curtis

Address: 4809 Chaparel Dr.

Pearland Tax Account No. (if shown on enclosed map): 0508-0011-110

Signature: [Signature] Date: 7/18/05

COMMENTS: _____

Jul 11 05 01:55p

p.2

07/11/2005 08:18 FAX 7134897100

PEARLAND COMMUNITY SERVICE



PUBLIC COMMENT FORM

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-452-1742
281-452-1702 fax

SPECIFIC USE PERMIT APPLICATION NO. 150

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I am **AGAINST** the requested zoning as explained on the attached public notice.
(Checking "AGAINST" means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: Brenda Turk

Address: 3526 Whitestone

Pearland Tax Account No. (if shown on enclosed map): _____

Signature: Brenda Turk Date: 7/18/05

COMMENTS: _____



PUBLIC COMMENT FORM

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77561
281-652-1742
281-652-1702 fax

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I am **AGAINST** the requested zoning as explained on the attached public notice.
(Checking "AGAINST" means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: Tonya Whitlow

Address: 4811 Chaparral Dr. Pearland, TX 77564

Pearland Tax Account No. (if shown on enclosed map): _____

Signature: Tonya H. Whitlow Date: 7-18-05

COMMENTS: _____



PUBLIC COMMENT FORM

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Name: DIONE HENDERSON

Address: 3604 MAHEJAN DR. PEARLAND, TX.

Pearland Tax Account No. (if shown on enclosed map): _____

Signature: Dione Henderson Date: 7/18/05

COMMENTS: _____

07/11/2005 08:18 FAX 7134047100

PLUNDER CONTRACT SERVICE



PUBLIC COMMENT FORM

City of Pearland
Community Development
3523 Liberty Drive
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Pearland, Texas 77581
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Name: BARBARA ARCHIBALD

Address: 4809 LAKEFRONT TERRACE DR

Pearland Tax Account No. (if shown on enclosed map): _____

Signature: B Archibald Date: 7/18/05

COMMENTS: _____



PUBLIC COMMENT FORM

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Pearland, Texas 77661
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I am **AGAINST** the requested zoning as explained on the attached public notice.
(Checking "AGAINST" means that you are in opposition to the zone change request and feel that the request should be denied.)

Name: Lynn Bui

Address: 4807 Lakefront Terrace

Pearland Tax Account No. (if shown on enclosed map): _____

Signature: Lynn Bui Date: 7/16/05

COMMENTS: _____

AGRIFOS FERTILIZER, INC.
P. O. BOX 3447
PASADENA, TX 77501

TRAFFIC OFFICE

FACSIMILE TRANSMISSION COVER SHEET

DATE: 18 July 2005

NO. OF PAGES: Two
(Including Cover)

TO: CITY OF PEARLAND

ATTN: COMMUNITY DEVELOPMENT

FROM: R. KEITH DARNELL

My FAX number is (713) 920-5332

If you have any difficulty receiving this transmission, please call me at (713) 920-5369.

MESSAGE: To whom it may concern:
I AM AGAINST SPECIFIC USE PERMIT APPLICATION
#150. I LIVE IN COBBLESTONE, ABOUT A MILE
FROM THE SITE IN QUESTION & DO NOT WANT
THAT TYPE OF FACILITY IN MY NEIGHBORHOOD -
PLEASE REVIEW THE COMMENT FORM FOLLOWING.

REGARDS
R. Keith Darnell

**JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF JULY 18, 2005**

Specific Use Permit Application No. 150

TO: City Council
Planning and Zoning Commission

SUBJECT: A request by Jack McGuff, Jr., AIA, applicant for A. R. Hixson, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a Specific Use Permit for an Industrial Manufacturing Facility with Blending and/or Packing Facilities, in the Heavy Industrial District (M-2(S))

LEGAL DESCRIPTION: 30.155 acres out of Lot 4, Section 12, H.T. & B.R.R. Company Survey, Abstract 508, Pearland, Brazoria County, Texas, and being a portion of that certain tract described in a deed dated 12-29-2000 from Patrick L. Dooley to A.R. Hixson as filed in Official Records of Real Property of Brazoria County at Clerk's File Number 01-009725, City of Pearland, Brazoria County, Texas

GENERAL LOCATION: Located on the South Side of Magnolia Street, and East of Veterans Drive

APPROVAL PROCESS: After this Joint Public Hearing, the requested specific use permit application will be considered as follows:

Planning and Zoning Commission: July 18, 2005*
City Council for First Reading: August 8, 2005*
City Council for Second Reading: August 22, 2005*

(*dates subject to change if item is tabled)

SUMMARY: The applicant is requesting approval of a specific use permit for an industrial facility with blending and packing capabilities. The applicant has indicated that the subject

property is developed with a company named Forward Enterprises, Inc. Forward Enterprises purchases bulk materials such as isocyanates, polyols, surfactants, and other materials, to blend them together to form a polyurethane resin, and then repackage these blended materials for shipment. The subject property would have outside storage of tanks and drums for outside storage of the bulk materials, but all blending operations are contained within the building.

The applicant has indicated that the facility strictly blends the materials together, and that no chemical reactions take place on the subject property.

The subject property is currently undeveloped.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Light Industrial District (M-1) and Heavy Industrial District (M-2)	Existing industrial business
South	Planned Unit Development District (PUD), for single family residential uses	Currently undeveloped, but the site of future single family residential lots within the Canterbury Park residential subdivision
East	Heavy Industrial District (M-2)	Existing industrial businesses (across the railroad tracks)
West	Heavy Industrial District (M-2) and Single Family Dwelling District (R-2)	Existing industrial facility; single family residences within the Pearland Farms residential subdivision

CONFORMANCE TO THE LAND USE AND URBAN DEVELOPMENT ORDINANCE: The subject property is currently zoned M-2. The minimum lot size for the M-2 district is 40,000 square feet, and the minimum lot width is 150 feet. The subject property in its present configuration meets these minimum requirements, as the subject property is over 700 feet wide and over 30.00 acres in size.

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

PLATTING STATUS: Based on the legal description and survey submitted with the zone change application, it appears that the subject property has not been platted. The subject

property will need to be platted in accordance with the Subdivision Ordinance, prior to issuance of a building permit. The plat will need to address all requirements listed in the Subdivision Ordinance, and be approved by the Planning and Zoning Commission. The plat will need to be filed for record with the County Clerk, prior to issuance of a building permit.

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

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends "12,000 Square Foot Lots Suburban Residential" for the subject property. All nearby areas on the south side of Magnolia Street and on the west side of the Railroad are recommended for residential land uses of varying lot sizes and densities. The Comprehensive Plan indicates that the properties north of Magnolia Street are recommended for "Light Industrial" and the properties to the east of the railroad are recommended for Industrial.

It appears that the subject property was zoned M-2 in 1986 when the original zoning map was adopted for the City. The 1999 Comprehensive Plan recommended this area for Low Density Residential. Therefore, the current zoning of the property and the Comprehensive Plan recommendations have been in conflict for several years.

The proposed facility for packing and blending of material are only permitted by approval of a specific use permit in the Industrial districts.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Magnolia Street, a secondary thoroughfare with an ultimate right-of-way of 100 feet of sufficient width. Therefore, since Magnolia Street is of sufficient width, a right-of-way dedication for Magnolia Street should not be required when the subject property is platted. No other roadways affect the subject property.

AVAILABILITY OF UTILITIES: A 10 inch water main currently exists along the north side of Magnolia Street. A 4 inch sanitary sewer force main currently exists within Magnolia Street along the frontage of the residential subdivision to the west, but does not extend along the frontage of the subject property. During the review of the building permit application, utility service will be reviewed.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The subject property is currently zoned as Heavy Industrial District and has been zoned M-2 since 1986. The proposed facility for packing and blending facilities, or any other industrial land use, could have a

significant impact on surrounding properties, especially the single family residential lots under construction to the west of the subject property, as well as the future residential lots to the south.

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

Specific Use Permit Considerations:

The proposed Specific Use Permit is a discretionary item for review by the Planning and Zoning Commission and City Council, and additional safeguards and conditions can be placed on the approval of the Specific Use Permit. Because of this, Staff recommends that the following items be taken into consideration:

1. Screening (fence) between uses. The Land Use Ordinance requires that a 6 foot high masonry fence be installed between any residential zoning district and any non-residential zoning district, installed by the non-residential user. Under this regulation, the applicant would be required to construct a 6 foot high masonry fence along the western property line where adjacent to the R-2 zoning district.

The future residential property to the south, Canterbury Park, is zoned PUD, which is a zoning district by itself and not a residential zoning district as defined in the ordinance (although the property is to be used for residential). The Land Use Ordinance does not specify that a fence be constructed between a non-residential tracts and Planned Unit Development Districts. Because the property to the south will eventually be developed as a future phase of Canterbury Park residential subdivision, Staff believes that a screening fence should be installed along the southern property line, in order to provide a safeguard for the future residents. Therefore, Staff recommends that the Specific Use Permit include the following requirement: "The applicant install a 6 foot high masonry fence along the entire southern property line concurrently with the development of the subject property."

The Commission and Council could, as part of the Specific Use Permit, require the applicant to install the above-mentioned 6 foot high masonry fence along the south property line, adjacent to the PUD property. However, since the Specific Use Permit is discretionary, the Council and Commission could enhance the requirement for the fence and impose a higher fence along the south and western property lines, where adjacent to the residential land uses. If the fence or a higher fence is desired, the motion should include specifics on the type, height, and location of the screening fence.

Due to the intensity of the industrial facility adjacent to the residential tracts, Staff recommends that the specific use permit also include a requirement for a 25 foot landscape buffer along the south and east property lines, where adjacent to residential uses.

PUBLIC COMMENTS: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning Sign was placed on the subject property.

STAFF RECOMMENDATION: Staff recommends approval of the Specific Use Permit for the described facility, for the following reasons:

1. The subject property is currently zoned as M-2, and the proposed packing and blending facility is permitted by the approval of a Specific Use Permit in the M-2 district.
2. The existing zoning of the property today could allow the development of an industrial facility, even though contrary to the residential land use recommendation stated in the Comprehensive Plan.
3. The packing and blending facility would be conducted entirely within the confines of the proposed building, with outside storage of tanks and drums.

Staff wants to discuss

Staff also recommends that the following items be conditions of the Specific Use Permit:

1. The applicant install a 6 foot high masonry fence along the entire southern property line concurrently with the development of the subject property.
2. The applicant provide a 25 foot landscape buffer along the south and east property lines, where adjacent to residential uses.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan
- Additional Information Regarding the Industrial Facility

SPECIFIC USE PERMIT APPLICATION NO. 150

**NOTICE OF A JOINT PUBLIC HEARING OF THE CITY COUNCIL AND
THE PLANNING AND ZONING COMMISSION OF THE CITY OF
PEARLAND, TEXAS, REGARDING:**

A request by Jack McGuff, Jr., AIA, applicant for A. R. Hixson, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a Specific Use Permit for an Industrial Manufacturing Facility with Blending and/or Packing Facilities, in the Heavy Industrial District (M-2(S)), on the following described property, to wit:

30.155 acres out of Lot 4, Section 12, H.T. & B.R.R. Company Survey, Abstract 508, Pearland, Brazoria County, Texas, and being a portion of that certain tract described in a deed dated 12-29-2000 from Patrick L. Dooley to A.R. Hixson as filed in Official Records of Real Property of Brazoria County at Clerk's File Number 01-009725, City of Pearland, Brazoria County, Texas (Located on the South Side of Magnolia Street, and East of Veterans Drive)

**PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, JULY 18, 2005, AT 6:30 P.M.**

An application and map are enclosed for your information. This notice has been sent to all owners of real property within 200 feet of the request, as such ownership appears on the last approved city tax roll, in accordance with notification guidelines established by City Ordinance and State law.

At said hearing, all interested parties shall have the right and opportunity to appear and be heard on the subject. If you are unable to attend, but wish to have your opinions made a part of the public record, please complete the enclosed form and return it prior to the public hearing.

If you have any questions or need additional information please contact the City of Pearland Planning Department at (281) 652-1742 or tgrahmann@ci.pearland.tx.us.

Property Owner Notice



APPLICATION FOR A CHANGE IN ZONING

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 one:

- Change in Zoning Classification from: M2 (list current zoning) to: M2-SU (list proposed zoning)
- Specific Use Permit Request for: INDUSTRIAL MANUFACTURING FACILITY (list proposed use)

Property Information:

Address: 3900 BLK MAGNOLIA STREET Tax Account No. 0508-0011-110
 Subdivision: _____ Lot: 4 Block: 12

**** Attach a copy of the metes and bounds description, survey, or legal description****

Current use of property (type of structures on property): CONCRETE SLAB ONLY.

Future/proposed use of property and reason for zone change: INDUSTRIAL MANUFACTURING FACILITY ; ZONE CHANGE BY REQUEST OF CITY AT PRE-DEVELOPMENT MEETING

PROPERTY OWNER INFORMATION:

NAME A.R. HIXSON
 ADDRESS 2201 N. COLLINS ST STE 240
 CITY ARLINGTON STATE TX ZIP 76011
 PHONE (817) 795-0827
 FAX (817) 277-3441
 E-MAIL ADDRESS RHIXSON@POW-SET.COM

APPLICANT INFORMATION:

NAME JACK MC GUFFE, JR, AIA.
 ADDRESS 5208 BROADWAY # 208
 CITY PEARLAND STATE TX ZIP 77581
 PHONE (281) 485 5200
 FAX (281) 465 5219
 E-MAIL ADDRESS mcguff@sbcglobal.net

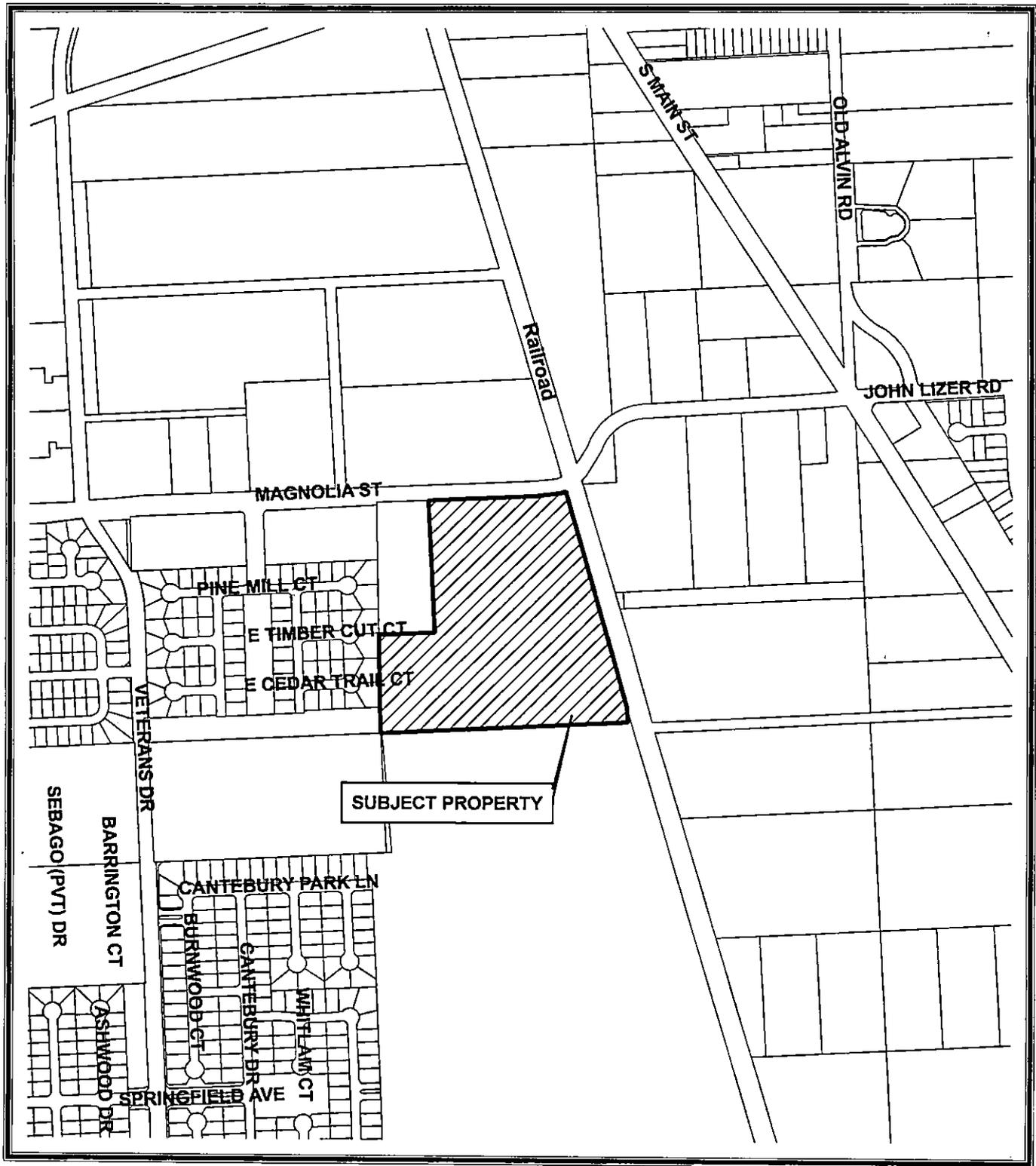
PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have requested the above checked action. I understand that I am fully responsible for the correctness of the legal description given.

Owner's Signature: [Signature] Date: 6/18/05
 Agent's Signature: [Signature] Date: 06/08/05

OFFICE USE ONLY:

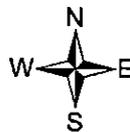
FEES PAID: <u>\$275.00</u>	DATE PAID: <u>6/15/05</u>	RECEIVED BY: <u>[Signature]</u>	APPLICATION NUMBER: <u>SUP 150</u>
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*****APPLICATION IS CONSIDERED INCOMPLETE WITHOUT A METES AND BOUNDS DESCRIPTION OR SURVEY AND THE APPLICATION FEE*****



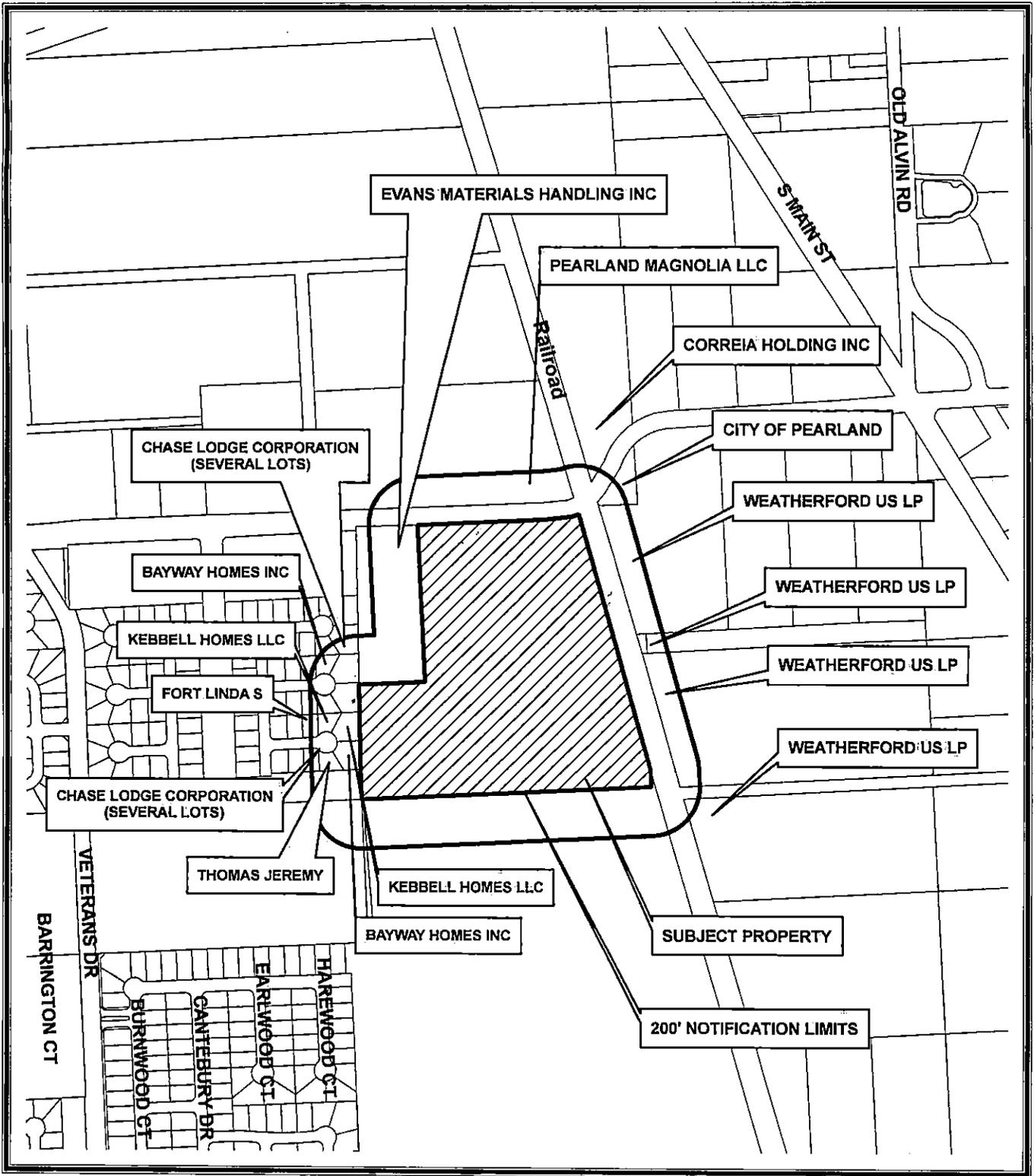
LOCATION MAP

Specific Use Permit Application
No. 150



0 200 400 Feet

Map Prepared on July 1, 2005



OWNERSHIP MAP

Specific Use Permit Application
No. 150

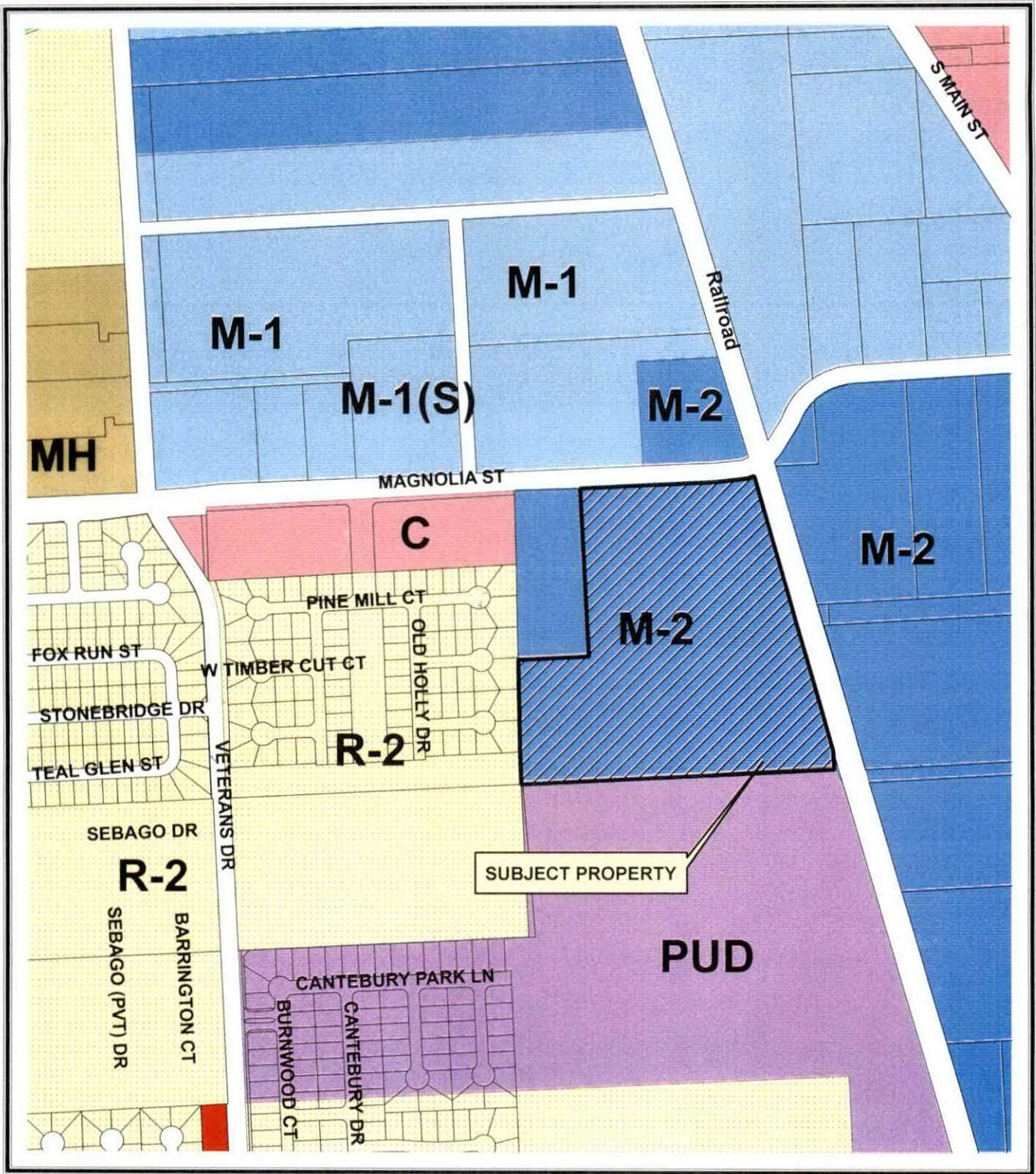


0 200 400 Feet

Map Prepared on July 1, 2005

SPECIFIC USE PERMIT APPLICATION NO. 150
Property Owner Notification List

<u>PROP ID</u>	<u>OWNER</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ST</u>	<u>ZIP CODE</u>	<u>LEGAL DESCRIPTION</u>
R166235	CORREIA HOLDING INC	6341 BEVERLYHILL ST	HOUSTON	TX	77057-6501	A0239 H T & B R R, TRACT 8, ACRES 15.670, PEARLAND
R237409	WEATHERFORD US LP	515 POST OAK BLVD STE 600	HOUSTON	TX	77027-9408	PEARLAND SOUTH INDUSTRIAL, LOT 1, ACRES 9.250
R166281	PEARLAND MAGNOLIA LLC	900 APOLLO ST	HOUSTON	TX	77058-2613	LT 15A1A 239 H T & B PEARLAND, ACRES 15.000
R176016	HIXSON A R	2201 N COLLINS ST STE 240	ARLINGTON	TX	76011-2653	A0508 H T & B R R, TRACT 4, ACRES 30.152, PEARLAND
	JACK MCGUFF, JR, AIA	5208 BROADWAY #208	PEARLAND	TX	77581	APPLICANT
R166239	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416	LT 8D 239 H T & B PEARLAND, ACRES 0.780
R176015	EVANS MATERIALS HANDLING INC	15150 MIDDLEBROOK DR	HOUSTON	TX	77058-1210	A0508 H T & B R R, TRACT 4A, ACRES 5.000, PEARLAND
R175996	WEATHERFORD US LP	515 POST OAK BLVD STE 600	HOUSTON	TX	77027-9408	A0507 A C H & B, TRACT 2-9-10, ACRES 32.488, PEARLAND
R535685	CHASE LODGE CORPORATION	5426 FAIRDALE LN	HOUSTON	TX	77056-6607	PEARLAND FARMS SEC 1 (A0508 F B DRAKE), BLOCK 1, LOT 9
R176012	WEATHERFORD INTERNATIONAL	515 POST OAK BLVD STE 600	HOUSTON	TX	77027-9408	A0508 H T & B R R, TRACT 5, PEARLAND
R535694	CHASE LODGE CORPORATION	5426 FAIRDALE LN	HOUSTON	TX	77056-6607	PEARLAND FARMS SEC 1 (A0508 F B DRAKE), BLOCK 1, LOT 18
R535695	CHASE LODGE CORPORATION	5426 FAIRDALE LN	HOUSTON	TX	77056-6607	PEARLAND FARMS SEC 1 (A0508 F B DRAKE), BLOCK 1, LOT 19
R535697	CHASE LODGE CORPORATION	5426 FAIRDALE LN	HOUSTON	TX	77056-6607	PEARLAND FARMS SEC 1 (A0508 F B DRAKE), BLOCK 1, LOT 21
R535696	CHASE LODGE CORPORATION	5426 FAIRDALE LN	HOUSTON	TX	77056-6607	PEARLAND FARMS SEC 1 (A0508 F B DRAKE), BLOCK 1, LOT 20
R535703	KEBBELL HOMES LLC	5434 FAIRDALE LN	HOUSTON	TX	77056-6607	PEARLAND FARMS SEC 1 (A0508 F B DRAKE), BLOCK 1, LOT 27
R535702	FORT LINDA S	4005 E CEDAR TRAIL CT	PEARLAND	TX	77584	PEARLAND FARMS SEC 1 (A0508 F B DRAKE), BLOCK 1, LOT 26
R535686	CHASE LODGE CORPORATION	5426 FAIRDALE LN	HOUSTON	TX	77056-6607	PEARLAND FARMS SEC 1 (A0508 F B DRAKE), BLOCK 1, LOT 10
R175996	WEATHERFORD US LP	515 POST OAK BLVD STE 600	HOUSTON	TX	77027-9408	A0507 A C H & B, TRACT 2-9-10, ACRES 32.488, PEARLAND
R535706	THOMAS JEREMY	4004 EAST CEDAR TRAIL	PEARLAND	TX	77584	PEARLAND FARMS SEC 1 (A0508 F B DRAKE), BLOCK 1, LOT 30
R535693	BAYWAY HOMES INC	PO BOX 1244	FRIENDSWOOD	TX	77549-1244	PEARLAND FARMS SEC 1 (A0508 F B DRAKE), BLOCK 1, LOT 17
R535692	CHASE LODGE CORPORATION	5426 FAIRDALE LN	HOUSTON	TX	77056-6607	PEARLAND FARMS SEC 1 (A0508 F B DRAKE), BLOCK 1, LOT 16
R175996	WEATHERFORD US LP	515 POST OAK BLVD STE 600	HOUSTON	TX	77027-9408	A0507 A C H & B, TRACT 2-9-10, ACRES 32.488, PEARLAND
R535704	KEBBELL HOMES LLC	5434 FAIRDALE LN	HOUSTON	TX	77056-6607	PEARLAND FARMS SEC 1 (A0508 F B DRAKE), BLOCK 1, LOT 28
R535705	BAYWAY HOMES INC	PO BOX 1244	FRIENDSWOOD	TX	77549-1244	PEARLAND FARMS SEC 1 (A0508 F B DRAKE), BLOCK 1, LOT 29
R524475	CHASE LODGE CORPORATION	5426 FAIRDALE LN	HOUSTON	TX	77056-6607	A0508 F B DRAKE, TRACT 3A-8, PEARLAND, ACRES 22:8701



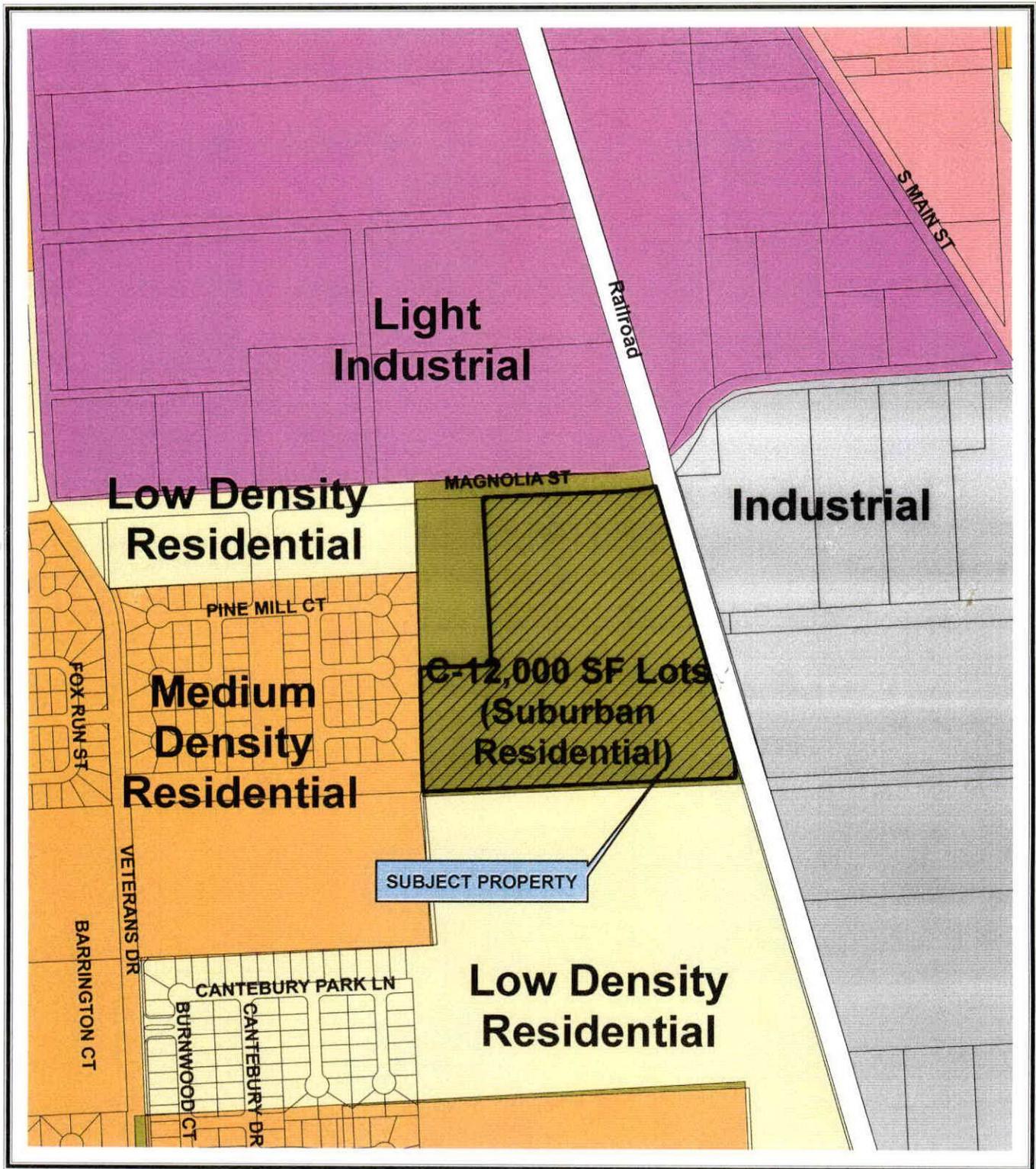
ZONING MAP

Specific Use Permit Application
No. 150



0 200 400 Feet

Map Prepared on July 1, 2005



FUTURE LAND USE PLAN

Specific Use Permit Application
No. 150



0 200 400 Feet

Map Prepared on July 1, 2005



Forward Enterprises Inc.

9430 Telephone Rd. • Houston, Texas 77075 • (713) 991-1149 • Fax (713) 991-1737

WHO WE ARE:

Forward Enterprises Inc. is a polyurethane resin blender located at 9430 Telephone Rd. Houston, Texas. We are just south of Hobby Airport. Forward has been located in this facility since 1979. We are currently operating under the City of Houston 2000 International Fire Codes and the Texas Pollutant Discharge Elimination System (TPDES) Permit # TXR05K647. Our SIC per TPDES is 3087.

WHAT WE DO:

Forward Enterprises purchases bulk materials such as, isocyanates, polyols, surfactants, and other materials to blend them together to form a polyurethane resin and repackaged for shipment. We have (3) UL-142 approved tanks for outside storage of the bulk materials which measure 8' dia x 16' tall. All other storage and operations are located within the buildings. We also purchase drum material for inside use during the blending process. The blending process is comprised of (3) 500 gal mixers. Each blender is specific for each product. The mixers themselves are enclosed tanks in which the material is pumped from the outside storage tanks directly into them for blending. After blending the material, it is then pumped into another 500 gal inside storage tank for repackaging into various size containers. The finished product is then palletized, shrink-wrap and shipped directly to the customer. The product is sold and ship under the Poly-Set[®], Poly-Ground[®] Trademark which is the corporate sales division. Attached is a sales brochure of our product we blend and package. There are no chemical reactions taking place during any of the blending operations. It is strictly blending material together.

MATERIALS THAT WE PURCHASE:

We basically use Class IIIB liquids in our blending operations and our packaging materials are comprised of plastic buckets, plastic jugs and cardboard boxes. A materials list is also attached.

HOW MATERIALS ARE DELIVERED AND SHIPPED FROM LOCATION:

Our basic bulk materials arrive to us in tank wagon configuration. We currently receive (3) tank wagons per month on average. The other packaging materials are shipped to us using UPS, FedEx Freight, and other common carriers. We also use the same carriers for shipments to our customers. We have an average of 4 trucks a day in and out of our location.



Backfill System

**Informational
Brochure**

Utility Structural Systems

2201 N. Collins St., Suite 240 • Arlington, Texas 76011
(800) 367-9273 • www.utilitystructural.com • info@poly-set.com

POLY-SET[®] Backfill Systems

Are you still using native soil or crushed rock backfill for setting and straightening poles, pilings, and other in-ground structures? Let POLY-SET[®] provide reliability and return on investment with every pole while saving you time and money.

POLY-SET[®] is a specially modified polyurethane and a state-of-the-art backfill that dramatically improves profit and productivity in setting and straightening applications.

HOW IT WORKS. POLY-SET[®] expands up to 15 times its premixed volume, forming a tightly packed anchoring foundation that's stronger than the pole itself. Then it hardens into a virtually indestructible pole-to-backfill-to-ground bond.

WHY IT WORKS. The tightly packed molecular structure of POLY-SET[®] creates a bond with the pole. POLY-SET[®] actually contours to the shape of the excavated area, essentially locking itself into place.

WHY IT LASTS. Unlike any alternative backfill, POLY-SET[®] is impervious to moisture. Compared to other backfills it is more resistant to heat, cold, microbacterial attack and physical stress. POLY-SET[®] has a compressive strength that is up to three times greater than properly tamped native soil.

APPLICATION ADVANTAGES

SETTING

- Pre-project planning simplified, regarding manpower, materials, and time
- Makes setting operations easier requiring less manpower and equipment
- Kits can be carried on line trucks
- During actual line construction, re-plumbing of the pole is not necessary
- Short guy lines can be eliminated
- Protects the environment by sealing in pole preservatives
- Extends pole life by reducing ground-line rot
- Increase up-lift up to three times that of conventional backfill
- Increased strength reduces storm damage
- No tamping required, no outside power source needed for mixing

- Increased bearing surface enhances safety
- Sets up in wet, rock, and sandy soils
- Insect-, water-, rot-, and (on steel) corrosion- proof
- Can be used on wood, concrete, fiberglass and all types of metals
- After backfilling structures will stand alone in 10-15 minutes

STRAIGHTENING

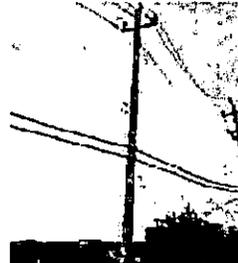
- Corrects existing poles that are leaning due to wind damage or soil failure
- Eliminates the usual problems of excavating, hauling select backfill and re-tamping
- Most poles can be straightened with a two-man crew
- Groundline protection accomplished simultaneously with straightening



Street Lights



H-Frames



Single Structure



Leaning Poles

POLY-SET® *Reliability & Return on Investment With Every Pole!*

Deregulation really means "RE-REGULATION" for transmission and distribution companies due to the refocusing of the regulators. As we enter the initial phase of deregulation, the importance of making wise decisions will have a long-term impact on the direction and profitability of the industry.

Deregulation will force the nation's utility companies to devote 100% of their efforts to ensuring the reliability of their electrical transportation systems while providing equal access to all electrical providers. As we all know, any interruption of service casts immediate suspicion on the entire Utility Industry, so it is imperative that the operators of the TRANSCO and DISCO systems assure consumers and providers alike that their systems are state of the art, reliable, and secure.

Utility Structural Systems devotes 100% of its energies to the foundations of your systems. Utility companies across the United States have used POLY-SET® for backfilling poles for more than 30 years. One utility customer claims a 60% reduction of structure damage in tornado prone areas by using POLY-SET® for their foundations. This means fewer outages and certainly faster restoration of services for damaged lines.

POLY-SET® is an investment in reliability when used as a part of your new or replacement foundation and therefore is included in the process of rate setting by the PUC. Your pole foundations are now as important as your conductor in earning dividends and return on investment.

POLY-SET® is a patented and proven water insensitive backfill for utility poles. The POLY-SET® system was developed in the field 30 years ago to provide an economical & sound structural backfill alternative.

POLY-SET®

- Reduces the labor requirements 75%. Only 1/4 of the man-hours are needed to install Poly-Set compared to conventional backfills.
- Provides the best rate of return on your investment in foundations and assures longevity in the life of your structures.
- Achieves 100% compaction on every pole, every time, in most conditions and is structurally superior to most backfill.
- Allows you to transfer loads into the soil uniformly and efficiently and this directly affects crew performance and system reliability.
- Enhances the life of the pole by preventing the pole preservatives from leaching into the soil.
- Provides an environmentally safe backfill material that ensures strong foundational support for your structures.

Competitive Utilities Need Reliability & ROI !

Today's high-tech information systems and standards of living have created environments that are completely dependent on consistent electrical power. Reliability in these new environments is an imperative for the utility companies to achieve and maintain. Our goal at Utility Structural Systems is to help the de-regulated "Wires" companies achieve this reliability while realizing a return on investment on every pole.

The revenues for a Wires company will exclusively come from the tariffs associated with power running reliably through your system. Therefore your tariff-based revenue is now directly tied to the reliability of each of the poles that make up your system.

The most vulnerable material associated with a component for any transmission, or distribution system is the pole material. The pole material, specifically at the ground line, is the most vulnerable, and are therefore the most likely to fail. Original POLY-SET® is a time-proven backfill solution for converting what could be your systems' greatest vulnerability into an asset that actually provides a return on investment! New POLY-GROUND® retains the structural capabilities of POLY-SET® and enhances your system safety and reliability.

De-Regulation allows a return on investment on expenditures like POLY-GROUND®, which improves the reliability of your wires system. Your capital investment base for your transmission and distribution wires system is realized after depreciation. Wires companies must make an investment to realize a return on investment. Investment is also required to maintain a reliable system, and POLY-GROUND® is an investment in the reliability of your system.

POLY-SET®

- Supplies you with a patented and proven water insensitive backfill system we originally developed and continually improved for over 30 years for your wood, steel, and concrete poles.
- Provides a structurally superior backfill solution where water or freezing temperatures are present.
- Provides an environmentally safe backfill material.
- Reduces labor requirements to set or straighten poles compared to conventional backfills.
- Enhances pole life by preventing the preservatives from leaching into the soil.
- Offers the best rate of return on your foundation investment by ensuring the reliability and longevity of your utility poles.

POLY-GROUND®

- Has the equivalent of 15 to 25 times more surface area than a 5/8" by 8' grounding rod at each pole installation, enhancing system safety and reliability.
- Increases the area in which electrical energy can use the Earth's crust, so the electrical system operates more efficiently with less maintenance.
- Supplies you with a proven water insensitive backfill system.
- Provides a structurally superior backfill solution where water or freezing temperatures are present.
- Provides an environmentally safe backfill material.
- Reduces labor requirements to set or straighten poles compared to conventional backfills.
- Enhances pole life by preventing the preservatives from leaching into the soil below groundline.
- Offers the best rate of return on your foundation investment by ensuring the reliability and longevity of your utility poles.

Utility Structural Systems focuses exclusively on your system's foundations, and our goal is to help you achieve your goals for reliability and return on investment with every pole.

Polyurethane Foam History

Mankind's curiosity, ingenuity and needs have driven the research and development of a myriad of products. Once the basic product has been 'invented', the questions are asked, "How can it be used in other applications?" and "How can it be produced at a lower cost?". So it was, is, and will continue to be with polyurethane foams.

The initial polyurethanes came from the development work of Otto Bayer in the late 1930's. Early in the 1940's such prestigious companies as I.G. Farben of Germany, ICI of the United Kingdom and E.I. Dupont of the United States developed urethane systems for such applications as coatings for the Barrage balloon, synthetic bristles and submarine insulation/flotation, to name a few.

Further development brought progress in the base products of urethanes. The new base products greatly expanded markets for flexible, rigid and energy-absorbing foams. This research has led us first to Poleset then on to freon-free Poly-Set and now our newest backfill system, Poly-Ground.

Forward Enterprises was the pioneer in the use of a rigid polyurethane foam to set direct-embedment utility structures. The question "Can a rigid polyurethane foam be used as a foundation for utility structures?" needed to be answered. Through research of products and methods the use was proven not only possible, but also cost-effective in both the short and long terms.

Numerous companies have investigated the effectiveness of the use of foam in areas of corrosion-protection and structural integrity for direct-embedment structures. Forward Enterprises supplied Poleset to these organizations to carry out their experiments.

During the late 1960's Forward Enterprises embarked on a program to market Poleset to the utility industry. The purpose was to prove that through the use of the Poleset method, more poles could be set in a day and the structural integrity of the Poleset would keep the pole in place. Forward Enterprises has continued to improve Poleset with the addition of water-immiscible constituents and the elimination of fluorocarbons while enhancing the products' physical characteristics.

The long-term effectiveness of polyurethane foams has been established not only by Forward Enterprises, but also by E. I. Dupont. Their studies show that partial embedment of foam-faced panels in soil for ten years "showed negligible deterioration of the foam and of the attached metal protected by the foam."

Bayer has numerous case studies of urethane foam applications for protecting metal structures from chemical attack, both above and below ground level. It also shows that urethane applications counteract the porosity of masonry structures.

A Homer Research Laboratories report dated 1970 on behalf of Bethlehem Steel lists development and testing of buried steel structures protected by rigid polyurethane foams. Bulletins issued by Bethlehem Steel reveal numerous applications of rigid polyurethane foam in the protection of underground steel structures for construction, refrigeration and industry.

Forward Enterprises has been setting all types of structures in the ground, from transmission poles to vertical support members in the Arctic. We have an extensive library on the use of polyurethane foam for direct-embedment of structures. Also, Forward Enterprises has documentation of the effectiveness of "Pour-in-Place" for any type of in-ground setting. Our documentation starts with wood poles that have been set in the ground since 1970, with comprehensive testing done on the poles and the Poléset.

Select Backfill Kits

POLY-SET® KITS

PS210W Straightening Kit

This kit will fill 2 cubic feet of void and is designed primarily to straighten leaning distribution poles. This kit contains:

- 1- 2 Gal Plastic Jug "A"
- 1- ½ Gal Plastic Jug "B"
- 1- Pair of Vinyl Gloves
- 1- Stir Stick



This kit comes with mixing instructions on both of the jugs and is packaged together in a box and the boxes are put on pallets. The 2 Gal plastic jug serves as the mixing container.

PS215W Straightening Kit

This kit will fill 3 cubic feet of void and is designed primarily to straighten leaning transmission poles and set small street light standards. This kit contains:

- 1- 2 Gal Plastic Jug "A"
- 1- ½ Gal Plastic Jug "B"
- 1- Pair of Vinyl Gloves
- 1- Stir Stick



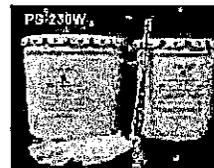
This kit comes with mixing instructions on both of the jugs and is packaged together in a box and then put on pallets. The 2 Gal plastic jug serves as the mixing container.

PS230W – Setting Kit

This kit will fill 6 cubic feet of void and is designed primarily to set distribution poles.

This kit contains:

- 1- 5 Gal Pail "A"
- 1- 2 Gal Pail "B"
- 1- Pair of Vinyl Gloves
- 1- Stir Stick



This kit comes with mixing instructions on the 2 Gal pail and is shipped individually on pallets. The 5 Gal pail serves as the mixing container.

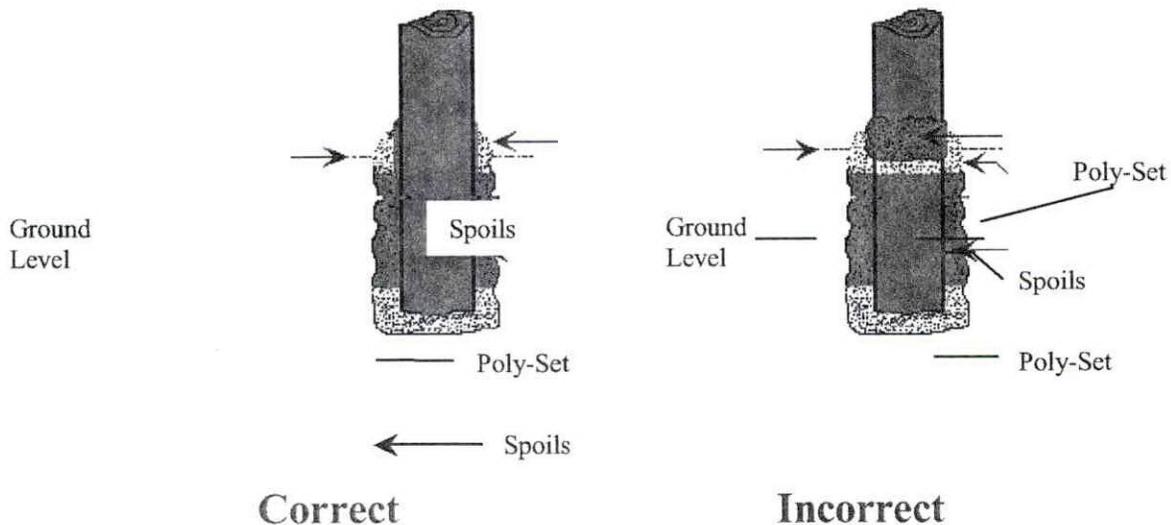
POLY-SET® INSTALLATION PROCEDURE

Proper installation of Poly-Set® will assure that the advantages of Poly-Set® will be realized.

After the hole has been dug and the pole is in place, throw in some spoils to keep foam away from butt of pole for grounding purposes, usually 3" to 6".

One of the advantages of Poly-Set® is to help curtail ground line rot on wood poles and ground line corrosion on steel poles.

Have the proper size kit close to the hole. Mix the A and B components in accordance with the mixing instructions and pour Poly-Set® on the pole about 6" to 12" above the ground line, walking around the pole while pouring. Pour the remaining Poly-Set® down the annulus, walking around the pole while pouring. The "foamed" material should come up to within 6" of ground line and blend with Poly-Set® poured on the pole.



Correct

Incorrect



Utility Structural Systems
2201 N. Collins St., Suite 240
Arlington, Texas 76011

(800) 367-9273

info@poly-set.com

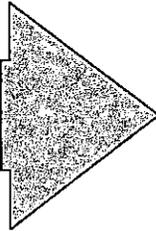
www.utilitystructural.com

POLY-SET® MIXING INSTRUCTIONS

Poly-Set® is supplied in paired pail kits, proportionately packaged by the mixing ratio of A and B components. **Keep the lids sealed until ready for use. READ ALL DIRECTIONS BEFORE STARTING.**

1. Equipment needed: agitator (stir stick), rubber gloves, goggles, and a screwdriver.
2. Place number of needed Poly-Set® kits (A and B components) near void to be filled on the job site. It is important to have the pole in the exact desired position before pouring the Poly-Set® into the void.
3. Pour "B" component into pail containing "A" component.
4. Agitate or stir mixture according to time chart below.

	<u>COMPONENT TEMP IN °F</u>	<u>MIXING TIME IN SECONDS</u>
<p><u>Note:</u> Times are approximate and may vary according to individual application. Contact factory for assistance.</p>	30	85
	40	75
	55	60
	70	20
	85	10
	100	5



5. Pour the mixed Poly-Set® material into the hole immediately.
 - A. **FOR SETTING:** Walk around the pole while pouring so the material will be evenly dispensed around the structure. Poly-Set® should be poured down the side of the pole about one foot above ground line. This will give the pole a coating, which will help to prevent ground line rot on wood poles and ground line corrosion on metal poles.
6. After the material has expanded (5 minutes) the process can be repeated until the cavity has been filled. It is usually desirable to let the Poly-Set® rise stop short (about 6 inches below ground line) and finish filling cavity with tailings.
7. Be sure to have the pole in its exact desired position prior to pouring and not moved for at least 20 minutes after pouring the last kit of Poly-Set® into the void. The pole may be released in 8 to 10 minutes.
8. Place dirt around base of pole and spread or remove remainder from the job site.

Utility Structural Systems
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Arlington, Texas 76011

(800) 367-9273
info@poly-set.com

POLY-SET® STORAGE & HANDLING

Containers of Poly-Set® should be stored in an enclosed dry area out of the weather, and extreme temperatures should be avoided. The material should be stored between 50 and 90°F. Cold temperatures do not ruin the material, but when material is below 75 to 80° during mixing, the material will not react and expand as efficiently as it should. Excessively hot temperatures make the material react too fast, giving little time to mix and pour.

When handling Poly-Set® liquids, contact with skin should be avoided. Rubber gloves should be worn. When mixing the materials, protective goggles should be worn to avoid splashing chemical in eyes.

POINTS TO REMEMBER

1. Read all directions carefully.
2. Use proper safety equipment, goggles and gloves.
3. Do not auger holes too large. This will result in excessive material usage. Hole diameter need only be 4 to 6 inches larger than pole diameter.
4. Avoid extreme storage temperatures. Store between 50^o F. - 90^o F.
5. Do the mixing close to hole. When the "A" and "B" components are combined the reaction cannot be stopped.
6. The colder the materials, the slower the reaction time. The hotter the material, the faster the reaction time will be. Excessively hot or cold material may increase density; reduce expansion, causing an increase in material requirements.
7. Cleaning solvent will not dissolve Poly-Set® that has completely cured.
8. Avoid skin and eye contact. In case of contact, flush with water. Obtain medical attention if necessary. *
9. Avoid breathing vapors. Use only in well-ventilated areas. *
10. Keep containers tightly closed. Do not allow water contamination.

* If necessary, refer to Material Safety Data Sheet and / or call: CHEMTREC 1-800-424-9300

FORWARD Enterprises & Utility Structural Systems assumes no risk whatsoever as a result of the use or misuse of Poly-Set®. The customer's exclusive remedy as to any breach of warranties or negligence claim shall be limited to the materials' purchase price.

**POLY-SET® DISPOSAL
LIQUID COMPONENTS "A" and "B"**

There are occasions when pouring "A" into "B" or "B" into "A" that some of the liquid remains in one of the containers.

To properly dispose of the residue:

After mixing and pouring of the Poly-Set®, pour as much of the residue as you can into the mixing container.

Either component will react with any residue in the mixing container to become "inert" polyurethane.

If unable to pour the entire liquid residue, 40 CFR 261 is applicable, since the liquids "A" or "B" are classified as non-hazardous waste. As long as the liquid residue is less than 1" or 3% of the total volume by weight in a container of less than 110 gallons, the waste may be disposed of as non-hazardous.

In some locations, a solid landfill that accepts high-density polyethylene containers is a suitable disposal site.

Refer to all state and local regulations for your location concerning types of landfill available.

**DISPOSAL
SOLIDS**

For purposes of definition, Solid shall mean cured polyurethane foam.

Once the components A & B have been mixing and 'foamed up' and cured (full curing time is 24 hours), it becomes an inert material. This is a material in which no further chemical reaction will take place.

In accordance with the 1992 EPA TCLP tests, Poly-Set® does not leachate any material detrimental to the environment.

The inert 'foamed up' Poly-Set® may be disposed of to a solid landfill that accepts inert solid materials.

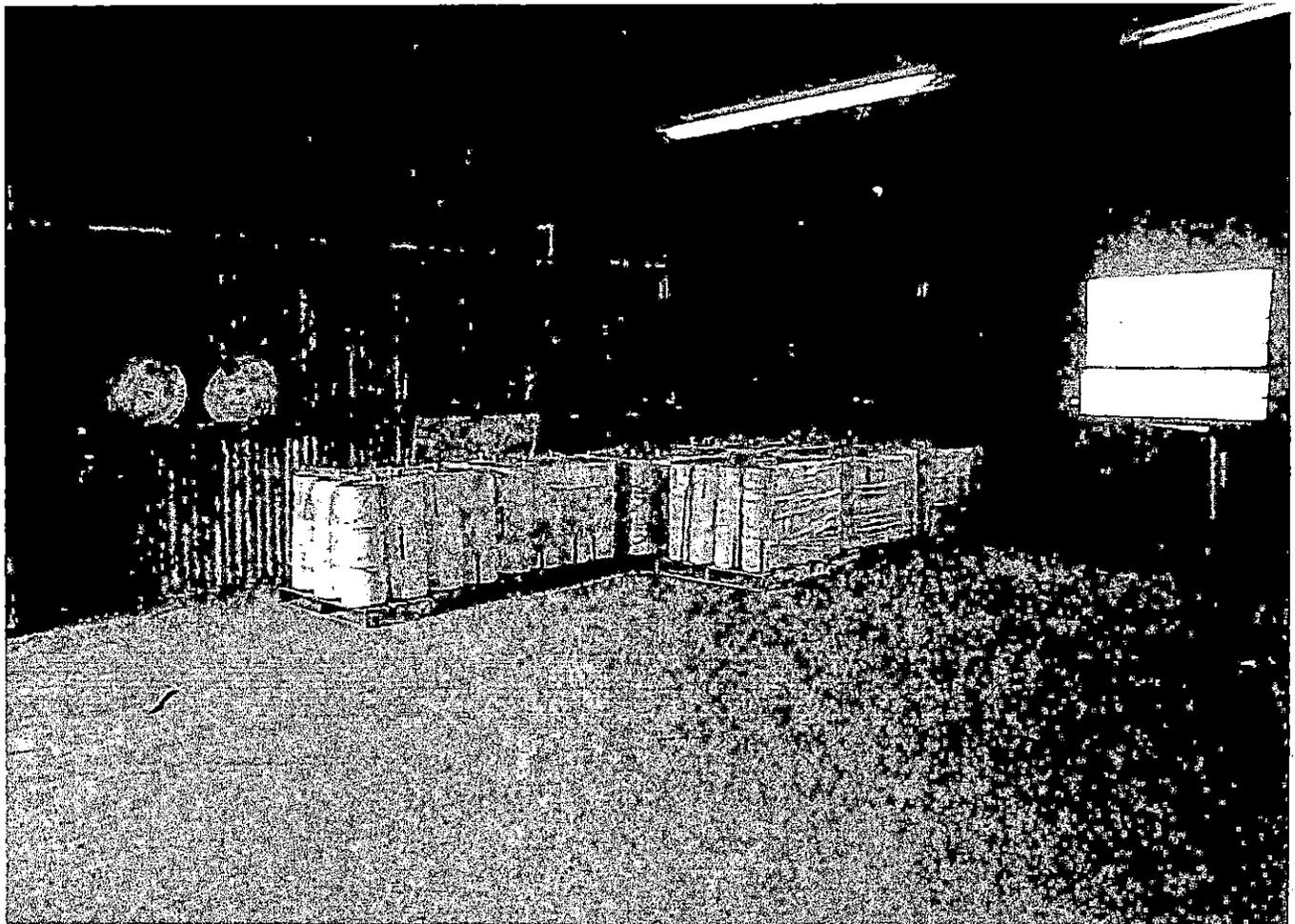
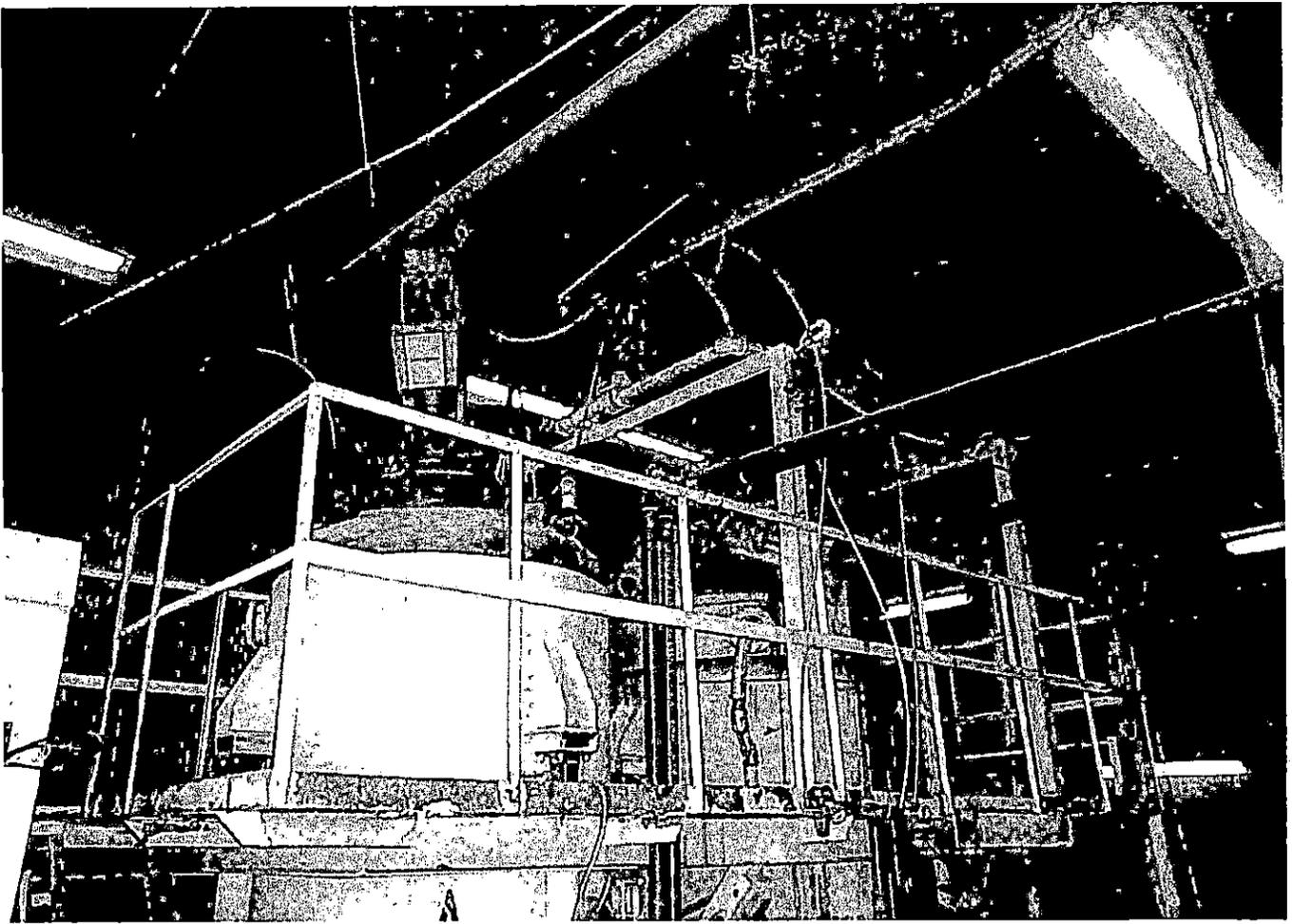
Refer to all state and local regulations for your location concerning the type of landfills available.

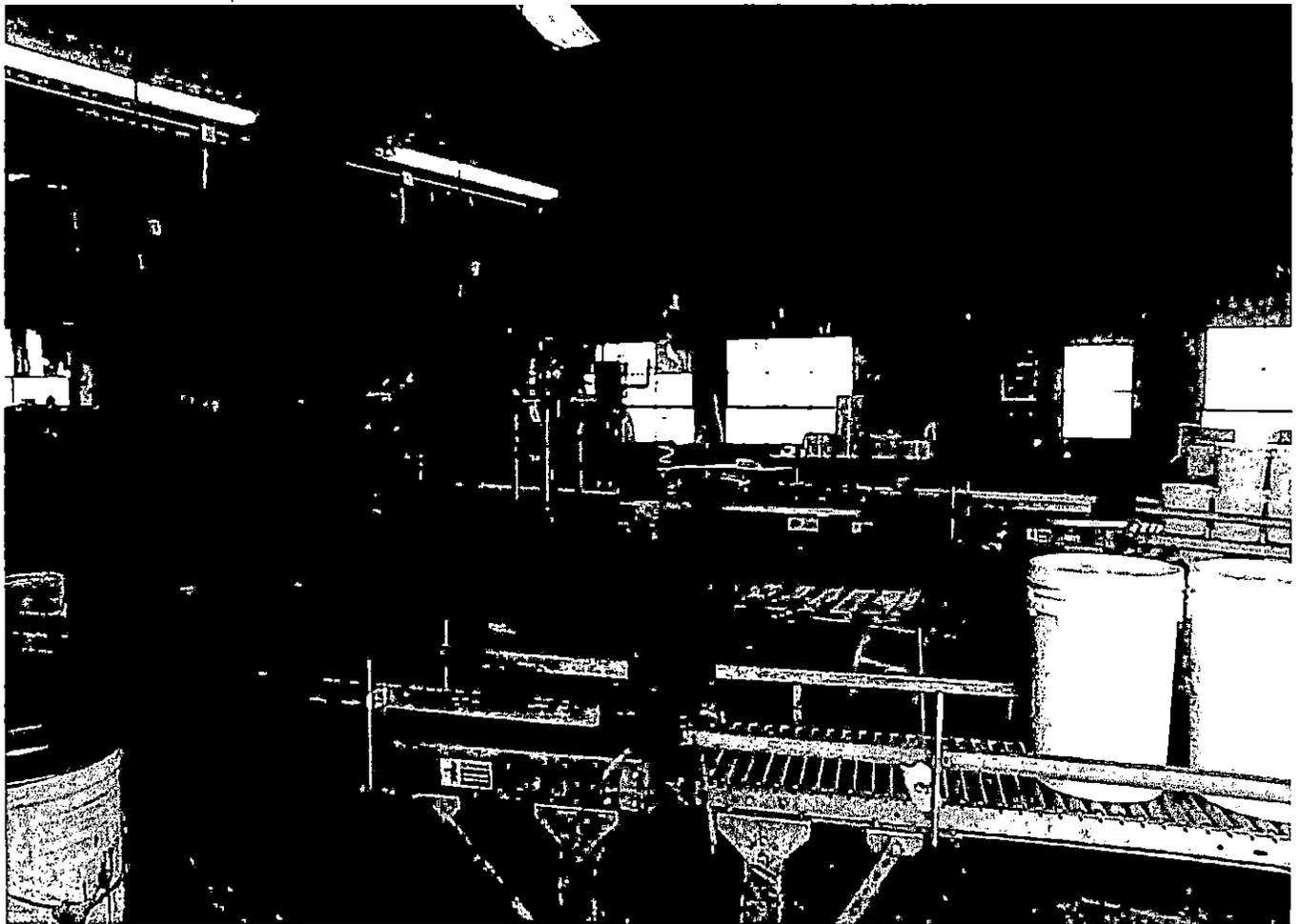


Utility Structural Systems

**Utility Structural Systems
2201 N. Collins St., Suite 240
Arlington, Texas 76011**

**(800) 367-9273
info@poly-set.com
www.utilitystructural.com**





HAZARDOUS MATERIALS INVENTORY STATEMENT

Business Name: **FORWARD ENTERPRISES, INC.**

Address: 9430 Telephone Road, Houston, TX 77075

Indicate location
of the chemicals,
as designated
on the Site Plan.

AREA:

Tank Farm

**Location of
Chemicals:**

(check one)

Inside:

Outside:

**This Statement
Applies to:**

(check one)

Use - Open:

Use - Closed:

Storage:

Declaration:

Under penalty of perjury, I declare the above and subsequent information, provided as part of the hazardous materials inventory statement, is true and correct.

Print Name: _____ Title: _____

Signature: _____ Date: _____

(1) Hazard Class	(2) Common/Trade Name	(3) Chemical Name, Components, and Concentration	(4) Chemical Abstract Service No	(5) Physical State	(6) Quantity on Hand	(7) Units	(8) Storage Code (Type, Press, Temp)	(9) NFPA Classification	(10) Annual Waste Throughput
III-B COMBUSTIBLE LIQUID	PETROTAR	Aromatic Hydrocarbon	64742-90-1	L	6,000	GA	A, 1, 5	2-2-0	NONE
III-B COMBUSTIBLE LIQUID	JEFFOL R-350X	Aromatic Amino Polyol	68909-26-2	L	6,000	GA	A, 1, 5	1-1-0	NONE
III-B COMBUSTIBLE LIQUID, UNSTABLE REACTIVE CLASS 1	PAPI 2027	Polymeric MDI	Mixture	L	6,000	GA	A, 1, 4	3-1-1	NONE
III-A COMBUSTIBLE LIQUID	Aromatic 150 Fluid	Aromatic Hydrocarbon	64742-94-5	L	330	GA	O, 1, 4	1-2-0	NONE

HAZARDOUS MATERIALS INVENTORY STATEMENT

Business Name: **FORWARD ENTERPRISES, INC.**

Address: 9430 Telephone Road, Houston, TX 77075

Indicate location of the chemicals, as designated on the Site Plan.

AREA:

Inside Storage

Location of Chemicals:

(check one)

Inside: X

Outside

This Statement Applies to:

(check one)

Use - Open:

Use - Closed:

Storage: X

Declaration:

Under penalty of perjury, I declare the above and subsequent information, provided as part of the hazardous materials inventory statement, is true and correct.

Print Name: _____ Title: _____

Signature: _____ Date: _____

(1) Hazard Class	(2) Common/Trade Name	(3) Chemical Name, Components, and Concentration	(4) Chemical Abstract Service No	(5) Physical State	(6) Quantity on Hand	(7) Units	(8) Storage Code (Type, Press, Temp)	(9) NFPA Classification	(10) Annual Waste Throughput
III-B COMBUSTIBLE LIQUID	Dabco DC-193	Silicone Surfactant	Mixture	L	50	GA	D, 1, 4	1-1-0	NONE
III-B COMBUSTIBLE LIQUID	Dabco TMR-30	Tertiary Amine Catalyst	Mixture	L	50	GA	D, 1, 4	3-1-0	NONE
III-B COMBUSTIBLE LIQUID	Dabco K-15	Organic Salt Solution	Mixture	L	50	GA	D, 1, 4	2-1-0	NONE
Other Health Hazards	Vulcan XC-72R	Carbon Black	1333-86-4	S	1,000	LB	J, 1, 4	0-1-0	NONE

HAZARDOUS MATERIALS INVENTORY STATEMENT

Business Name: **FORWARD ENTERPRISES, INC.**

Address: 9430 Telephone Road, Houston, TX 77075

Indicate location of the chemicals, as designated on the Site Plan.

AREA:

Inside Storage

Location of Chemicals:
(check one)

Inside: X

Outside

This Statement Applies to:
(check one)

Use - Open:

Use - Closed:

Storage: X

Declaration:

Under penalty of perjury, I declare the above and subsequent information, provided as part of the hazardous materials inventory statement, is true and correct.

Print Name: _____ Title: _____
Signature: _____ Date: _____

(1) Hazard Class	(2) Common/Trade Name	(3) Chemical Name, Components, and Concentration	(4) Chemical Abstract Service No	(5) Physical State	(6) Quantity on Hand	(7) Units	(8) Storage Code (Type, Press, Temp)	(9) NFPA Classification	(10) Annual Waste Throughput
Not Applicable	AGM-94	Carbon Fibers	7440-44-0	S	500	LB	J, 1, 4	1-0-0	NONE
III-B COMBUSTIBLE LIQUID	Poly-Set "A"	Polymeric MDI	Mixture	L	1000	GA	C, 1, 5	3-1-1	NONE
III-B COMBUSTIBLE LIQUID	Poly-Set "B"	Aromatic Polyol	Mixture	L	1000	GA	C, 1, 5	1-2-0	NONE

Material Safety Data Sheet (MSDS)

Date Prepared: 02/11/2002

Revision Date: 10/13/2003

SECTION 1 - CHEMICAL PRODUCT AND COMPANY IDENTIFICATION

Product Identifier: Poly-Set Component A

Manufacturer:

Forward Enterprises, Inc.

9430 Telephone Road

Houston, Texas 77075

Customer Service: (800) 367-9273

24 Hour Emergency Telephone
Numbers:

CHEMTREC (800) 424-9300

SECTION 2 - COMPOSITION / INFORMATION ON INGREDIENTS

Chemical Name:	wt. %	CAS Registry #
Polymethylene Polyphenyl Isocyanate		9016-87-9
Pyrolysis Fuel Oil		69013-21-4
Aromatic Hydrocarbon		64742-94-5

OSHA HAZARDOUS COMPONENTS (29 CFR 1910.1200)

EXPOSURE LIMITS

	OSHA PEL	ACGIH TLV	Supplier
Polymethylene Polyphenyl Isocyanate	0.02 ppm	0.005 ppm	
Pyrolysis Fuel Oil	5 mg/m ³	0.2 mg/m ³	

COMMENTS:

Ingredient percentages withheld as trade secret pursuant to 29 CFR 1910.1200 (I)

SECTION 3 - HAZARDOUS IDENTIFICATION

EMERGENCY OVERVIEW

IMMEDIATE CONCERNS: May cause skin irritation. Allergic reactions are possible.

POTENTIAL HEALTH EFFECTS**Eyes:** Moderately irritating to eyes and respiratory tracts.**Skin:** May cause skin irritation.**Inhalation:** May cause allergic respiratory reaction.

SECTION 4 - FIRST AID MEASURES

Eyes: Immediately flush eyes with plenty of water. Get medical attention, if irritation persists.**Skin:** Wash affected area with soap and water. Get medical attention if irritation develops or persists.**Inhalation:** Move victim to fresh air and treat symptomatically.**Ingestion:** Get medical attention **IMMEDIATELY**.

SECTION 5 - FIRE FIGHTING MEASURES**Flashpoint and Method:** 210°F TAG CC**Flammable Class:** Combustible liquid. Can form explosive mixtures at temperatures at or above the flash point.**Extinguishing Media:** Use alcohol foam, carbon dioxide, or watery spray when fighting fires involving this material.**Other Considerations:** As in any fire, wear self-contained breathing apparatus pressure-demand, (MSHA / NIOSH approved or equivalent) and full protective gear.**Fire Fighting Procedures:** Evacuate the area and fight fire from a safe distance.**SECTION 6 - ACCIDENTAL RELEASE MEASURES****Small Spill:** Soak up with inert absorbent, shovel into waste container, treat with reacting solution.**Special Protective Equipment:** See Section 8**SECTION 7 - HANDLING AND STORAGE****Handling:** When using do not eat or drink.**Storage:** Store in a tightly closed container.**SECTION 8 - EXPOSURE CONTROLS / PERSONAL PROTECTION****Engineering Controls:** Good general ventilation should be sufficient to control airborne levels.**PERSONAL PROTECTION****Eyes and Face:** Wear eye / face protection.**Skin:** Wear suitable gloves.**Protective Clothing:** Wear suitable protective clothing.**Work Hygienic Practices:** A respiratory protection program that meets OSHA 1910.134 and ANSI Z88.2 requirements must be followed whenever workplace conditions warrant a respirator's use.**SECTION 9 - PHYSICAL AND CHEMICAL PROPERTIES**

Physical State: Liquid	pH: 7.8	Boiling Point: 358°F
Percent Volatile: 8		Solubility in Water: Insoluble
Vapor Pressure: <0.1 mmHg		Evaporation Rate: <1 (n-Butyle Acetate = 1)
Vapor Density: >1 (air = 1)		Specific Gravity: 1.12 (water = 1)

SECTION 10 - STABILITY AND REACTIVITY**Stable:** Yes**Hazardous Polymerization:** No**Stability:** Stable**Polymerization:** Stable. However, may decompose if heated.**Conditions To Avoid:** Avoid high temperatures.**Incompatible Materials:** Oxidizing materials.

SECTION 11 - TOXICOLOGY**Sensitization:** May cause sensitization by inhalation.**Carcinogenicity:** NTP: Possible cancer hazard - (contains material which) may cause cancer based on animal data.**SECTION 12 - ECOLOGICAL INFORMATION****SECTION 13 - DISPOSAL CONSIDERATIONS****Disposal Method:** Disposal must be in accordance with local, state, and federal regulations.**SECTION 14 - TRANSPORT INFORMATION****SECTION 15 - REGULATORY INFORMATION****United States:** SARA TITLE III (Superfund Amendments and Reauthorization Act) 313 Reportable Ingredients:
CAS No. 101-68-8, maximum 40%**SECTION 16 - OTHER INFORMATION****Approval Date:** 10/13/2003 **Revision #** 7**This MSDS replaces the Novemer 01, 2002 MSDS. Any changes in information are as follows:
In Section 9, Specific Gravity (from) Precent Volatile****NFPA CODES****Fire: 1 Health: 3 Reactivity: 1**

Material Safety Data Sheet (MSDS)

Date Prepared: 02/13/2002

Revision Date: 10/13/2003

SECTION 1 - CHEMICAL PRODUCT AND COMPANY IDENTIFICATION

Product Identifier: Poly-Set Component B

Manufacturer:

Forward Enterprises, Inc.

9430 Telephone Road

Houston, Texas 77075

Customer Service: (800) 367-9273

24 Hour Emergency Telephone
Numbers:

CHEMTREC (800) 424-9300

SECTION 2 - COMPOSITION / INFORMATION ON INGREDIENTS

Chemical Name:	wt. %	CAS Registry #
Aromatic Amino Polyol		68909-26-2
Aromatic Hydrocarbon		64742-94-5
Silicone Surfactant		
Tertiary Amine		
Organic Salt Solution		

COMMENTS:

Ingredient percentages withheld as trade secret pursuant to 29 CFR 1910.1200 (l)

SECTION 3 - HAZARDOUS IDENTIFICATION

EMERGENCY OVERVIEW

IMMEDIATE CONCERNS: May cause eye irritation.

POTENTIAL HEALTH EFFECTS**Eyes:** Mildly irritating to the eyes.**Skin:** May cause skin irritation.**Ingestion:** May cause vomiting.**Inhalation:** Vapor irritating.

SECTION 4 - FIRST AID MEASURES

Eyes: Flush eyes with water for 15 minutes. Get medical attention.**Skin:** Wash with soap and water. Get medical attention if irritation develops or persists.**Inhalation:** Move victim to fresh air and treat symptomatically.**Ingestion:** Contact local poison control center or physician.

SECTION 5 - FIRE FIGHTING MEASURES**Flashpoint and Method:** 205°F Penskey-Marten CC**Flammable Class:** Combustible liquid. Can form explosive mixtures at temperatures at or above the flash point.**Extinguishing Media:** Use alcohol foam, carbon dioxide, or watery spray when fighting fires involving this material.**Other Considerations:** As in any fire, wear self-contained breathing apparatus pressure-demand, (MSHA / NIOSH approved or equivalent) and full protective gear.**Fire Fighting Procedures:** Evacuate the area and fight fire from a safe distance.**SECTION 6 - ACCIDENTAL RELEASE MEASURES****Small Spill:** Absorb liquid and scrub the area with detergent and water.**Special Protective Equipment:** See Section 8**SECTION 7 - HANDLING AND STORAGE****Handling:** When using do not eat or drink.**Storage:** Store in a tightly closed container.**SECTION 8 - EXPOSURE CONTROLS / PERSONAL PROTECTION****Engineering Controls:** Good general ventilation should be sufficient to control airborne levels.**PERSONAL PROTECTION****Eyes and Face:** Wear eye / face protection.**Skin:** Wear suitable gloves.**Protective Clothing:** Wear suitable protective clothing.**Work Hygienic Practices:** A respiratory protection program that meets OSHA 1910.134 and ANSI Z88.2 requirements must be followed whenever workplace conditions warrant a respirator's use.**SECTION 9 - PHYSICAL AND CHEMICAL PROPERTIES****Physical State:** Liquid**pH:** 9.8**Percent Volatile:** 8**Boiling Point:** 275°F to 410°F**Vapor Pressure:** <1 mmHg**Evaporation Rate:** <1 (n-Butyle Acetate = 1)**Vapor Density:** >1 (air = 1)**Specific Gravity:** 1.09 (water = 1)**SECTION 10 - STABILITY AND REACTIVITY****Stable:** Yes**Hazardous Polymerization:** No**Conditions To Avoid:** Avoid high temperatures.**Incompatible Materials:** Oxidizing materials.

SECTION 11 - TOXICOLOGY

SECTION 12 - ECOLOGICAL INFORMATION

SECTION 13 - DISPOSAL CONSIDERATIONS

Disposal Method: Disposal must be in accordance with local, state, and federal regulations.

SECTION 14 - TRANSPORT INFORMATION

SECTION 15 - REGULATORY INFORMATION

United States: SARA TITLE III (Superfund Amendments and Reauthorization Act) 313 Reportable Ingredients:
CAS No. 91-20-3 @ maximum 2%

SECTION 16 - OTHER INFORMATION

Approval Date: 10/13/2003 **Revision #** 6

**This MSDS replaces the October 13, 2003 MSDS. Any changes in information are as follows:
In Section 9, Specific Gravity (from) Percent Volatile**

NFPA Codes- Fire: 1 Health: 1 Reactivity: 0

Material Safety Data Sheet (MSDS)

Date Prepared: 04/01/2003

Revision Date: 10/13/2003

SECTION 1 - CHEMICAL PRODUCT AND COMPANY IDENTIFICATION

Product Identifier: Poly-Ground Component A

Manufacturer:
Forward Enterprises, Inc.
9430 Telephone Road
Houston, Texas 77075
Customer Service: (800) 367-9273

24 Hour Emergency Telephone
Numbers:
CHEMTREC (800) 424-9300

SECTION 2 - COMPOSITION / INFORMATION ON INGREDIENTS

Chemical Name:	wt. %	CAS Registry #
Polymethylene Polyphenyl Isocyanate		9016-87-9
Pyrolysis Fuel Oil		69013-21-4
Aromatic Hydrocarbon		64742-94-5
Carbon Black		1333-86-4
Carbon Fibers		7440-44-0

OSHA HAZARDOUS COMPONENTS (29 CFR 1910.1200)

	EXPOSURE LIMITS		
	OSHA PEL	ACGIH TLV	Supplier
Polymethylene Polyphenyl Isocyanate	0.02 ppm	0.005 ppm	
Pyrolysis Fuel Oil	5 mg/m ³	0.2 mg/m ³	
Carbon Black	3.5 mg/m ³	3.5 mg/m ³	

COMMENTS:

Ingredient percentages withheld as trade secret pursuant to 29 CFR 1910.1200 (I)

SECTION 3 - HAZARDOUS IDENTIFICATION

EMERGENCY OVERVIEW

IMMEDIATE CONCERNS: May cause skin irritation. Allergic reactions are possible.

POTENTIAL HEALTH EFFECTS

Eyes: Moderately irritating to eyes and respiratory tracts.

Skin: May cause skin irritation.

Inhalation: May cause allergic respiratory reaction.

SECTION 4 - FIRST AID MEASURES

Eyes: Immediately flush eyes with plenty of water. Get medical attention, if irritation persists.

Skin: Wash affected area with soap and water. Get medical attention if irritation develops or persists.

Inhalation: Move victim to fresh air and treat symptomatically.

Ingestion: Get medical attention IMMEDIATELY.

SECTION 5 - FIRE FIGHTING MEASURES**Flashpoint and Method:** >221°F PENSKEY-MARTEN CC**Flammable Class:** Combustible liquid. Can form explosive mixtures at temperatures at or above the flash point.**Extinguishing Media:** Use alcohol foam, carbon dioxide, or watery spray when fighting fires involving this material.**Other Considerations:** As in any fire, wear self-contained breathing apparatus pressure-demand, (MSHA / NIOSH approved or equivalent) and full protective gear.**Fire Fighting Procedures:** Evacuate the area and fight fire from a safe distance.**SECTION 6 - ACCIDENTAL RELEASE MEASURES****Small Spill:** Soak up with inert absorbent, shovel into waste container, treat with reacting solution.**Special Protective Equipment:** See Section 8**SECTION 7 - HANDLING AND STORAGE****Handling:** When using do not eat or drink.**Storage:** Store in a tightly closed container.**SECTION 8 - EXPOSURE CONTROLS / PERSONAL PROTECTION****Engineering Controls:** Good general ventilation should be sufficient to control airborne levels.**PERSONAL PROTECTION****Eyes and Face:** Wear eye / face protection.**Skin:** Wear suitable gloves.**Protective Clothing:** Wear suitable protective clothing.**Work Hygienic Practices:** A respiratory protection program that meets OSHA 1910.134 and ANSI Z88.2 requirements must be followed whenever workplace conditions warrant a respirator's use.**SECTION 9 - PHYSICAL AND CHEMICAL PROPERTIES**

Physical State: Semiliquid	pH: 7.8	Boiling Point: 358°F
Percent Volatile: 17		Solubility in Water: Insoluble
Vapor Pressure: <0.1 mmHg		Evaporation Rate: <1 (n-Butyle Acetate = 1)
Vapor Density: >1 (air = 1)		Specific Gravity: 1.14 (water = 1)

SECTION 10 - STABILITY AND REACTIVITY**Stable:** Yes**Hazardous Polymerization:** No**Stability:** Stable**Polymerization:** Stable. However, may decompose if heated.**Conditions To Avoid:** Avoid high temperatures.**Incompatible Materials:** Oxidizing materials.

SECTION 11 - TOXICOLOGY

Sensitization: May cause sensitization by inhalation.

Carcinogenicity: NTP: Possible cancer hazard - (contains material which) may cause cancer based on animal data.

SECTION 12 - ECOLOGICAL INFORMATION**SECTION 13 - DISPOSAL CONSIDERATIONS**

Disposal Method: Disposal must be in accordance with local, state, and federal regulations.

SECTION 14 - TRANSPORT INFORMATION**SECTION 15 - REGULATORY INFORMATION**

United States: SARA TITLE III (Superfund Amendments and Reauthorization Act) 313 Reportable Ingredients:
CAS No. 101-68-8, maximum 40%

SECTION 16 - OTHER INFORMATION

Approval Date: 10/13/2003 **Revision #** 2

This MSDS replaces the June 17, 2003 MSDS. Any changes in information are as follows:
In Section 9, Specific Gravity (from) Percent Volatile

NFPA CODES

Fire: 1 **Health:** 3 **Reactivity:** 1

Material Safety Data Sheet (MSDS)

Date Prepared: 04/01/2003

Revision Date: 10/13/2003

SECTION 1 - CHEMICAL PRODUCT AND COMPANY IDENTIFICATION

Product Identifier: Poly-Ground Component B

Manufacturer:
Forward Enterprises, Inc.
9430 Telephone Road
Houston, Texas 77075
Customer Service: (800) 367-9273

24 Hour Emergency Telephone Numbers:

CHEMTREC (800) 424-9300

SECTION 2 - COMPOSITION / INFORMATION ON INGREDIENTS

Chemical Name:	wt. %	CAS Registry #
Aromatic Amino Polyol		68909-26-2
Aromatic Hydrocarbon		64742-94-5
Silicone Surfactant		
Tertiary Amine		
Organic Salts Solution		

COMMENTS:

Ingredient percentages withheld as trade secret pursuant to 29 CFR 1910.1200 (I)

SECTION 3 - HAZARDOUS IDENTIFICATION

EMERGENCY OVERVIEW

IMMEDIATE CONCERNS: May cause eye irritation.

POTENTIAL HEALTH EFFECTS

Eyes: Mildly irritating to the eyes.

Skin: May cause skin irritation.

Ingestion: May cause vomiting.

Inhalation: Vapor irritating.

SECTION 4 - FIRST AID MEASURES

Eyes: Flush eyes with water for 15 minutes. Get medical attention.

Skin: Wash with soap and water. Get medical attention if irritation develops or persists.

Inhalation: Move victim to fresh air and treat symptomatically.

Ingestion: Contact local poison control center or physician.

SECTION 5 - FIRE FIGHTING MEASURES**Flashpoint and Method:** >298°F Pensky-Marten CC**Flammable Class:** Combustible liquid. Can form explosive mixtures at temperatures at or above the flash point.**Extinguishing Media:** Use alcohol foam, carbon dioxide, or watery spray when fighting fires involving this material.**Other Considerations:** As in any fire, wear self-contained breathing apparatus pressure-demand, (MSHA / NIOSH approved or equivalent) and full protective gear.**Fire Fighting Procedures:** Evacuate the area and fight fire from a safe distance.**SECTION 6 - ACCIDENTAL RELEASE MEASURES****Small Spill:** Absorb liquid and scrub the area with detergent and water.**Special Protective Equipment:** See Section 8**SECTION 7 - HANDLING AND STORAGE****Handling:** When using do not eat or drink.**Storage:** Store in a tightly closed container.**SECTION 8 - EXPOSURE CONTROLS / PERSONAL PROTECTION****Engineering Controls:** Good general ventilation should be sufficient to control airborne levels.**PERSONAL PROTECTION****Eyes and Face:** Wear eye / face protection.**Skin:** Wear suitable gloves.**Protective Clothing:** Wear suitable protective clothing.**Work Hygienic Practices:** A respiratory protection program that meets OSHA 1910.134 and ANSI Z88.2 requirements must be followed whenever workplace conditions warrant a respirator's use.**SECTION 9 - PHYSICAL AND CHEMICAL PROPERTIES****Physical State:** Liquid**pH:** 9.8**Percent Volatile:** 7.5**Boiling Point:** 275°F to 410°F**Vapor Pressure:** <1 mmHg**Evaporation Rate:** <1 (n-Butyle Acetate = 1)**Vapor Density:** >1 (air = 1)**Specific Gravity:** 1.10 (water = 1)**SECTION 10 - STABILITY AND REACTIVITY****Stable:** Yes**Hazardous Polymerization:** No**Conditions To Avoid:** Avoid high temperatures.**Incompatible Materials:** Oxidizing materials.

SECTION 11 - TOXICOLOGY

SECTION 12 - ECOLOGICAL INFORMATION

SECTION 13 - DISPOSAL CONSIDERATIONS

Disposal Method: Disposal must be in accordance with local, state, and federal regulations.

SECTION 14 - TRANSPORT INFORMATION

SECTION 15 - REGULATORY INFORMATION

United States: SARA TITLE III (Superfund Amendments and Reauthorization Act) 313 Reportable Ingredients:
CAS No. 91-20-3, maximum 2%

SECTION 16 - OTHER INFORMATION

Approval Date: 10/13/2003 **Revision #** 3

This MSDS replaces the October 13, 2003 MSDS. Any changes in information are as follows:
In section 9, Specific Gravity (from) 1.13 to 1.10

NFPA Codes- Fire: 1 Health: 1 Reactivity: 0

RECEIVED
JUN 28 2005

PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 06.27.05 P&Z MEETING DATE: _____

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch SF-52

Lot(s): 61 Block(s): 3 Reserve(s): 3

PRIMARY CONTACT: Jason Banda
MAILING ADDRESS: 2929 Briarpark Drive Suite 600
CITY, STATE, ZIP: Houston, TX 77042
PHONE: 713.953.5067 FAX: 713.953.5026
E-MAIL ADDRESS: _____

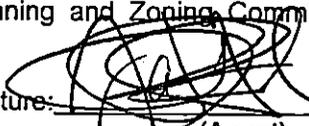
OWNER NAME: Pezaland Investments, LP
MAILING ADDRESS: 5195 Las Vegas Blvd. South
CITY, STATE, ZIP: Las Vegas, NV 89119
PHONE: 702.736.6151 FAX: _____
E-MAIL ADDRESS: _____

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

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

Signature: _____
(Owner)

Signature: 
(Agent)

Fee: \$ 766.00 Date Paid: 6.29-05 Receipt No.: 152800

RECEIVED
JUN 28 2005

SHADOW CREEK RANCH SF-52
PRELIMINARY PLAT – STAFF REPORT

P & Z MEETING DATE: July 18, 2005

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

REQUEST: Preliminary Plat subdivision of 13.679 acres of land in Shadow Creek Ranch and zoned SCR-PUD R-6 into 61 residential lots, with three reserves totaling .204 acres for landscaping and open space.

GENERAL LOCATION: In the southwest portion of Shadow Creek Ranch in Fort Bend County. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is located in Fort Bend County and is currently undeveloped. The plat will have access from Windward Bay Drive and through SCR SF-51B.

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: All surrounding uses are Single Family Dwelling Districts within the Shadow Creek Ranch PUD.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Medium Density Residential, with an average lot size of 4,000 to 6,000 square feet. 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.

UTILITIES: Water and sewer are not available at the time of platting. The developer will extend service to this area.

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

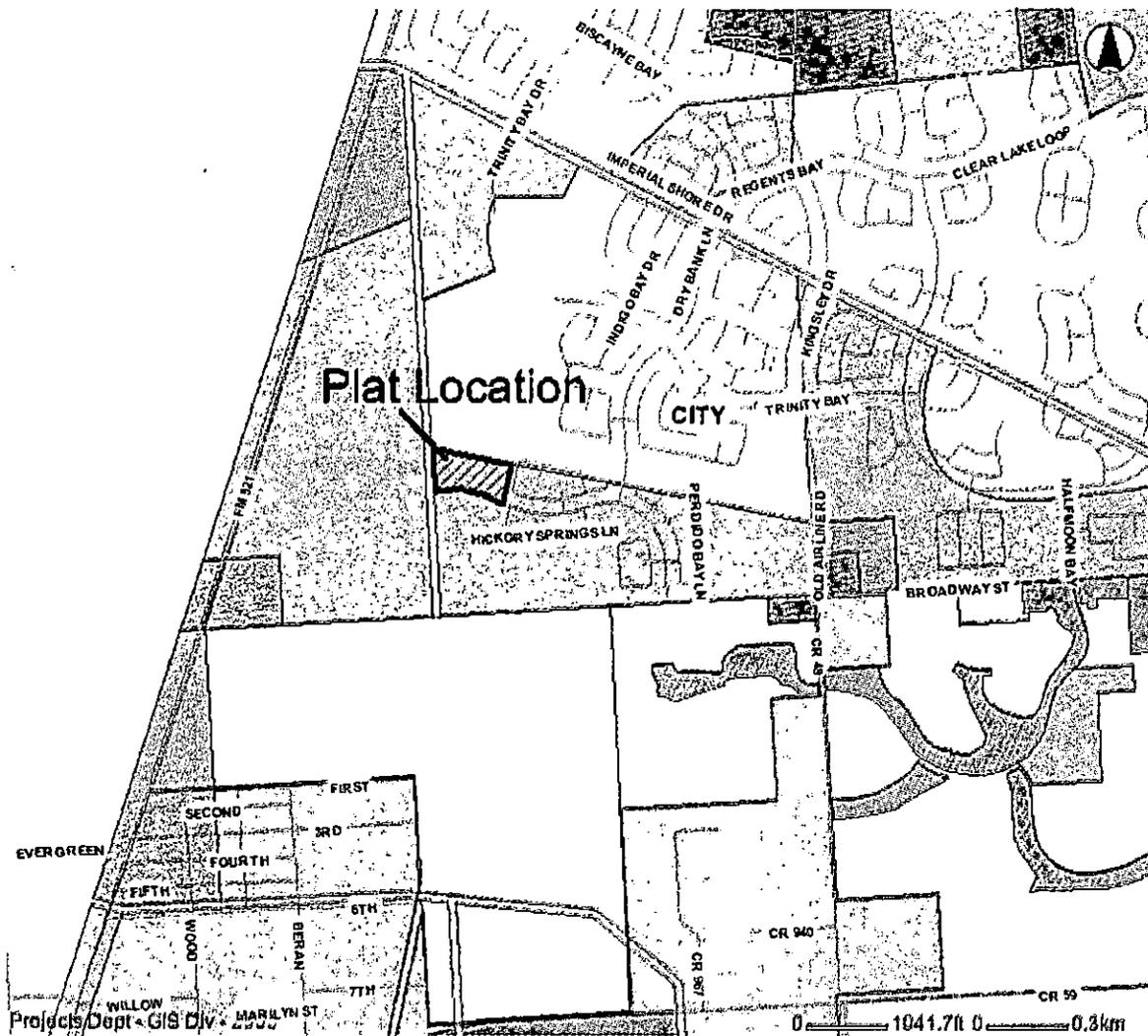
PARKS AND OPEN SPACE: Parks and open space will be provided in accordance with the Master Plan for the entire development.

OUTSTANDING ITEMS:

1. All references to 'Spinnaker Bay Drive' should be changed to 'Windward Bay Drive.'
2. The name of a contact person for the owner should be added to the plat.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat



JUN 28 2005

Development Handbook
May 2005

PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 06-27-05 P&Z MEETING DATE: _____

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch SF-54

Lot(s): 67 Block(s): 2 Reserve(s): 8

PRIMARY CONTACT: Jason Banda

MAILING ADDRESS: 2929 Briarpark Drive 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

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

Signature: _____
(Owner)

Signature: 
(Agent)

Fee: \$ 802.00

Date Paid: 6-29-05

Receipt No.: 1530190

SHADOW CREEK RANCH SF-54
PRELIMINARY PLAT – STAFF REPORT

P & Z MEETING DATE: July 18, 2005

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

REQUEST: Preliminary Plat subdivision of 16.566 of land in Shadow Creek Ranch and zoned SCR-PUD R-7 into 67 residential lots, with eights reserves of 2.187 acres for landscaping, drainage, open space, and pipeline easements.

GENERAL LOCATION: The property is located along the western edge of Shadow Creek Ranch at F.M. 521 in Fort Bend County. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: Shadow Creek Ranch PUD R-7, Single Family Dwelling District, 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: All surrounding uses to the north, east, and south are Single Family Dwelling Districts within the Shadow Creek Ranch PUD. To the west is F.M. 521 and the Pearland City Limits.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Medium Density Residential, with an average lot size of 4,000 to 6,000 square feet. 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.

UTILITIES: Water and sewer are not available at the time of platting. The developer will extend service to this area.

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

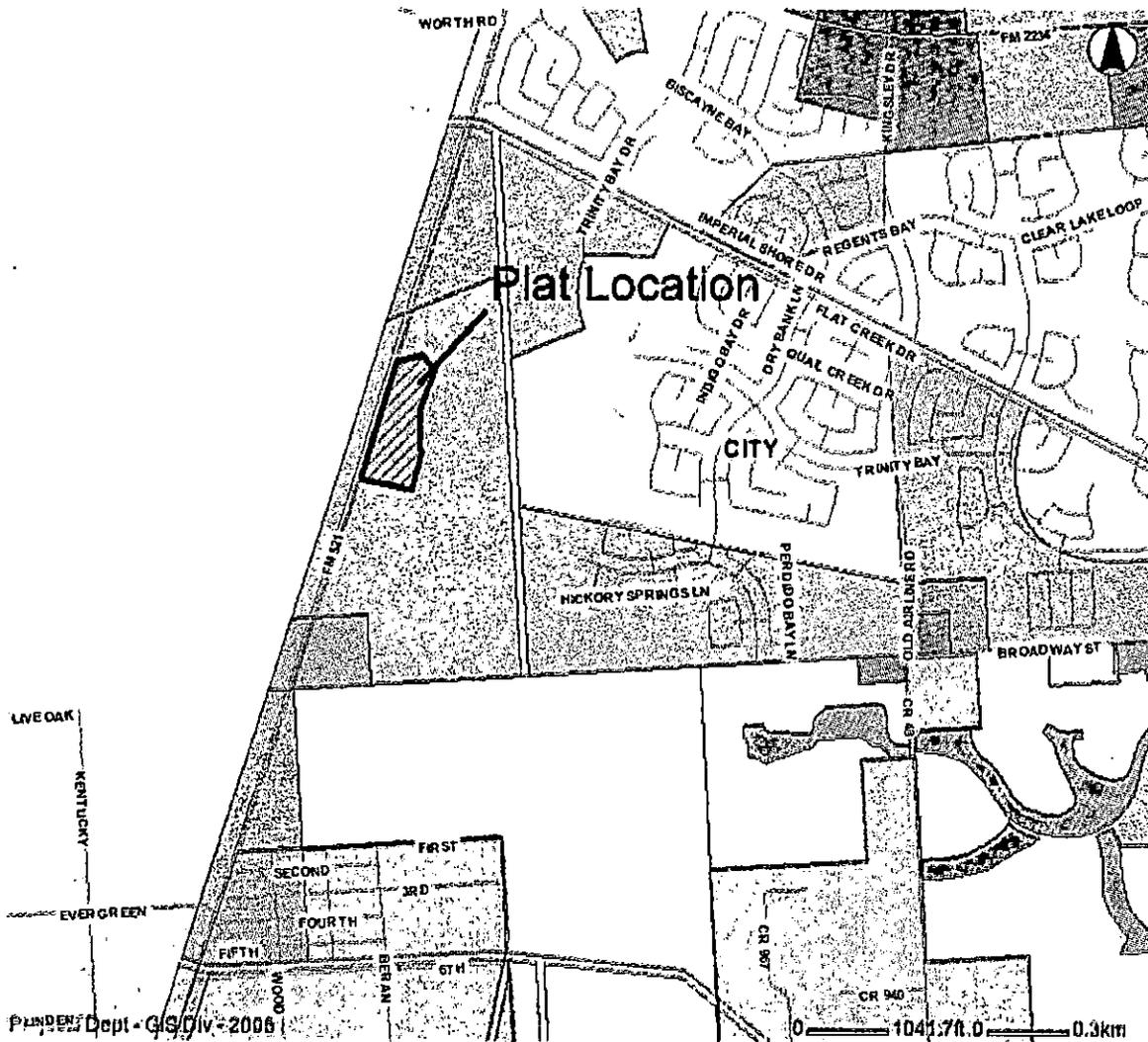
PARKS AND OPEN SPACE: Parks and open space will be provided in accordance with the Master Plan for the entire development.

OUTSTANDING ITEMS:

1. A 10-ft W.S.E. should be provided behind the right-of-way line of Arcadia Bay Drive in Reserve H.
2. The abandonment of the 40-ft wide access easement across the southern portion of this tract F.N. 1999028261 F.B.C.O.P.R should be shown on the plat.
3. The name of a contact person for the owner should be added to the plat.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat



FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 07.11.05 P&Z MEETING DATE: 07.18.05
SUBDIVISION NAME/LOCATION: Shadow Creek Ranch Entrance
Reserver

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

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: _____

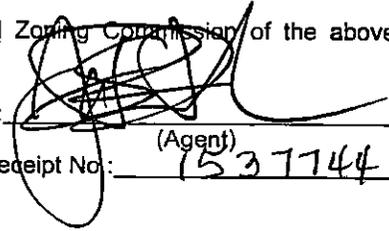
OWNER NAME: Pexrland Investments, L.P.
MAILING ADDRESS: 5195 Las Vegas Blvd. South
CITY, STATE, ZIP: Las Vegas, NV 89119
PHONE: 702.736.6151 FAX: _____
E-MAIL ADDRESS: _____

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: \$ 425.00 (Owner) Date Paid: 7-11-05

Receipt No: 7537744

SHADOW CREEK RANCH ENTRANCE RESERVES

FINAL PLAT- STAFF REPORT

P & Z MEETING DATE: July 18, 2005

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

REQUEST: Final Plat of 0.880 acres in Shadow Creek Ranch for six entrance reserves at Kirby Drive, Kingsley Drive, and Half Moon Bay Drive on Broadway. The Preliminary Plat was approved on January 15, 2005.

GENERAL LOCATION: The property is located on the north side of the intersections of Broadway with Kirby, Kingsley, and Half Moon Bay Drives. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

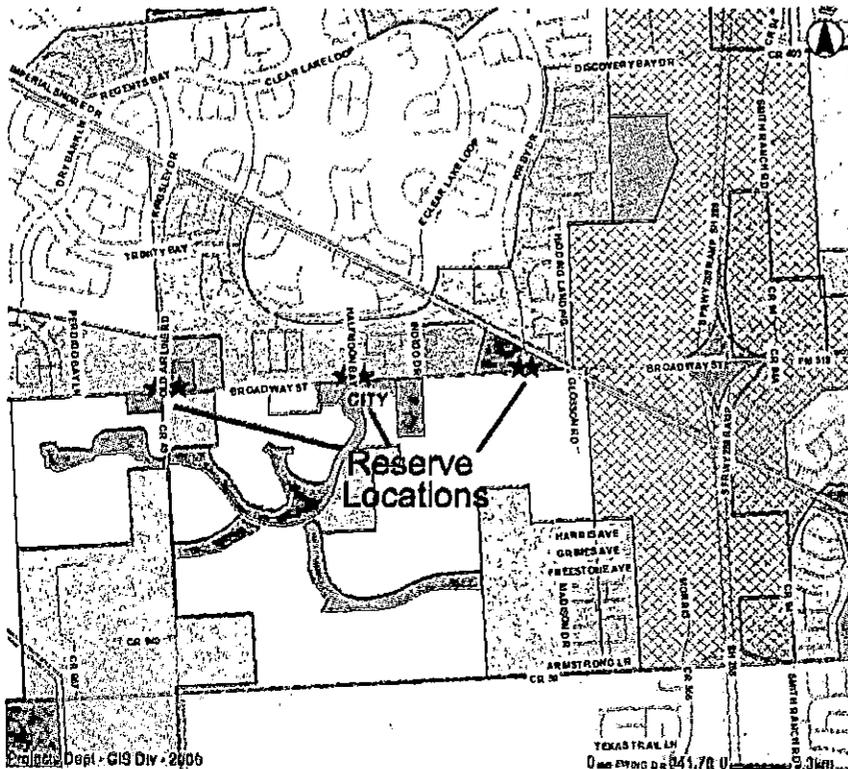
ZONING: Shadow Creek Ranch PUD.

OUTSTANDING ITEMS:

1. 'F.N., F.B.C.O.P.R.' should be added to the legend on the plat.

ATTACHMENTS:

1. Application Form
2. Final Plat



RECEIVED
JUN 20 2005



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: _____ P&Z MEETING DATE: _____

SUBDIVISION NAME/LOCATION: COUNTRY CLUB PLAZA

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

PRIMARY CONTACT(Print or Type): WALKER L. TREESH Phone: 281-485-5191

MAILING ADDRESS: P.O. Box 2113
PEARLAND, TX. 77588

OWNER NAME(Print or Type): DOHYA, L.L.C. Phone: 281-484-1111

MAILING ADDRESS: 13630 BEAMER RD., STE. 107
HOUSTON, TX. 77089

AGENT'S NAME(Print or Type): JAY JAVADI Phone: 281-484-1111

MAILING ADDRESS: 13630 BEAMER RD., STE. 107
HOUSTON, TX. 77089

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)
- Completed Checklist
- Variance request(s) submitted in letter form

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

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

Signature: _____
(Owner)

Signature: _____
(Agent)

Fee: \$ 592.67

Date Paid: 6-7-05

Receipt No.: 139157

COUNTRY CLUB PLAZA
PRELIMINARY PLAT – STAFF REPORT

P & Z MEETING DATE: July 18, 2005

APPLICANT: Jay Javadi, Donya, LLC

REQUEST: Preliminary Plat subdivision of a 6.4224 acre parcel zoned Commercial (C) and Maximum Density Single Family (R-4) into one lot for commercial use.

GENERAL LOCATION: At the southwest corner of Liberty Drive and Broadway (F.M. 518). See Vicinity Map below.

PROPERTY DESCRIPTION: The property is currently developed with a commercial/retail strip center.

ZONING: Primarily zoned Commercial (C), with a small section zoned Maximum Density Single Family (R-4) in southwest corner. The proposed plat is consistent with the zoning.

SURROUNDING USES: The parcels to the east and west are vacant. To the south is the Pearland Public Library. A church and retail uses are located north of 518.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Retail, Offices, and Services. The plat is consistent with the Comprehensive Plan.

TRAFFIC AND TRANSPORTATION: No additional driveways or improvements are proposed at this time.

UTILITIES AND INFRASTRUCTURE: Water and sewer are available.

STORMWATER MANAGEMENT: Stormwater detention will be provided onsite.

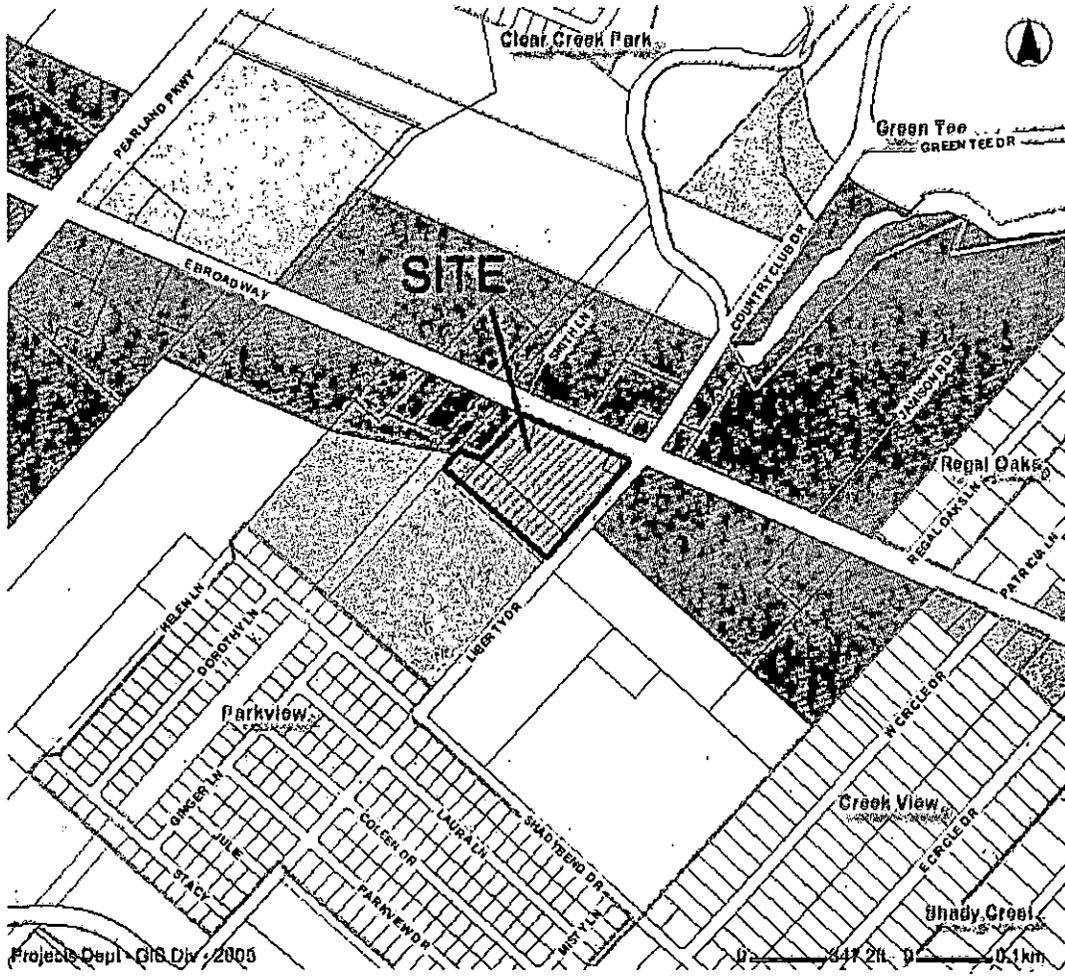
PARKS, OPEN SPACE, AND TREES: Park requirements are not applicable. There are no protected trees on site.

OUTSTANDING ITEMS:

1. Proposed and existing streetlights should be shown on the plat. Note No. 8 is not acceptable.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat



Project Dept - GIS Div - 2005

0 0.1 km

PRELIMINARY PLAT SUBMITTAL APPLICATION

RECEIVED

JUL 08 2005

DATE FILED: _____ P&Z MEETING DATE: _____

SUBDIVISION NAME/LOCATION: Emerald Stone

Lot(s): 28, Block(s): 2, Reserve(s): 4

PRIMARY CONTACT: JKC Associates

MAILING ADDRESS: 2820 FM 517 East

CITY, STATE, ZIP: Dickinson, TX, 77539

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

E-MAIL ADDRESS: MunneK@jkcassociates.com

OWNER NAME: Jawad Sawar

MAILING ADDRESS: 8313 Southwest Freeway # 231

CITY, STATE, ZIP: Houston, TX, 77074

PHONE: 713-899-5399 FAX: _____

E-MAIL ADDRESS: _____

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

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

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

Signature: _____
(Owner)

Signature: [Handwritten Signature]
(Agent)

Fee: \$ 5108.00

Date Paid: 7-14-05

Receipt No.: 1514617

EMERALD STONE

PRELIMINARY PLAT – STAFF REPORT

P & Z MEETING DATE: July 18, 2005

APPLICANT: Kathy Denton, JKC & Associates, for Jay Sawar.

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

According to the City Attorney, the proposed Dublin Lane meets the City's requirements for a temporary turnaround. The temporary portion will revert to the adjacent lot if and when the turnaround is eliminated (i.e. the through-street is constructed). Cul-de-sac length restrictions do not apply.

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

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

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

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

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

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

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

STORMWATER MANAGEMENT: Stormwater detention will be provided onsite.

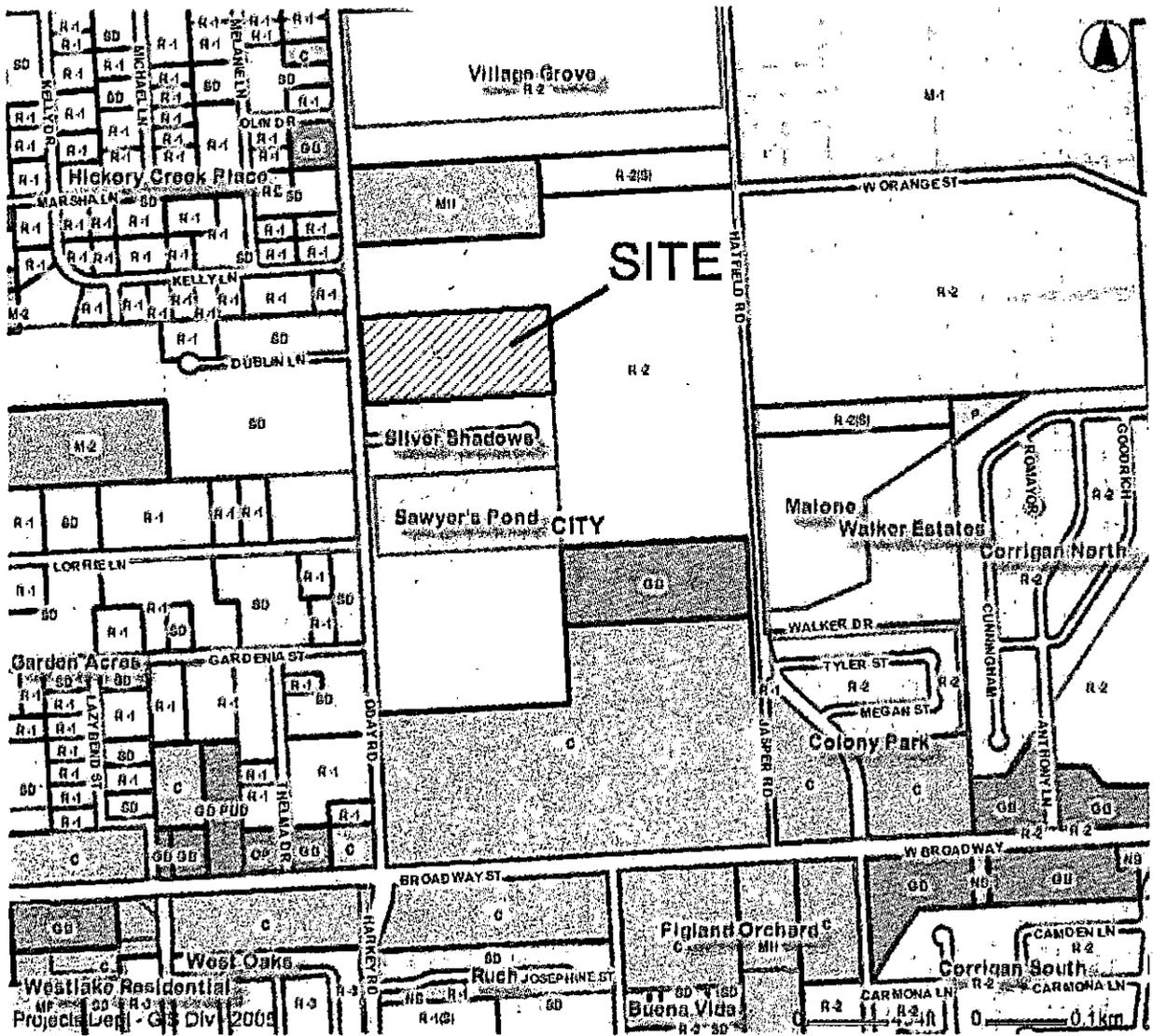
PARKS, OPEN SPACE, AND TREES: The applicant submitted a tree survey for review by the City's Urban Forester. The property contains ten trees, mainly water oaks. A tree disposition plan will be required at the time of final plat review. Park fees of \$350 per lot will also be required.

OUTSTANDING ITEMS:

1. The temporary turnaround at the east end of Dublin Lane must meet the same standards as a cul-de-sac bulb – 50-ft radius right-of-way with 40-ft radius paving.
2. The correct number of streetlights should be shown on the plat.
3. The side building lines shown on Lots 1 and 5, Block 1, should be removed on the final plat.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat



07/18/2005 10:47 7135288703 HAMILTON HOMES

HAMILTON HOMES, LLP

4203 YOAKUM BLVD • SUITE 110 • HOUSTON, 77006
OFFICE - 713.528.8700 • FAX - 713.528.8703
WWW.HHOMES.US

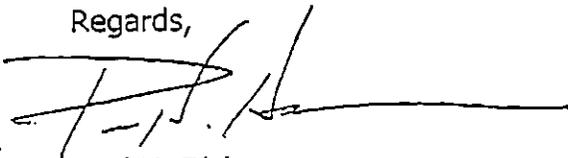
July 18, 2005

Reason: Jamison Landing Prelinary Plat

Planning and Zoning,

Please pull the Jamison Landing preliminary plat scheduled for July 18, 2005.
Please reschedule the plat for August 1, 2005 meeting.

Regards,



Paul H. Dickson
Manager
Jamison Landing Land Company, LP.

RECEIVED
JUN 27 2005

Development Handbook
May 2005

PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 6/27/2005 P&Z MEETING DATE: July 7, 2005

SUBDIVISION NAME/LOCATION: Jamison Landing, 1300 Broadway (Between Pine Hollow Entrance & Zildec Road)

Lot(s): 69, Block(s): 5, Reserve(s): 9

PRIMARY CONTACT: PAUL H. DICKSON

MAILING ADDRESS: 4203 YOAKUM #110

CITY, STATE, ZIP: HOUSTON, TEXAS 77006

PHONE: 713.528.8700 (106) FAX: 713.528.8703

E-MAIL ADDRESS: PAULD@hhomes.us

OWNER NAME: Jamison Landing Land Co, LP

MAILING ADDRESS: 4203 YOAKUM #110

CITY, STATE, ZIP: HOUSTON, TX 77006

PHONE: 713.528.8700 (106) FAX: 713.528.8703

E-MAIL ADDRESS: PAULD@hhomes.us

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) ^{* FINAL PLAT PERZ COMMENTS}
- Completed Checklist
- Any variance requests submitted in letter form

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

Signature: Paul H. Dickson
(Owner)

Signature: Paul H. Dickson
(Agent)

Fee: \$ 874.00

Date Paid: 6/27/05

Receipt No.: 151203

JAMISON LANDING
PRELIMINARY PLAT – STAFF REPORT

P & Z MEETING DATE: July 18, 2005

APPLICANT: Paul H. Dickson, for Jamison Landing Land Co., LP

REQUEST: Preliminary Plat subdivision of 17.5127 acres zoned Commercial (C) and Maximum Density Single Family (R-4) for 68 residential lots and one commercial tract.

GENERAL LOCATION: The property is located on the south side of Broadway between Pine Hollow Drive and Pine Valley Drive. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is currently undeveloped.

ZONING: The front portion of the property is zoned Commercial (C); the rear two-thirds are zoned Maximum Density Single Family (R-4), which requires a minimum lot size of 5,000 square feet and minimum lot width of 50 feet. Zero lot line development is permitted in this zone, with zero side setbacks and 15-ft separation between houses.

SURROUNDING USES: This plat is surrounded by single-family residential development to the south and west and an apartment complex to the east. The adjacent properties along Broadway are developed primarily with commercial uses.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Retail, Offices, and Services on the front portion of the property and medium-density residential in the rear two-thirds of the property. The proposed plat is consistent with the Comprehensive Plan policies.

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

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

STORMWATER MANAGEMENT: Stormwater detention will be provided onsite.

PARKS, OPEN SPACE, AND TREES: Park fees of \$350 per residential lot will be required for final plat approval.

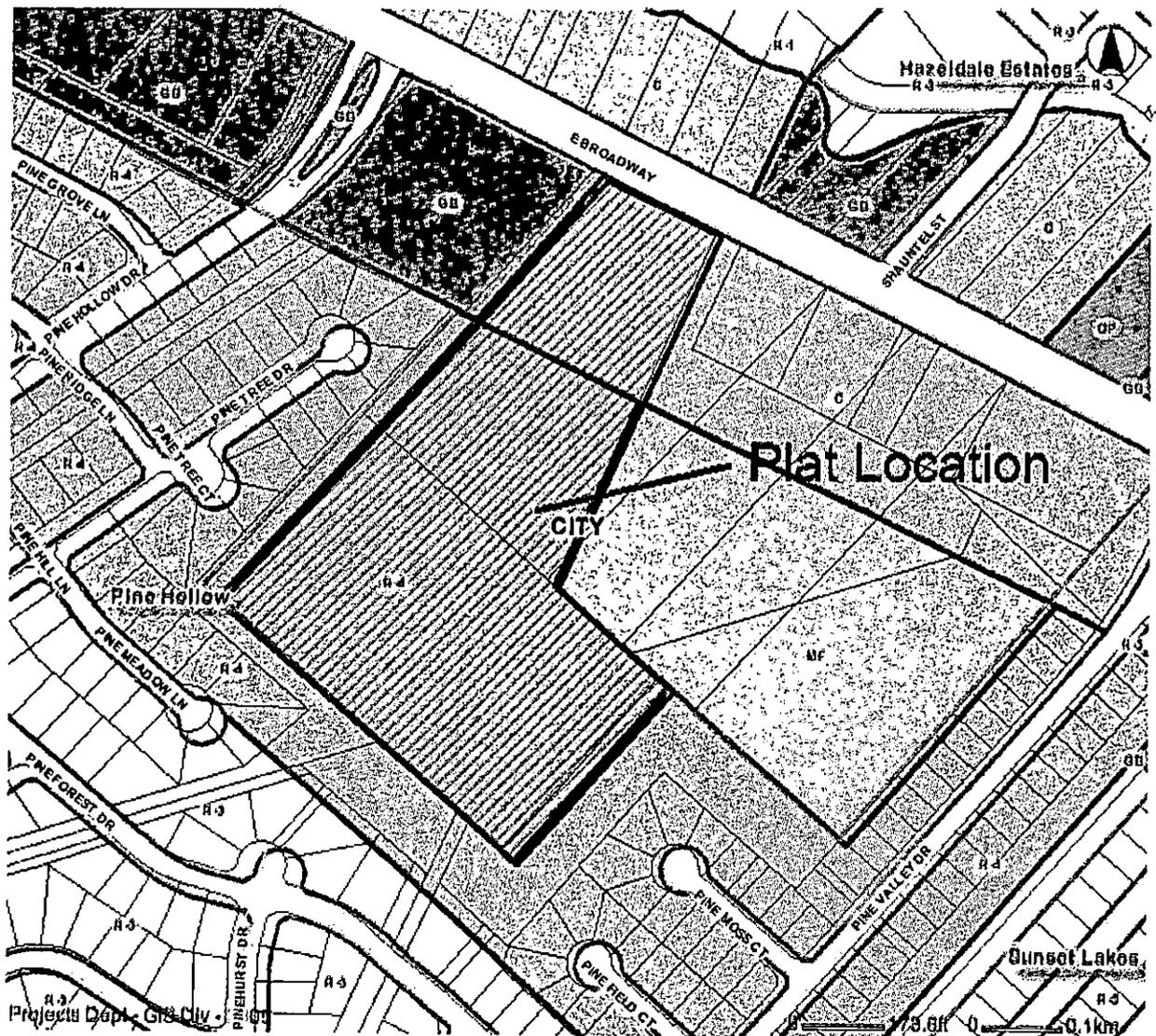
OUTSTANDING ITEMS:

1. The 10-ft W.S.E. should be extended through the landscape reserve and Reserve C.
2. Lots 24 and 14 of Block 5 and Lots 5 and 7 of Block 1 do not appear to meet the 50-ft lot width requirement. A table showing lot area and lot width along the front building line for each lot should be provided for review purposes.
3. The street alignment at the front reverse curve must be approved by the City Engineer (200-ft minimum radius is required).

4. If these are private streets, the streets should be indicated on the plat as 'PUE/PAE instead of 'ROW.' If they are not private streets, remove the note stating that the streets are access easements.
5. Reserve designations should be added to the landscape areas at the entrance.
6. The medians at the entrance should be removed.
7. Please clarify whether the existing right-of-way/drainage easement at the rear of Block 2 will be abandoned by this plat.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat



RECEIVED

JUL 08 2005



FINAL PLAT SUBMITTAL APPLICATION

Please type or print the following information

DATE FILED: 07-08-05 P&Z MEETING DATE: 07-18-05

SUBDIVISION NAME/ LOCATION: SAVANNAH LANDING SECTION THREE

Lot(s): 55 Block(s): 3 Reserve(s): 7

PRIMARY CONTACT: Brown & Gay Engineers, Inc. - Geoff Freeman Phone: 713-488-8125
MAILING ADDRESS: 11490 Westheimer, Suite 700 Houston, Texas 77077

OWNER NAME: Savannah Development, LTD. Phone: _____
MAILING ADDRESS: 550

AGENT'S NAME: Brown & Gay Engineers, Inc. - Geoff Freeman Phone: 713-488-8125
MAILING ADDRESS: 11490 Westheimer, Suite 700 Houston, Texas 77077

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

- 22 folded prints of Final Plat
- 2 Sets of Final Plat mylars (3 sets in ETJ) *notified*
- Show Approval of Construction Plans
- Show Approval of Drainage Report
- Show Approval of Traffic Impact Analysis
- Park Fees (if required)
- Completed Checklist
- Current Title Report
- Any Variance Request(s) in letter form
- Certified Tax Certificates
- Final Plat Staff Review Mark-up
- Application fee -\$400 plus \$4/ lot or \$25/ acre

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: [Handwritten Signature]
(Agent)

Fee: \$ 885.00

Date Paid: 7-11-05

Receipt No.: 1100408

SAVANNAH LANDING, SECTION THREE

FINAL PLAT – STAFF REPORT

P & Z MEETING DATE: July 18, 2005

APPLICANT: Geoffrey Freeman, Brown & Gay Engineers, for Savannah Development, Ltd.

REQUEST: Final Plat subdivision of 30.86 acres in Savannah for 55 residential lots, with six reserves of 10.48 acres for landscaping, open space, utilities, and detention.

GENERAL LOCATION: The property is located in the City of Pearland E.T.J. east of Savannah Landing Lane in the northwest section of Savannah. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is currently undeveloped.

ZONING: The property is located in the E.T.J. and is unzoned. The proposed plat complies with the Savannah development agreement between the developer and the City, which calls for lots consistent with R-1 PUD zoning.

SURROUNDING USES: All surrounding uses are single-family districts in the Savannah development.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Low Density Residential, or minimum average lot size of 7,500 square feet. The lots in this plat average around 9,600 square feet. The plat is consistent with the Comprehensive Plan policies.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis was previously approved for the entire Savannah development. Fees for C.R. 58 improvements are required at the rate of \$93.40 per lot and have been paid. A six-foot sidewalk will be required along Savannah Landing Lane at the time of development.

UTILITIES: Water and sewer will be provided by Brazoria M.U.D. No. 21.

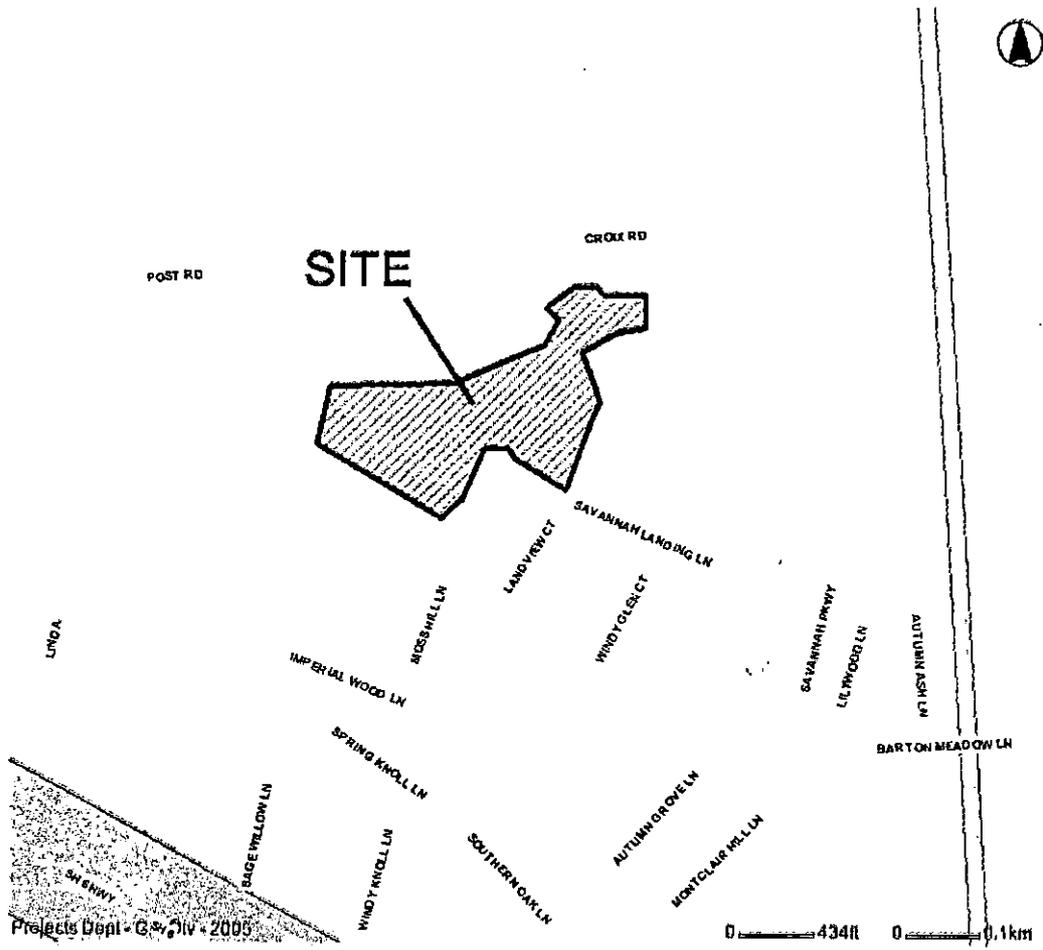
STORMWATER MANAGEMENT: Stormwater detention will be provided in accordance with the master plan for the entire development.

PARKS AND OPEN SPACE: Park fees are required and have been paid.

OUTSTANDING ITEMS: None.

ATTACHMENTS:

1. Application Form
2. Final Plat



RECEIVED

JUL 08 2005



PRELIMINARY PLAT SUBMITTAL APPLICATION

Please type or print the following information

DATE FILED: 07-08-05 P&Z MEETING DATE: 07-18-05

SUBDIVISION NAME/ LOCATION: Southern Trails Phase 1 Sec. 5

Lot(s): 0 Block(s): 0 Reserve(s): 2

PRIMARY CONTACT: Brown & Gay Engineers, Inc. - Geoff Freeman Phone: 713-488-8125
MAILING ADDRESS: 11490 Westheimer, Suite 700 Houston, Texas 77077

OWNER NAME: Ashton Southern Trails JV - Becky Ullman Phone: 281-561-7773
MAILING ADDRESS: 11375 W. Sam Houston Parkway, Houston, Texas 77031

AGENT'S NAME: Brown & Gay Engineers, Inc. - Geoff Freeman Phone: 713-488-8125
MAILING ADDRESS: 11490 Westheimer, Suite 700, Houston, Texas 77077

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

- 22 folded prints of Preliminary Plat
Title Report or Certification of Title
3 copies of Preliminary Drainage Plan
Staff Review Mark-up
Traffic Impact Analysis (if required)
Tree Survey (same scale as plat)
Application fee (\$400 plus \$6/ lot or \$30/ acre)
Completed Checklist
Variance request(s) submitted in letter form

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY 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: \$ 820.00

Date Paid: 7-11-05

Receipt No.: 1537771

SOUTHERN TRAILS PHASE ONE SECTION FIVE
PRELIMINARY PLAT – STAFF REPORT

P & Z MEETING DATE: July 18, 2005

APPLICANT: Geoffrey Freeman, Brown & Gay Engineers, for CL Ashton Woods, L.P.

REQUEST: Preliminary Plat subdivision of 13.65 acres in the Southern Trails PUD for two reserves of 9.399 acres for landscaping, open space, detention, drainage, and trails. The Southern Trails PUD was approved on February 23, 2004.

GENERAL LOCATION: The property is located north of future Southern Trails Drive south of Broadway and east of Almeda School Road. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: The property is zoned PUD in accordance with the approved Southern Trails PUD.

SURROUNDING USES: All surrounding uses are single-family districts in the Southern Trails PUD.

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

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

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

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

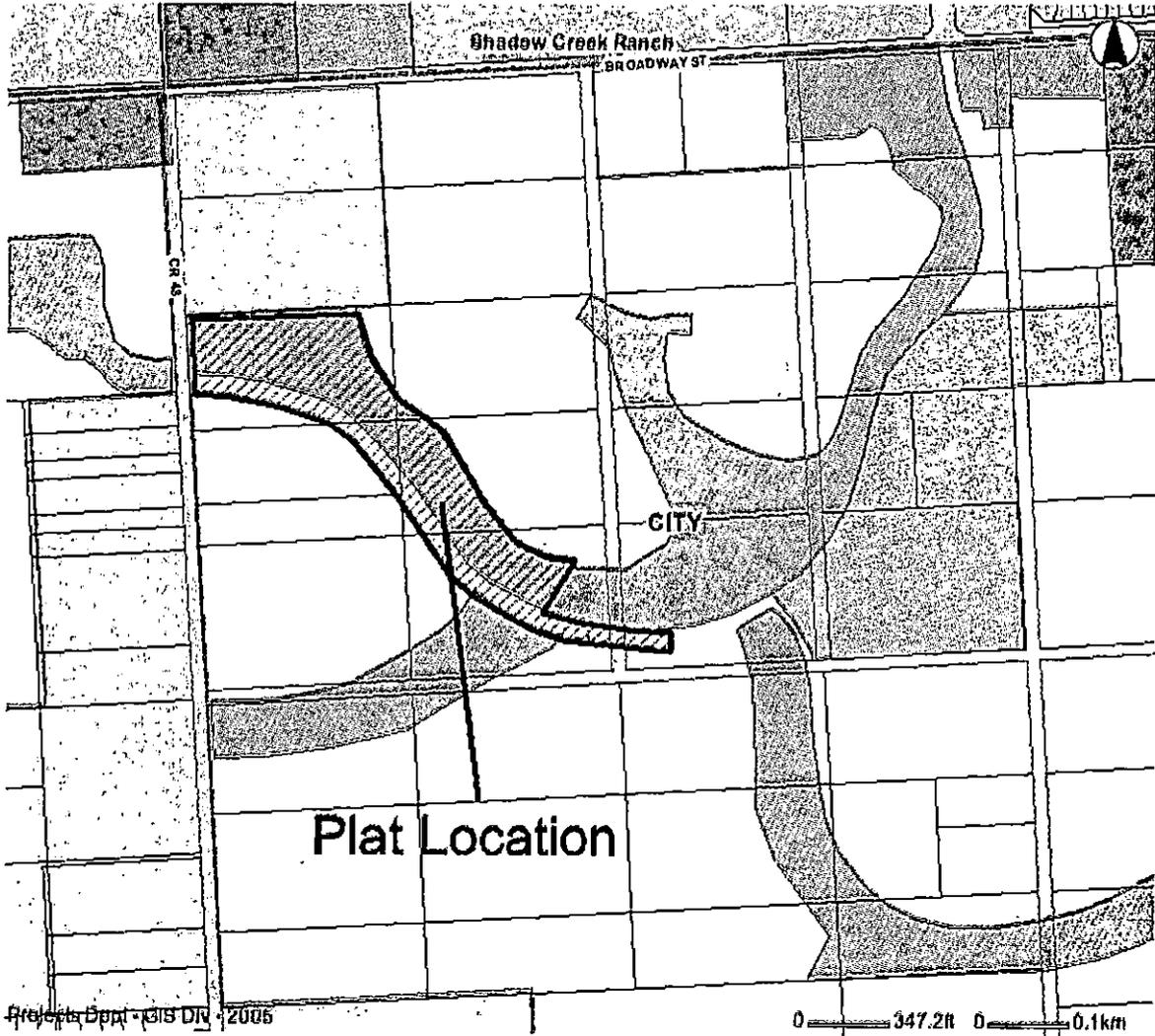
PARKS AND OPEN SPACE: Not applicable as no residential lots are included on this plat.

OUTSTANDING ITEMS:

1. T.B.M. locations should be plotted on the plat.
2. A 60-ft-wide right-of-way dedication for Almeda School Road is required by the adopted Thoroughfare Plan.
3. 35-ft triangular right-of-way cutbacks should be provided at the entrance street.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat



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FINAL PLAT SUBMITTAL APPLICATION

Please type or print the following information

DATE FILED: 07-08-05 P&Z MEETING DATE: 07-18-05

SUBDIVISION NAME/ LOCATION: SOUTHERN TRAILS PHASE 1 SEC. 1

Lot(s): 13 Block(s): 1 Reserve(s): 4

PRIMARY CONTACT: Brown & Gay Engineers, Inc. - Geoff Freeman Phone: 713-488-8125
MAILING ADDRESS: 11490 Westheimer, Suite 700 Houston, Texas 77077

OWNER NAME: Ashton Southern Trails JV - Becky Ullman Phone: 281-561-7773
MAILING ADDRESS: 11375 W. Sam Houston Parkway, Houston, Texas 77031

AGENT'S NAME: Brown & Gay Engineers, Inc. - Geoff Freeman Phone: 713-488-8125
MAILING ADDRESS: 11490 Westheimer, Suite 700, Houston, Texas 77077

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> 22 folded prints of Final Plat | <input checked="" type="checkbox"/> Completed Checklist |
| <input checked="" type="checkbox"/> 2 Sets of Final Plat mylars (3 sets in ETJ) | <input checked="" type="checkbox"/> Current Title Report |
| <input checked="" type="checkbox"/> Show Approval of Construction Plans | <input type="checkbox"/> Any Variance Request(s) in letter form |
| <input checked="" type="checkbox"/> Show Approval of Drainage Report | <input checked="" type="checkbox"/> Certified Tax Certificates |
| <input checked="" type="checkbox"/> Show Approval of Traffic Impact Analysis | <input checked="" type="checkbox"/> Final Plat Staff Review Mark-up |
| <input checked="" type="checkbox"/> Park Fees (if required) | <input checked="" type="checkbox"/> Application fee -\$400 plus \$4/ lot or \$25/ acre |

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

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

Signature: [Handwritten Signature]
(Owner)

Signature: [Handwritten Signature]
(Agent)

Fee: \$ _____ Date Paid: _____ Receipt No.: _____

SOUTHERN TRAILS PHASE ONE SECTION ONE

FINAL PLAT – STAFF REPORT

P & Z MEETING DATE: July 18, 2005

APPLICANT: Geoffrey Freeman, Brown & Gay Engineers, for Savannah Development, Ltd.

REQUEST: Final Plat subdivision of 14.61 acres in the Southern Trails PUD for 13 residential lots, with four reserves of 6.931 acres for landscaping, open space, drainage, and amenity lakes. The Preliminary Plat was approved August 16, 2004.

GENERAL LOCATION: The property is located on the south side of Broadway near the Half Moon Bay Drive intersection. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is currently undeveloped.

ZONING: The property is zoned PUD in accordance with the approved Southern Trails PUD.

SURROUNDING USES: To the north, south, and west are other residential sections of Southern Trails. To the east is vacant land zoned Suburban Development (SD) that is not part of this PUD.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Low Density Residential, or minimum average lot size of 7,500 square feet. The lots in this plat range from 8,800 to 16,000 square feet, which is consistent with the Comprehensive Plan.

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

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

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

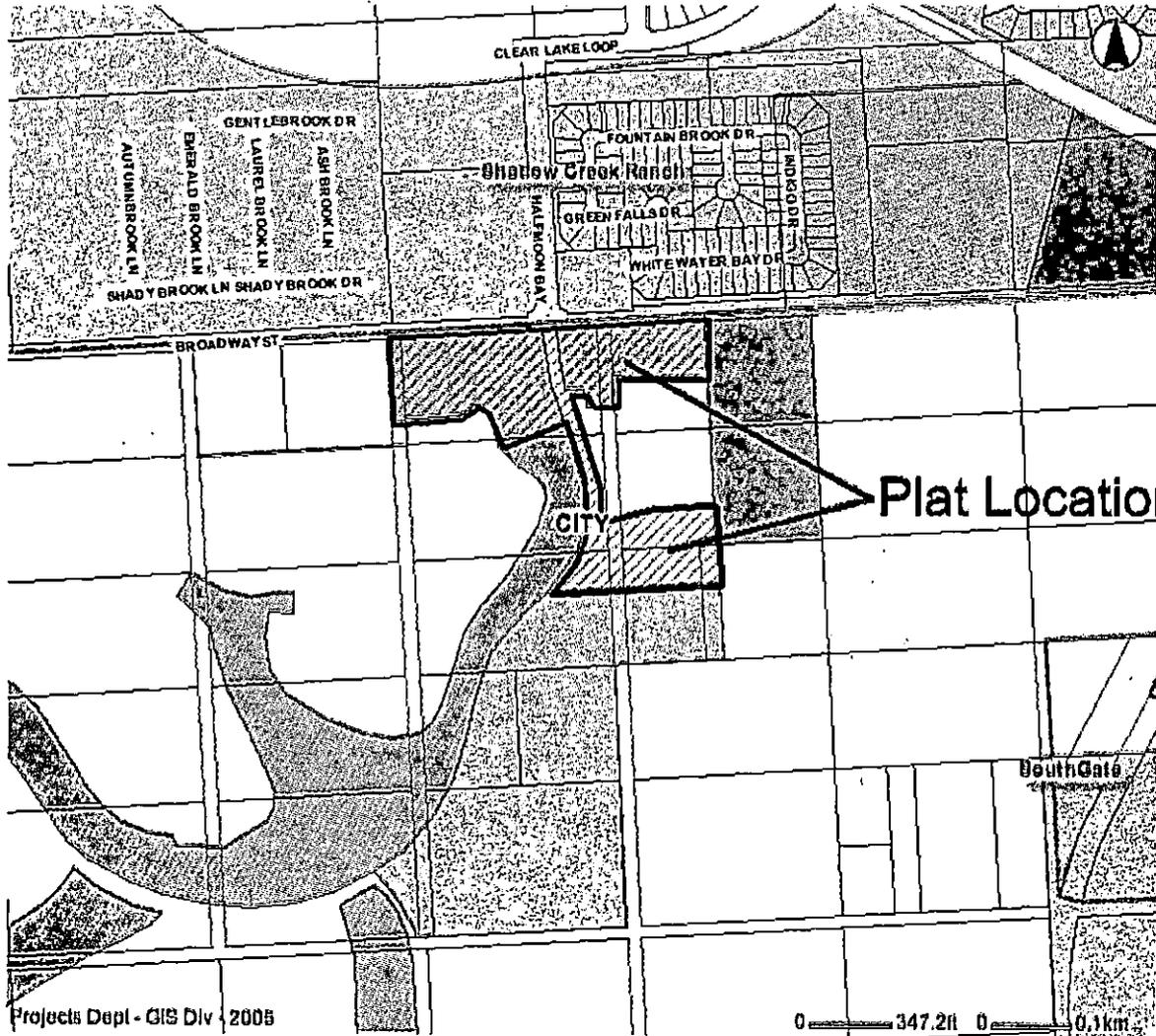
PARKS AND OPEN SPACE: Park fees of \$350 per lot are required.

OUTSTANDING ITEMS:

1. Recordation data for adjoining easements should be added to the plat.
2. Park fees and platting fees must be paid prior to recording.

ATTACHMENTS:

1. Application Form
2. Final Plat



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FINAL PLAT SUBMITTAL APPLICATION

Please type or print the following information

DATE FILED: 07-08-05 P&Z MEETING DATE: 07-18-05

SUBDIVISION NAME/ LOCATION: SOUTHERN TRAILS PHASE 1 SEC. 2

Lot(s): 0 Block(s): 0 Reserve(s): 3

PRIMARY CONTACT: Brown & Gay Engineers, Inc. - Geoff Freeman Phone: 713-488-8125
MAILING ADDRESS: 11490 Westheimer, Suite 700 Houston, Texas 77077

OWNER NAME: Ashton Southern Trails JV - Becky Ullman Phone: 281-561-7773
MAILING ADDRESS: 11375 W. Sam Houston Parkway, Houston, Texas 77031

AGENT'S NAME: Brown & Gay Engineers, Inc. - Geoff Freeman Phone: 713-488-8125
MAILING ADDRESS: 11490 Westheimer, Suite 700, Houston, Texas 77077

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

- 22 folded prints of Final Plat
- 2 Sets of Final Plat mylars (3 sets in ETJ)
- Show Approval of Construction Plans
- Show Approval of Drainage Report
- Show Approval of Traffic Impact Analysis
- Park Fees (if required)
- Completed Checklist
- Current Title Report
- Any Variance Request(s) in letter form
- Certified Tax Certificates
- Final Plat Staff Review Mark-up
- Application fee -\$400 plus \$4/ lot or \$25/ acre

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

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

Signature: [Signature]
(Owner)

Signature: [Signature]
(Agent)

Fee: \$ _____ Date Paid: _____ Receipt No.: _____

SOUTHERN TRAILS PHASE ONE SECTION TWO
FINAL PLAT – STAFF REPORT

P & Z MEETING DATE: July 18, 2005

APPLICANT: Geoffrey Freeman, Brown & Gay Engineers, for Savannah Development, Ltd.

REQUEST: Final Plat subdivision of 28.27 acres in the Southern Trails PUD for three reserves for detention, drainage, landscaping, trails, open space, and a recreation center. The Preliminary Plat was approved September 20, 2004.

GENERAL LOCATION: The property is located on the south side of Broadway near the Half Moon Bay Drive intersection. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is currently undeveloped.

ZONING: The property is zoned PUD in accordance with the approved Southern Trails PUD.

SURROUNDING USES: All surrounding areas are sections of the Southern Trails development.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Park Use, which is consistent with the PUD approval and this plat.

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

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

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

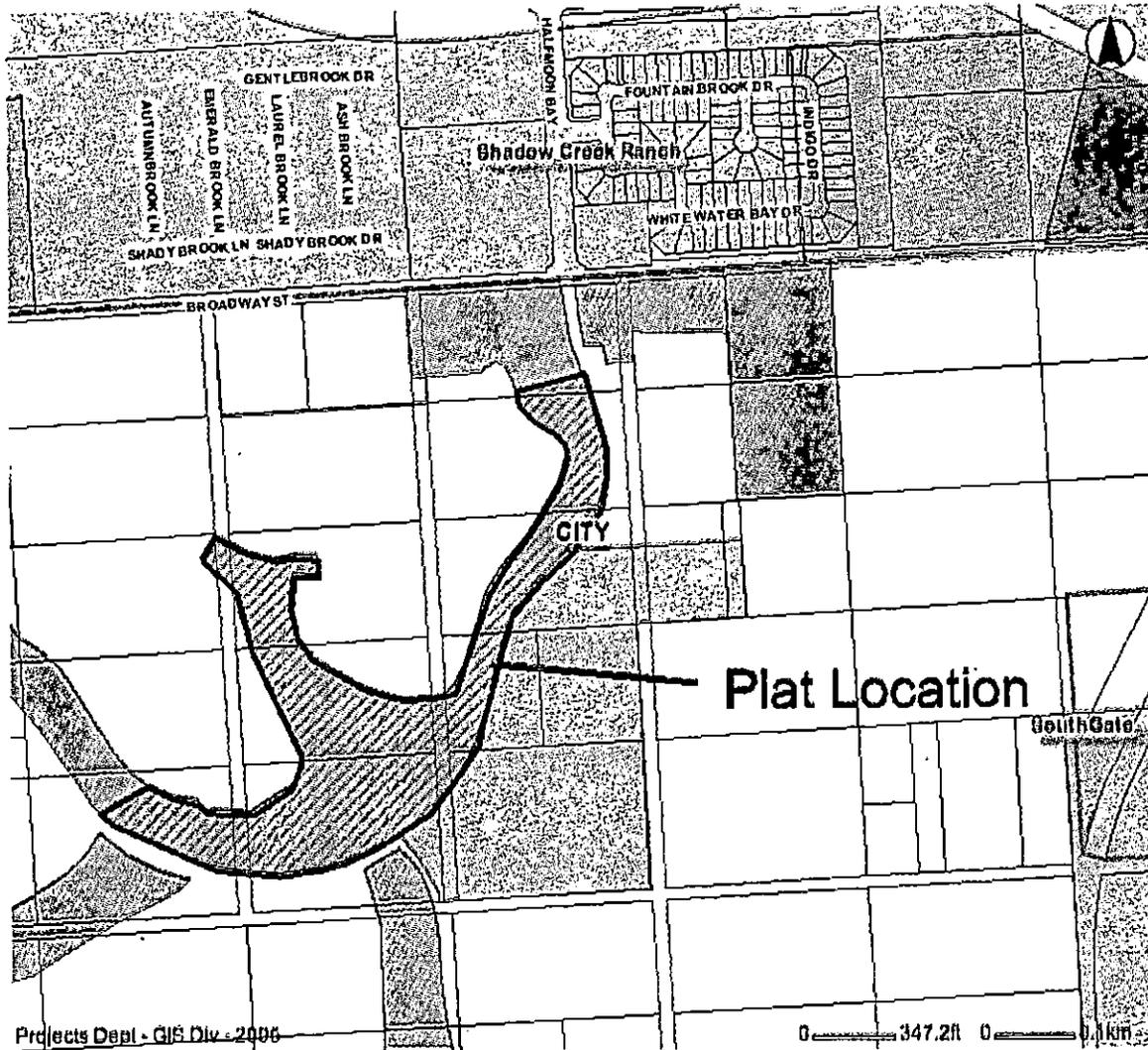
PARKS AND OPEN SPACE: Park fees are not applicable to this plat.

OUTSTANDING ITEMS:

1. Recordation data for Section One should be added to the plat.
2. Recordation data for adjoining easement should be added to the plat.
3. Streetlights should be placed in accordance with the staff markup dated 12/7/04.
4. Platting fees must be paid prior to recording.

ATTACHMENTS:

- 1. Application Form
- 2. Final Plat



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FINAL PLAT SUBMITTAL APPLICATION

Please type or print the following information

DATE FILED: 07-08-05 P&Z MEETING DATE: 07-18-05

SUBDIVISION NAME/ LOCATION: SOUTHERN TRAILS PHASE 1 SEC. 3

Lot(s): 99 Block(s): 3 Reserve(s): 0

PRIMARY CONTACT: Brown & Gay Engineers, Inc. - Geoff Freeman Phone: 713-488-8125
MAILING ADDRESS: 11490 Westheimer, Suite 700 Houston, Texas 77077

OWNER NAME: Ashton Southern Trails JV - Becky Ullman Phone: 281-561-7773
MAILING ADDRESS: 11375 W. Sam Houston Parkway, Houston, Texas 77031

AGENT'S NAME: Brown & Gay Engineers, Inc. - Geoff Freeman Phone: 713-488-8125
MAILING ADDRESS: 11490 Westheimer, Suite 700, Houston, Texas 77077

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

- 22 folded prints of Final Plat
- 2 Sets of Final Plat mylars (3 sets in ETJ)
- Show Approval of Construction Plans
- Show Approval of Drainage Report
- Show Approval of Traffic Impact Analysis
- Park Fees (if required)
- Completed Checklist
- Current Title Report
- Any Variance Request(s) in letter form
- Certified Tax Certificates
- Final Plat Staff Review Mark-up
- Application fee -\$400 plus \$4/ lot or \$25/ acre

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

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

Signature: [Signature]
(Owner)

Signature: [Signature]
(Agent)

Fee: \$ _____ Date Paid: _____ Receipt No.: _____

SOUTHERN TRAILS PHASE ONE SECTION THREE
FINAL PLAT – STAFF REPORT

P & Z MEETING DATE: July 18, 2005

APPLICANT: Geoffrey Freeman, Brown & Gay Engineers, for Savannah Development, Ltd.

REQUEST: Final Plat subdivision of 30.62 acres in the Southern Trails PUD for 99 residential lots. The Preliminary Plat was approved September 20, 2004.

GENERAL LOCATION: The property is located on the south side of Broadway near the Half Moon Bay Drive intersection. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is currently undeveloped.

ZONING: The property is zoned PUD in accordance with the approved Southern Trails PUD.

SURROUNDING USES: To the south, east, and west are other residential sections of Southern Trails. A church is located on the property to the north.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Low Density Residential, or minimum average lot size of 7,500 square feet. The lots in this plat range from 8,400 square feet and up, which is consistent with the Comprehensive Plan.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis has been approved for the entire Southern Trails development.

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

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

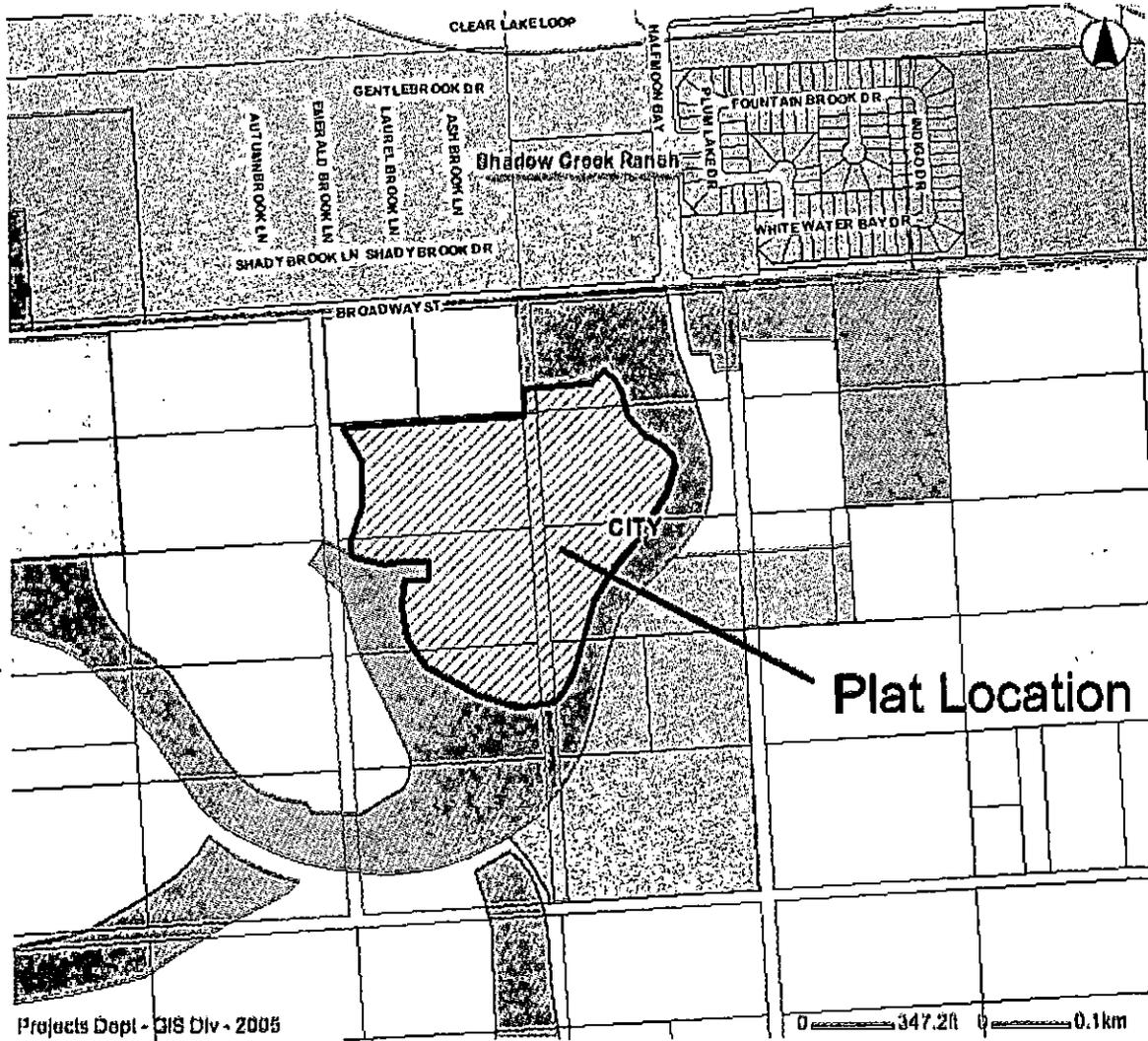
PARKS AND OPEN SPACE: Park fees of \$350 per lot are required.

OUTSTANDING ITEMS:

1. Streetlights should be moved and added as requested on staff review markup dated 12/9/04.
2. Recordation data for Sections One and Two should be added to the plat.
3. Recordation data for off-site easements should be added to the plat.
4. Park fees must be paid prior to recording.

ATTACHMENTS:

1. Application Form
2. Final Plat



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FINAL PLAT SUBMITTAL APPLICATION

Please type or print the following information

DATE FILED: 07-08-05 P&Z MEETING DATE: 07-18-05

SUBDIVISION NAME/ LOCATION: SOUTHERN TRAILS PHASE 1 SEC. 4

Lot(s): 102 Block(s): 4 Reserve(s): 3

PRIMARY CONTACT: Brown & Gay Engineers, Inc. - Geoff Freeman Phone: 713-488-8125
MAILING ADDRESS: 11490 Westheimer, Suite 700 Houston, Texas 77077

OWNER NAME: Ashton Southern Trails JV - Becky Ullman Phone: 281-561-7773
MAILING ADDRESS: 11375 W. Sam Houston Parkway, Houston, Texas 77031

AGENT'S NAME: Brown & Gay Engineers, Inc. - Geoff Freeman Phone: 713-488-8125
MAILING ADDRESS: 11490 Westheimer, Suite 700, Houston, Texas 77077

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

- 22 folded prints of Final Plat
- 2 Sets of Final Plat mylars (3 sets in ETJ)
- Show Approval of Construction Plans
- Show Approval of Drainage Report
- Show Approval of Traffic Impact Analysis
- Park Fees (if required)
- Completed Checklist
- Current Title Report
- Any Variance Request(s) in letter form
- Certified Tax Certificates
- Final Plat Staff Review Mark-up
- Application fee -\$400 plus \$4/ lot or \$25/ acre

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

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

Signature: [Signature]
(Owner)

Signature: [Signature]
(Agent)

Fee: \$ _____ Date Paid: _____ Receipt No.: _____

SOUTHERN TRAILS PHASE ONE SECTION FOUR

FINAL PLAT – STAFF REPORT

P & Z MEETING DATE: July 18, 2005

APPLICANT: Geoffrey Freeman, Brown & Gay Engineers, for Savannah Development, Ltd.

REQUEST: Final Plat subdivision of 25.94 acres in the Southern Trails PUD for 102 residential lots, with three reserves for landscaping and open space. The Preliminary Plat was approved September 20, 2004.

GENERAL LOCATION: The property is located on the south side of Broadway near the Half Moon Bay Drive intersection. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is currently undeveloped.

ZONING: The property is zoned PUD in accordance with the approved Southern Trails PUD.

SURROUNDING USES: To the north, west, and south are other residential sections of Southern Trails. The property to the east is undeveloped and zoned Suburban Development (SD).

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Medium Density Residential, or minimum average lot size of 4,000 to 6,000 square feet. The smallest lots in this plat are approximately 7,000 square feet, which is consistent with the Comprehensive Plan.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis has been approved for the entire Southern Trails development.

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

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

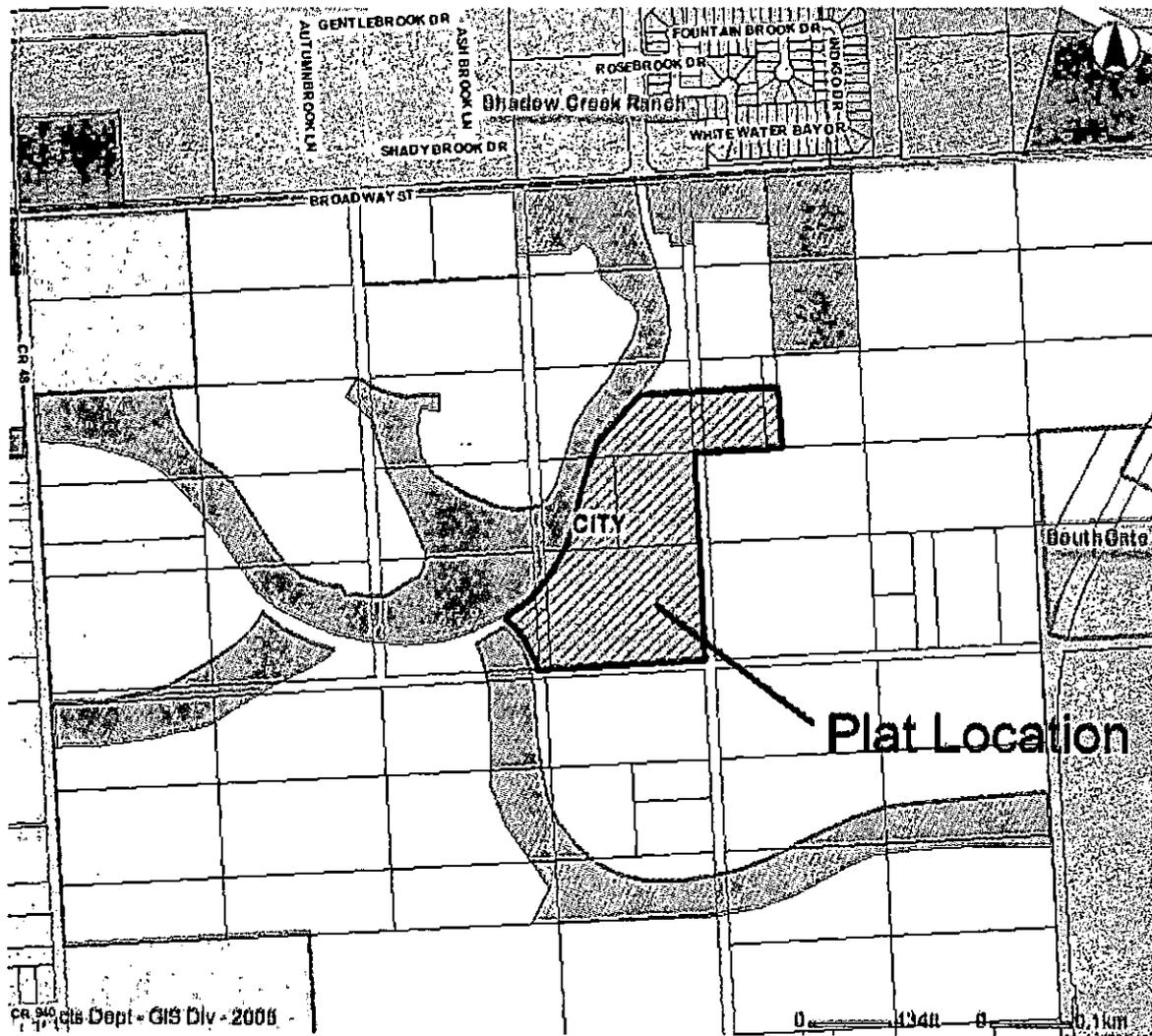
PARKS AND OPEN SPACE: Park fees of \$350 per lot are required.

OUTSTANDING ITEMS:

1. Streetlights should be placed as indicated on the staff markup plat dated 12/10/04.
2. Recordation data for off-site plats and easements should be added to the plat.
3. Park fees and platting fees must be paid prior to recording.

ATTACHMENTS:

1. Application Form
2. Final Plat



Planning and Zoning Commission Attendance Log – 2005

P = Present
A = Absent

<u>Meeting Date</u>	<u>Type of Meeting</u>	<u>Ruby Sandars</u>	<u>Todd Iocco</u>	<u>David Ransom</u>	<u>Sheryl Greiner</u>	<u>Neil West</u>	<u>Peter Dumont</u>	<u>Joe McWhorter</u>
January 3	Regular Meeting	P	P	P	A	A	P	P
January 17	JPH and Regular Mtg.	P	A	P	P	P	P	P
February 7	Regular Meeting	P	A	P	P	P	P	A
February 21	JPH and Regular Mtg.	P	P	P	A	P	P	P
March 7	Regular Meeting	P	P	P	P	P	A	A
March 21	JPH and Regular Mtg.	P	P	A	A	P	P	P
April 4	Regular Meeting	P	A	P	P	P	Late	P
April 18	JPH and Regular Mtg.	P	P	P	Left Early	P	P	P
May 2	Regular Meeting	P	A	P	A	P	A	P
May 16	JPH and Regular Mtg.	P	P	P	P	P	P	A
June 6	Regular Meeting	P	A	P	A	P	P	A
June 13	Workshop	P	P/Late	A	P	P	P	A
June 20	JPH and Regular Mtg.	P	A	P	P	P	P	P
June 27	Special Meeting	P	A	P	P	P	P	A
July 18	JPH and Regular Mtg.	A	P	A	P	P	A	P