

PLANNING AND ZONING

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MARCH 6, 2006 AT 6:30 P.M. IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. **CALL TO ORDER**
- II. **INTRODUCTION** New P & Z Commissioner Jerry Koza
- III. **APPROVAL OF MINUTES** February 20, 2006 – Regular Meeting
- IV. **NEW BUSINESS**
 - A. **CONSIDERATION & POSSIBLE ACTION – Final Plat of Lange Subdivision**

A request by John G Thomas, Thomas Land Surveying, for Randy Lange, owner, for approval of a Final Plat of 4.9292 acres for one lot zoned Light Industrial (M-1). The property is located at 3149 Harkey Road south of Fite Road, and is described as follows:

A 4.9292 acres tract of land being out of and a part of Lot 58 and 57 of Figland Orchard Subdivision, a subdivision out of Section 13 of the H.T. and B. Railroad Company Survey, A-240, City of Pearland, Brazoria County, Texas.
 - B. **CONSIDERATION & POSSIBLE ACTION – Final Plat of Parkside at Pearland**

A request by Paul H. Dickson of the Parkside at Pearland Land Company, LP, for approval of a Final Plat subdivision of 10.036 acres zoned PUD for 39 residential lots. The property is located off Hooks Road south of the Sunrise Lakes subdivision, and is described as follows:

Being Lot 59 of the Allison Richey Gulf Coast Home Company Subdivision of Section 85, H.T. & B. R.R. Co. Survey, Abstract 304, City of Pearland, Brazoria County, Texas, according to the map or plat thereof recorded in volume 2, Page 107 of the plat records of Brazoria County, Texas.
 - C. **CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Rios Subdivision**

PLANNING AND ZONING

Present
Ruby
Susan
Jerry

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MARCH 6, 2006 AT 6:30 P.M. IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

Henry
Neil
Lata, RK, DD, TG, JK
Nghiem

I. CALL TO ORDER

6:30

II. INTRODUCTION

Ruby introduced
New P & Z Commissioner Jerry Koza

III. APPROVAL OF MINUTES

February 20, 2006 - Regular Meeting

IV. NEW BUSINESS

Nghiem arrive
@ 6:32

Henry motion
Susan 2nd
5-0 appr.

A. CONSIDERATION & POSSIBLE ACTION - Final Plat of Lange Subdivision

~~Diane~~ Diane read rpt.

No outstanding items
Henry
mot
Neil
2nd

A request by John G Thomas, Thomas Land Surveying, for Randy Lange, owner, for approval of a Final Plat of 4.9292 acres for one lot zoned Light Industrial (M-1). The property is located at 3149 Harkey Road south of Fite Road, and is described as follows:

A 4.9292 acres tract of land being out of and a part of Lot 58 and 57 of Figland Orchard Subdivision, a subdivision out of Section 13 of the H.T. and B. Railroad Company Survey, A-240, City of Pearland, Brazoria County, Texas.

5-0
appr.

B. CONSIDERATION & POSSIBLE ACTION - Final Plat of Parkside at Pearland

Diana read staff rpt.

2 outstanding items
wording & util.
appr.
letters

A request by Paul H. Dickson of the Parkside at Pearland Land Company, LP, for approval of a Final Plat subdivision of 10.036 acres zoned PUD for 39 residential lots. The property is located off Hooks Road south of the Sunrise Lakes subdivision, and is described as follows:

RK said okay. Staff recommends approval

Being Lot 59 of the Allison Richey Gulf Coast Home Company Subdivision of Section 85, H.T. & B. R.R. Co. Survey, Abstract 304, City of Pearland, Brazoria County, Texas, according to the map or plat thereof recorded in volume 2, Page 107 of the plat records of Brazoria County, Texas.

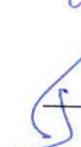
Ruby asked if a timeline for them to get these in.

C. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Rios Subdivision

Lata said

If the appl. is working on the final plat, they don't require a time limit be placed on 3/6/06 this. New UDC does have time line - but if working on it

Henry motion
Neil 2nd



B.

applicant is present

Parkside was present said almost complete

Vote: 5-0 to appr of staff recomm

Diana read staff rpt.

~~1) minor~~
2) minor correction

Newry motion

Neil 2nd for sake of discussion.

Newry asked about the area shown on map.

5-0 appr.

PLANNING AND ZONING

A request by Christian Offenburger, RPLS, Boundary One, LLC, for Abelio Rios, owner, for approval of a Preliminary Plat of 0.663 acre zoned Low Density Single Family (R-1) into three lots for residential use. The property is located at Woody Road at Scott Street, and is described as follows:

0.663 acre of land, all of Lots 1 and 2, Rawls Subdivision as recorded in Volume 17, Page 399 B.C.P.R. in the H.T. & B.R.R. Company Survey Section 4, A-543, City of Pearland, Brazoria County, Texas.

- D. **COMMUNICATIONS** **Planning Day, April 20, 2006** *Ruby addressed here Planning Day*
- E. **NEXT MEETING DATE** **March 20, 2006 Joint Public Hearing**
March 20, 2006 Regular Meeting

IV. **ADJOURNMENT**

*Ruby addressed next mtg. date
Ruby also addressed the Comm. re. Nat'l APA conf.*

neil read a letter re: Greenspace

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

Ngheims response was that city is looking @ doubling Park space.

I, **Judy Krajca, Planning Secretary** of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the **3rd day of March, 2006.**

There was brief discussion on Parkland

*← listen to tape
? Park sp
Open sp
Green sp?*

Judy Krajca
Planning Secretary

adjourned

Agenda removed _____ day of March, 2006.

at 6:52

PLANNING AND ZONING

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON FEBRUARY 20, 2006 AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

The Regular Meeting was called to order at 7:40 p.m. with the following present:

P & Z Chairperson Ruby Sandars
P & Z Vice Chairperson Todd Iocco, arrived at 7:42 p.m.
P & Z Commissioner Neil West
P & Z Commissioner Sheryl Greiner, arrived at 7:44 p.m.
P & Z Commissioner Henry Fuertes
P & Z Commissioner Susan Sherrouse
P & Z Commissioner Darrell Diggs, arrived at 7:42 p.m.

Also in attendance: Deputy City Attorney Nghiem Doan; Assistant City Manager Nick Finan; Planning Director Lata Krishnarao; Senior Planner Theresa Grahmann; Plan and Plat Administrator Richard Keller; Planner 1 Diana DuCroz, and Planning Administrative Secretary Judy Krajca.

APPROVAL OF MINUTES

Commissioner Henry Fuertes made the motion to approve the minutes, and Commissioner Neil West seconded. The vote was 4-0 for approval. Commissioner Greiner, Vice-Chairperson Iocco and Commissioner Diggs were not present for the vote.

NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - Zone Change 2006-11S

A request by Cricket Communications, Inc., applicant for Cingular Wireless, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a Specific Use Permit for a Commercial Communications Tower in the Commercial District (C(S)), on the property located on the North Side of FM 518 (Broadway Street), and East of Longwood Drive.

Commissioner Diggs, and Vice-Chairperson Iocco arrived at 7:42 p.m.

Commissioner Susan Sherrouse made a motion to approve, and Commissioner Neil West seconded.

There was no discussion between Commission/Staff.

The vote was 6-0 for approval.

PLANNING AND ZONING

B. CONSIDERATION & POSSIBLE ACTION – Final Plat of Medical Commons of Pearland

A request by Robert Lin, Lin Engineering Inc, for Medical Commons of Silverlake, Ltd, owner, for approval of a Final Plat of 14.9033 acres zoned General Business (GB) for five lots. The property is located on the north side of Broadway at C.R. 90, and is described as follows:

14.9033 acres being a plat of the remainder of Lot 60 of Allison-Richey Gulf Coast Home Co. Section 85, a subdivision recorded in Volume 2, Page 107 B.C.P.R. located in the H.T. & B. R.R. Co. Survey, Abstract 304, City of Pearland, Brazoria County, Texas.

Commissioner Greiner arrived at 7:44 p.m.

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

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

Chairperson Ruby Sanders asked Staff if the outstanding items were major issues. Plan and Plat Administrator Richard Keller stated that the three items were minor issues.

The vote was 7-0 for approval.

C. CONSIDERATION & POSSIBLE ACTION – Final Plat of Parkside at Pearland

A request by Paul Dickson of the Parkside at Pearland Land Company LP for approval of a Final Plat subdivision of 10.036 acres zoned PUD for 39 residential lots. The property is located off Hooks Road south of the Sunrise Lakes subdivision, and is described as follows:

Being Lot 59 of the Allison Richey Gulf Coast Home Company Subdivision of Section 85, H.T. & B. R.R. Co. Survey, Abstract 304, City of Pearland, Brazoria County, Texas, according to the map or plat thereof recorded in volume 2, Page 107 of the plat records of Brazoria County, Texas.

Planner Diana DuCroz stated the applicant had withdrawn this plat.

D. CONSIDERATION & POSSIBLE ACTION – Final Plat of the Village at Pearland

A request by Henry Santos, Advance Surveying, for Artisan Estates, owner, for approval of a Final Plat of 2.225 acres zoned Neighborhood Services (NS) for one lot for office use. The property is located at the northwest corner of the intersection of Cullen Blvd and Fite Road, and is described as follows:

2.225 acres in the H.T. & B.R.R. Co. Survey, Abstract 309, in the City of Pearland, Brazoria County, Texas.

PLANNING AND ZONING

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

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

The vote was 7-0 for approval.

E. CONSIDERATION & POSSIBLE ACTION – Final Plat of the Villages of Towne Lake

A request by Bobby Marlowe, Rekha Engineering, for Villages of Towne Lake, LP, owner, for approval of a Final Plat of 28.4162 acres zoned PUD for a multifamily development. The property is located east of Main Street south of Oiler Drive, and is described as follows:

28.4162 acres of land in the W. Zychlinski Subdivision, Volume 29, Page 90 of the Brazoria County Deed Records, out of Section 28, H.T. & B.R.R. Survey A-551, City of Pearland, Brazoria County, Texas.

Planner Diana DuCroz read the Staff report. There were twenty-two outstanding items.

Vice-Chairperson Todd Iocco made the motion to approve with discussion, and Commissioner Neil West seconded.

There was discussion between the Commission and Staff of the excess number of outstanding items, with many of them being major issues, and that it has been one year since the Preliminary Plat was approved.

The vote was 0-7. The plat was denied. The reasons for denial were the twenty-two outstanding items, and that many of them were major issues according to Staff.

F. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Pearland Retail Fitness Center

A request by Jesus J. Vitela, Lentz Engineering, for Pearland Fitness Partners, Ltd, owner, for approval of a Preliminary Plat of 18.327 acres zoned General Business (GB) and R-1 for one lot. The property is located at the northwest corner of Broadway and Miller Ranch Road, and is described as follows:

Being a subdivision of 18.3270 acres in the H.T. & B. R.R. Co. Abstract No. 304, Pearland, Brazoria County, Texas.

Planner Diana DuCroz read the Staff report. There are four outstanding items.

Vice-Chairperson Todd Iocco made the motion to approve with staff comments, and Commissioner Sheryl Greiner seconded.

There was no discussion.

The vote was 7-0 for approval.

PLANNING AND ZONING

G. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch MF-5A

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Carrington SCR, LP, owner, for approval of a Preliminary Plat of 16.959 acres in the Shadow Creek Ranch PUD for multifamily use. The plat is located on Business Center Drive at Medical Center Drive in Shadow Creek Ranch, and is described as follows:

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

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

Vice-Chairperson Todd Iocco made the motion to approve, and Commissioner Neil West seconded.

Chairperson Sandars asked if the updated Land Use Plan was submitted and Staff replied that it was. However, Staff had not had opportunity to review it since it was submitted at the meeting.

Chairperson Ruby Sandars asked to amend the motion to make a condition of the plat approval that the revised Land Use Plan be in conformance with the Planned Use Development (PUD). Commissioner Henry Fuertes seconded this amendment.

A vote was called for the Amendment. The vote was 7-0 to amend the motion.

Commissioner Henry Fuertes asked about a traffic study, and Plan and Plat Administrator Richard Keller and Planning Director Lata Krishnarao both stated that a Traffic Impact Analysis (TIA) would be a required prior to final plat approval.

Chairperson Sandars called for the vote on the motion. The vote was 7-0 for approval.

H. NEXT MEETING DATES March 6, 2006 Regular Meeting

Chairperson Ruby Sandars discussed with the Commission the outcome of Council's vote on February 13, 2006 of the Zone Changes presented at the Joint Public Hearing on January 16, 2006.

Planning Director Lata Krishnarao discussed a handout of Future Meetings of *Congress for the New Urbanism (CNU) Reception, 2006 Education Lunch Schedule, and the Annual Planning Commissioner's Workshop.*

IV. ADJOURNMENT

Meeting was adjourned at 8:00 p.m.

PLANNING AND ZONING

These minutes are respectfully submitted by:

Judy D. Krajca
Planning Administrative Secretary

Minutes approved as submitted and/or corrected on this ____ day of _____, A.D., 2006.

Ruby Sandars
P&Z Chairperson

RECEIVED

FEB 24 2006

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 2-24-06 P&Z MEETING DATE: 3-6-06

SUBDIVISION NAME/LOCATION: Lange Subdivision
3149 HarKey Road, Pearland, Texas 77584

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

PRIMARY CONTACT: John G. Thomas
MAILING ADDRESS: 14340 Torrey Chase, Suite 270
CITY, STATE, ZIP: Houston, TX 77014
PHONE: (281) 440-7730 FAX: (281) 440-7737
E-MAIL ADDRESS: thomas@thomaslandsurveying.com

OWNER NAME: Randy Lange
MAILING ADDRESS: 3149 HarKey Road
CITY, STATE, ZIP: Pearland, Texas 77584
PHONE: (281) 485-8638 FAX: (281) 485-6841
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 NA
- Show Approval of Drainage Report Not required
- Show Approval of Traffic Impact Analysis Not required
- Tree Disposition Plan see plat note 7
- Current Title Report Planning Letters
- Final Plat Staff Review Mark-Up Not available
- Completed Checklist
- Any variance requests submitted in letter form NA
- Application fee \$548.23
(\$400, plus \$4 per lot, or \$25 per acre)
- Certified Tax Certificates (no taxes can be due)
- Park Fees (if required) not required

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

Signature: _____

Signature: John G. Thomas

Fee: \$ 548.23 (Owner)

Date Paid: 2-24-06

Receipt No.: 91180
(Agent)

LANGE SUBDIVISION

FINAL PLAT – STAFF REPORT

P & Z MEETING DATE: March 6, 2006

APPLICANT: John G. Thomas, Thomas Land Surveying, for Randy Lange, owner.

REQUEST: Final Plat of 4.9292 acres zoned Light Industrial (M-1) for one lot. A Specific Use Permit for a new cell tower on site was granted on October 10, 2005. The Preliminary Plat was approved on December 5, 2005.

GENERAL LOCATION: The property is located at 3149 Harkey Road, south of Fite Rd. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is developed with a light industrial/commercial business.

ZONING: Light Industrial, M-1. The proposed plat is consistent with the zoning.

SURROUNDING USES: All surrounding parcels to the north, south, and east are zoned Suburban Development (SD) and are primarily developed with single-family uses. This area will be zoned RE under the proposed Zoning Map. To the west is the West Oaks subdivision zoned R-3.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for 10,000 SF Suburban Residential.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis is not required.

UTILITIES: Water and sewer are available to this property.

STORMWATER MANAGEMENT: Stormwater detention will be addressed with the site plan submittal.

PARKS AND OPEN SPACE: Not applicable to this plat.

OUTSTANDING ITEMS:

1. The word 'Restricted' should be removed from the 'Lot A' label.

ATTACHMENTS:

1. Application Form
2. Final Plat

RECEIVED

FEB 27 2006

FINAL PLAT SUBMITTAL APPLICATION
(Page 1 of Application)

DATE FILED: 2/13/2006 P&Z MEETING DATE: 20 Feb. 2006

SUBDIVISION NAME/LOCATION: Parkside @ Pearland

Lot(s): 39 Block(s): 4 Reserve(s): 3

PRIMARY CONTACT: Paul H. Dickson

MAILING ADDRESS: 4203 YOAKUM #110

CITY, STATE, ZIP: Houston, TX. 77006

PHONE: 713.528.8700 FAX: 713.528.8700

E-MAIL ADDRESS: PAULD@hhomes.us.

OWNER NAME: Parkside @ Pearland Land Co, LP.

MAILING ADDRESS: 4203 YOAKUM #110

CITY, STATE, ZIP: Houston, TX. 77006

PHONE: 713.528.8700 FAX: 713.528.8703

E-MAIL ADDRESS: PAULD@hhomes.us.

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

Signature: [Signature]
(Owner)

Signature: [Signature]
(Agent)

Fee: \$ 556.00

Date Paid: 2-27-06 Receipt No.: 85795

PARKSIDE AT PEARLAND

FINAL PLAT – STAFF REPORT

P & Z MEETING DATE: March 6, 2006

APPLICANT: Paul H. Dickson of the Parkside at Pearland Land Company, LP.

REQUEST: Final Plat subdivision of 10.036 acres in the Parkside at Pearland PUD for 39 lots for garden homes. The PUD was approved on October 11, 2004. The Preliminary Plat was approved on November 15, 2004.

GENERAL LOCATION: The property is located west of Hooks Road, south of Sunrise Lakes and north of Broadway. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is currently undeveloped.

ZONING: Parkside at Pearland PUD.

SURROUNDING USES: This plat is surrounded by the Sunrise Lakes subdivision, zoned R-3 to the north, and commercial uses to the south zoned GB.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the northern two-thirds of the property for medium density residential use. The southern third is designated for Retail, Offices and Services.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis was previously approved. Silverlake Blvd will be extended on the east side of property to connect existing Silverlake Blvd to Hooks Rd.

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

STORMWATER MANAGEMENT: Stormwater detention will be provided onsite.

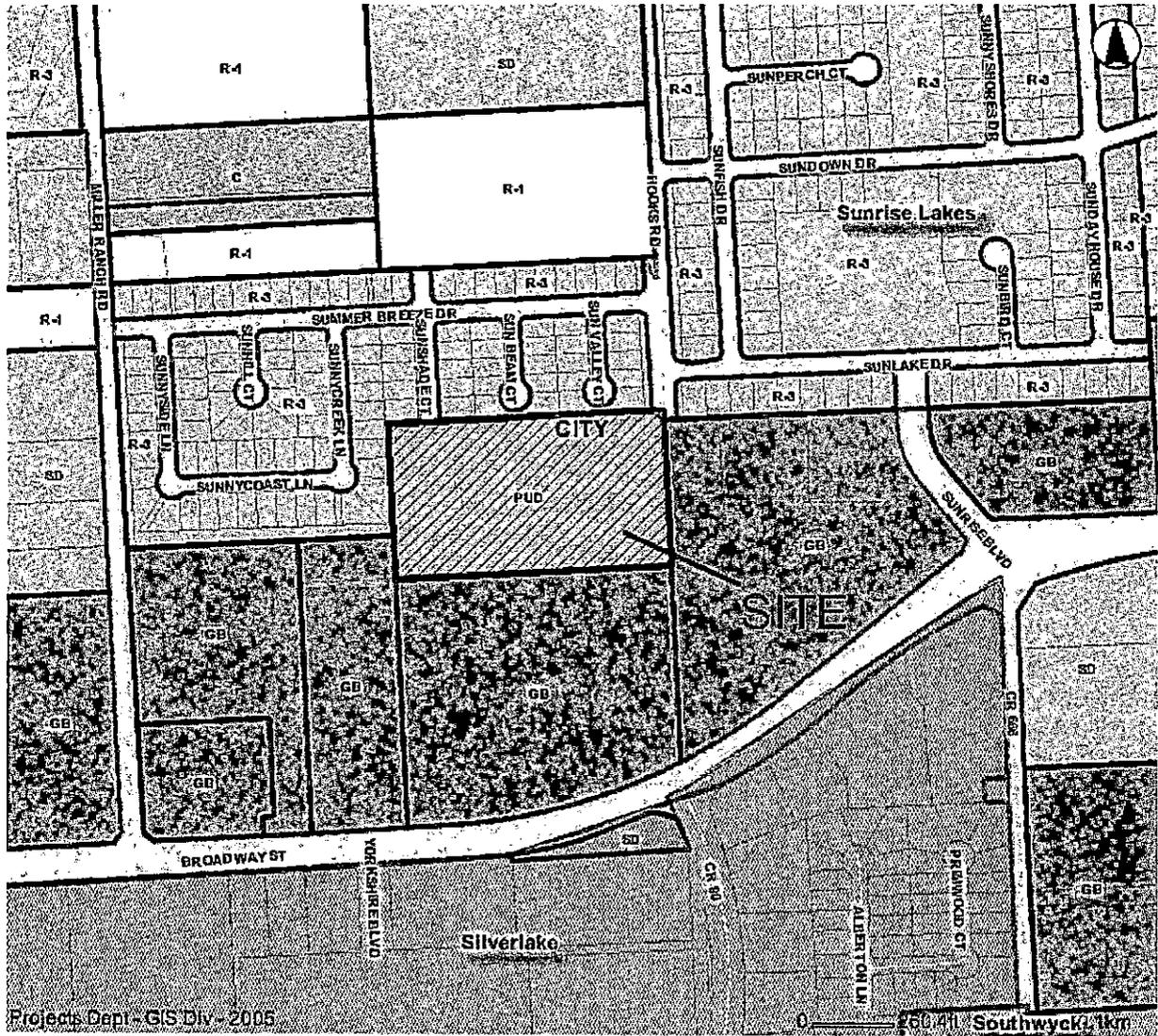
PARKS, OPEN SPACE, AND TREES: Park fees have been paid.

OUTSTANDING ITEMS:

1. Insert the words 'except Silverlake Parkway' after 'Streets' in the second note, not the third note.
2. Utility company approval letters are needed from Centerpoint Energy and the telephone company.

ATTACHMENTS:

1. Application Form
2. Final Plat



Projects Dept - GIS Div - 2005

0 0.5 km Southwyck 1 km

Rec'd @ 3:30 all/ok OK

PRELIMINARY PLAT SUBMITTAL APPLICATION

FEB 13 2006

DATE FILED: 2/13/06 P&Z MEETING DATE: 3/6/06

SUBDIVISION NAME/LOCATION: RIOS SUBDIVISION, CITY OF PEARLAND,
BRAZORIA COUNTY, TEXAS

Lot(s): 3, Block(s): 1, Reserve(s): 0

PRIMARY CONTACT: BOUNDARY ONE, LLC

MAILING ADDRESS: 150 W. SHADOWBEND, SUITE 303

CITY, STATE, ZIP: FRIENDSWOOD, TEXAS 77546

PHONE: 281-648-3131 FAX: 281-648-3737

E-MAIL ADDRESS: christian@boundaryone.com

OWNER NAME: ABELIO RIOS

MAILING ADDRESS: 4819 SCOTT STREET

CITY, STATE, ZIP: PEARLAND, TEXAS 77581

PHONE: 281-782-7217 FAX: _____

E-MAIL ADDRESS: _____

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

- 22 folded prints of Preliminary Plat *OK*
- Title Report of Certificate of Title *OK and Tax Certify.*
- ? *See NOTE 7 PLAT*
- ? 3 copies of preliminary drainage report
- Staff Review Mark-Up *OK*
- ? Traffic Impact Analysis (if required)
- Tree Survey (same scale as plat) ON PAT
- Application fee *OK \$419.00*
(\$400, plus \$6 per lot, or \$30 per acre)
- Completed Checklist *OK*
- Any variance requests submitted in letter *N/A form OK*

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

Signature: ✓ Per Telecard
(Owner)

Signature: Christian Offenburg
(Agent)
(By Thomas Offenburg)

Fee: \$ 418⁰⁰

Date Paid: 2-13-06

Receipt No.: 84673

RIOS SUBDIVISION
PRELIMINARY PLAT – STAFF REPORT

P & Z MEETING DATE: March 6, 2006

APPLICANTS: Christian Offenburger, RPLS, Boundary One, LLC, for Abelio Rios, owner.

REQUEST: Preliminary Plat of 0.663 acre zoned Low Density Single Family (R-1) into three lots for residential use.

GENERAL LOCATION: Woody Road at Scott Street. See Vicinity Map below.

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

SURROUNDING USES: All surrounding properties to the north, west, and east are zoned R-1. The area to the south is zoned Commercial.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Light Industrial use, which is inconsistent with the current zoning designation of low density residential.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis is not required.

UTILITIES: Water and sewer are available to this plat.

STORMWATER MANAGEMENT: Stormwater detention will be addressed by site plans.

PARKS: Park fees will be required at the time of final platting.

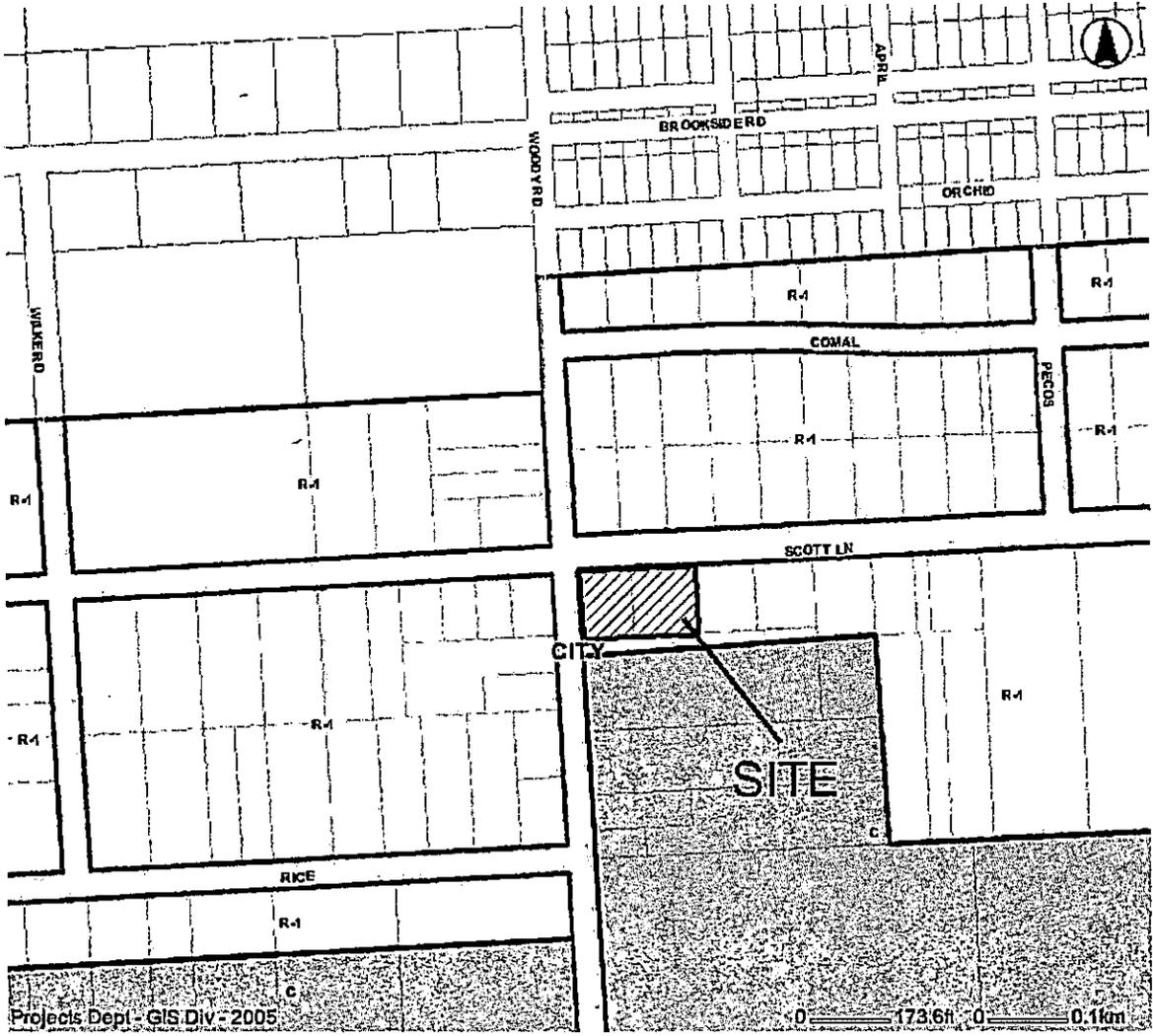
NOTE: Because this is a residential replat, a public hearing with public notice may be required prior to final plat approval.

OUTSTANDING ITEMS:

1. A mylar copy of the preliminary plat is needed.
2. The words 'and Woody' should be removed from Note No. 5.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat





Do you have to deal with the
City Development Process?

Do you want to know how it
functions?

Do you want to know what is new
and upcoming?

*The Planning Department is hosting our
fourth session in a quarterly series*

April 20, 2006

9:00 a.m. to 11:00 a.m.

Planning Department Information Presentation

Feature Presentation: New Platting Procedures

This is a quarterly series being organized by the Planning Department.

Topics to be discussed in these series of workshops include:

Planning Department Functions, Process & Procedures, UDC Update,
Comprehensive Plan, Old Town Site, and Other Current Topics.

These sessions are tentatively scheduled for the third Thursdays of
January 2006, April 2006, July 2006 and October 2006

Located in the Community Center, next to City Hall

Door Prizes

If you are interested in attending, please contact Judy @ (281) 652-1768

Refreshments will be served

By: _____
Connie Lange

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Randy Lange and Connie Lange, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____
2006.

Notary Public, State of Texas

My Commission Expires: _____

RECEIVED

FEB 24 2006

LANGE SUBDIVISION
BEING A 4.9292 ACRES TRACT OF LAND
BEING OUT OF AND A PART OF LOT 58
AND 57 OF FIGLAND ORCHARD SUBDIVISION,
A SUBDIVISION OUT OF SECTION 13 OF
THE H.T. AND B. RAILROAD COMPANY SURVEY, A-240
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.
1 BLOCK 1 LOT

DATE: 02/13/06 SCALE: 1"=60'

OWNER/ DEVELOPER: RANDY LANGE
3700 HALIK, SUITE 8
PEARLAND, TEXAS 77581
PHONE: 281-485-8638
FAX: 281-485-6841

THOMAS LAND SURVEYING
JOHN G. THOMAS
14340 TORREY CHASE, SUITE 270
HOUSTON, TEXAS 77014
PHONE: 281-440-7730
FAX: 281-440-7737
thomas@thomasandsurveying.com

JOB NO. 14922

THENCE, N 89° 35' 05" E, along the south line of said Block 5, a distance of 882.36 feet to the POINT OF BEGINNING of the herein described tract and containing within these calls 10.0360 acres or 437,168.16 square feet of land.

PLAT
PARKSIDE AT PEARLAND

A SUBDIVISION OF
A 10.0360 ACRE TRACT BEING LOT 59 OF THE
ALLISON RICHEY GULF COAST HOME COMPANY
SUBDIVISION OF SECTION 85, H.T. + B. R.R. CO. SURVEY,
ABSTRACT 304, CITY OF PEARLAND, BRAZORIA COUNTY,
TEXAS, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED
IN VOLUME 2, PAGE 107 OF THE PLAT RECORDS
OF BRAZORIA COUNTY, TEXAS

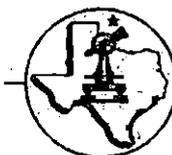
39 LOTS 4 BLOCKS
3 RESERVES = 2.49 AC

PLANNED UNIT DEVELOPMENT
REFERENCE: FINAL APPROVAL
OCTOBER 11, 2005
PARKSIDE AT PEARLAND

RECEIVED
FEB 27 2006

DATE: JANUARY, 2006 SCALE: 1"=50'

OWNERS: PARKSIDE AT PEARLAND LAND COMPANY, LP
PAUL H. DICKSON
ADDRESS: 4203 YOAKUM BLVD. STE 110
HOUSTON, TEXAS 77006
PHONE: 713-528-8700



CHARLES E. BATES + ASSOCIATES
LAND SURVEYORS - CITY PLANNING CONSULTANTS
4922 LUELLA AVENUE DEER PARK, TEXAS 77536
(281) 479-5135 FAX: (281) 479-3275
CONTACT: DEBI BATES

RYAN CIVIL ENGINEERING, L.L.C.
1100 W. SEALY STREET, ALVIN, TEXAS 77511
CONTACT: JOHN D. GARNER, P.E.

By _____
Connie Lange

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Randy Lange and Connie Lange, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2006.

Notary Public, State of Texas

My Commission Expires: _____

RECEIVED

FEB 24 2006

LANGE SUBDIVISION
BEING A 4.9292 ACRES TRACT OF LAND
BEING OUT OF AND A PART OF LOT 58
AND 57 OF FIGLAND ORCHARD SUBDIVISION,
A SUBDIVISION OUT OF SECTION 13 OF
THE H.T. AND B. RAILROAD COMPANY SURVEY, A-240
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.
1 BLOCK 1 LOT

DATE: 02/13/06 SCALE: 1"=60'

OWNER/ DEVELOPER: RANDY LANGE
3700 HALIK, SUITE 8
PEARLAND, TEXAS 77581
PHONE: 281-485-8638
FAX: 281-485-6841

THOMAS LAND SURVEYING
JOHN G. THOMAS
14340 TORREY CHASE, SUITE 270
HOUSTON, TEXAS 77014
PHONE: 281-440-7730
FAX: 281-440-7737
thomas@thomaslandsurveying.com

JOB NO. 14922