

MINUTES OF THE JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MARCH 20, 2006, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

✓ DONE
tag 3-26-06

CALL TO ORDER

The public hearing was called to order at 7:36 p.m. Mayor Tom Reid opened the hearing for both the City Council and the Planning and Zoning Commission, with the following present:

- | | |
|------------------------------|------------------------------------|
| Mayor Tom Reid | P & Z Chairperson Ruby Sandars |
| Mayor Pro-Tem Kevin Cole | P & Z Vice Chairperson Todd Iocco |
| Councilmember Steve Saboe | P & Z Commissioner Neil West |
| Councilmember Woody Owens | P & Z Commissioner Henry Fuyertes |
| Councilmember Larry Marcott | P & Z Commissioner Susan Sherrouse |
| Councilmember Richard Tetens | P & Z Commissioner Darrell Diggs |

all 7 were there
Jerry Sherryl
NO.

Also in attendance: City Attorney Darrin Coker; City Manager Bill Eisen; Assistant City Manager Nicholas Finan; Assistant City Manager Mike Hodge; City Engineer Doug Kneupper, Deputy City Attorney Nghiem Doan, Planning Director Lata Krishnarao; Senior Planner Theresa Grahmann, Planner 1 Diana DuCroz, and Planning Administrative Secretary Judy Krajca.

Senior Planner Theresa Grahmann explained the Joint Public Hearing process for the attending public, and explained that the Planning & Zoning Commission Meeting will immediately follow the Joint Public Hearing.

PURPOSE OF HEARING

ZONE CHANGE 2006-10S

A request by Joseph Benes, applicant for Judith I. Poston, Betty P. Hill, Donald E. Benes, and Joseph Benes, owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to General Business District (GB), on the following described property located on the North Side of FM 518 (Broadway Street), and East of Westgate Street.

Chairperson Ruby Sandars read the purpose into the record.

Senior Planner Theresa Grahmann presented the Staff Report. Staff received no Public Comment Forms. Staff recommended approval of this Specific Use Permit. *zone change.*

~~Joseph Benes, owner~~ Joseph Benes, owner

An unidentified gentleman in the audience stood and stated he was glad that staff recommended approval.

There was no one else present to speak for/against this zone change.

There was no comment from Council/Commission/Staff.

The Public Hearing for Zone Change Application No. 2006-10Z was adjourned at 7:44 p.m.

The Public Hearing for Zone Change Application No. 2006-12Z was called to order at 7:44 p.m. by Mayor Tom Reid.

Zone Change Application No. 2006-12Z

A request by James D. and L. Elaine Thomas, owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to General Business District (GB), on the following described property located on the South Side of FM 518 (Broadway Street), and on the East Side of Westchester Circle.

Chairperson Ruby Sandars read the purpose into the record.

Senior Planner Theresa Grahmann presented the Staff Report. Staff received one Public Comment Form in opposition, and numerous phone calls opposing this zone change. Staff recommended denial of this Zone Change.

5

Is this worded right? could change the zoning of the property in the past month

Linda Lemmon, Realtor for the applicant, of 2405 Country Club Dr., Pearland, Texas, spoke in favor of this Zone Change. Ms. Lemmon handed out some fliers to the Council and Commission. She asked if the Zone Change, during the time the Comp Plan, could be made without notification to the property owners.

how the City

Elaine Thomas, applicant, spoke in favor of this Zone Change. She stated it would be hard to sell this property as residential.

Jack McGuff III, of 2811 Westchester Circle, Pearland, Texas spoke against this Zone Change.

Ashley Landry, of 2880 Westchester Circle, Pearland, Texas spoke against this Zone Change, for the safety of her children, as there are no sidewalks.

She expressed concerns

Ken McConnell, of 2845 Westchester Circle, Pearland, Texas spoke against this because of the traffic already increased due to O'Riley Auto Parts Store. *the recent opening of Reilly*

Radha Arunkuman, MD, of 2829 Westchester Circle, Pearland, Texas spoke against, due to traffic, children's safety, and ~~O'Riley Auto Parts~~.

Jack McGuff, Jr., of 2850 Westchester Circle, Pearland, Texas spoke against, wanting to keep it residential. *the street residential.*

Wendy Schneider, of 2810 Westchester Circle, Pearland, Texas spoke against.

Suwana A. Rubio, 2846 Westchester Circle, Pearland, TX
Spoke against due to the traffic. *5*

There was no one else present to speak for/against this Zone Change.

As this would be right?
City Attorney Darrin Coker
Council/Commission/Staff commented on Ms. Lemmons question in regards to notification of a zone change, under the ~~Comp Plan~~. City Attorney Darrin Coker stated that notice was published in the newspaper, and a Joint Public Hearing was held. *The City adopted alternative notice procedures for the adoption of the New Zoning Map.*

Mayor Pro-Tem Kevin Cole stated he would not vote in favor of this. Councilmember Steve Saboe stated that Council ~~reviews new developments and need to~~ preserve residential areas. He stated he would not support this.

The Public Hearing for Zone Change Application No. 2006-12Z was adjourned at 8:12 p.m.

The Public Hearing for Zone Change Application No. 2006-13Z was called to order at 8:12 p.m. by Mayor Tom Reid.

Zone Change Application No. 2006-13Z

A request by James Johnson and Trails Development, Ltd., applicant for William Walsh and Trails Development, Ltd., owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to Planned Unit Development District (PUD), on the following property located on the South Side of Broadway Street, and on the West Side of State Highway 288.

Chairperson Ruby Sandars read the purpose into the record.

Planning Director Lata Krishnarao presented the Staff Report in detail. She addressed Density, Trail Systems, Lack of Creativity, Lot Sizes, Green Spaces and Parks, and other details.

Mr. James Johnson, applicant, spoke in favor of the PUD.

There was much discussion between Council/Commission addressed to Mr. Johnson.

Mayor Reid spoke briefly of the GB site and drainage. He spoke in favor of the GB site. Councilmember Marcott felt the GB site was in the wrong ~~space~~ ^{place.} Mr. Johnson stated he felt the GB site was good, as he cannot make it residential.

Councilmember Tetens objected to the R3 & R2 lots. He stated the lots should be larger.

Mayor Pro-Tem stated he did not have an issue with the GB site. His concerns were with density. He felt Mr. Johnson has met this need, and supports this PUD.

Chairperson Ruby Sandars inquired about the Park Dedication. She also inquired about the nine acres of detention stating it is not open space, and that they are two different things.

Commissioner West inquired about access to the trail, and Mr. Johnson replied that it is for walking and bicycling. ~~There is no place for vehicles to drive on it.~~

~~Councilmember Owens spoke of the lineal parks.~~

Mayor Pro-Tem Cole inquired about the wet bottom verses dry bottom ^{ponds.} Chairperson Sandars asked Mr. Johnson if he had a letter from the Drainage District on whether they would allow ~~this~~. If it was denied, they would have to take out part of the trail. ^{the trail is in the drainage easement}

~~In conclusion,~~ Mayor Reid addressed the layout of the odd shaped property that Mr. Johnson has had to work with and commended him on his design. Councilmember Owens also commended Mr. Johnson on the work and on the trails.

Planning Director Krishnarao stated she had received a revised PUD prior to the meeting and had no time to review. She asked for time to review and address with Mr. Johnson.

The Public Hearing for Zone Change Application No. 2006-13Z adjourned at 8:50 p.m.

ADJOURNMENT

The hearing was adjourned by Mayor Reid at 8:50 p.m.

These minutes are respectfully submitted by:

Judy D. Krajca
Planning Administrative Secretary

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

Tom Reid
Mayor

MINUTES OF THE JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON 3-20-06, 2006, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

The Mayor called the public hearing to order at 7:30 p.m. with the following present:

Mayor Tom Reid	P & Z Chairperson Ruby Sandars
Mayor Pro-Tem Kevin Cole	P & Z Commissioner Jerry Koza, Jr.
Council Member Woody Owens	P & Z Commissioner Neil West
Council Member Larry Marcott	P & Z Commissioner Henry Fuentes
Council Member Richard Tetens	P & Z Commissioner Susan Sherrouse
Council Member Steve Saboe	P & Z Commissioner Sheryl Greiner <i>(left for another mtg - prior to JPH)</i>

Also in attendance: City Manager Bill Eisen ; City Attorney Darrin Coker; 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.

Senior Planner Theresa Grahmann explained the Joint Public Hearing process for the attending public, and explained that the Planning & Zoning Commission Meeting will immediately follow the Joint Public Hearing.

PURPOSE OF HEARING

The Public Hearing for Zone Change Application No. 2006-10Z was called to order at 7:39 p.m. by Mayor Tom Reid, and by Planning and Zoning Chairperson Ruby Sandars.

A. Zone Change Application No. 2006-10Z

Chairperson Ruby Sandars read the purpose into the record.

St. Planner Theresa Graham presented the Staff Report. *Staff recommends approval of this zone change*
Staff received 0 Public Comment Forms.

There was a gentleman ~~or no one~~ in the audience to speak for or against this Zone Change. *that stood and stated he was glad that staff recommended approval.*
Speakers/address/comments:

None

There were no comments from the Council/Commission/Staff.

There was brief discussion.

There was much discussion. Topics discussed were:

The Public Hearing for Zone Change Application No. 2006-10Z was adjourned at 7:44 p.m.

The Public Hearing for Zone Change Application No. 2006-12Z was called to order at 7:44 p.m. by Mayor Tom Reid.

PURPOSE OF HEARING

The Public Hearing for Zone Change Application No. 2006-122 was called to order at 7:44 p.m. by Mayor Tom Reid, and by Planning and Zoning Chairperson Ruby Sandars.

A. Zone Change Application No. 2006-122

Chairperson Ruby Sandars read the purpose into the record.

Sr. Planner Theresa Strahmann presented the Staff Report. Staff recommended denial of the zone chng.

Staff received 1 Public Comment Forms. - opposed. Did receive a lot of phone calls in opposition.

There was no one in the audience to speak for or against this Zone Change.

Speakers/address/comments:

Applicant

- o Linda Remmon spoke in favor - on behalf of James & Elaine Thomas. 2405 Country Club, Pearland 77581
- o she handed out fliers to the Council & Commission.
- o she asked if zone during comp. Plan - be changed w/o notice.
- o Elaine Thomas - owner - spoke in favor. Said it will be hard to sell
- o Jack McStuff spoke against. - 2811 Westchester Circle Pearland 77584 →

There were no comments from the Council/Commission/Staff.

There was brief discussion.

There was much discussion. Topics discussed were:

There was no one else present to speak for/against

In ref. to comp. Plan

Answer to - can city change zone w/o notice - Notice was published in newspaper & JPH (Darrin addressed) →

The Public Hearing for Zone Change Application No. 2006-122 was adjourned at 8:12 p.m.

The Public Hearing for Zone Change Application No. 2006-137 was called to order at 8:12 p.m. by Mayor Tom Reid.

Speakers

- Ashley Laundry - 2880 Westchester Circle, Pearland 77584
Spoke against - for the safety of her children -
as there are no sidewalks
- Ken McConnell - 2845 Westchester, Pearland 77584
spoke against - traffic - because of O'Riley Auto
- Rakha Arunkuman, MD - 2829 Westchester Circle
Pearland 77584
spoke against - traffic; children - all
because of O'Riley Auto parts
- Jack McHaff, Jr. 2850 Westchester Circle
Pearland 77584
spoke against. want to keep it residential
- Wendy M. Schneider 2810 Westchester
Pearland

spoke against - due to traffic

Mayor Pro-Tem stated he would not vote in favor of this.
Residents in this area

to preserve residential

22

Council
Summer
these residents
accept that
would be
and understand
they would
remain as
Don't want to
see it changed.

PURPOSE OF HEARING

The Public Hearing for Zone Change Application No. 2006-132 was called to order at 8:13 p.m. by Mayor Tom Reid, and by Planning and Zoning Chairperson Ruby Sandars.

A. Zone Change Application No. 2006-132

Chairperson Ruby Sandars read the purpose into the record.

Planning Dir. - Heta Krishnarao presented the Staff Report in detail. She addressed Density, Trail System, Lack of Creativity, Lot Sizes, green spaces & parks and other details. Staff received 7 Public Comment Forms.

There was _____ or no one in the audience to speak for or against this Zone Change.

Speakers/address/comments: James Johnson ^{on behalf of} Trails Dev. Ltd. spoke ^{in favor} ~~on behalf~~ of this PUD.

Change
tape
8:27

There were no comments from the Council/Commission/Staff.
There was brief discussion.
There was much discussion. Topics discussed were:

- ~~Mayor commented to go on / forward~~
- Mayor spoke briefly of the GB area & drainage area. spoke in favor of GB area.
- Larry Marcott feels GB is in wrong space.
- Mr. Johnson feels the GB site is good. Cannot make it residential.
- P. Peters objects to 3 R2 lots. Lots should be kept.
- Kevin Cole. Doesn't have an issue w/ GB/office. Lot size is ok. Concern when is density. Feels Mr. Johnson has met this. Supports this.

The Public Hearing for Zone Change Application No. 2006-132 was adjourned at 8:50 p.m.

The Public Hearing for Zone Change Application No. _____ was called to order at 8:50 p.m. by Mayor Tom Reid.

Mr. Johnson spoke ~~of~~ about the density.

Ruby asked what his requirement for Park Dedication.
Mr. Johnson addressed.

Ruby wants clarification of 9 acres of detention,
is not open space. Are two different things.

Neil asked about access to trail.

Mr. Johnson said it's walking (bicycle,
No place to drive to it.

Woody owns spoke of linear parks.

Kevin Cole - wet bottom verses dry bottom
He asked Mr. Johnson

Ruby - do you have ~~letter~~ from Drain, Dist. whether
they'll allow this. If denied - they would have
to take out part of trail.

Mayor addressed layout of odd shaped property,
and commended him.

Woody - commended Mr. Johnson on the
work, the trails.

Rata -
revised JUD document was just rec'd and ask for
time to review & address.

ADJOURNMENT

The Joint Public Hearing adjourned at 8:50 p.m.

These minutes are respectfully submitted by:

Judy D. Krajca
Planning Administrative Secretary

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

Tom Reid
Mayor

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: Ken + Betty McConnell

Full Address: 2845 Westchester 77584

(include zip)

I wish to speak regarding Item No. B

Spoke against

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: Ashley and Walter Landry

Full Address: 2880 Westchester Circle

(include zip) Pearland, TX 77584

I wish to speak regarding Item No. (B) 2 - zone change

2006-122

Spoke against

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:

Ginda Gannon

Full Address:

2405 Country Club

(include zip)

Barbours, TX 77581

I wish to speak regarding Item No.

2

2006-122

spoke in favor
on behalf of James & Elaine Thomas

Joint Public Hearing
SPEAKER'S CARD

Linda Lemon on
behalf of
James & Elaine
Thomas

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: Elaine Thomas

Full Address: 2727 Westchester Circle

(include zip) Pearland, Tx 77584

I wish to speak regarding Item No. New Business B - 2006-127

owner -
spoke in favor

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:

JACK MCGUFF III

Full Address:

2811 WESTCHESTER CIRCLE

(include zip)

PEARLAND TX 77584

I wish to speak regarding Item No. B

Spoke against

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: RADHA ARUNKUMAR M.D.
& ARUN KUMAR SUBRAMANIAN

Full Address: 2829 WESTCHESTER CIRCLE

(include zip) PEARLAND, TEXAS 77584

I wish to speak regarding Item No. 2006/12Z

Spoke against

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: JACK Mc GUFF JR

Full Address: 2850 Westchester Circle

(include zip) Pearland TX 77584

I wish to speak regarding Item No. B

Spoke against

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: Wendy G. Schneider

Full Address: 2810 Westchester

(include zip) Pearland, TX. 77584

I wish to speak regarding Item No. (B)

spoke against

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: SUWANNA A. RUBIO

Full Address: 2846 WESTCHESTER CIRCLE

(include zip) PEARLAND, TX. 77584

I wish to speak regarding Item No. 122

spoke against

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: James Johnson

Full Address: 201 N. POST OAK Rd.

(include zip) Ste 300 Houston, TX 77024

I wish to speak regarding Item No. 2006-137

Spoke in favor

~~*Did not speak*~~

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: JOSEPH B BENGES

Full Address: 19855 SW FRWY

(include zip) SU GARLAND, TX 77479

I wish to speak regarding Item No. III A 132

did not speak

SUMMARY OF THE JOINT PUBLIC HEARING

A. Zone Change 2006-10Z

A request by Joseph Benes, applicant for Judith I. Poston, Betty P. Hill, Donald E. Benes, and Joseph Benes, owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to General Business District (GB), on the following described property, to wit:

10.00 acres of land, Lot 64, of the Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision of Section 19, H. T. & B.R.R. Company Survey, Abstract 243, as recorded in Volume 400, Page 590, of the Brazoria County Deed Records, City of Pearland, Brazoria County, Texas (Generally Located on the North Side of FM 518 (Broadway Street), and East of Westgate Street)

B. Zone Change 2006-12Z

A request by James D. and L. Elaine Thomas, owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to General Business District (GB), on the following described property, to wit:

1.03 acres of land, Lot 25, of Westchester Estates, Abstract 242, H. T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas (Generally Located on the South Side of FM 518 (Broadway Street), and on the East Side of Westchester Circle)

C. Zone Change 2006-13Z

A request by James Johnson and Trails Development, Ltd., applicant for William Walsh and Trails Development, Ltd., owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to Planned Unit Development District (PUD), on the following described property, to wit:

71.70 acres of land in the H. T. & B.R.R. Company Survey, Section 80, Abstract 564, being all of Lots 40, 41, 47 through 50, the easterly half of Lot 39 and a westerly portion of Lot 51, Block 80, of the Allison-Richey Gulf Coast Home Company Subdivision recorded in Volume 2, Page 98, of the Brazoria County Map Records, City of Pearland, Brazoria County, Texas (Generally Located on the South Side of Broadway Street, and on the West Side of State Highway 288)

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 20, 2006, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change 2006-10Z

A request by Joseph Benes, applicant for Judith I. Poston, Betty P. Hill, Donald E. Benes, and Joseph Benes, owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to General Business District (GB), on the following described property, to wit:

Legal Description: 10.00 acres of land, Lot 64, of the Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision of Section 19, H. T. & B.R.R. Company Survey, Abstract 243, as recorded in Volume 400, Page 590, of the Brazoria County Deed Records, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the North Side of FM 518 (Broadway Street), and East of Westgate Street

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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

**JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF MARCH 20, 2006**

Zone Change No. 2006-10Z

TO: City Council
Planning and Zoning Commission

SUBJECT: A request by Joseph Benes, applicant for Judith I. Poston, Betty P. Hill, Donald E. Benes, and Joseph Benes, owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to General Business District (GB)

LEGAL DESCRIPTION: 10.00 acres of land, Lot 64, of the Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision of Section 19, H. T. & B.R.R. Company Survey, Abstract 243, as recorded in Volume 400, Page 590, of the Brazoria County Deed Records, City of Pearland, Brazoria County, Texas

GENERAL LOCATION: Generally Located on the North Side of FM 518 (Broadway Street), and East of Westgate Street

APPROVAL PROCESS: After this Joint Public Hearing, the requested zone change application will be considered as follows:

Planning and Zoning Commission: March 20, 2006*
City Council for First Reading: April 10, 2006*
City Council for Second Reading: April 24, 2006*

(*dates subject to change if item is tabled)

SUMMARY: The applicant is requesting a change in zoning on the subject property for a General Business District (GB). The subject property is currently undeveloped. The

applicant has indicated that they plan to use the subject tract for a retail and office development.

The subject property was zoned Suburban Development District (SD) for several years and has remained undeveloped. During the review of the Updated Zoning Map, which was approved by the City Council on February 27, 2006, the subject property was changed from SD to Suburban Residential District (SR-12).

SURROUNDING ZONING AND LAND USES:

*** surrounding zoning districts based on the new map adopted February 27, 2006**

	<u>Zoning</u>	<u>Land Use</u>
North	Suburban Residential District (SR-12)	Undeveloped tract
South	Neighborhood Service District (NS); other properties not in City Limits of the City of Pearland	Undeveloped tracts; existing single family residence on the NS tract
East	Property not in City Limits of the City of Pearland	Undeveloped tract
West	Neighborhood Service District (NS); General Business District (GB); Light Industrial District (M-1)	Various businesses

CONFORMANCE TO THE UNIFIED DEVELOPMENT CODE (UDC): The applicant is requesting a GB zoning district. The minimum lot size for the GB district is 22,500 square feet and the minimum lot width is 150 feet. The subject property in its present configuration currently meets these requirements, as the subject property is over 800 feet wide along FM 518 (Broadway Street), and is approximately 10.00 acres in size. Any further subdivision of the subject property would be required to meet these minimum requirements.

The applicant will be required to comply with all other requirements of the Unified Development Code.

PLATTING STATUS: Based on the legal description submitted with the zone change application, it appears that the subject property has not been platted. The subject property may need to be platted in accordance with the Unified Development Code, Chapter 3, Subdivision Regulations, prior to issuance of a building permit. The plat will need to address all requirements listed in Chapter 3, 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.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends "Retail, Offices, and Services" for the subject property and for many of the surrounding properties along Broadway Street. The Comprehensive Plan further indicates that the appropriate zoning districts for "Retail, Offices, and Services" are the Office and Professional District (OP), the Neighborhood Service District (NS), and the General Business District (GB). The Comprehensive Plan also shows the far western portion of the subject property as "Business Commercial," and the appropriate zoning district for Business Commercial are the General Business District (GB) and the General Commercial District (GC). The existing zoning district of SR-12 conflicts with the Comprehensive Plan. Therefore, the proposed zone change for GB conforms to the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Broadway Street (FM 518), a major thoroughfare with an ultimate right-of-way of 120 feet. When or if the subject property is platted, additional right-of-way dedication may be necessary for Broadway Street.

No other roadways affect the subject property.

AVAILABILITY OF UTILITIES: There is currently a 16 inch water main on the south side of Broadway Street. There is also an 8 inch water main on the west side of Westgate Street.

There is a 12 inch gravity main sanitary sewer line along the north side of Broadway Street, and a 10 inch gravity main sanitary sewer line within Westgate Street.

Availability and adequacy of utilities will be reviewed during the review of any subdivision plat or building permit applications submitted for the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The subject property has over 800 feet of frontage on Broadway Street and would be an appropriate location for a General Business District. Many properties along the north and south sides of Broadway Street are already zoned for General Business District and are developing with GB uses. The property directly to the east of the subject tract is not located within the City limits of the City of Pearland, but within a MUD district, and the MUD district agreement with the City indicates that the frontage of that tract is to develop with commercial uses.

The subject property is designated in the Comprehensive Plan for Retail, Office, and Service uses. The proposed GB district conforms to this designation in the Comprehensive Plan.

The subject property has been zoned Suburban Development District (SD) since its annexation in 1996. When the Updated Zoning Map was prepared, the existing SD tracts were changed to another zoning designation. The properties shown on the new zoning map that are now zoned as SR-12 were previously zoned as SD.

It is doubtful that the subject property will ever develop as residential under its existing zoning of SR-12. The subject property is already located between tracts to the west and east that are zoned for non-residential purposes and are developing as such. Therefore, Staff believes that the existing zoning of SR-12 should be changed, and that the requested GB district is an appropriate zoning district for the subject property.

The subject property does adjoin a tract of land to the north that is zoned as SR-12. Upon development of the subject property with GB uses, the developer will be required to provide a 25 foot landscape buffer along the property line that is adjacent to the residentially zoned tract. The landscape buffer is to remain open and unobstructed and shall be planted with ground cover, such as grass, and cannot contain any driveways or parking areas. In addition to the landscape buffer, the developer will be required to construct a 6 foot high masonry fence along the northern property line, due to the adjacent residential zoning district to the north.

If the zone change is 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.

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 zone change for GB, as proposed by the applicant, for the following reasons:

1. The proposed zone change for GB conforms to the Comprehensive Plan designation of "Retail, Office, and Service" uses.
2. The proposed zone change is consistent with other GB zoning districts located along the north and south sides of Broadway Street.
3. It is doubtful that the subject property would develop for residential uses due to its location along Broadway Street and its location between non-residential zoning districts and future uses on the east and west sides of the tract.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan

ZONE CHANGE NO. 2006-010Z

**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 Joseph Benes, applicant for Judith I. Poston, Betty P. Hill, Donald E. Benes, and Joseph Benes, owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to General Business District (GB), on the following described property, to wit:

10.00 acres of land, Lot 64, of the Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision of Section 19, H. T. & B.R.R. Company Survey, Abstract 243, as recorded in Volume 400, Page 590, of the Brazoria County Deed Records, City of Pearland, Brazoria County, Texas (Generally Located on the North Side of FM 518 (Broadway Street), and East of Westgate Street)

PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, MARCH 20, 2006, 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: SUBURBAN DEVELOPMENT (list current zoning) to: GENERAL BUSINESS (list proposed zoning)

Specific Use Permit Request for : _____ (list proposed use)

Property Information:

Address: 7903 (APPROX.) W. BROADWAY (EM 518) Tax Account No. 02430007110

Subdivision: Allison-Richey Gulf Coast SEE ATTACHED Block: _____

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

Current use of property
(type of structures on property): AGRICULTURAL - SMALL SHED PERIMETER FENCING

Future/proposed use of property and reason for zone change: OFFICE/RETAIL

PROPERTY OWNER INFORMATION:

NAME JOSEPH BENES
ADDRESS 19855 SOUTHWEST FWY #130
CITY SUGAR LAND STATE TX ZIP 77479
PHONE(281) 240-6110
FAX(281) 240-6108
E-MAIL ADDRESS jbenes@benesappraisal.com

APPLICANT INFORMATION:

NAME JOSEPH BENES
ADDRESS 19855 SOUTHWEST FWY #130
CITY SUGAR LAND STATE TX ZIP 77479
PHONE(281) 240-6110
FAX(281) 240-6108
E-MAIL ADDRESS jbenes@benesappraisal.com

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.

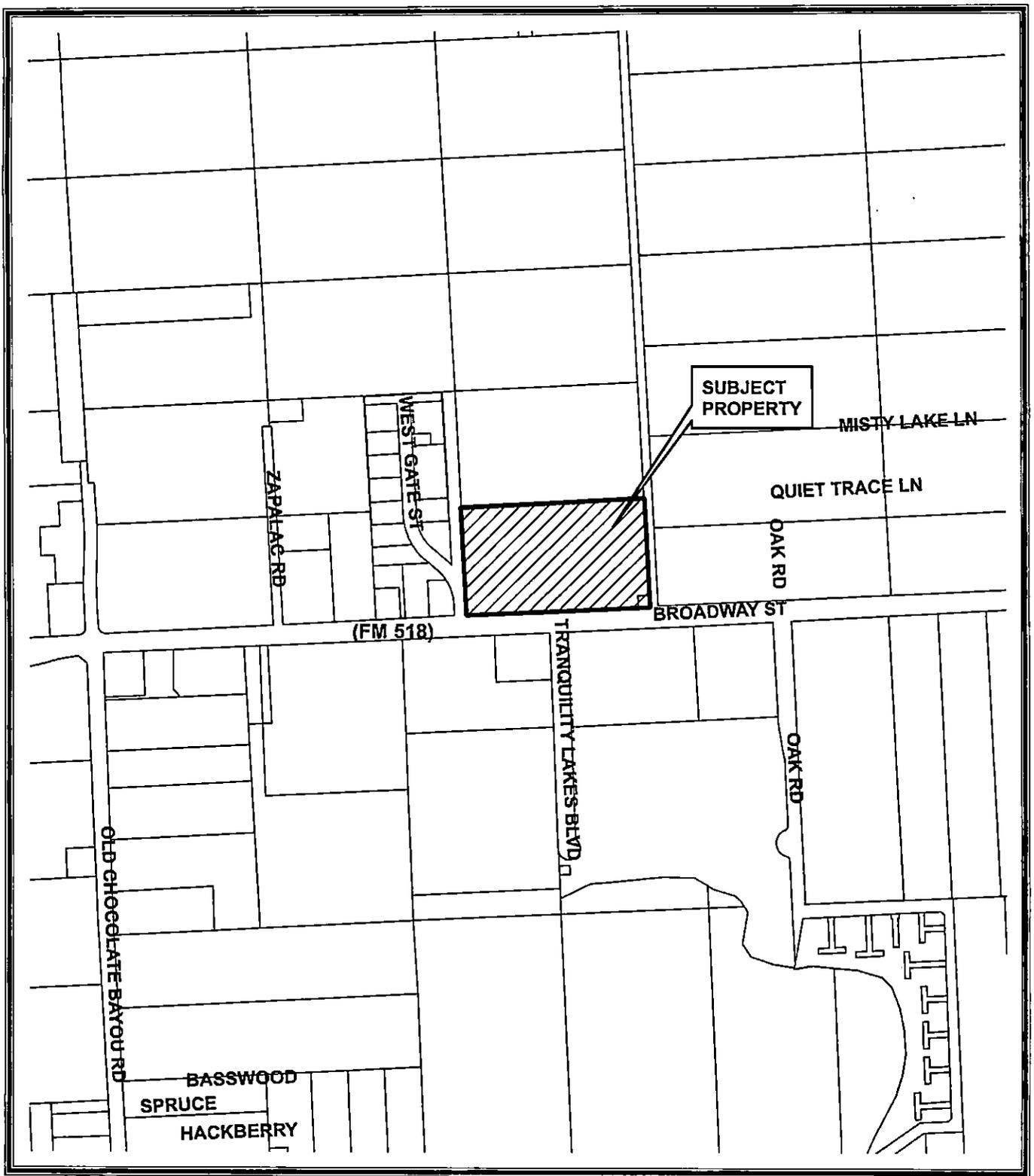
Owner's Signature: Joseph B. Benes 1-24-06 Donald C. Benes 1-24-06
Betty Hill 1-24-06 Judy Poston Date: 1/24/06

Agent's Signature: _____ Date: _____

OFFICE USE ONLY:

FEES PAID: <u>\$27500</u>	DATE PAID: <u>1/24/06</u>	RECEIVED BY: <u>LOZ</u>	APPLICATION NUMBER: <u>2006-10Z</u>
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APPLICATION IS CONSIDERED INCOMPLETE WITHOUT A METES AND BOUNDS DESCRIPTION OR SURVEY AND THE APPLICATION FEE



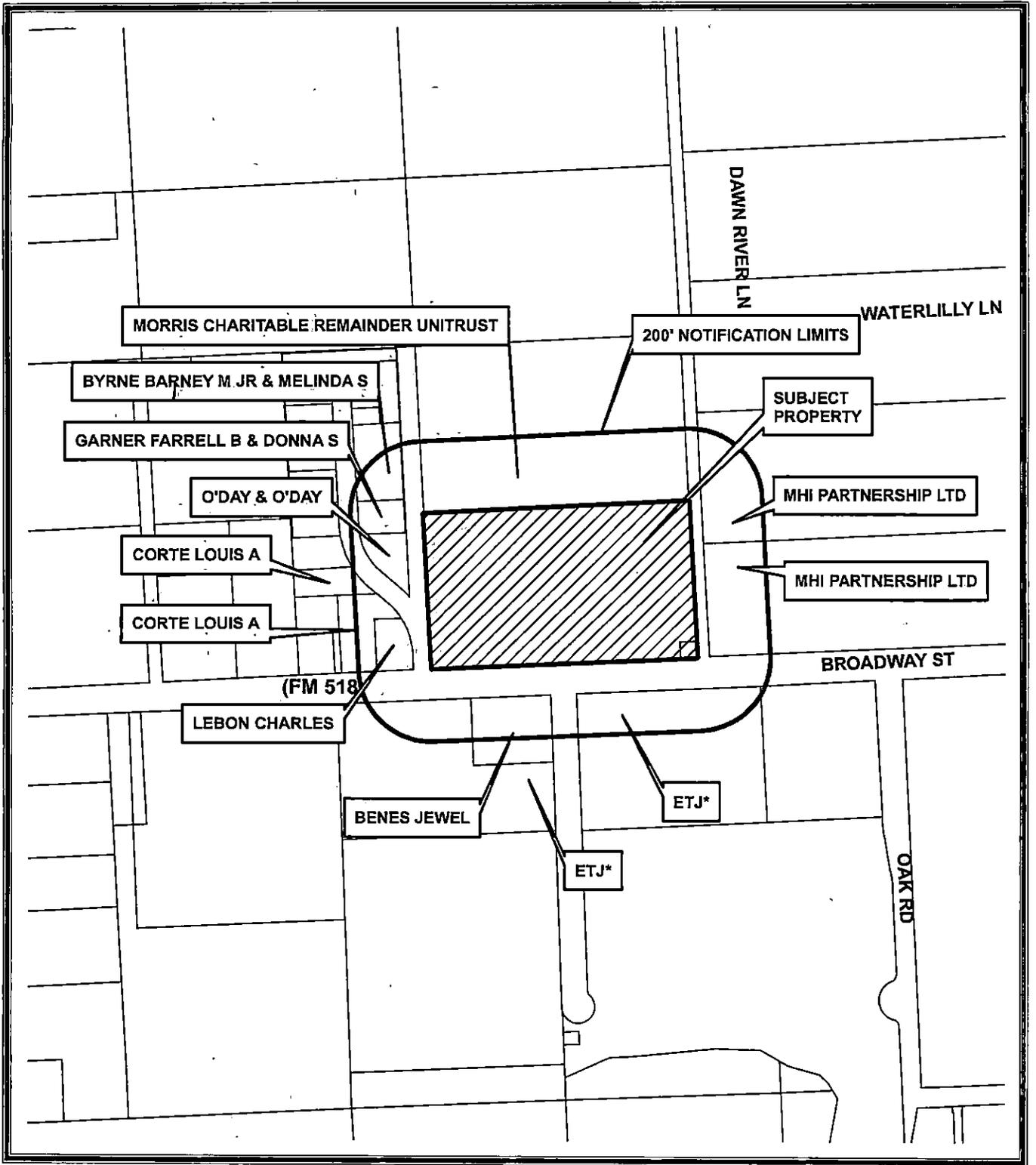
LOCATION MAP

**Zone Change
No. 2006-10Z**



0 200 400 Feet

Map Prepared on March 1, 2006



OWNERSHIP MAP

**Zone Change
No. 2006-10Z**



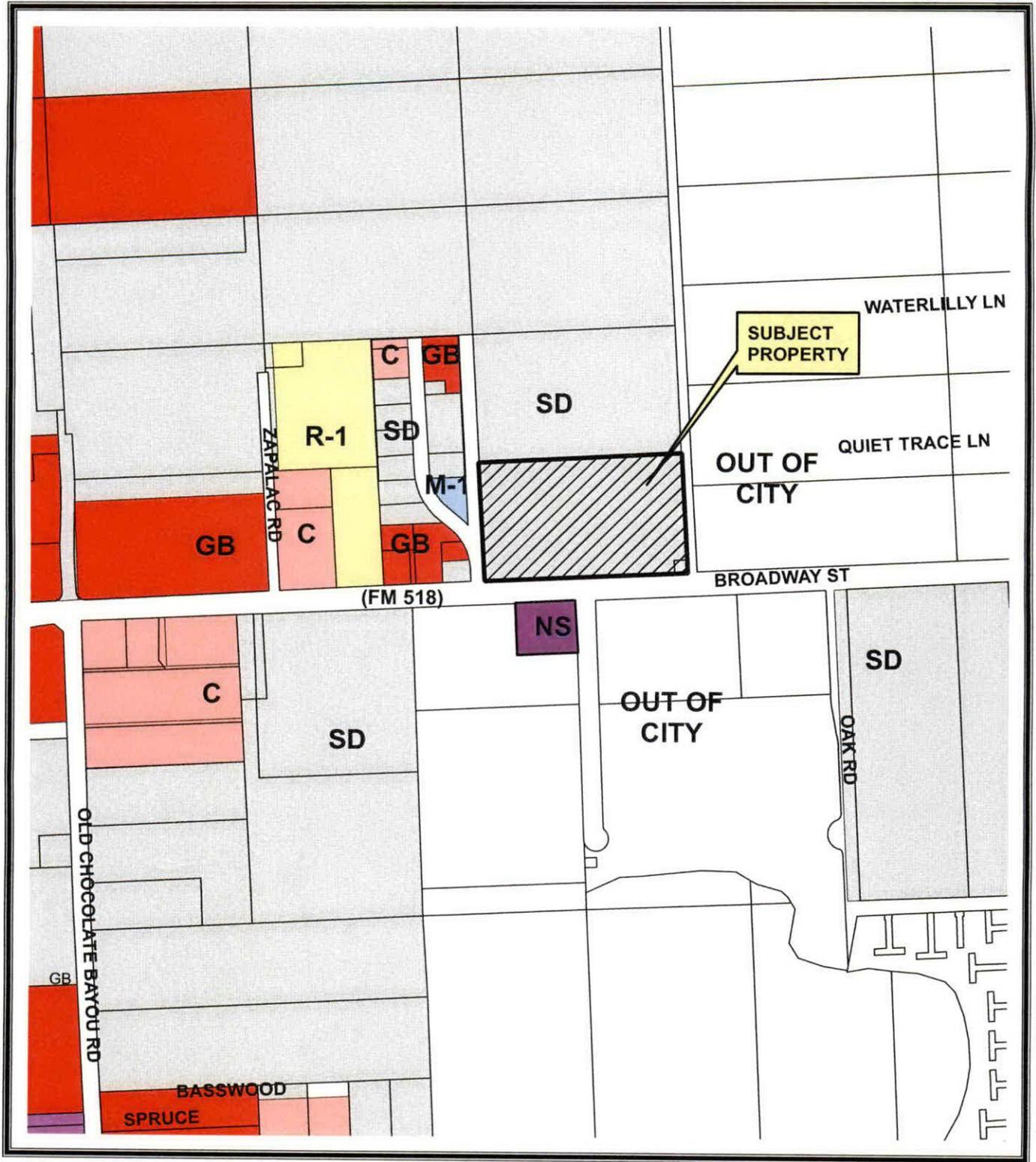
0 200 400 Feet

Map Prepared on March 1, 2006

*Property Owners within ETJ notified by
Legal Notice only, in accordance with 211.006(a)

**ZONE CHANGE NO. 2006-10Z
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>
R498672	MHI PARTNERSHIP LTD JOSEPH BENES	7676 WOODWAY DR STE 104 19855 SW FRWY #130	HOUSTON SUGARLAND	TX TX	77063-1521 77479	A0505 H T & B R R, TRACT 25-50-PT TR 23-24-49, ACRES 31.706 PROPERTY OWNER/APPLICANT
R263886	BYRNE BARNEY M JR & MELINDA S	6201 RAVENWOOD DR	PEARLAND	TX	77584-7737	WESTGATE PARK (A0243 H T & B R R 19), LOT K, ACRES 0.827
R166436	MORRIS CHAR REMAINDER UNITRUST	2200 WILLOWICK RD UNIT 1B	HOUSTON	TX	77027-3951	A0243 H T & B R R, TRACT 63, ACRES 10.380
R263876	CORTE LOUIS A	PO BOX 854	PEARLAND	TX	77588-0854	WESTGATE PARK (A0243 H T & B R R 19), LOT A-B, ACRES 0.823
R263876	CORTE LOUIS A	PO BOX 854	PEARLAND	TX	77588-0854	WESTGATE PARK (A0243 H T & B R R 19), LOT A-B, ACRES 0.823
R263874	LEBON CHARLES	3685 LYON SPRINGS RD	SEVIERVILLE	TN	37862-8257	WESTGATE PARK (A0243 H T & B R R 19), LOT A1, ACRES 0.398
R263887	GARNER FARRELL B & DONNA S	PO BOX 952	PEARLAND	TX	77588-0952	WESTGATE PARK (A0243 H T & B R R 19), LOT L, ACRES 0.345
R508368	HILL BETTY P %JOSEPH B BENES	19855 SW FRWY #130	SUGARLAND	TX	77479	A0243 H T & B R R, TRACT 64, ALLISON RICHEY SEC 19, ACRES 2.4964
R498672	MHI PARTNERSHIP LTD	7676 WOODWAY DR STE 104	HOUSTON	TX	77063-1521	A0505 H T & B R R, TRACT 25-50-PT TR 23-24-49, ACRES 31.706
R263888	O'DAY & O'DAY ASTRO PLUMBING	PO BOX 149	PEARLAND	TX	77588-0149	WESTGATE PARK (A0243 H T & B R R 19), LOT M, ACRES 0.392
R517310	CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581-5416	A0243 H T & B, TRACT 64A, ALLISON RICHEY SEC 19, ACRES 0.0144
R166350	BENES JEWEL %JOE BENES	19855 SW FRWY #130	SUGARLAND	TX	77479	A0242 H T & B R R, TRACT 2A, ACRES 1.000



ZONING MAP

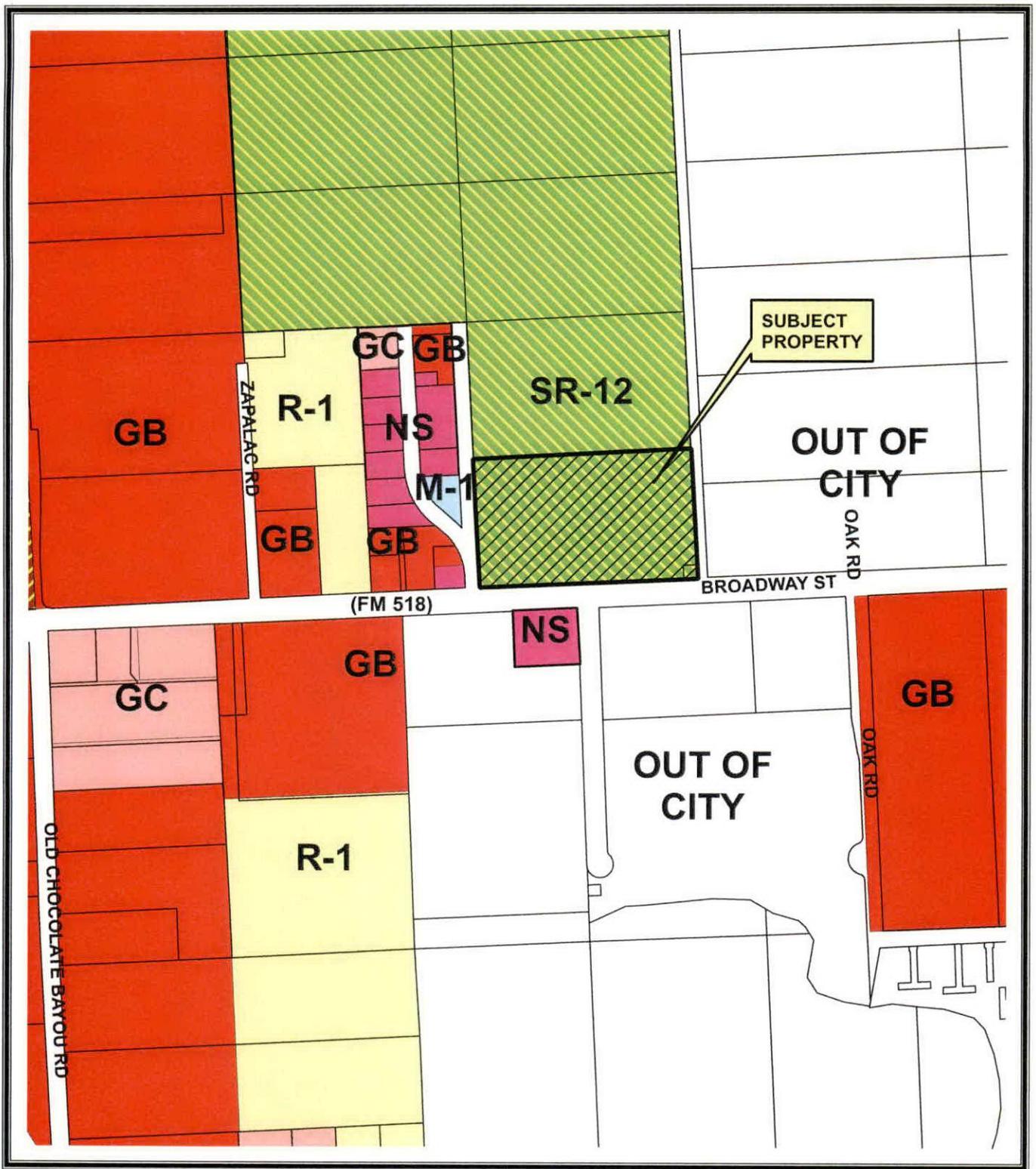
(EXISTING ZONING PRIOR TO ADOPTION OF NEW ZONING MAP, FEBRUARY 27, 2006)

**Zone Change
No. 2006-10Z**



0 200 400 Feet

Map Prepared on March 1, 2006



NEW ZONING MAP

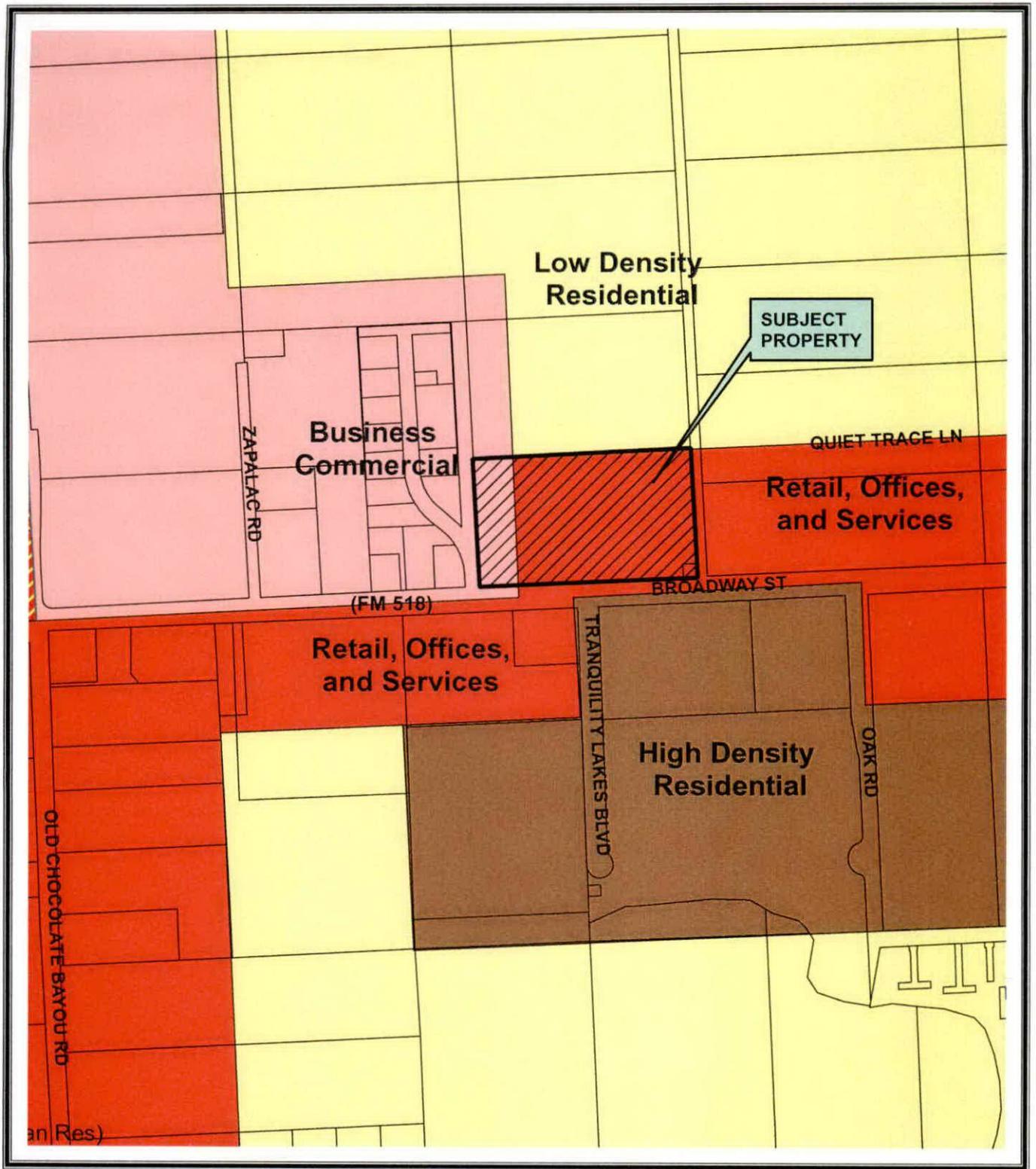
(NEW ZONING AFTER ADOPTION OF
NEW ZONING MAP, FEBRUARY 27, 2006)

**Zone Change
No. 2006-10Z**



0 200 400 Feet

Map Prepared on March 1, 2006



FUTURE LAND USE PLAN

Zone Change
No. 2006-10Z



0 200 400 Feet

Map Prepared on March 1, 2006

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 20, 2006, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change 2006-12Z

A request by James D. and L. Elaine Thomas, owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to General Business District (GB), on the following described property, to wit:

Legal Description: 1.03 acres of land, Lot 25, of Westchester Estates, Abstract 242, H. T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the South Side of FM 518 (Broadway Street), and on the East Side of Westchester Circle

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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

**JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF MARCH 20, 2006**

Zone Change No. 2006-12Z

TO: City Council
Planning and Zoning Commission

SUBJECT: A request by James D. and L. Elaine Thomas, owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to General Business District (GB)

LEGAL DESCRIPTION: 1.03 acres of land, Lot 25, of Westchester Estates, Abstract 242, H. T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas

GENERAL LOCATION: Generally Located on the South Side of FM 518 (Broadway Street), and on the East Side of Westchester Circle

APPROVAL PROCESS: After this Joint Public Hearing, the requested zone change application will be considered as follows:

Planning and Zoning Commission: March 20, 2006*
City Council for First Reading: April 10, 2006*
City Council for Second Reading: April 24, 2006*

(*dates subject to change if item is tabled)

SUMMARY: The applicant is requesting a change in zoning on the subject property for a General Business District (GB). The subject property is currently developed as a single family residence. The applicant has indicated that they plan to use the subject tract for a retail development as well as other general business district uses.

The subject property was zoned Suburban Development District (SD) for several years and the existing house has remained a non-conforming use. During the review of the Updated Zoning Map, which was approved by the City Council on February 27, 2006, the subject property was changed from SD to Single Family Dwelling District (R-1).

All other lots fronting (not siding) on Westchester Circle are already zoned as R-1 and many are developed with single family residential uses.

SURROUNDING ZONING AND LAND USES:

*** surrounding zoning districts based on the new map adopted February 27, 2006**

	<u>Zoning</u>	<u>Land Use</u>
North	Single Family Dwelling District (R-1); General Business District (GB)	Single family residence; Retail development
South	Single Family Dwelling District (R-1)	Single family residence
East	General Business District (GB)	Undeveloped tract
West	Single family Dwelling District (R-1)	Single family residence

CONFORMANCE TO UNIFIED DEVELOPMENT CODE (UDC): The applicant is requesting a GB zoning district. The minimum lot size for the GB district is 22,500 square feet and the minimum lot width is 150 feet. The subject property in its present configuration currently meets these requirements, as the subject property is exactly 150 feet wide along Westchester Circle, and is approximately 1.03 acres in size.

The applicant will be required to comply with all other requirements of the Unified Development Code.

PLATTING STATUS: Based on the legal description submitted with the zone change application, it appears that the subject property has been platted as Lot 25 of Westchester Estates. Therefore, no further platting will be required at this time.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends "Retail, Offices, and Services" for the subject property and for many of the surrounding properties along Broadway Street and Manvel Road. The Comprehensive Plan further indicates that the appropriate zoning districts for "Retail, Offices, and Services" are the Office and Professional District (OP), the

Neighborhood Service District (NS), and the General Business District (GB). Therefore, the proposed zone change for GB conforms to the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Westchester Circle, a local street. The Master Thoroughfare Plan does not indicate any improvements to Westchester Circle.

No other roadways affect the subject property.

AVAILABILITY OF UTILITIES: There is currently an 8 inch water line within Westchester Circle. There is also a 16 inch water main along the south side of Broadway Street.

There is an 8 and 18 inch gravity main sanitary sewer line along Westchester Circle, and there is an 8 inch gravity main sanitary sewer line along the south side of FM 518 (Broadway Street).

Availability and adequacy of utilities will be reviewed during the review of any subdivision plat or building permit applications submitted for the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The subject property, due to its close proximity to Broadway Street and other non-residential uses, may be an appropriate location for a General Business District. Many properties along the north and south sides of Broadway Street are already zoned for General Business District and are developing with GB uses.

The subject property is designated in the Comprehensive Plan for Retail, Office, and Service uses. The proposed GB district conforms to this designation in the Comprehensive Plan. However, the lines on the Comprehensive Plan are not definite lines and are not zoning lines, but instead they are more general boundaries of different classifications of land uses. Therefore, it could be interpreted that the land use designations of retail, office, and service uses should only apply to the properties fronting on Broadway Street.

It appears that all of the lots that front onto Westchester Circle are zoned for R-1. The lots that front onto Broadway Street and Manvel Road (but side onto Westchester Circle) are zoned for General Business District, with the exception of the lot at the southeast corner of Broadway Street and Westchester Circle. The lot at the southeast corner of Broadway Street and Westchester Circle is zoned for R-1, but it fronts onto Broadway Street. It would seem appropriate for that particular lot, which fronts onto Broadway Street and is adjacent to other GB districts, would be changed at some point to GB also.

Staff believes that the Retail, Office, and Service use designation was not meant to include the subject property nor the lot directly to the west, due to their frontage on Westchester

Circle. In order to protect the single family residential neighborhood that exists along Westchester Circle, Staff is recommending disapproval of the zone change for General Business District.

If the zone change is 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.

Also, if the zone change is approved, the applicant or developer would be responsible for providing a landscape buffer and masonry wall along the property lines that are shared with residentially zoned properties.

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 denial of the zone change for GB, as proposed by the applicant, for the following reasons:

1. The proposed zone change for GB would be intrusive and cause negative effects on the established residential neighborhood that currently exists along Westchester Circle.
2. Although the Comprehensive Plan designates the subject property for "Retail, Office, and Service" uses, Staff believes that it was the intention of the City for the Retail, Office, and Services to extend only to those lots that front onto Broadway Street, but not for the lots that front on Westchester Circle.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan

ZONE CHANGE NO. 2006-012Z

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

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1.03 acres of land, Lot 25, of Westchester Estates, Abstract 242, H. T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas (Generally Located on the South Side of FM 518 (Broadway Street), and on the East Side of Westchester Circle)

PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, MARCH 20, 2006, AT 6:30 P.M.

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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: R-1 to: GB
(list current zoning) (list proposed zoning)

Specific Use Permit Request for : _____
(list proposed use)

Property Information:

Address: 2727 WESTERCHESTER Tax Account No. 8215-0022-000:001

Subdivision: WESTERCHESTER Lot: 25 Block: 242 H T. & B

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

Current use of property
(type of structures on property): RESIDENTIAL

Future/proposed use of property and reason for zone change: GENERAL BUSINESS

PROPERTY OWNER INFORMATION:

NAME JAMES D. & L. ELAINE THOMAS
ADDRESS 2727 WESTCHESTER
CITY PEARLAND STATE TX ZIP 77584
PHONE(281) 485-3153
FAX() _____
E-MAIL ADDRESS _____

APPLICANT INFORMATION:

NAME OWNER
ADDRESS _____
CITY _____ STATE _____ ZIP _____
PHONE() _____
FAX() _____
E-MAIL ADDRESS _____

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.

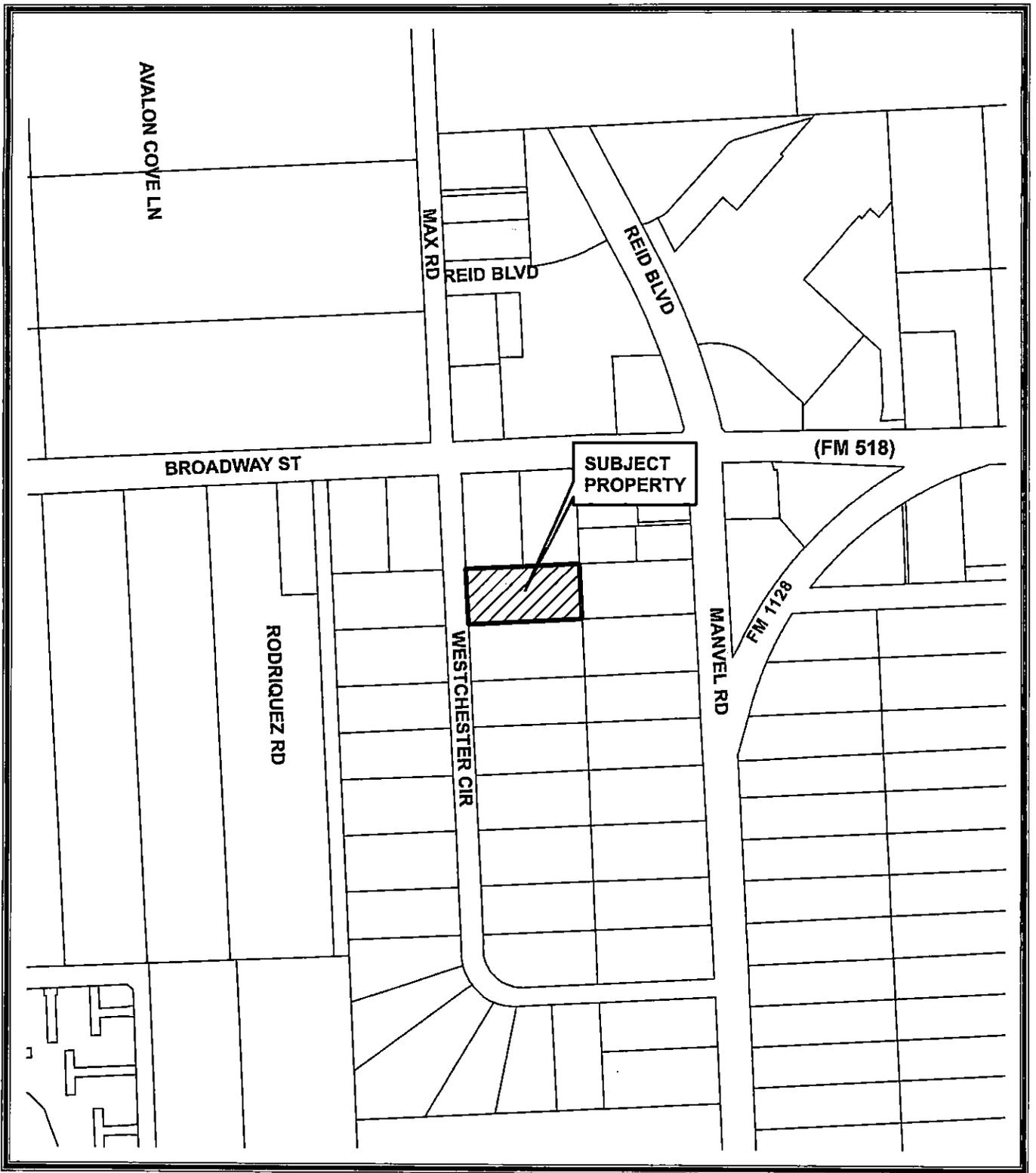
Owner's Signature: [Signature] Date: 2-17-06

Agent's Signature: [Signature] Date: 2-17-06

OFFICE USE ONLY:

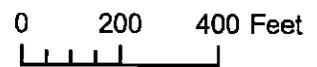
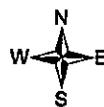
FEES PAID: <u>\$275.00</u>	DATE PAID: <u>2/17/06</u>	RECEIVED BY: <u>[Signature]</u>	APPLICATION NUMBER: <u>2006-127</u>
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*****APPLICATION IS CONSIDERED INCOMPLETE WITHOUT A METES AND BOUNDS DESCRIPTION OR SURVEY AND THE APPLICATION FEE*****

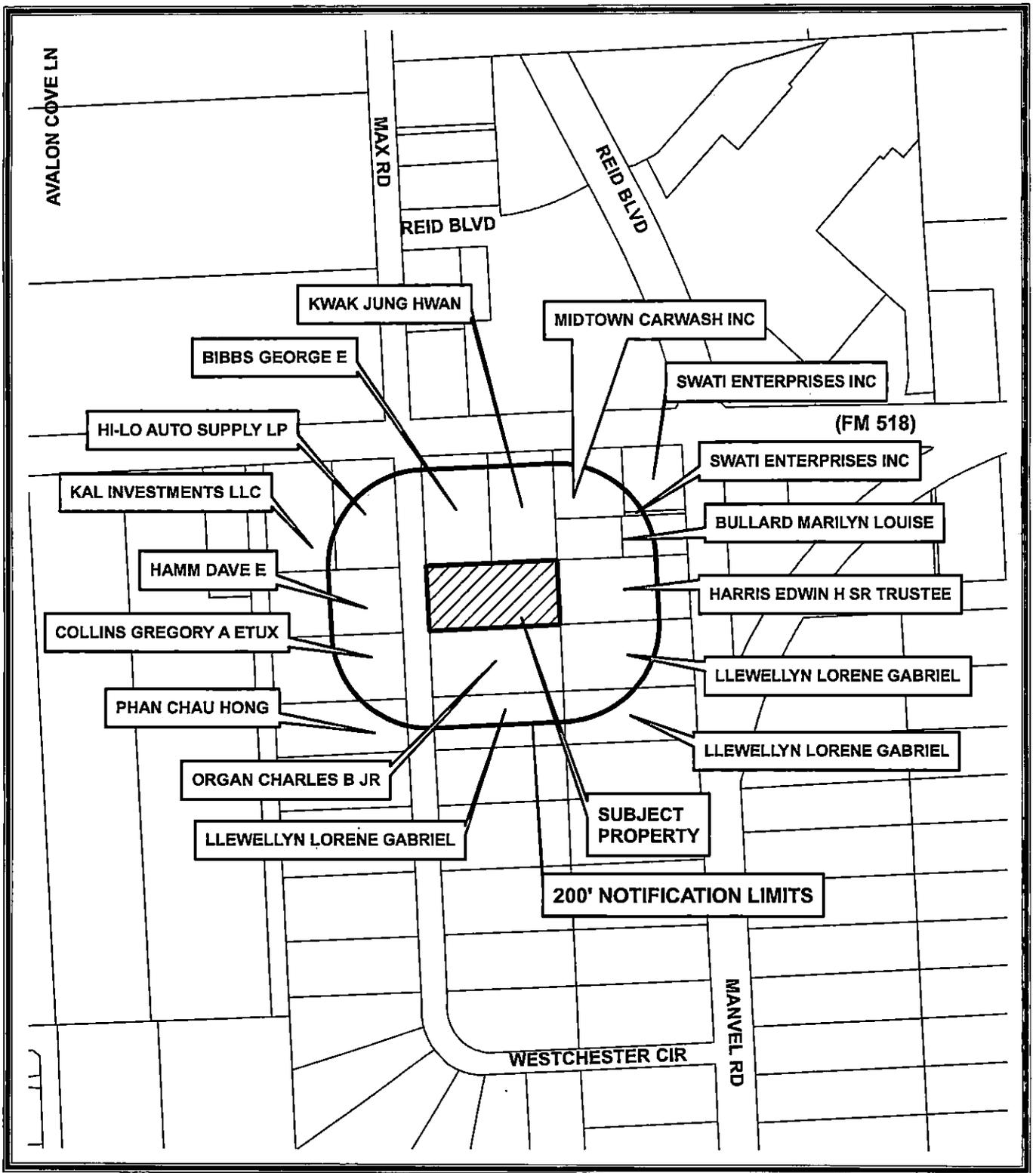


LOCATION MAP

**Zone Change
No. 2006-12Z**

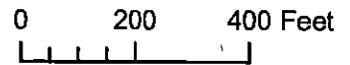


Map Prepared on March 1, 2006



OWNERSHIP MAP

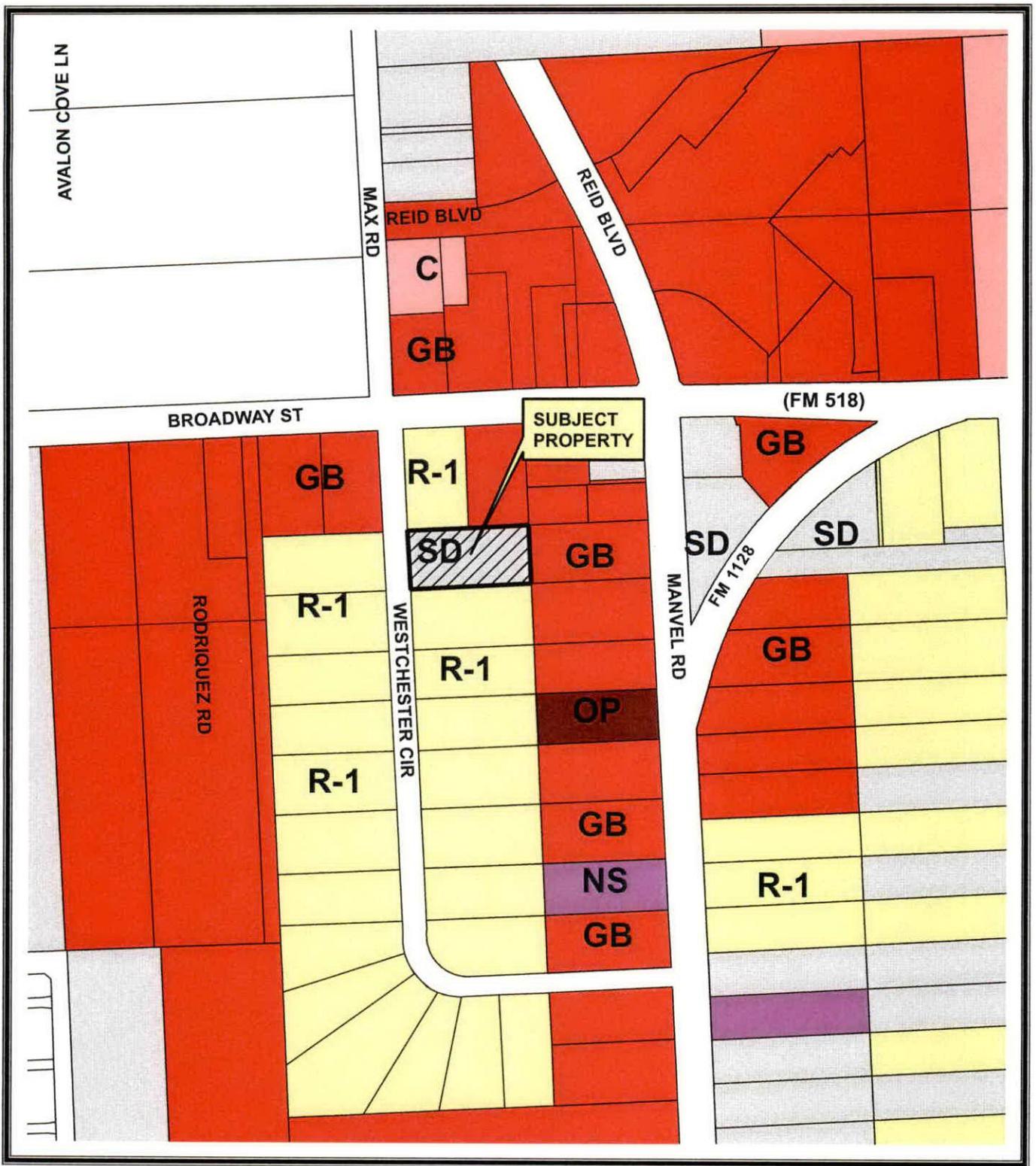
Zone Change
No. 2006-12Z



Map Prepared on March 1, 2006

ZONE CHANGE NO. 2006-12Z
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>
R263054	SWATI ENTERPRISES INC	8146 9TH AVE	PORT ARTHUR	TX	77642-8014	WESTCHESTER LTS 29A-29B 242 H T & B
R505900	MIDTOWN CARWASH INC	7226 BROADWAY ST	PEARLAND	TX	77581-8780	WESTCHESTER (A0242 H T & B R R), BLOCK 1, LOT RESERVE A
R263050	KWAK JUNG HWAN	2621 SUNFISH DR	PEARLAND	TX	77584-3041	WESTCHESTER LT 27 242 H T & B
R263049	BIBBS GEORGE E	2701 WESTCHESTER CIR	PEARLAND	TX	77584-5826	WESTCHESTER LT 26 242 H T & B
R263042	HI-LO AUTO SUPPLY LP	233 S PATTERSON	SPRINGFIELD	MO	65802	WESTCHESTER (A0242 H T & B R R), LOT 17
R534242	KAL INVESTMENTS LLC	2908 CASTLE CT	PEARLAND	TX	77581-4825	RETAIL SVC FACILITY (A0242 HT&B), BLOCK 1, LOT 1, ACRES 0.8609
	JAMES D AND L ELAINE THOMAS	2727 WESTCHESTER CIRCLE	PEARLAND	TX	77584	PROPERTY OWNER
	LINDA LEMMON	2405 COUNTRY CLUB DRIVE	PEARLAND	TX	77581	REALTOR
R263054	SWATI ENTERPRISES INC	8146 9TH AVE	PORT ARTHUR	TX	77642-8014	WESTCHESTER LTS 29A-29B 242 H T & B
R263052	BULLARD MARILYN LOUISE	PO BOX 14	PEARLAND	TX	77588-0014	WESTCHESTER (A0242 H T & B R R)(PEARLAND), LOT 28-29-30
R263053	HARRIS EDWIN H SR TRUSTEE	2310 GREEN TEE DR	PEARLAND	TX	77581-5132	WESTCHESTER (A0242 H T & B R R), LOT 28-29-30
R263048	THOMAS JAMES D	PO BOX 1884	PEARLAND	TX	77588-1884	WESTCHESTER LT 25 242 H T & B
R263040	HAMM DAVE E	2726 WESTCHESTER CIR	PEARLAND	TX	77584-5825	WESTCHESTER (A0242 H T & B R R), LOT 15
R263055	LLEWELLYN LORENE GABRIEL	2749 WESTCHESTER CIR	PEARLAND	TX	77584-5826	WESTCHESTER LT 31 242 H T & B
R263047	ORGAN CHARLES B JR	1204 MYRTLEWOOD DR	FRIENDSWOOD	TX	77546-2017	WESTCHESTER LT 24 242 H T & B
R263039	COLLINS GREGORY A ETUX	2742 WESTCHESTER CIR	PEARLAND	TX	77584-5825	WESTCHESTER (A0242 H T & B R R)(PEARLAND), LOT 14
R263056	LLEWELLYN LORENE GABRIEL	2749 WESTCHESTER CIR	PEARLAND	TX	77584-5826	WESTCHESTER LT 32 242 H T & B
R263046	LLEWELLYN LORENE GABRIEL	2749 WESTCHESTER CIR	PEARLAND	TX	77584-5826	WESTCHESTER (A0242 H T & B R R), LOT 23
R263038	PHAN CHAU HONG & ANHNGOC T	2750 WESTCHESTER CIR	PEARLAND	TX	77584-5825	WESTCHESTER (A0242 H T & B R R), LOT 13



ZONING MAP

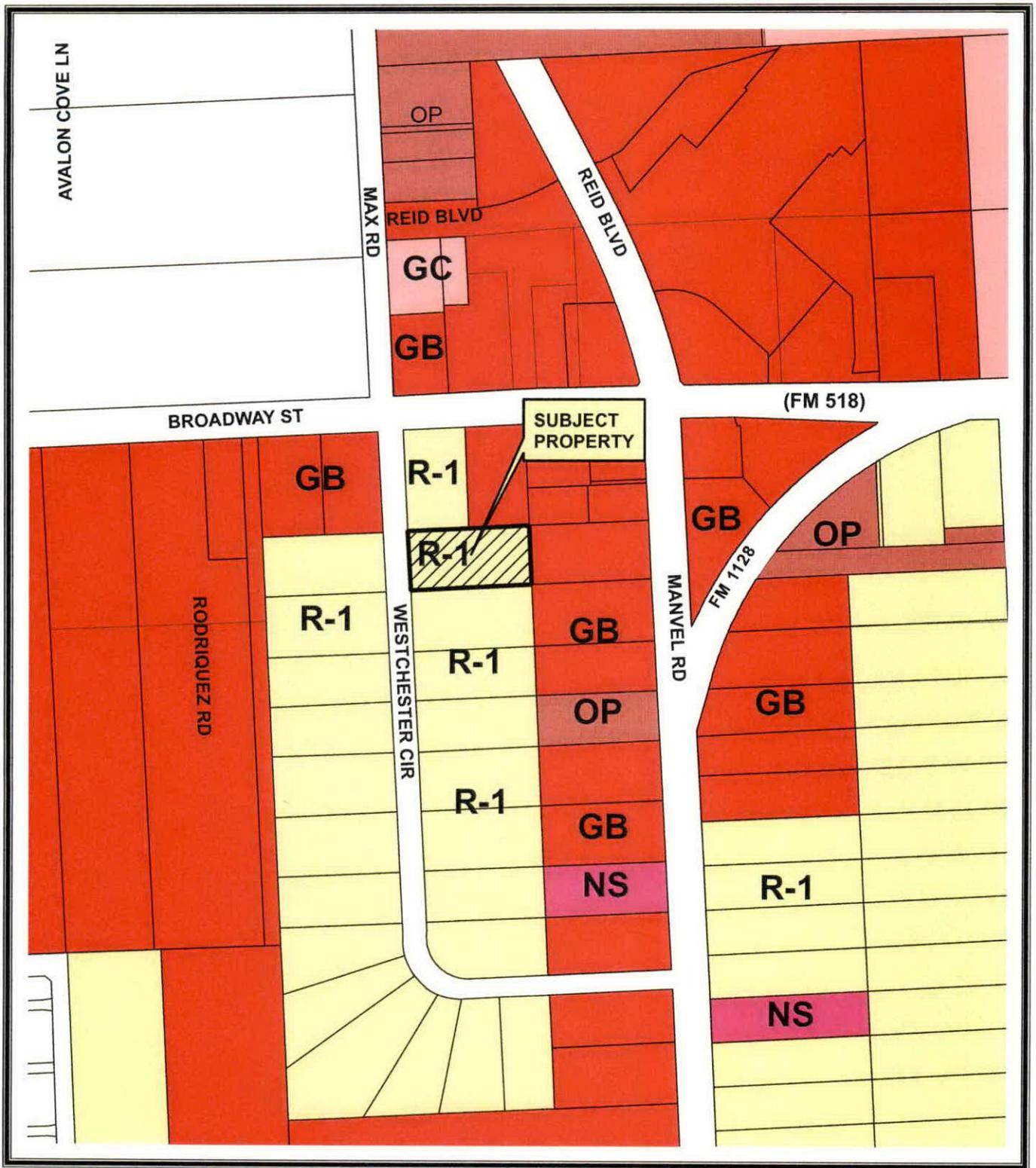
(EXISTING ZONING PRIOR TO ADOPTION
OF NEW ZONING MAP, FEBRUARY 27, 2006)



0 200 400 Feet

**Zone Change
No. 2006-12Z**

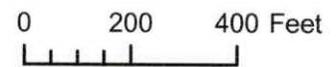
Map Prepared on March 1, 2006



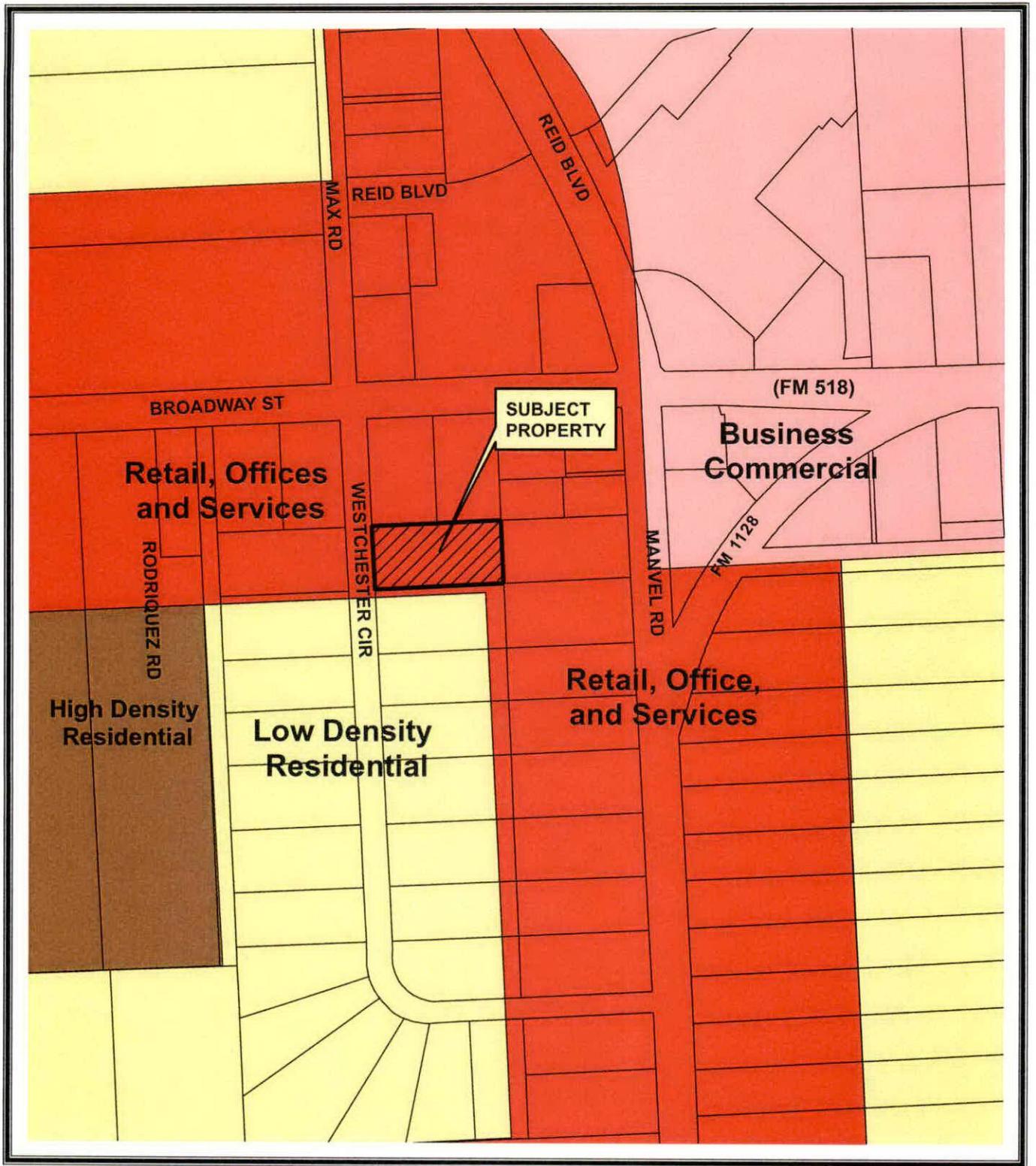
NEW ZONING MAP

(NEW ZONING AFTER ADOPTION OF
NEW ZONING MAP, FEBRUARY 27, 2006)

**Zone Change
No. 2006-12Z**

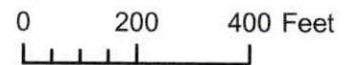


Map Prepared on March 1, 2006



FUTURE LAND USE PLAN

Zone Change
No. 2006-12Z



Map Prepared on March 1, 2006

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 20, 2006, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change 2006-13Z

A request by James Johnson and Trails Development, Ltd., applicant for William Walsh and Trails Development, Ltd., owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to Planned Unit Development District (PUD), on the following described property, to wit:

Legal Description: 71.70 acres of land in the H. T. & B.R.R. Company Survey, Section 80, Abstract 564, being all of Lots 40, 41, 47 through 50, the easterly half of Lot 39 and a westerly portion of Lot 51, Block 80, of the Allison-Richey Gulf Coast Home Company Subdivision recorded in Volume 2, Page 98, of the Brazoria County Map Records, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the South Side of Broadway Street, and on the West Side of State Highway 288

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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



CITY OF PEARLAND PLANNING & ZONING

AGENDA ITEM

DATE: March 10, 2006

TO: City Council & Planning and Zoning Commission

FROM: Lata Krishnarao, AICP, Planning Director

SUBJECT: Joint Public Hearing - Proposed Planned Unit Development (PUD), Generally Located on the south side of Broadway, east of Southern Trails subdivision.

The attached document is a proposed Planned Unit Development (PUD) that is scheduled for a joint public hearing on March 20, 2006. This item was scheduled for an informal workshop of the City Council and Planning and Zoning Commission on February 20, 2006.

The applicant will be available to make a presentation at the joint public hearing.

PROPERTY LOCATION:

The subject parcel is located south of Broadway, west of Kirby Drive, between SH 288 and Southern Trails subdivision.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Shadow Creek Ranch PUD	Mixed uses
South	Southern Trails PUD	Single Family Residential
East	Estate Lot Single Family Dwelling District (RE) and PUD (CBL – Town Center)	Single Family Residential and Mixed Use Development (CBL – Town Center)
West	Southern Trails PUD	Single Family Residential

Ridge Rock PUD

SUMMARY:

This 71.7 acre site was zoned Suburban Development (SD) and was changed to Estate Lot Single Family Residential (RE) on February 2, 2006. The applicant is proposing a maximum of 173 single family residential lots on gross 61.7 acres; 10 acres of General Business/Office use along Broadway; 9.2 acres of open space, park and detention areas (including a 0.9-acre neighborhood park). The minimum lot size is proposed to be 60 ft. X 110 ft. An eight-foot wide trail system is proposed around the detention area and along the drainage ditch located along the eastern side of the property.

The proposal with 173 lots on approximately 61.7 gross residential acres results in a gross residential density of 2.8 units per acre. Applicant has not provided net density calculations. However, assuming that 35.5% (21.9 acres) of land would be dedicated to streets and detention, the net residential density would be 4.35 units per acre.

CONFORMANCE TO THE COMPREHENSIVE PLAN AND UNIFIED DEVELOPMENT CODE (UDC):

As stated in the PUD the Comprehensive Plan and Zoning map recommends Estate Lot Single Family Residential (RE) with a minimum lot size of half-acre for the subject parcel. The intersection of the proposed entrance drive and Broadway is designated as a retail and office node in the Comprehensive Plan.

Residential:

- a. Density: Unified Development Code (UDC) recommends a gross residential density of 1.3 units per acre for RE zone. The proposal with a gross residential density of 2.8 acres is not in conformance with the Unified Development Code and zoning map.
- b. Lot sizes: The PUD proposes a minimum lot area of 6600 sf. ft. as opposed to the half-acre required by RE zone. The Cluster Zoning section of the UDC allows for reduction of lot size, width and depth if
 1. other standards for residential density are met,
 2. sufficient buffering is provided to assure compatibility with surrounding uses, and
 3. open space and amenities are provided that could not be achieved through application of minimum lot size standards.

Cluster Zoning in RE zone would have permitted 81 lots on 61.7 residential acres based on a gross residential density of 1.3 units per acre. Since the proposed development exceeds the density requirements (1.3 units per acre), this development would not meet the requirements of Cluster Development in RE zone.

The following table summarizes the densities and corresponding number of lots allowed on 61.7 gross residential acres.

Criteria	Number of lots permitted
As per UDC and RE zoning – 1.3 units/ gross residential acre	81 lots
Density of 3.2 units per gross residential acre excluding only detention	170 lots
Density of 3.2 units per gross residential acre excluding detention and streets	128 lots
Proposed PUD Densities	
2.8 units per gross residential acre	173 lots
4.35 units per net residential acre	173 lots

CONFORMANCE TO THE THOROUGHFARE PLAN: The Thoroughfare Plan identifies Broadway as a Major Collector requiring 120' ROW. If adequate right of way does not exist dedication might be required to meet this requirement during platting. Other improvements might be required based on the recommendations of the Traffic Impact Analysis.

CONFORMANCE TO SURROUNDING CHARACTER: The subject property is surrounded by predominantly residential uses. The Southern Trails PUD on west and south is predominantly single-family residential and has lots 7000 sq. ft. and over. The area to the east is proposed to be a mixed-use development (CBL-Town Center). To the north is the Shadow Creek Ranch PUD, which is also a mixed use PUD with multi-family, commercial, school, and single family residential uses proposed along Broadway.

The proposed PUD in general would be compatible to the existing development in that area.

REVIEW COMMENTS:

Staff is in the process of reviewing the PUD. Additional comments may be forthcoming based on the discussion at the joint public hearing and further review by staff.

The following issues were discussed at the workshop with City Council and Planning and Zoning Commission. Applicant's response as indicated in the modified PUD and staff comments have been italicized at the end of each issue.

- a. Density: Initially 198 lots were proposed. City Council and Planning and Zoning Commission discussed this and recommended that the number of lots be reduced to 168 (reduction by 30 lots).
Cluster Zoning in RE zone would have permitted 81 lots on 61.7 residential acres based on a density of 1.3 units per acre.

Applicant's response: The PUD was revised to provide 173 lots.

- b. Trail System: The recommendation was to expand the trail system along the drainage ditch and to provide better pedestrian connectivity between the proposed development and the proposed school on the north side of Broadway, to Kirby Road and proposed CBL development .

Applicant's response:

Trail along drainage ditch - The PUD was revised to show extension of the 8' wide path along the west side of drainage ditch, but subject to approval by Brazoria County Drainage. The trail is shown within the 150' drainage easement controlled by BDD #4.

If the Council and Planning Commission desire that the trail be independent of BDD #4 approval, then the trail can be put outside BDD easement, within the subject parcel.

Trail connection to school site – It is not clear how this has been addressed. Connections to Kirby have not been shown.

Trails along main collectors – The PUD indicates (Under Section F. Street Circulation) that “the developer shall have the option to construct an 8-foot wide concrete trail system on each side of the main collectors as well as the entire area surrounding the detention/open space ___”.

It is not clear what standards will be used if the developer does not construct 8'-foot wide sidewalks. Would the Council and Commission want to require 8'-foot wide sidewalks? This needs clarification.

Trail Connection to adjoining Southern Trails neighborhood – Not addressed.

It is staff's understanding that the Council and Commission had requested that the trails be extended in a westerly direction to connect to Southern Trails. Staff is in favor of the extension and recommends that a small park like open area or a rest station be provided where the 8 foot wide trail would connect to the 4' wide sidewalk of Southern Trails. This would enable the trails systems of Southern Trails and the proposed subdivision to be connected by a small stretch of 4' wide sidewalks.

- c. Lack of creativity:

Applicant's response: The overall concept plan has not been modified.

- d. Lot sizes: The concern was that the lot sizes were not specified in the PUD, and if the applicant wanted flexibility then the guidelines of the Cluster Development needed to be complied with.

Applicant's response: The overall concept plan has not been modified. As indicated earlier in the report, Cluster Development would have allowed 81 lots.

The minimum lot size proposed is 60 ft. X 110 ft. (6600 sq. ft. area).

- e. Lack of green spaces and parks: The concern was that the open spaces as shown in the PUD were not adequate to serve the needs of the residents.

Applicant's response: The original PUD had proposed a 0.4-acre neighborhood park and a 6.3-acre landscaped detention area amenitized with trails. The revised PUD shows a 0.9-acre neighborhood park and an 8.3 acre landscaped detention area with trails. The PUD indicates that credit shall be given towards the City's parkland dedication for the 0.9-acre park and the 30' wide area encompassing the trail system.

The plans have been reviewed by the Parks Director and according to her the neighborhood park and the trail system (part of detention basin) would not meet the requirements of the Master Parks Plan and thus cannot be given credit. The applicant will be required to pay the parks fee of \$750/lot.

It is staff understanding (based on the PUD language) the entire 8.3-acre area is required for the detention system. Table 1 – Land Use Summary needs to differentiate between required detention area and open space/parks for clarity.

- f. Label the Church and CBL PUD in the plans.

Applicant's response: Not addressed.

- g. Add a note in the PUD that all requirements of platting and land development as per UDC and other City ordinance will be met unless specified in the PUD.

Applicant's response: Note not found.

Also, Appendix "A" refers to Land Use and Urban Development Ordinance for GB standards.

- h. GB zone not appropriate at the proposed location.

Applicant's response: PUD has not been modified.

As indicated at the last meeting the Comprehensive Plan shows a retail and office node at the intersection of entrance drive and Broadway.

Other Comments:

- a. Project Monumentation Sign: Proposed signage meets the requirements of the Ordinance.
- b. Lot and bulk requirements: The PUD does not specify building setbacks etc. Typically the PUD's refer to the corresponding zoning in the Unified Development Code. Without this information in the PUD, staff will not be able to enforce any requirements on setback, lot width, coverage etc. A minimum lot width of 60' would correspond to the R-3 zoning category. This needs to be included in the PUD?
- c. Parks and Recreation: As stated above the plans have been reviewed by the Parks Director and according to her the neighborhood park and the trail system (part of detention basin) would not meet the requirements of the Master Parks Plan and thus cannot be given credit. The applicant will be required to pay the parks fee of \$750/lot. The PUD needs to be revised to reflect this.
- d. Staff recommends that all pages be numbered.
- e. Under section D – Land Use Summary, the PUD states, " Each land use may be increased in acreage by up to 15% as long as the total number of dwelling units does not exceed 173." The table includes Multi Family and Light Industrial as categories that

could potentially increase from 0% as proposed to 15%. Is this an issue?

Also, it is not clear if 15% increase refers to the total or within each category. For example, for single family residential use would it be 15% of 71.7 total acres or 15% of 52.5 Single Family Residential acres/

- f. Staff recommends that the paragraph under Appendix "A" be inserted in paragraph "C. Proposed Land Use".
Also, staff recommends that reduction in lot sizes require and "amendment" to the PUD instead of a "variance" as stated.

SUPPORTING DOCUMENTS:

- Notice of Public Hearing
- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan
- Proposed Planned Unit Development (PUD)

Property Owner Notice

CITY OF PEARLAND

3523 Liberty Drive (Community Center), Pearland, Texas 77581
281-652-1742 FAX 281-652-1702 www.cityofpearland.com

ZONE CHANGE NO. 2006-013Z

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 James Johnson and Trails Development, Ltd., applicant for William Walsh and Trails Development, Ltd., owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to Planned Unit Development District (PUD), on the following described property, to wit:

71.70 acres of land in the H. T. & B.R.R. Company Survey, Section 80, Abstract 564, being all of Lots 40, 41, 47 through 50, the easterly half of Lot 39 and a westerly portion of Lot 51, Block 80, of the Allison-Richey Gulf Coast Home Company Subdivision recorded in Volume 2, Page 98, of the Brazoria County Map Records, City of Pearland, Brazoria County, Texas (Generally Located on the South Side of Broadway Street, and on the West Side of State Highway 288)

PUBLIC HEARINGS WILL BE HELD IN THE
COUNCIL CHAMBER OF CITY HALL
LOCATED AT
3519 Liberty Drive, Pearland, Texas
on
MONDAY, MARCH 20, 2006, 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.



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: SD (list current zoning) to: P.U.D. (list proposed zoning)
- Specific Use Permit Request for : _____ (list proposed use)

Property Information:

Address: See metes and bounds Tax Account No. _____

Subdivision: Description attached Lot: _____ Block: _____

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

Current use of property
(type of structures on property): Agriculture

Future/proposed use of property and reason for zone change: General Business
and single family residential

PROPERTY OWNER INFORMATION:

NAME Wm. Walsh/Trails Dev. Ltd.
 ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 PHONE(_____) _____
 FAX(_____) _____
 E-MAIL ADDRESS _____

APPLICANT INFORMATION:

NAME Trails Development, Ltd/James Johnson
 ADDRESS 701 N Post Oak Rd #300
 CITY Houston STATE TX ZIP 77024
 PHONE(281) 731-4840
 FAX(713) 316-8704
 E-MAIL ADDRESS jjohnson@forefrontprop.com

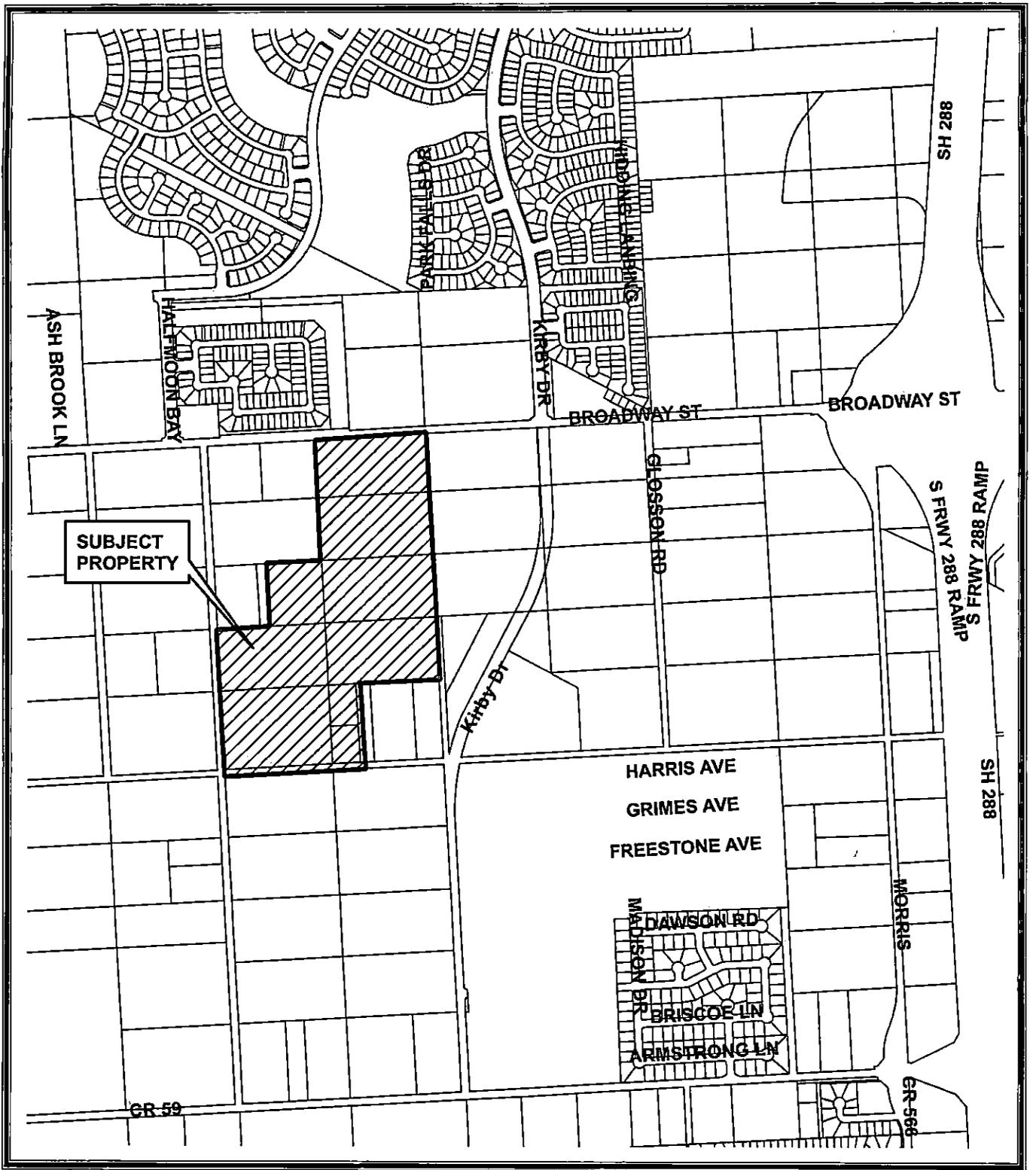
PETITION: As owner/agent, I hereby petition the City of Pearland for approval of the above described request as provided for by the laws of the State of Texas and ordinances of the City of Pearland. I certify to the best of my knowledge that this is a true description of the property upon which I have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

Owner's Signature: _____ Date: 2/23/06
 Agent's Signature: _____ Date: 2/23/06

OFFICE USE ONLY:

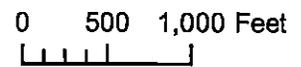
FEES PAID: <u>\$ 275.00</u>	DATE PAID: <u>2/23/06</u>	RECEIVED BY: <u>[Signature]</u>	APPLICATION NUMBER: <u>2006-137</u>
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APPLICATION IS CONSIDERED INCOMPLETE WITHOUT A METES AND BOUNDS DESCRIPTION OR SURVEY AND THE APPLICATION FEE

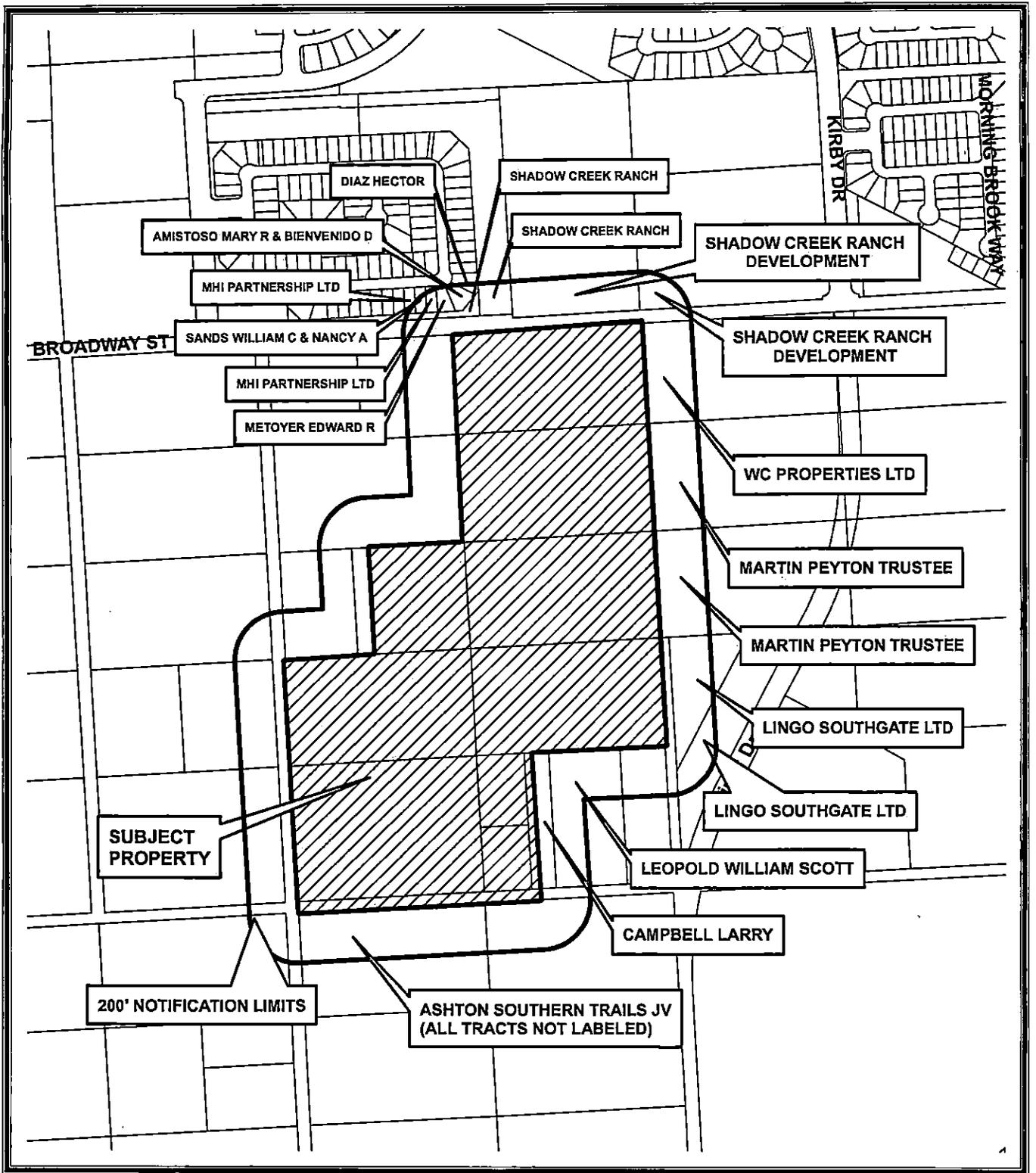


LOCATION MAP

**Zone Change
No. 2006-13Z**



Map Prepared on March 1, 2006



OWNERSHIP MAP

**Zone Change
No. 2006-13Z**



Map Prepared on March 1, 2006

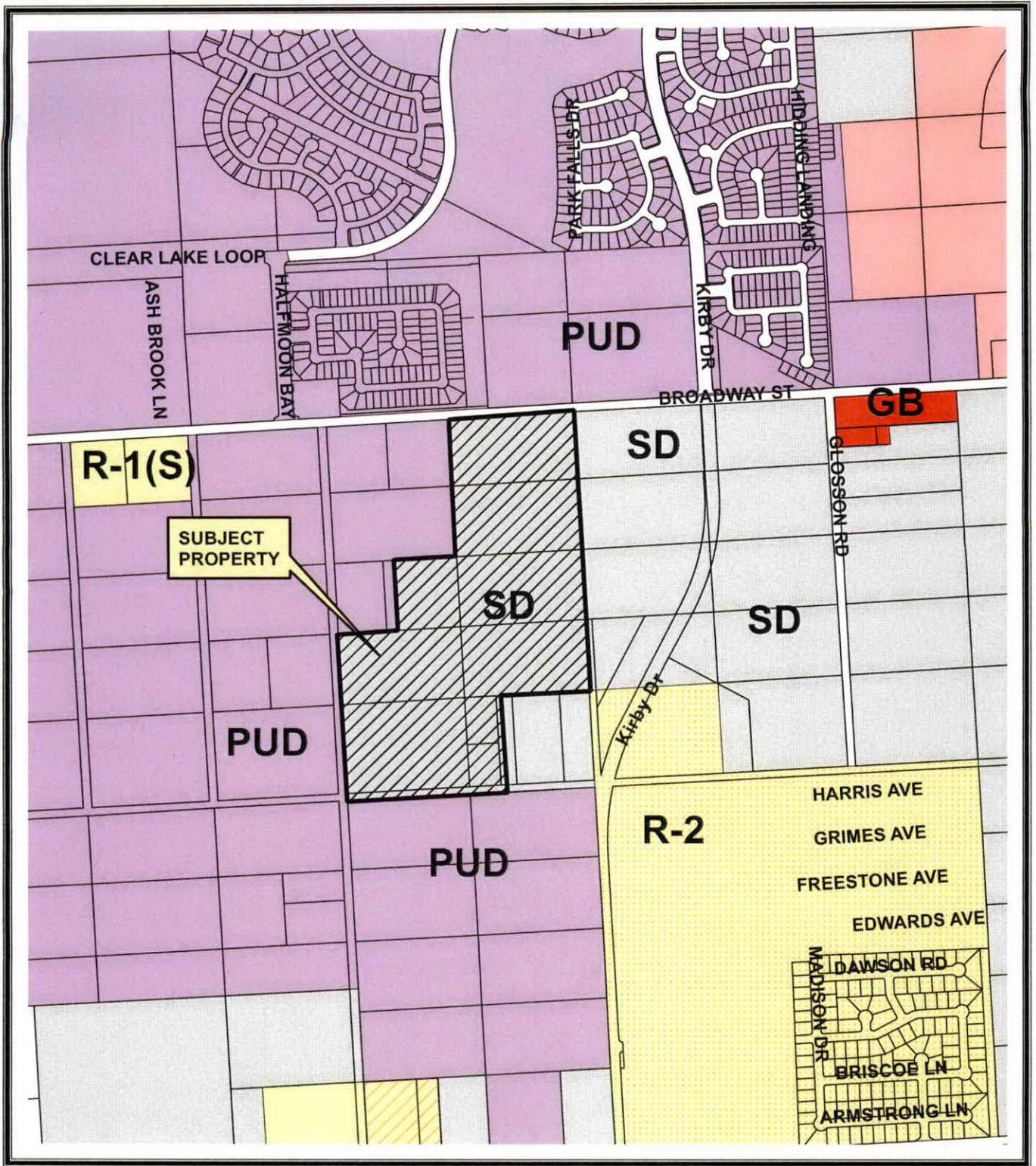
*all property owners may not be shown on this map- refer to the Property Owner Notification List for a complete listing

ZONE CHANGE NO. 2006-13Z
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>
R550606	DIAZ HECTOR	2925 INGIGO DR	PEARLAND	TX	77584	SHADOW CREEK RANCH SF-18B, BLOCK 1, LOT 19
R550609	MHI PARTNERSHIP LTD	7676 WOODWAY DR STE 104	HOUSTON	TX	77063-1521	SHADOW CREEK RANCH SF-18B, BLOCK 1, LOT 22
R550610	SANDS WILLIAM C & NANCY A	11808 WHITE WATER BAY DR	PEARLAND	TX	77584	SHADOW CREEK RANCH SF-18B, BLOCK 1, LOT 23
R550584	SHADOW CREEK RANCH DEV	2947 BROADWAY ST STE 303	PEARLAND	TX	77581-9500	SHADOW CREEK RANCH SF-18B, LOT RES A, ACRES 0.661
R180222	SHADOW CREEK RANCH DEV	5195 LAS VEGAS BLVD S	LAS VEGAS	NV	89119-3209	A0678 T C R R , BLOCK 19, TRACT 1-3, ACRES 22.270
R168108	MARTIN PEYTON TRUSTEE	310 MORTON ST # 280	RICHMOND	TX	77469-3119	A0300 H T & B, TR 2-3-11TO15-23TO25-31TO35, ACRES 149.35
R510975	WALSH WILLIAM C	PO BOX 760	PEARLAND	TX	77588-0760	A0564 H T & B R R, TRACT 48, ACRES 10.00
R550607	AMISTOSO MARY R & BIENVENIDO D	11802 WHITE WATER BAY DR	PEARLAND	TX	77584	SHADOW CREEK RANCH SF-18B, BLOCK 1, LOT 20
R550608	METOYER EDWARD R	1755 BRANBLEWOOD CT	CHULA VISTA	CA	91913	SHADOW CREEK RANCH SF-18B, BLOCK 1, LOT 21
R550611	MHI PARTNERSHIP LTD	7676 WOODWAY DR STE 104	HOUSTON	TX	77063-1521	SHADOW CREEK RANCH SF-18B, BLOCK 1, LOT 24
R168117	WC PROPERTIES LTD	PO BOX 580426	HOUSTON	TX	77258-0426	A0300 H T & B R R, TRACT 1, ACRES 9.95
	TRAILS DEV LTD JAMES JOHNSON	701 N POST OAK ROAD #300	HOUSTON	TX	77024	PROPERTY OWNER/APPLICANT
R179016	WALSH WILLIAM C	PO BOX 760	PEARLAND	TX	77588-0760	A0564 H T & B R R, TRACT 47, ACRES 10.000
R500027	WALSH WILLIAM C	PO BOX 760	PEARLAND	TX	77588-0760	A0564 H T & B R R, TRACT 49-50, ACRES 20.000
R178985	ASHTON SOUTHERN TRAILS JV	11375 W SAM HOUSTON PKY STE 100	HOUSTON	TX	77031	A0564 H T & B R R, TRACT 37, ACRES 5.00
R179008	PEARLAND INVESTMENTS LTD PRT	PO BOX 95398	LAS VEGAS	NV	89193-5398	A0564 H T & B R R, TRACT 39A, ACRES 5.000
R178986	ASHTON SOUTHERN TRAILS JV	11375 W SAM HOUSTON PKY STE 100	HOUSTON	TX	77031	A0564 H T & B R R, TRACT 39-39B, ACRES 5.000
R179026	ASHTON SOUTHERN TRAILS JV	11375 W SAM HOUSTON PKY STE 100	HOUSTON	TX	77031	A0564 H T & B R R, TRACT 29-30 (UND 1/4), ACRES 5.00
R168108	MARTIN PEYTON TRUSTEE	310 MORTON ST # 280	RICHMOND	TX	77469-3119	A300 HTB, TR 2-3-11TO15-23TO25-31TO35, ACRES 149.35
R548783	LINGO SOUTHGATE LTD	17225 EL CAMINO REAL STE 170	HOUSTON	TX	77058-2748	SOUTHGATE SEC 1 (A0300 H T & B), LOT B, ACRES 3.88
R178994	ASHTON SOUTHERN TRAILS JV	11375 W SAM HOUSTON PKY STE 100	HOUSTON	TX	77031	A0564 H T & B R R, TRACT 40 (UND 1/4), ACRES 2.500
R178986	ASHTON SOUTHERN TRAILS JV	11375 W SAM HOUSTON PKY STE 100	HOUSTON	TX	77031	A0564 H T & B R R, TRACT 39-39B, ACRES 5.000
R548784	LINGO SOUTHGATE LTD	17225 EL CAMINO REAL STE 170	HOUSTON	TX	77058-2748	SOUTHGATE SEC 1 (A0300 H T & B), LOT C, ACRES 2.58
R500027	WALSH WILLIAM C	PO BOX 760	PEARLAND	TX	77588-0760	A0564 H T & B R R, TRACT 49-50, ACRES 20.000
R178987	LEOPOLD WILLIAM SCOTT	5398 COUNTY ROAD 718	SWEENEY	TX	77480-7061	A0564 H T & B R R, TRACT 51 (UND 1/2), ACRES 2.500
R178988	CAMPBELL LARRY	1835 COUNTY ROAD 59	PEARLAND	TX	77584-2100	A0564 H T & B R R, TRACT 51A, ACRES 1.700
R179024	ASHTON SOUTHERN TRAILS JV	11375 W SAM HOUSTON PKY STE 100	HOUSTON	TX	77031	A0564 H T & B R R, TRACT 29-30 (UND 1/4), ACRES 5.00
R179007	TAUCH KYLE & JAMES JOHNSON	900 APOLLO ST STE C	HOUSTON	TX	77058-2613	A0564 H T & B R R, TRACT 51D, ACRES 1.650
R179031	ASHTON SOUTHERN TRAILS JV	11375 W SAM HOUSTON PKY STE 100	HOUSTON	TX	77031	A0564 H T & B R R, TRACT 7-11-31, ACRES 33.385
R179006	TAUCH KYLE & JAMES JOHNSON	900 APOLLO ST STE C	HOUSTON	TX	77058-2613	A0564 H T & B R R, TRACT 51C, ACRES 1.650
R179009	PEARLAND INVESTMENTS LTD PRT	PO BOX 95398	LAS VEGAS	NV	89193-5398	A0564 H T & B R R, TRACT 41, ACRES 13.300
R179010	ASHTON SOUTHERN TRAILS JV	11375 W SAM HOUSTON PKY STE 100	HOUSTON	TX	77031	A0564 H T & B R R, TRACT 52-53, ACRES 20.000

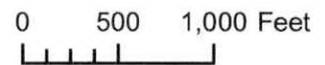
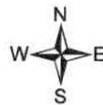
ZONE CHANGE NO. 2006-13Z
Property Owner Notification List

R178997	ASHTON SOUTHERN TRAILS JV	11375 W SAM HOUSTON PKY STE 100	HOUSTON	TX	77031	A0564 H T & B R R, TRACT 42 (UND 1/4), ACRES 2.50
R178981	ASHTON SOUTHERN TRAILS JV	11375 W SAM HOUSTON PKY STE 100	HOUSTON	TX	77031	A0564 H T & B R R, TRACT 32-33A, ACRES 12.090
R550586	SHADOW CREEK RANCH DEV	2947 BROADWAY ST STE 303	PEARLAND	TX	77581-9500	SHADOW CREEK RANCH SF-18B, LOT C, ACRES 5.075
R179054	SHADOW CREEK RANCH DEV	5195 LAS VEGAS BLVD S	LAS VEGAS	NV	89119-3209	A0565 H T & B R R, TRACT 31-32, ACRES 14.630



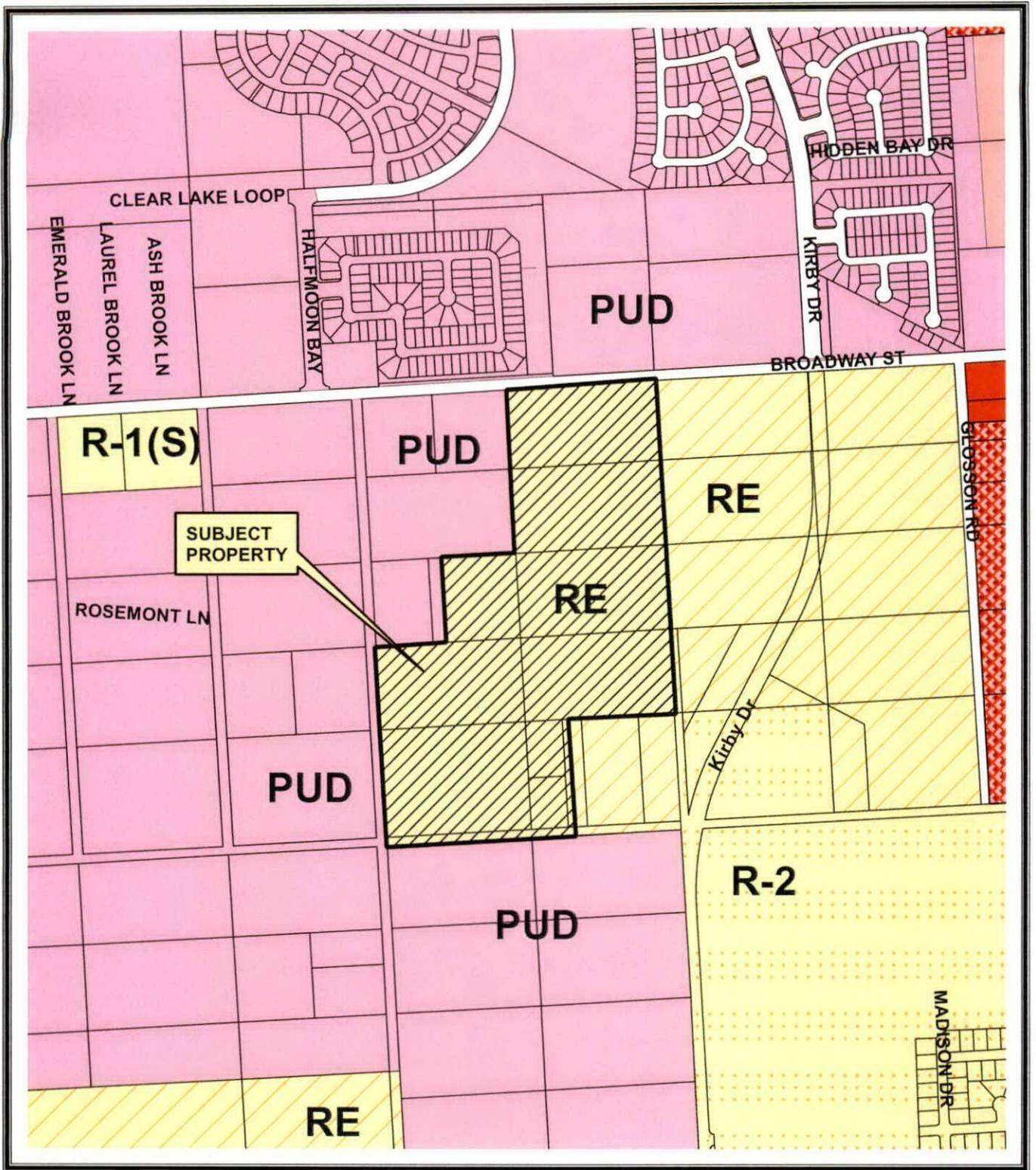
ZONING MAP

(EXISTING ZONING PRIOR TO ADOPTION OF NEW ZONING MAP, FEBRUARY 27, 2006)



**Zone Change
No. 2006-13Z**

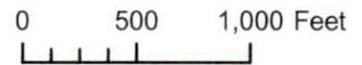
Map Prepared on March 1, 2006



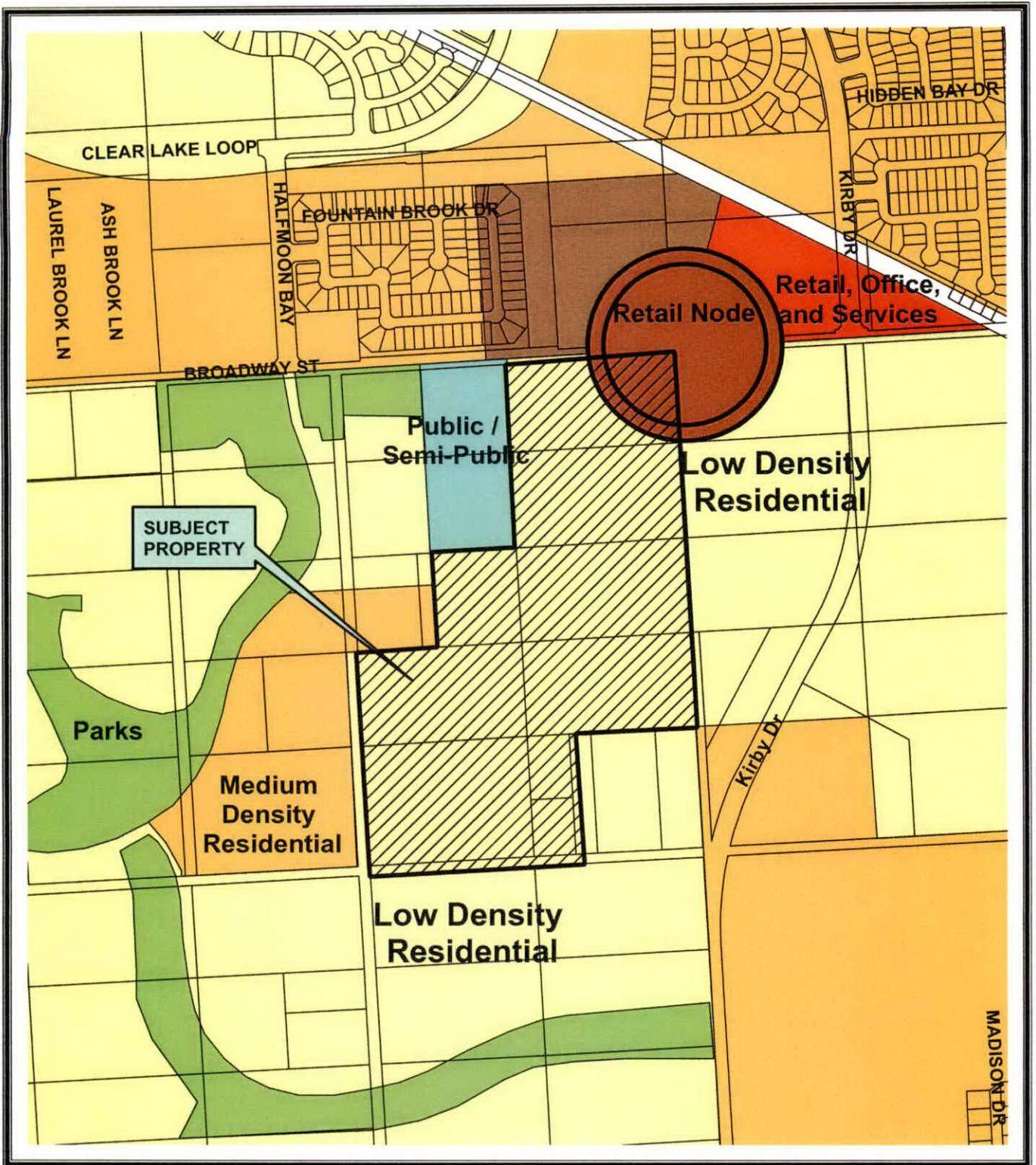
NEW ZONING MAP

(NEW ZONING AFTER ADOPTION OF
NEW ZONING MAP, FEBRUARY 27, 2006)

**Zone Change
No. 2006-13Z**



Map Prepared on March 1, 2006



FUTURE LAND USE PLAN

Zone Change
No. 2006-13Z



Map Prepared on March 1, 2006

PUBLIC HEARING

SEE NEXT ITEM

- i. Call to order
- ii. Purpose of Hearing
- iii. Application Information and Case Summary
 - A. Staff Report
 - B. Applicant Presentation
- iv. Persons wishing to speak for or against the proposed request
- v. Commission/Staff discussion
- vi. Adjournment



FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: _____ P&Z MEETING DATE: 3-6-2006

SUBDIVISION NAME/LOCATION: GARRISON OFFICE PARK
BROADWAY AT HATFIELD RD

Lot(s): 2, Block(s): 1, Reserve(s): D

PRIMARY CONTACT(Print or Type): GLENN GARRISON Phone: 281-997-2001

MAILING ADDRESS: 5523 BROADWAY
PEARLAND, TX 77581

OWNER NAME(Print or Type): GLENN GARRISON Phone: 281-997-2001

MAILING ADDRESS: 5523 BROADWAY
PEARLAND, TX 77581

AGENT'S NAME(Print or Type): GLENN GARRISON Phone: 281-997-2001

MAILING ADDRESS: 5523 BROADWAY
PEARLAND TX 77581

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

- 22 Folded Prints of Final Plat
- Completed Checklist
- 2 sets of Final Plat mylars (3 sets if ETJ)
- Current Title Report
- Any Variance Request(s) in Letter Form
- Certified Tax Certificates (no taxes can be due)
- Final Plat Staff Review Mark-Up
- Application fee (\$400 plus \$4 per lot or \$25 per acre)
- Show Approval of Construction Plans
- Show Approval of Drainage Report
- Show Approval of Traffic Impact Analysis
- Park Fees (if required)

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: \$ 441.20

Date Paid: 3-13-06

Receipt No.: 0103229

43207

GARRISON OFFICE PARK
FINAL PLAT (REPLAT) – STAFF REPORT

P & Z MEETING DATE: March 20, 2006

APPLICANT: Glenn Garrison, owner.

REQUEST: Replat of Lot A of the Colony Park Commercial Section Two as the Garrison Office Park Final Plat in order to create two lots. The parcel is 1.6503 acres in size and is zoned General Commercial (GC).

GENERAL LOCATION: The northeast corner of Broadway and Hatfield Road. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is currently developed with a medical office building.

ZONING: General Commercial (GC). The proposed plat is consistent with the zoning.

SURROUNDING USES: A church is located to the north and east of this property. The properties to the west and south are undeveloped but are zoned General Commercial and General Business.

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

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis is not required as no new development or additional driveways are proposed at this time.

UTILITIES: Water and sewer are available.

STORMWATER MANAGEMENT: Stormwater detention will be addressed at the time of site plan review.

PARKS AND OPEN SPACE: Not applicable to this plat.

OUTSTANDING ITEMS:

1. Existing or proposed streetlights should be shown at 200-foot intervals on Hatfield Road.
2. An access easement must be provided across Lot 2 for Lot 1 to utilize the existing driveway onto F.M. 518.
3. A telephone company approval letter is needed.

ATTACHMENTS:

1. Application Form
2. Final Plat



RECEIVED

MAR 10 2006

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: _____ P&Z MEETING DATE: 3/20/06

SUBDIVISION NAME/LOCATION: South Gate, Section Four

Lot(s): 99 Block(s): 4 Reserve(s): 1

PRIMARY CONTACT: Kyle Duckett
MAILING ADDRESS: P.O. Box 246
CITY, STATE, ZIP: League City, TX 77574
PHONE: (281) 554-7739 FAX: (281) 554-6928
E-MAIL ADDRESS: kduckett@geosurvilc.com

OWNER NAME: Tracy Goza
MAILING ADDRESS: 3900 Magnolia
CITY, STATE, ZIP: Pearland, TX 77584
PHONE: (832) 736-9600 FAX: (832) 736-9607
E-MAIL ADDRESS: tgoza@lingopropertiesinc.com

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 *submitte*
- Show Approval of Drainage Report
- Show Approval of Traffic Impact Analysis *done 2001*
- Tree Disposition Plan
- Current Title Report ***
- BID sheet
- TAX CERTIFICATE
- Final Plat Staff Review Mark-Up
- Completed Checklist
- Application fee (\$400, plus \$4 per lot, or \$25 per acre) *#196.00*
- Certified Tax Certificates (no taxes can be due) ***
- Any variance requests submitted in letter form
- Park Fees (if required)

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

Signature: [Signature] for Tracy Goza Signature: [Signature]

Fee: \$ 1796.06 (Owner) Date Paid: 3-10-06 Receipt No.: _____ (Agent)

*** See Richard Keller - already submitted
pd. 1% Const. Fee \$17438.88

SOUTH GATE SECTION FOUR

FINAL PLAT – STAFF REPORT

P & Z MEETING DATE: March 20, 2006

APPLICANT: Kyle Duckett, GeoSurv LLC, for Lingo Southgate, Ltd, owner.

REQUEST: Final Plat subdivision of 31.5180 acres zoned R-2 into 99 residential lots, with .066 acre reserved for landscaping. SouthGate Sections One and Two have already been platted. The Preliminary Plat of Section Four was approved on January 16, 2006.

GENERAL LOCATION: Located at the north side of C.R. 59 east of future Kirby Drive. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is currently undeveloped.

ZONING: R-2, Medium Density Single Family. The proposed plat is consistent with the zoning.

SURROUNDING USES: SouthGate Sections One and Two are located on the east side of this plat. The future plat of SouthGate Section Three will abut this plat to the north. The areas to the west and south are primarily undeveloped land.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Medium Density Residential. This plat is consistent with the Comprehensive Plan.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis was approved during consideration of earlier sections. Payment for traffic improvements may be needed.

UTILITIES: Water and sewer service will be extended by the developer to serve this area.

STORMWATER MANAGEMENT: Stormwater detention will be provided in SouthGate Section One.

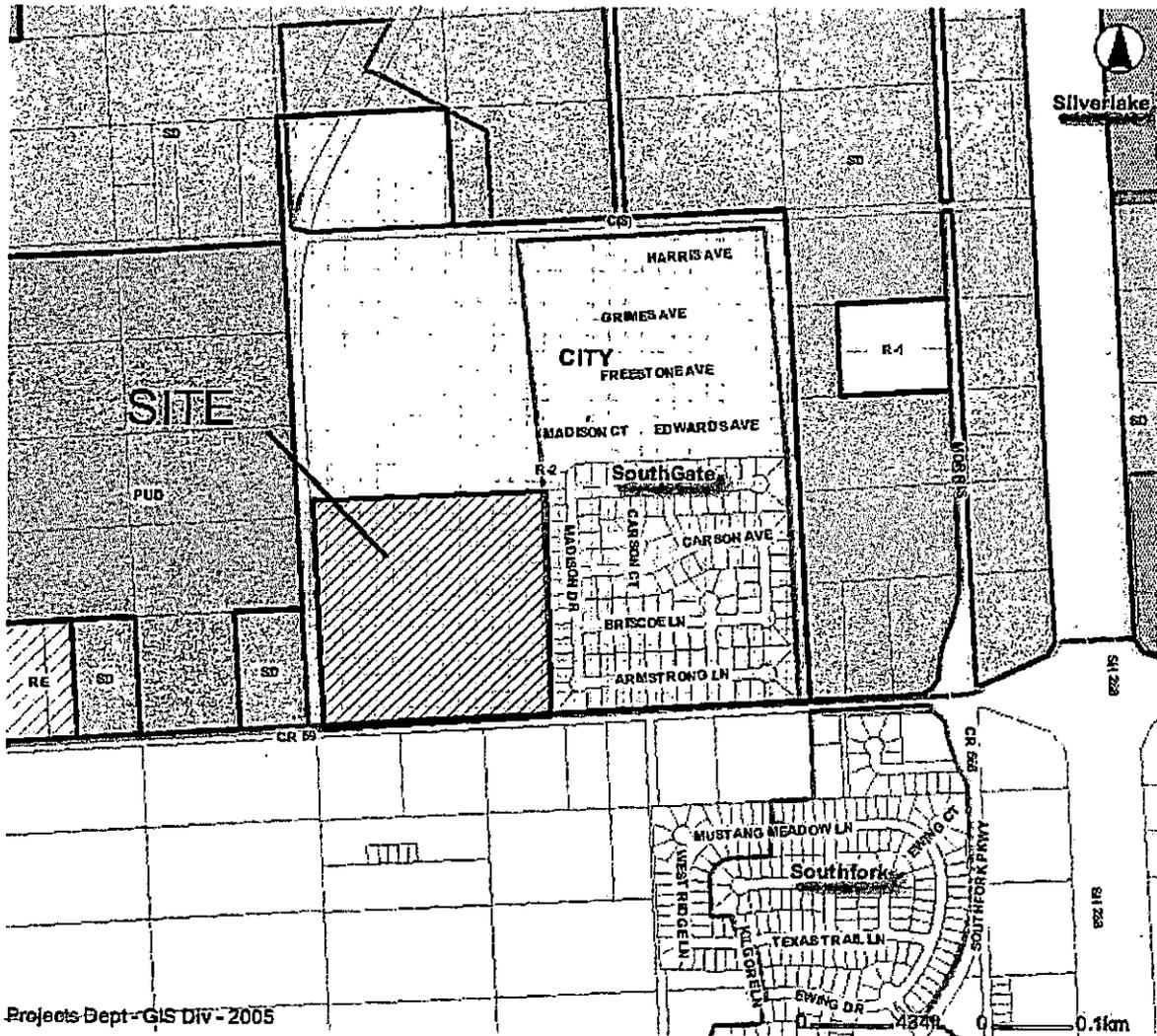
PARKS AND OPEN SPACE: Park land has been donated to the City of Pearland.

OUTSTANDING ITEMS:

1. Payment for traffic improvements may be needed.
2. Signatures and seal need to be added to the mylar.

ATTACHMENTS:

1. Application Form
2. Final Plat



Projects Dept - GIS Div - 2005

Rec'd
3-13-06
AK

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 02.24.06 P&Z MEETING DATE: 03.06.06

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch School
Site No. 2

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

PRIMARY CONTACT: WA Engineering - Jason Bonds

MAILING ADDRESS: 2929 Briarpark Drive Suite 600

CITY, STATE, ZIP: Houston, TX 77042

PHONE: 713.953.5200 FAX: 713.953.5026

E-MAIL ADDRESS: _____

OWNER NAME: Alvin ISD

MAILING ADDRESS: 301 Elhouse Street

CITY, STATE, ZIP: Alvin, TX 77511

PHONE: 281.388.1130 FAX: _____

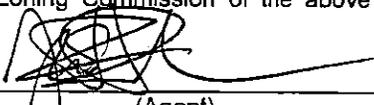
E-MAIL ADDRESS: _____

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: \$ 492.50 (Owner)

Date Paid: 3-13-06

Receipt No.: _____

SHADOW CREEK RANCH SCHOOL SITE NO. 2

FINAL PLAT— STAFF REPORT

P & Z MEETING DATE: March 20, 2006

APPLICANT: Jason R. Banda, LJA Engineering & Surveying, Inc., for Alvin ISD, owner.

REQUEST: Final Plat of 11.673 acres in Shadow Creek Ranch for one lot for a school. The Preliminary Plat was approved on February 6, 2006.

GENERAL LOCATION: The plat is located on Kingsley Drive south of Shadow Creek Parkway in the Shadow Creek Ranch PUD. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: Shadow Creek Ranch PUD— School. The proposed plat is consistent with the PUD approval.

SURROUNDING USES: The areas to the east, south, and west are platted as single family residential. To the north are a transmission line easement and a commercial site.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Low Density Residential. The proposed use was approved as part of the Shadow Creek Ranch PUD.

TRAFFIC AND TRANSPORTATION: The Traffic Impact Analysis has been submitted. Approval is pending.

UTILITIES AND INFRASTRUCTURE: Water and sewer are available.

STORMWATER MANAGEMENT: Stormwater detention will be provided offsite in accordance with the Shadow Creek Ranch master plan.

PARKS, OPEN SPACE, AND TREES: Park and open space requirements are not applicable to this plat.

OUTSTANDING ITEMS:

1. Approval of the Traffic Impact Analysis is still pending.

ATTACHMENTS:

1. Application Form
2. Final Plat



SHADOW CREEK RANCH COMMERCIAL SITE No. 3
FINAL PLAT— STAFF REPORT

P & Z MEETING DATE: March 20, 2006

APPLICANT: Jason R. Banda, LJA Engineering & Surveying, Inc., for 3.2 AC/SCR, LP, owner.

REQUEST: Final Plat subdivision of 2.963 acres in Shadow Creek Ranch into two lots for commercial use. The Preliminary Plat was approved on April 4, 2005 for one lot only.

GENERAL LOCATION: Northeast corner of the intersection of Kirby Drive and Broadway (F.M. 518) in the Shadow Creek Ranch PUD. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: Shadow Creek Ranch PUD-C (Commercial), which designates this site for commercial uses. The proposed plat is consistent with the PUD approval.

SURROUNDING USES: The surrounding properties on the north side of Broadway are all part of the Shadow Creek Ranch PUD. To the south is undeveloped property zoned Suburban Development (SD).

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Retail, Offices and Services. The plat is compatible with the Comprehensive Plan and was approved as part of the Shadow Creek Ranch PUD.

TRAFFIC AND TRANSPORTATION: The Traffic Impact Analysis has been approved. A contribution will be required for the cost of a new traffic signal at the adjacent intersection. See Outstanding Items below.

UTILITIES AND INFRASTRUCTURE: Water and sewer are available to the site.

STORMWATER MANAGEMENT: Stormwater detention will be provided offsite in accordance with the Shadow Creek Ranch master plan.

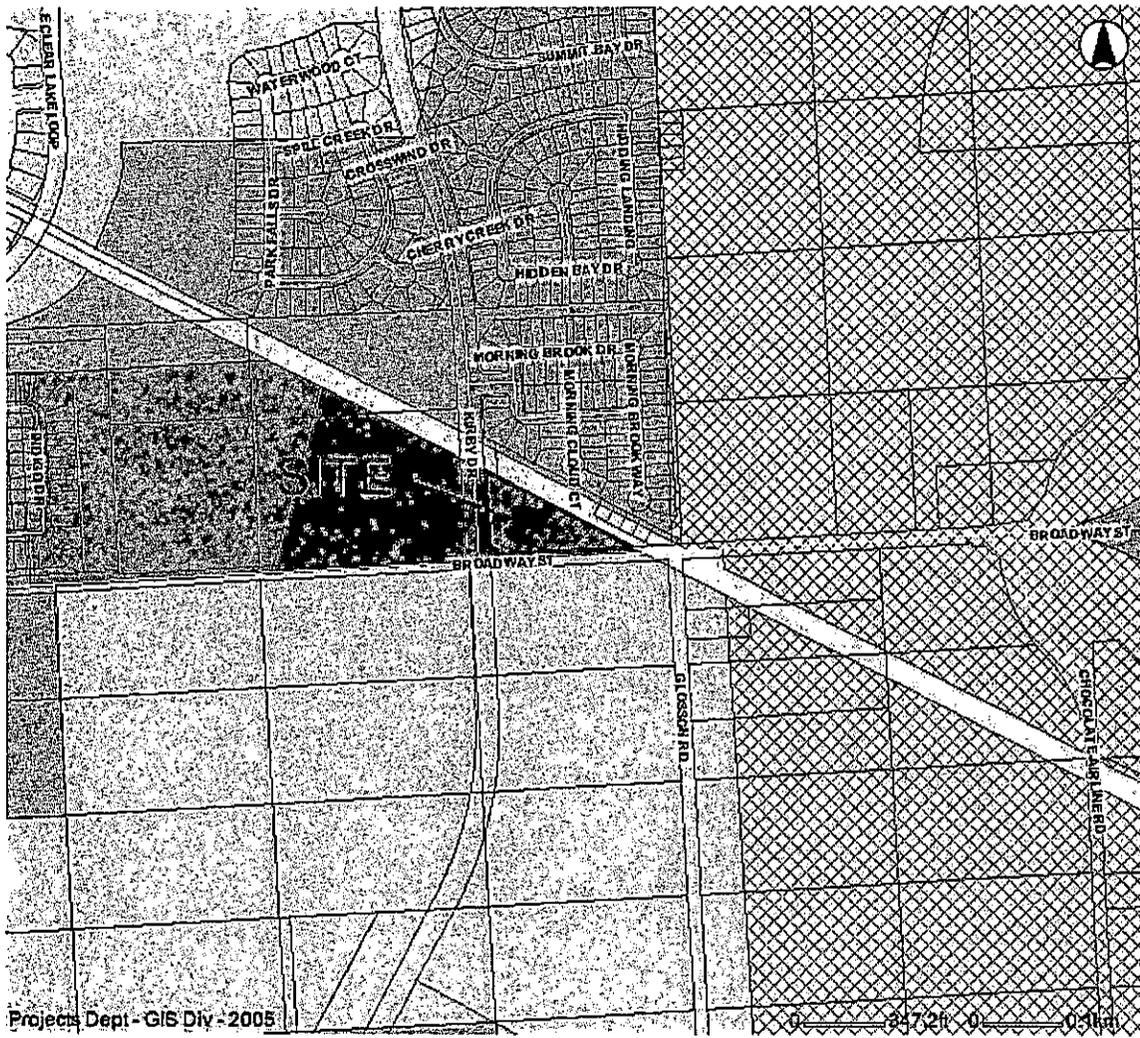
PARKS AND OPEN SPACE: Park and open space requirements are not applicable.

OUTSTANDING ITEMS:

1. A partial contribution is required for the cost of a traffic signal at Broadway and Kirby Drive.
2. Streetlights need to be provided along Broadway at 200-ft intervals.

ATTACHMENTS:

1. Application Form
2. Final Plat



SEP 12 2005

Development Handbook
May 2005

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 3-13-06 09.12.05 P&Z MEETING DATE: 09.19.05 10/17/05 3/20/06

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch Commercial
Site No. 3

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

PRIMARY CONTACT: Jasmi 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: _____

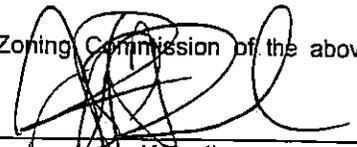
OWNER NAME: 3.2 AC/SCR, LP
MAILING ADDRESS: 2121 Sage Suite 380
CITY, STATE, ZIP: Houston, TX 77056
PHONE: 713.266.9200 FAX: _____
E-MAIL ADDRESS: _____

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) 400.00
- Certified Tax Certificates (no taxes can be due) 475
- Park Fees (if required)

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

Signature: _____ (Owner)

Signature:  (Agent)

Fee: \$ ~~475.00~~ 475.00

Date Paid: 9-12-05

Receipt No.: _____

RECVD _____ APPROVED _____
 MAR 15 2006
 REVISIED _____ DENIED _____
 WITHDRAWN _____
 FINAL PLAT SUBMITTAL APPLICATION

Development Handbook
 May 2005

DATE FILED: 03.13.06 P&Z MEETING DATE: 03-20-06

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch Commercial
Site No. 18A

Lot(s): 5 Block(s): 0 Reserve(s): 1

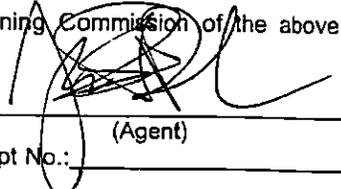
PRIMARY CONTACT: WA Engineering - Jason Bondz
 MAILING ADDRESS: 2929 Briarpark Drive Suite 600
 CITY, STATE, ZIP: Houston, TX 77042
 PHONE: 713.953.5200 FAX: 713.953.5026
 E-MAIL ADDRESS: _____

OWNER NAME: CG Shadow Creek Ranch Village, LP
 MAILING ADDRESS: 2121 Sage Suite 290
 CITY, STATE, ZIP: Houston, TX 77056
 PHONE: 713.266.9200 FAX: _____
 E-MAIL ADDRESS: _____

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

- | | |
|--|---|
| <input checked="" type="checkbox"/> 22 folded prints of Final Plat | <input checked="" type="checkbox"/> Final Plat Staff Review Mark-Up |
| <input checked="" type="checkbox"/> 2 sets of Final Plat mylars (3 sets if in ETJ) | <input checked="" type="checkbox"/> Completed Checklist |
| <input checked="" type="checkbox"/> Show Approval of Construction Plans | <input type="checkbox"/> Any variance requests submitted in letter form |
| <input checked="" type="checkbox"/> Show Approval of Drainage Report | <input checked="" type="checkbox"/> Application fee (\$400, plus \$4 per lot, or \$25 per acre) |
| <input type="checkbox"/> Show Approval of Traffic Impact Analysis | <input checked="" type="checkbox"/> Certified Tax Certificates (no taxes can be due) |
| <input type="checkbox"/> Tree Disposition Plan | <input type="checkbox"/> Park Fees (if required) |
| <input checked="" type="checkbox"/> Current Title Report | |

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

Signature: _____ Signature:  _____
 Fee: \$ 1125⁰⁰ (Owner) Date Paid: 3-13-06 Receipt No.: _____ (Agent)

SHADOW CREEK RANCH COMMERCIAL SITE No. 18A
FINAL PLAT- STAFF REPORT

P & Z MEETING DATE: March 20, 2006

APPLICANT: Jason R. Banda, LJA Engineering & Surveying, Inc., for CG Shadow Creek Ranch Village, LP, owner.

REQUEST: Final Plat of 28.589 acres in Shadow Creek Ranch for five lots for commercial use, with 4.515 acres reserved for drainage along the north side of the property adjacent to Clear Creek. The Preliminary Plat was approved on April 4, 2005.

GENERAL LOCATION: Northeast corner of the intersection of Kirby Drive and Shadow Creek Parkway (F.M. 2234) in the Shadow Creek Ranch PUD. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: Shadow Creek Ranch PUD-C (Commercial), which designates this site for commercial uses. The proposed plat is consistent with the PUD approval.

SURROUNDING USES: Clear Creek is the north boundary of this property. All surrounding parcels south of Clear Creek are part of the Shadow Creek Ranch PUD. To the west and south are retail uses. Other surrounding parcels are undeveloped.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Retail, Offices and Services, High Density Residential, and Park uses. The Comprehensive Plan also calls for a linear park or greenbelt along Clear Creek west of S.H. 288. The proposed commercial use was approved as part of the Shadow Creek Ranch PUD.

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

UTILITIES AND INFRASTRUCTURE: Water and sewer are available to the site.

STORMWATER MANAGEMENT: Stormwater detention will be provided offsite in accordance with the Shadow Creek Ranch master plan.

PARKS, OPEN SPACE, AND TREES: Park and open space requirements are not applicable to this plat. There are many large oak trees located on the northern portion of the property in the creek corridor. The City's Urban Forester has reviewed the applicant's tree survey, and tree mitigation will be required. A tree disposition plan must be provided with the final plat.

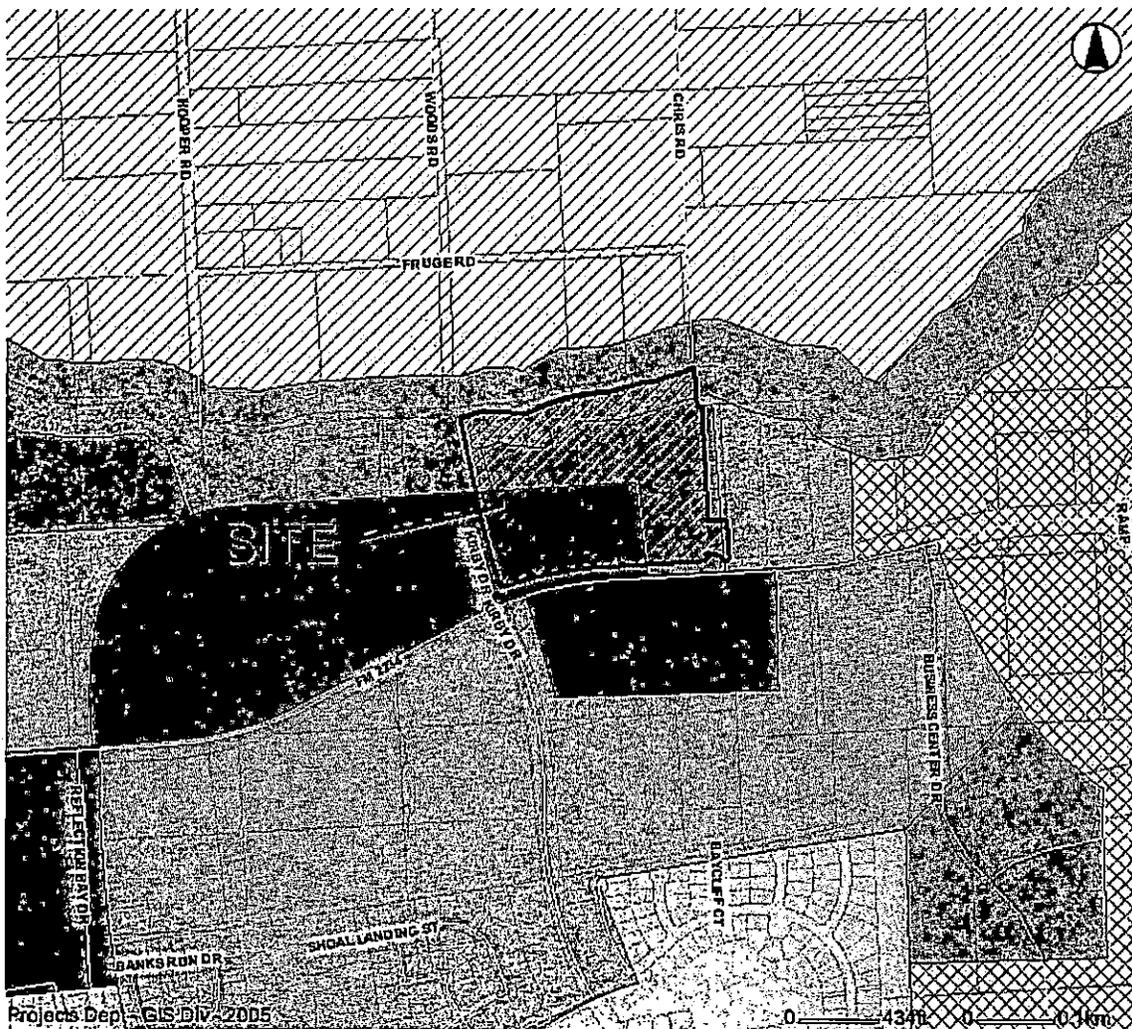
OUTSTANDING ITEMS:

1. An approved Traffic Impact Analysis with driveway layout is required. Mutual access easements may be needed for Lot B and Lot C.

2. A tree disposition plan is required.
3. Note No. 6 is incorrect.
4. B.D.D.# 4 wants 250-ft of right-of-way centered on the existing channel of Clear Creek to be granted by separate instrument. They refer to this as Unit No. A11-00-00. For questions, call Al Lentz at 713-839-8900. B.D.D. # 4 ownership should be shown on the plat.
5. Provide a statement signed by Carolyn Gilligan that stormwater drainage is allowed directly into Clear Creek as per Master Drainage Plan for Shadow Creek Ranch January 2000.
6. A telephone company approval letter is needed.
7. The P.O.B. should be labeled on the plat.
8. The line/lettering overlaps on Kirby Drive should be cleared up for legibility.

ATTACHMENTS:

1. Application Form
2. Final Plat



RECVD _____	APPROVED _____
MAR 15 2006	
REVISED _____	DENIED _____
FINAL PLAT SUBMITTAL APPLICATION	
WITHDRAWN _____	

Development Handbook
May 2005

DATE FILED: 03.13.06 P&Z MEETING DATE: 03.20.06

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch Kingsley
Drive North

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

PRIMARY CONTACT: LJA Engineering - Jason Brandt
MAILING ADDRESS: 2929 Briarpark Drive Suite 600
CITY, STATE, ZIP: Houston, TX 77042
PHONE: 713.953.5200 FAX: 713.953.5024
E-MAIL ADDRESS: _____

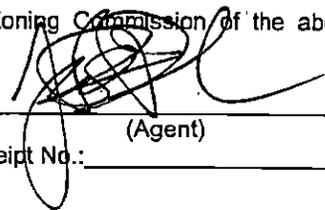
OWNER NAME: Shadow Creek Ranch Development Co, LP
MAILING ADDRESS: 2947 East Broadway Suite 300
CITY, STATE, ZIP: Portland, TX 77501
PHONE: 281.412.3733 FAX: _____
E-MAIL ADDRESS: _____

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

- | | |
|--|---|
| <input checked="" type="checkbox"/> 22 folded prints of Final Plat | <input checked="" type="checkbox"/> Final Plat Staff Review Mark-Up |
| <input checked="" type="checkbox"/> 2 sets of Final Plat mylars (3 sets if in ETJ) | <input checked="" type="checkbox"/> Completed Checklist |
| <input checked="" type="checkbox"/> Show Approval of Construction Plans | <input type="checkbox"/> Any variance requests submitted in letter form |
| <input checked="" type="checkbox"/> Show Approval of Drainage Report | <input checked="" type="checkbox"/> Application fee (\$400, plus \$4 per lot, or \$25 per acre) |
| <input type="checkbox"/> Show Approval of Traffic Impact Analysis | <input checked="" type="checkbox"/> Certified Tax Certificates (no taxes can be due) |
| <input type="checkbox"/> Tree Disposition Plan | <input type="checkbox"/> Park Fees (if required) |
| <input checked="" type="checkbox"/> Current Title Report | |

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

Signature: _____

Signature:  _____

Fee: \$ 537.50 (Owner)

Date Paid: 3-13-06

Receipt No.: _____ (Agent)

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

P & Z MEETING DATE: March 20, 2006

APPLICANT: Jason R. Banda, LJA Engineering & Surveying, Inc., for Shadow Creek Ranch Development Co, LP, owner.

REQUEST: Final Right-of-Way Plat of 5.415 acres of land in Shadow Creek Ranch to extend Kingsley Drive north of Shadow Creek Parkway to Clear Creek. The Preliminary Plat was approved on May 16, 2005.

GENERAL LOCATION: North of Shadow Creek Parkway. See Vicinity Map below.

ZONING: SCR-PUD, Right-of-way. The proposed plat is consistent with the zoning.

SURROUNDING USES: All surrounding areas will be developed with commercial uses or park land.

COMPREHENSIVE PLAN: Kingsley Drive is designated as a Secondary Thoroughfare in the City's Thoroughfare Plan.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis was performed as part of the Master Plan for the entire Shadow Creek Ranch development. A six-ft-wide sidewalk will be built along Kingsley Drive at the time of development.

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

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

PARKS AND OPEN SPACE: Not applicable to this plat.

OUTSTANDING ITEMS:

1. Because the area north of this plat has been annexed into the City of Pearland, the 'City Limits' label along Clear Creek should be removed from the mylar.

ATTACHMENTS:

1. Application Form
2. Final Plat

ATTACHMENTS:

- 1. Application Form
- 2. Final Plat



RECVD APPROVED _____
 MAR 15 2006
 REVISED _____ DENIED _____
 WITHDRAWN _____
FINAL PLAT SUBMITTAL APPLICATION

Development Handbook
 May 2005

DATE FILED: 03.13.06 P&Z MEETING DATE: 03.20.06

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch SF 55A

Lot(s): 46 Block(s): 2 Reserve(s): 5

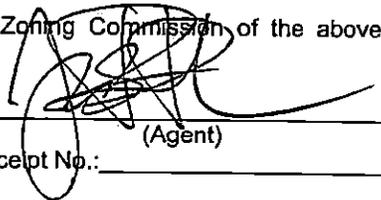
PRIMARY CONTACT: WA Engineering - Jason Bondz
 MAILING ADDRESS: 2929 Briarpark Drive Suite 600
 CITY, STATE, ZIP: Houston, TX 77042
 PHONE: 713.953.5200 FAX: 713.953.5026
 E-MAIL ADDRESS: _____

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 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: \$ 584.00 (Owner) Date Paid: 3-13-06 Receipt No.: _____
 (Agent)

SHADOW CREEK RANCH SF-55A
FINAL PLAT – STAFF REPORT

P & Z MEETING DATE: March 20, 2006

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

REQUEST: Final Plat subdivision of 12.479 acres of land in Shadow Creek Ranch and zoned SCR-PUD R-6 into 46 residential lots, with five reserves of 0.788 acres for landscaping and open space. The Preliminary Plat was approved on June 6, 2005.

GENERAL LOCATION: Between Arcadia Bay Drive and F.M. 521 in the Shadow Creek Ranch PUD, Fort Bend County. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is currently undeveloped. This plat will take access off of future Arcadia Bay Drive.

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. 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. A five-ft-wide strip along the western boundary will be dedicated as right-of-way for F.M. 521. The interior streets will connect to the street network in the adjacent section, SF-55B.

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

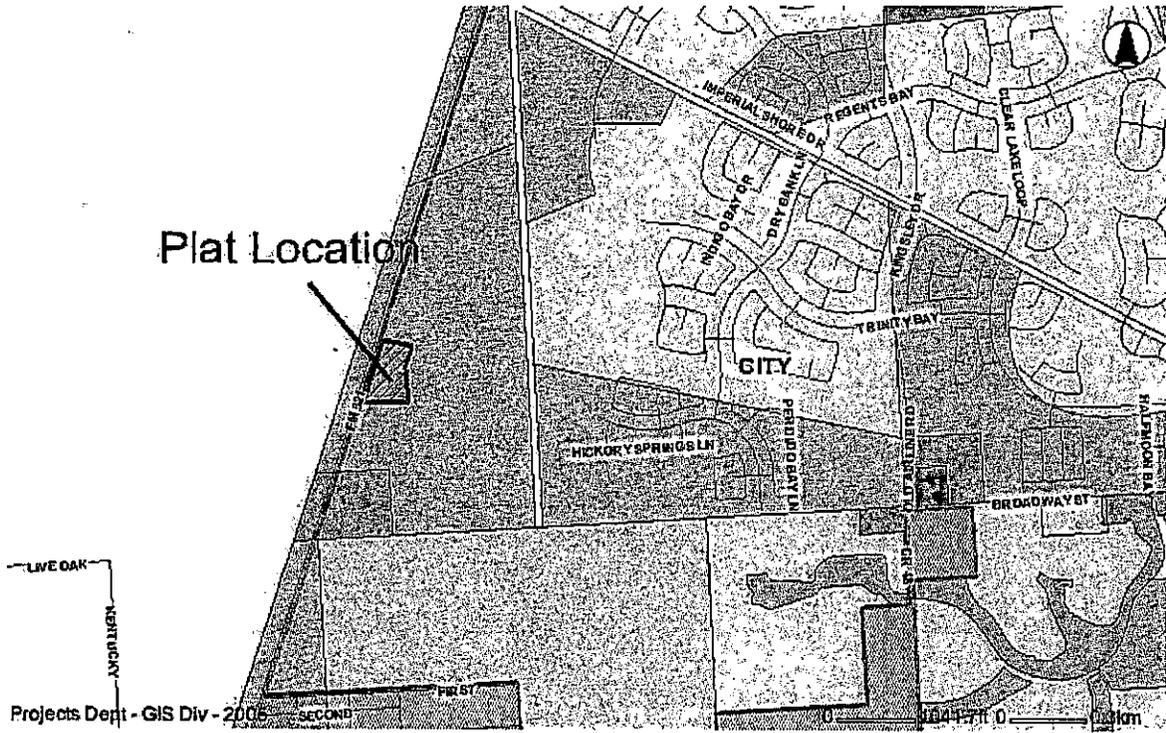
STORMWATER MANAGEMENT: Stormwater detention will be provided by a series of retention lakes as part of the Master Plan for the development.

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

OUTSTANDING ITEMS: None

ATTACHMENTS:

1. Application Form
2. Final Plat



RECVD _____ APPROVED _____
 MAR 15 2006
 REVISED _____ DENIED _____
 WITHDRAWN _____
FINAL PLAT SUBMITTAL APPLICATION

Development Handbook
 May 2005

DATE FILED: 03.13.06 P&Z MEETING DATE: 03.20.06

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch #55B

Lot(s): 88 Block(s): 4 Reserve(s): 2

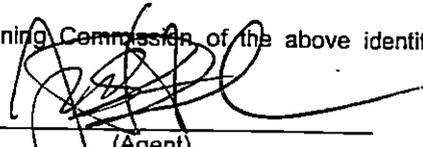
PRIMARY CONTACT: WA Engineering - Jason Bondz
 MAILING ADDRESS: 2929 Fovizpark Drive Suite 600
 CITY, STATE, ZIP: Houston, TX 77042
 PHONE: 713.953.5067 FAX: 713.953.5026
 E-MAIL ADDRESS: _____

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

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

- | | |
|--|---|
| <input checked="" type="checkbox"/> 22 folded prints of Final Plat | <input checked="" type="checkbox"/> Final Plat Staff Review Mark-Up |
| <input checked="" type="checkbox"/> 2 sets of Final Plat mylars (3 sets if in ETJ) | <input checked="" type="checkbox"/> Completed Checklist |
| <input checked="" type="checkbox"/> Show Approval of Construction Plans | <input type="checkbox"/> Any variance requests submitted in letter form |
| <input checked="" type="checkbox"/> Show Approval of Drainage Report | <input checked="" type="checkbox"/> Application fee (\$400, plus \$4 per lot, or \$25 per acre) |
| <input type="checkbox"/> Show Approval of Traffic Impact Analysis | <input checked="" type="checkbox"/> Certified Tax Certificates (no taxes can be due) |
| <input type="checkbox"/> Tree Disposition Plan | <input type="checkbox"/> Park Fees (if required) |
| <input checked="" type="checkbox"/> Current Title Report | |

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

Signature: _____ (Owner)
 Signature:  _____ (Agent)
 Fee: \$ 152.00 Date Paid: 3-13-06 Receipt No.: _____

SHADOW CREEK RANCH SF-55B

FINAL PLAT – STAFF REPORT

P & Z MEETING DATE: March 20, 2006

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

REQUEST: Final Plat subdivision of 21.050 acres of land in Shadow Creek Ranch and zoned SCR-PUD R-6 into 88 residential lots, with two reserves of 0.668 acres for landscaping and open space. The Preliminary Plat was approved on June 6, 2005.

GENERAL LOCATION: Between Arcadia Bay Drive and F.M. 521 in the Shadow Creek Ranch PUD, Fort Bend County. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is currently undeveloped. This plat will take access off of future Arcadia Bay Drive.

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. 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. A five-ft-wide strip along the western boundary will be dedicated as right-of-way for F.M. 521. The interior streets will connect to the street network in the adjacent section, SCR-55A.

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

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

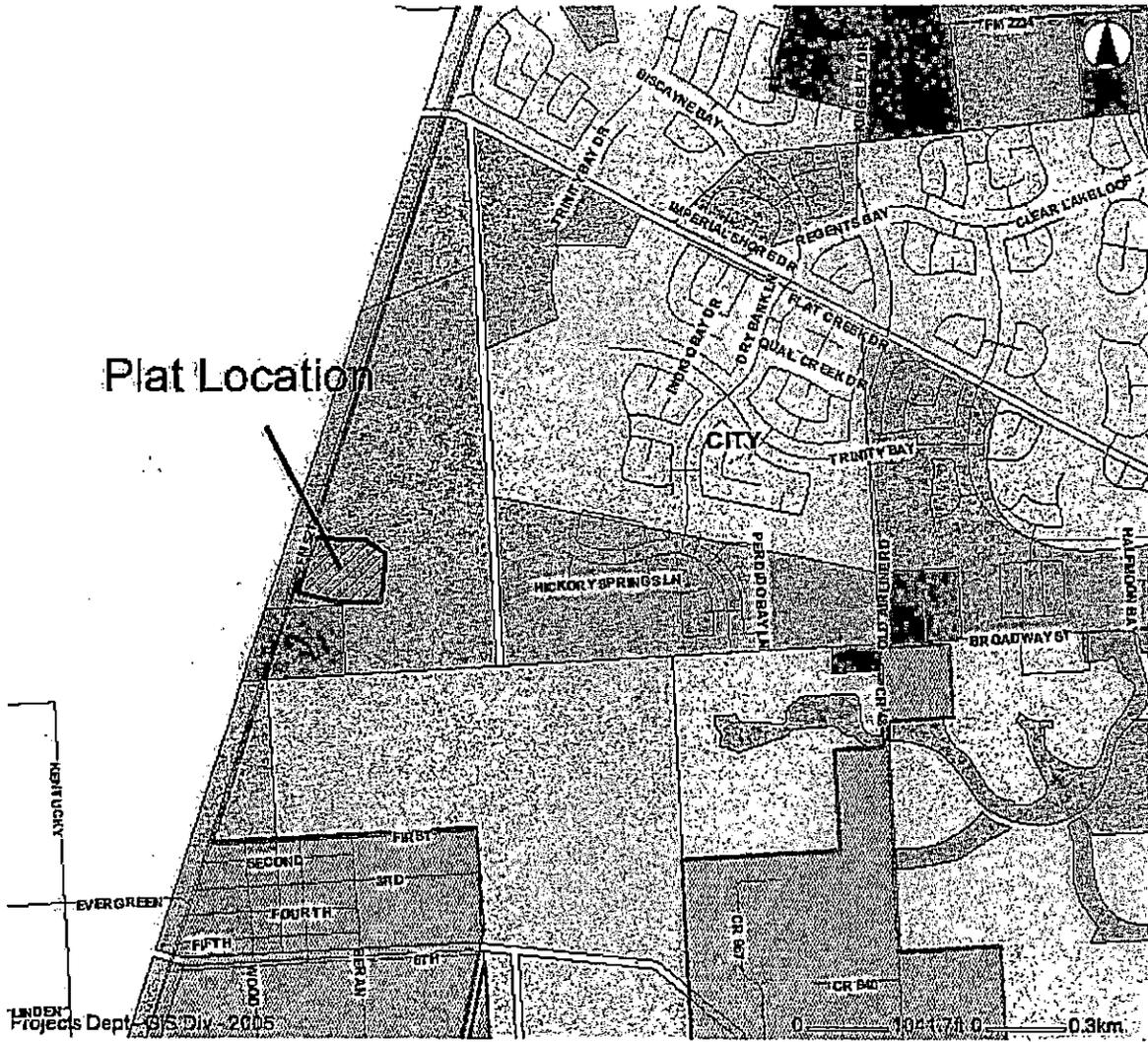
PARKS AND OPEN SPACE: Parks and open space will be provided offsite in accordance with the Master Plan for the entire development.

OUTSTANDING ITEMS:

1. The adjoining plat of SF-55A should be recorded first and recordation data added to the mylar for SF-55B.

ATTACHMENTS:

1. Application Form
2. Final Plat



January 2006

PRELIMINARY PLAT SUBMITTAL APPLICATION
(Page 1 of application)

RECEIVED

MAR 09 2006

DATE FILED: 3/9/06

P&Z MEETING DATE: 03/20/2006

SUBDIVISION NAME/LOCATION: Avalon Terrace Sec. 2

Lot(s): 77 Block(s): 3 Reserve(s): 1

PRIMARY CONTACT: Jones & Carter, Inc. Attn: Scott Wright
MAILING ADDRESS: 6335 Gulton
CITY, STATE, ZIP: Houston, TX 77081
PHONE: 713-777-5337 ext 308 FAX: 713-777-5976
E-MAIL ADDRESS: swright@jonescarter.com

OWNER NAME: MHI Partnership, Ltd.
MAILING ADDRESS: 7676 Woodway, Suite 104
CITY, STATE, ZIP: Houston, TX 77063
PHONE: 713-952-6767 FAX: 713-974-2954
E-MAIL ADDRESS: rswinbank@mhinc.com

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

Signature: _____
(Owner)

Signature: Scott Wright
(Agent)

Fee: \$ 862.00 Date Paid: 3-9-06 Receipt No.: 100511

**AVALON TERRACE SECTION TWO
PRELIMINARY PLAT – STAFF REPORT**

P & Z MEETING DATE: March 20, 2006

APPLICANT: Scott Wright, Jones & Carter, Inc, for MHI Partnership, Ltd, owner.

REQUEST: Preliminary Plat subdivision of 16.8790 acres in the E.T.J. for 77 residential lots. Avalon Terrace Section One was platted in October 2004.

GENERAL LOCATION: The property is located in the City of Pearland E.T.J. north of Broadway west of Max Rd. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is currently undeveloped.

ZONING: The property is located in the E.T.J. and is unzoned.

SURROUNDING USES: Avalon Terrace Section One is located to the south. The property to the north and west is undeveloped. To the east across Max Rd is a mix of commercial and residential uses.

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. Most of the lots in this plat fall between 6,450 to 6,900 square feet.

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

UTILITIES: Water and sewer are available.

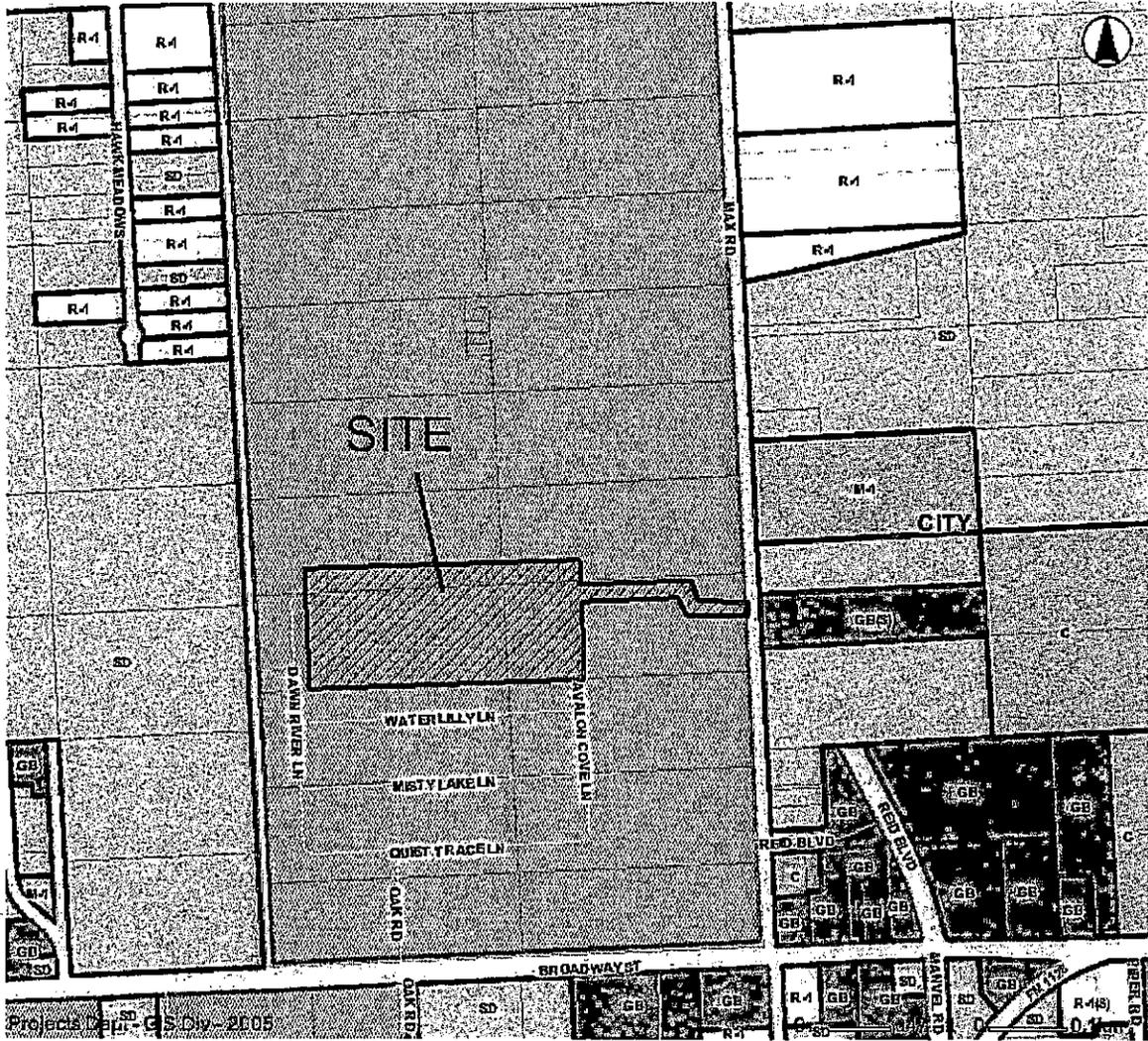
STORMWATER MANAGEMENT: Stormwater detention will be provided on an adjoining tract.

PARKS AND OPEN SPACE: Not applicable.

OUTSTANDING ITEMS: None.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat



Project: Dept. - GS, Civ - 2605

0.4

LOVETT COMMERCIAL
PRELIMINARY PLAT – STAFF REPORT

P & Z MEETING DATE: March 20, 2006

APPLICANT: Andy Lee, K. Chen Engineering, for Pearland Lizer, Ltd, owner.

REQUEST: Preliminary Plat subdivision of 1.051 acres zoned General Business (GB) for one lot.

GENERAL LOCATION: The northwest corner of Pearland Parkway and John Lizer. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is currently undeveloped.

ZONING: General Business (GB). The proposed plat is consistent with the zoning.

SURROUNDING USES: Single family residential is located to the west and south. The areas to the east and north are zoned GB but are undeveloped.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Low Density Residential. The existing zoning, however, is General Business (GB).

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

UTILITIES: Water and sewer are available.

STORMWATER MANAGEMENT: Stormwater detention will be required.

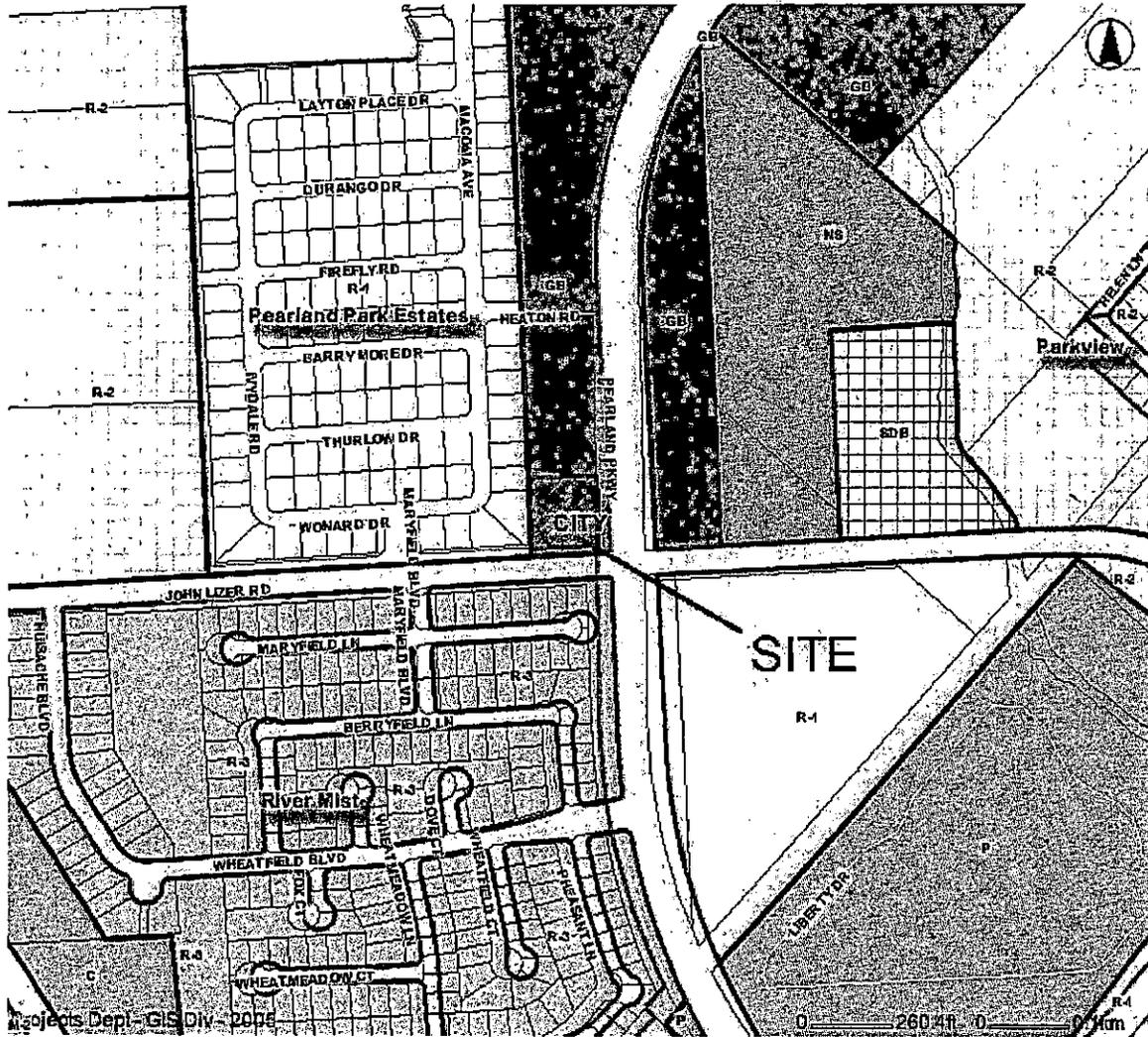
PARKS AND OPEN SPACE: Not applicable to this plat.

OUTSTANDING ITEMS:

1. The tree survey must show sizes, types, and locations of all protected trees onsite.
2. Existing utilities need to be shown on the plat.
3. The words 'Restricted to General Business' should be removed from the plat as this property is zoned.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat



Projects Dept - GIS DIV - 2006

January 2006

PRELIMINARY PLAT SUBMITTAL APPLICATION
(Page 1 of application)

RECEIVED

MAR 16 2006

DATE FILED: 03-10-06

P&Z MEETING DATE: 3-20-06

SUBDIVISION NAME/LOCATION: LOUETT COMMERCIAL PEARLAND PARKWAY
& JOHN LIZER

Lot(s): _____

Block(s): _____

Reserve(s): 1

PRIMARY CONTACT: ANDY LEE - K. CHEN ENGINEERING

MAILING ADDRESS: 6161 SAVOY, SUITE 310

CITY, STATE, ZIP: HOUSTON, TX 77036

PHONE: 713.952.6888 FAX: 713.952.9994

E-MAIL ADDRESS: HALEE@KCONITED.COM

OWNER NAME: HELEN GHOZALI - PEARLAND LIZER LTD.

MAILING ADDRESS: 5177 RICHMOND AVE. SUITE 1166

CITY, STATE, ZIP: HOUSTON TX 77056

PHONE: 832.552.5912 FAX: 713.961.4270

E-MAIL ADDRESS: HELENG@LOUETHOMES.COM

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

Signature: _____
(Owner)

Signature: HA
(Agent)

Fee: \$ 46000

Date Paid: 3-10-06

Receipt No.: 102800



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: _____ P&Z MEETING DATE: _____

SUBDIVISION NAME/LOCATION: REFLECTION BAY SHOPPING CENTER

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

PRIMARY CONTACT(Print or Type): DAVID MEREDITH Phone: 713-880-0808

MAILING ADDRESS: 1215 WEST 19TH STREET
HOUSTON TX 77008

OWNER NAME(Print or Type): STILETTO DEVELOPMENT LTD. Phone: 832-722-3074

MAILING ADDRESS: 314 SAWDUST ROAD 5-200
WOODLANDS, TX 77380

AGENT'S NAME(Print or Type): PINNELL SURVEY Phone: 713-880-0808

MAILING ADDRESS: 1215 WEST 19TH STREET
HOUSTON, TX 77008

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 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: \$ 500.00

Date Paid: 3-13-06

Receipt No.: _____

REFLECTION BAY SHOPPING CENTER

PRELIMINARY PLAT— STAFF REPORT

P & Z MEETING DATE: March 20, 2006

APPLICANT: David Meredith, Pinnell Survey, Inc. for Stiletto Development, Ltd, owner.

REQUEST: Preliminary Plat of 3.6993 acres in Shadow Creek Ranch for one lot for commercial use.

GENERAL LOCATION: The plat is located at the northwest corner of Shadow Creek Parkway and Reflection Bay Drive in the Shadow Creek Ranch PUD. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: The current Land Use Map for Shadow Creek Ranch designates this property as PUD-C (Commercial), which is consistent with the proposed plat.

SURROUNDING USES: The site to the west is designated for a library. To the north is a water treatment plant. Commercial sites are located on all other surrounding properties.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Medium Density Residential. The Shadow Creek Ranch Land Use Map shows this property for commercial use.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis is required.

UTILITIES AND INFRASTRUCTURE: Water and sewer are available to the site.

STORMWATER MANAGEMENT: Stormwater detention will be provided offsite in accordance with the Shadow Creek Ranch master plan.

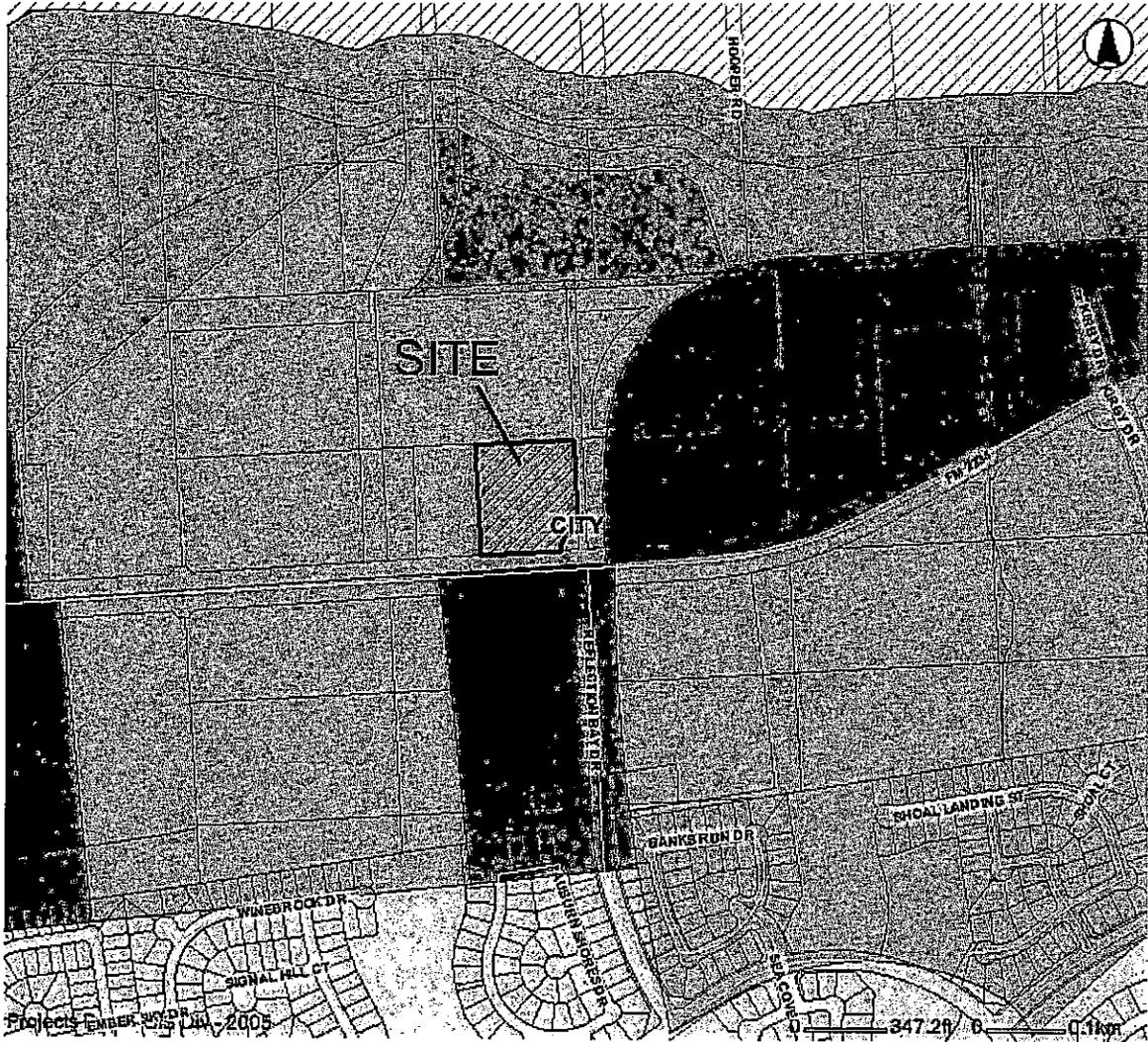
PARKS, OPEN SPACE, AND TREES: Park and open space requirements are not applicable to this plat.

OUTSTANDING ITEMS:

1. The zoning designation in Note No. 8 should be corrected to read PUD-Commercial instead of General Business.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat





SH 35 MCFS

Most Feasible Alternative Hybrid Corridor

SH 35 Major Highway Improvements

- Eight-lane tollway between IH 45 and IH 610 along existing Spur 5 and the west side of the existing railroad tracks
- Eight-lane tollway between IH 610 and Belfort along the east side of the BNSF tracks
- Six-lane tollway between Belfort and Sims Bayou along the east side of the BNSF tracks, crossing over to the west side of the BNSF tracks at Sims Bayou
- Six-lane tollway between Sims Bayou and BW 8 along existing Mykawa Road
- Connect at BW 8, at Mykawa and MLK with an additional lane in either direction along BW 8
- Four-lane tollway along existing FM 1128, CR 98 and new Right-of-Way, connecting with north end of the existing Alvin Bypass
- Four-lane tollway on Alvin Bypass

Arterial Improvements

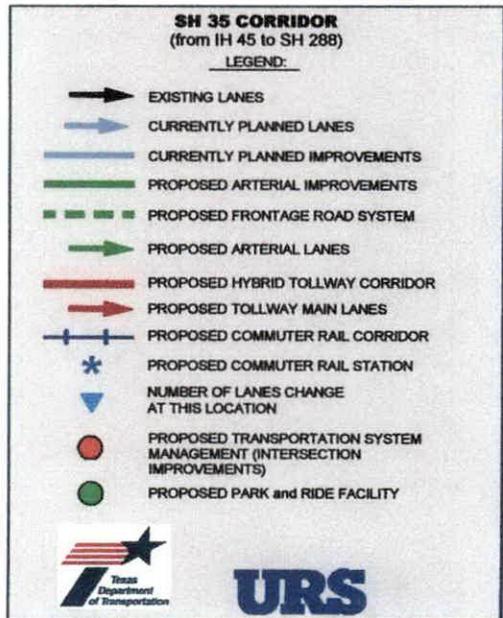
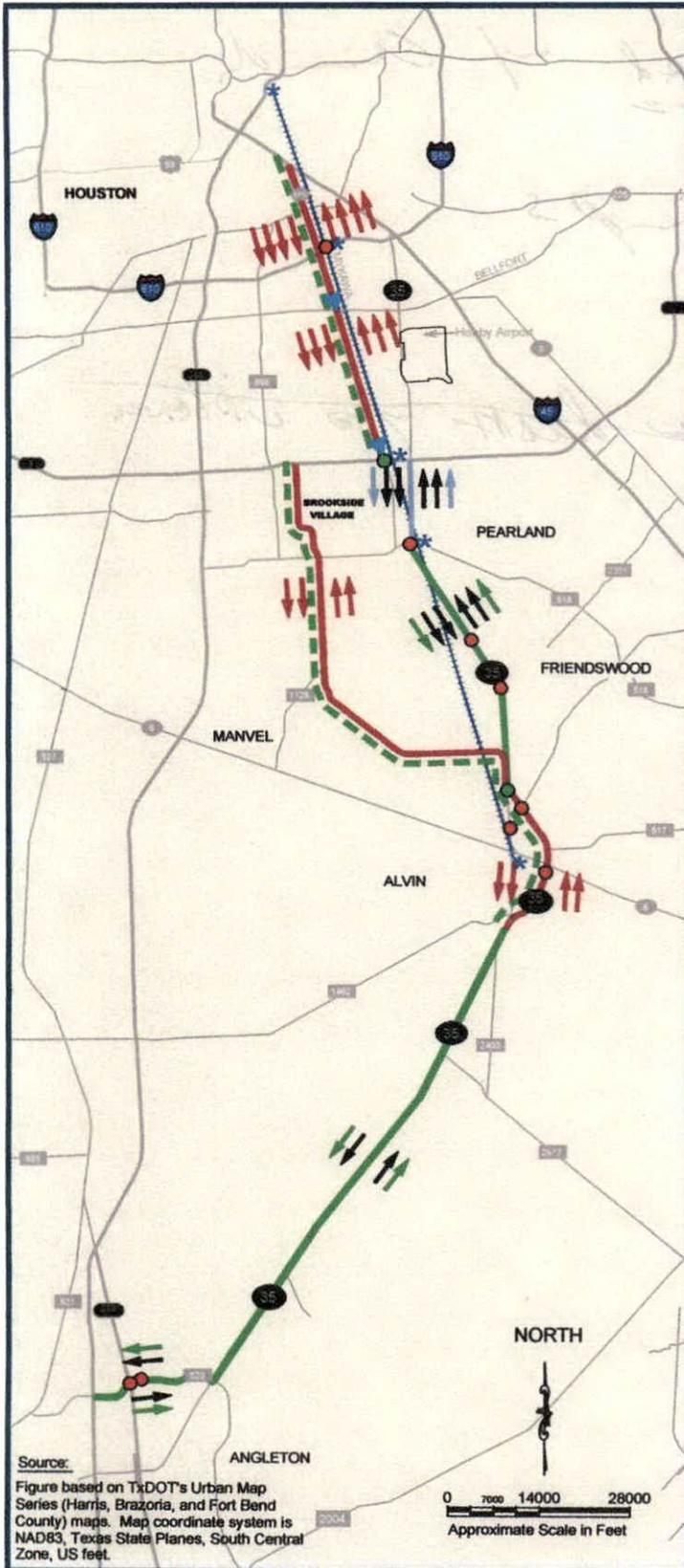
- Expand existing SH 35 between FM 518 and the Alvin Bypass
- Expand existing SH 35 between south terminus of the Alvin Bypass and FM 523
- Expand FM 523 between SH 35 and SH 288

Transit Improvements

- Commuter rail between downtown Houston and Alvin with stations at downtown Houston, IH 610, BW 8, Pearland, and Alvin
- Expand existing and construct new park and ride lots

Other Improvements

- Implement Transportation System Management and Travel Demand Management (TSM/TDM) and access management measures along SH 35, FM 523 and cross streets (*intersection improvements, signal synchronization, transit, bikeway and pedestrian improvements*)
- Implement Intelligent Transportation System (ITS) improvements
- Implement regional improvements by H-GAC and other local entities (*dynamic message signs, closed circuit television cameras, and motorist assistance patrol*)



Comparison between Southern Trails and Ridge Rock

	Southern Trails	Ridge Rock
Gross Density Number of units on gross residential acres	3.17 1502/473.53	2.8 173/61.7
Residential Density excluding detention Number of units on residential acres excluding detention and ROW dedication for major thoroughfares	3.89 1502/386.2	3.29 173/52.5
Net Residential Density excluding detention and streets Number of units on residential acres excluding 35% for detention and internal streets. Excludes ROW dedication for major thoroughfares.	5.02 1502/298.67	4.35 173/40.2
Breakdown of lot sizes		
R-1 (150 acres)	38.80%	Not specified*
R-2 (150 acres)	38.80%	Not specified*
R-3 (86.2 acres)	22.40%	Not specified*

* Minimum lot size specified = 60' X 110' (R-3)

RECEIVED
MAR 01 2006

RIDGE ROCK

PLANNED UNIT DEVELOPMENT

CITY OF PEARLAND

Trails Development Ltd.,
701 North Post Oak Road,
Suite 300
Houston, Texas 77024

March 2006

TABLE OF CONTENTS

I. INTRODUCTION

II. EXISTING CONDITIONS

A. Site Description

Figure 1

B. Surrounding Land Use

III. GOALS AND OBJECTIVES

IV. CONCEPTUAL DEVELOPMENT PLAN

A. Project Description

B. Current Land Use

C. Proposed Land Use

Table 1: Land Use Summary

Conceptual Land Plan Exhibit

D. Land Use Changes

E. Parks and Recreation

Trail System Exhibit

F. Street Circulation

Entry Monument Exhibit

G. Utilities and Drainage

Detention Exhibit

APPENDIX "A"

1. *General Business definition*
2. *Signage*

LEGAL DESCRIPTION

I. INTRODUCTION

The Ridge Rock planned unit development application was prepared on behalf of Trails Development, Ltd. in accordance with the City of Pearland Zoning ordinance related to a Planned Unit Development ("PUD"). It is the intent of the Developer to utilize a Planned Unit Development to establish a comprehensive land use plan and zoning guidelines for the entire development project that will govern the future improvements, signage, landscaping, and use of open space.

Ridge Rock is a 71.7 acre master planned community located west of SH 288 and south of Broadway in the western portion of the city limits of Pearland, Texas. The property has frontage on and is bordered by Broadway to the north, the new community Southern Trails to the west, and to the south, and the future extension of Kirby to the east.

All of the property is inside the city.

At the core of the community's identity is the beautiful and intricately landscaped detention system which delivers focal points throughout the community. The development plan consists of residential, general business and office uses.

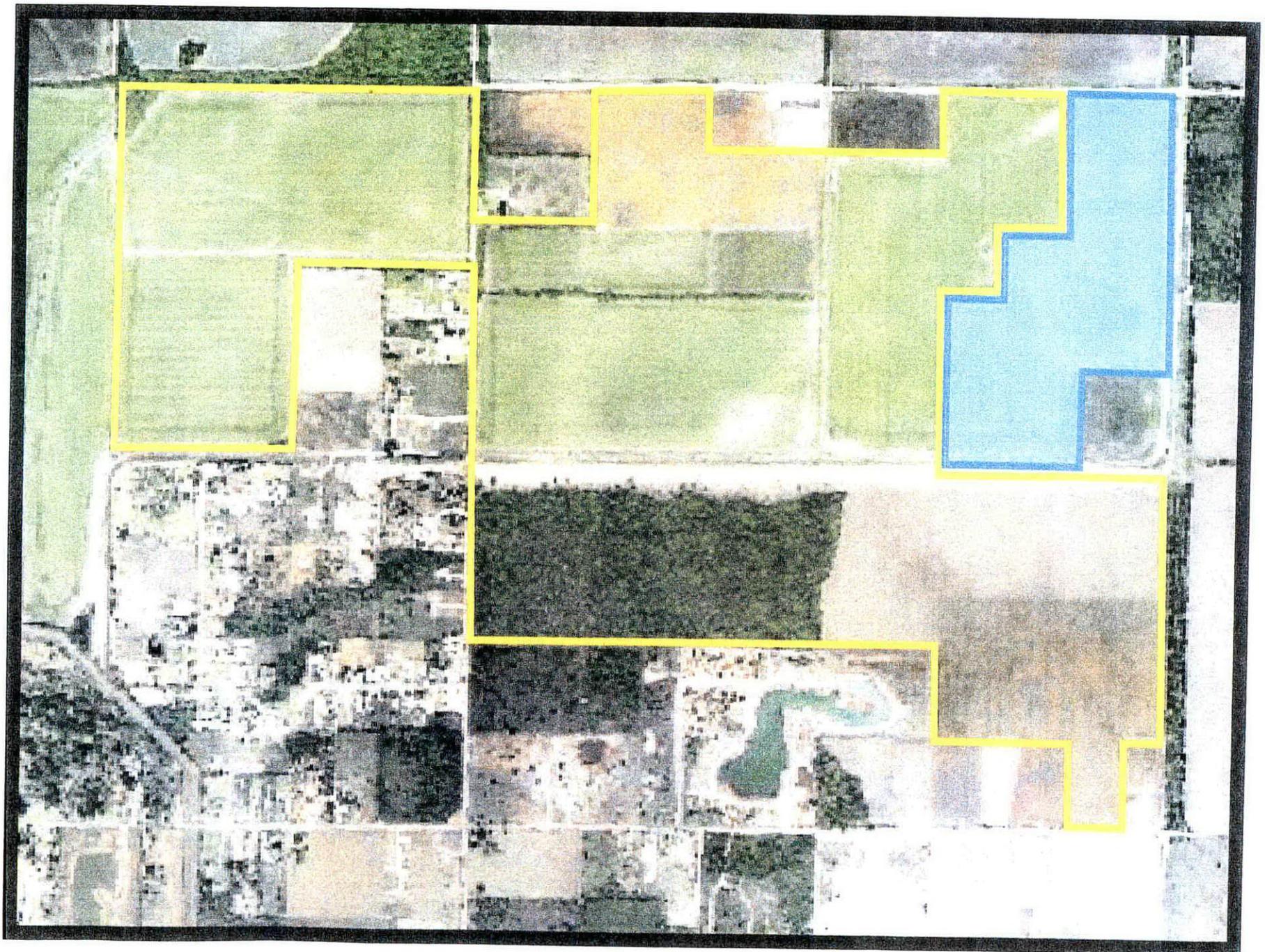
II. Existing Conditions

A. Site Description

The property is a compilation of 6 tracts of various sizes and is currently vacant and unimproved, and has been used as farmland for growing milo and grain sorghum for generations. The following are unique development issues to be addressed with this property: (see *Figure 1*)

- A regional north-south drainage ditch bordering the eastern property line which is owned and maintained by Brazoria County Drainage District #4. The improvements required for this ditch will be beyond the needs of this project in order to serve the region.
- A secondary east-west drainage ditch bordering the southern property line.
- The drainage outfall constraints increase the amount of land required for detention.
- The irregular shape of the property impacts the public street design as well as the lot design/layout.

FIGURE 1: CURRENT LAND USE OF RIDGE ROCK



B. Surrounding Land Use

The surrounding vicinity is characterized by recent residential development and a scattered mix of permanent residences.

- Shadow Creek Ranch to the north, a 3,300 acre master planned community, is immediately across and north of Broadway.
- Southern Trails a 522 acre master planned community borders the property to the west.
- Southgate, a 185 acre development, is located immediately to the east and across the future extension of Kirby Drive.
- Southfork, a 330 acre residential development, is located south of C.R. 59 and to the east in the City of Manvel

Also a proposed elementary school site at the north west corner of Broadway and Half Moon Bay. (See *Conceptual Development Plan.*)

III. GOALS AND OBJECTIVES

The proposed Planned Unit Development will have its own guidelines and restrictions in addition to those imposed by the City of Pearland. The Ridge Rock Planned Unit Development will establish a comprehensive land use plan and zoning regulations to guide future improvements, including signage, landscape architecture, and generous open space. The Planned Unit Development provisions as well as additional H.O.A restrictions will guarantee the long-term aesthetic quality and continuity of the development and preserve the character of the community over time.

The recreational trails are designed to be highly visible, with accessibility, and ease of use.

Main arterial roads (main collector) through the project will be enhanced with street trees and additional landscaping.

Open spaces will be designed with the goal of encouraging social interaction among residents, thus adding to the safety of the community as a whole.

IV. Conceptual Development Plan

A. Project Description

The 71.7 Planned Unit Development is entirely single family residential development with the exception of a General Business/Office parcel totaling 10 acres at the entrance on Broadway.

There will be approximately 10 acres of open space/detention and park areas within Ridge Rock.

B. Current Land Use

Ridge Rock is located west of SH 288 and south of Broadway in the western portion of the city limits of Pearland, Texas. The property has frontage on and is bordered by Broadway to the north, and the future extension of Kirby to the east.

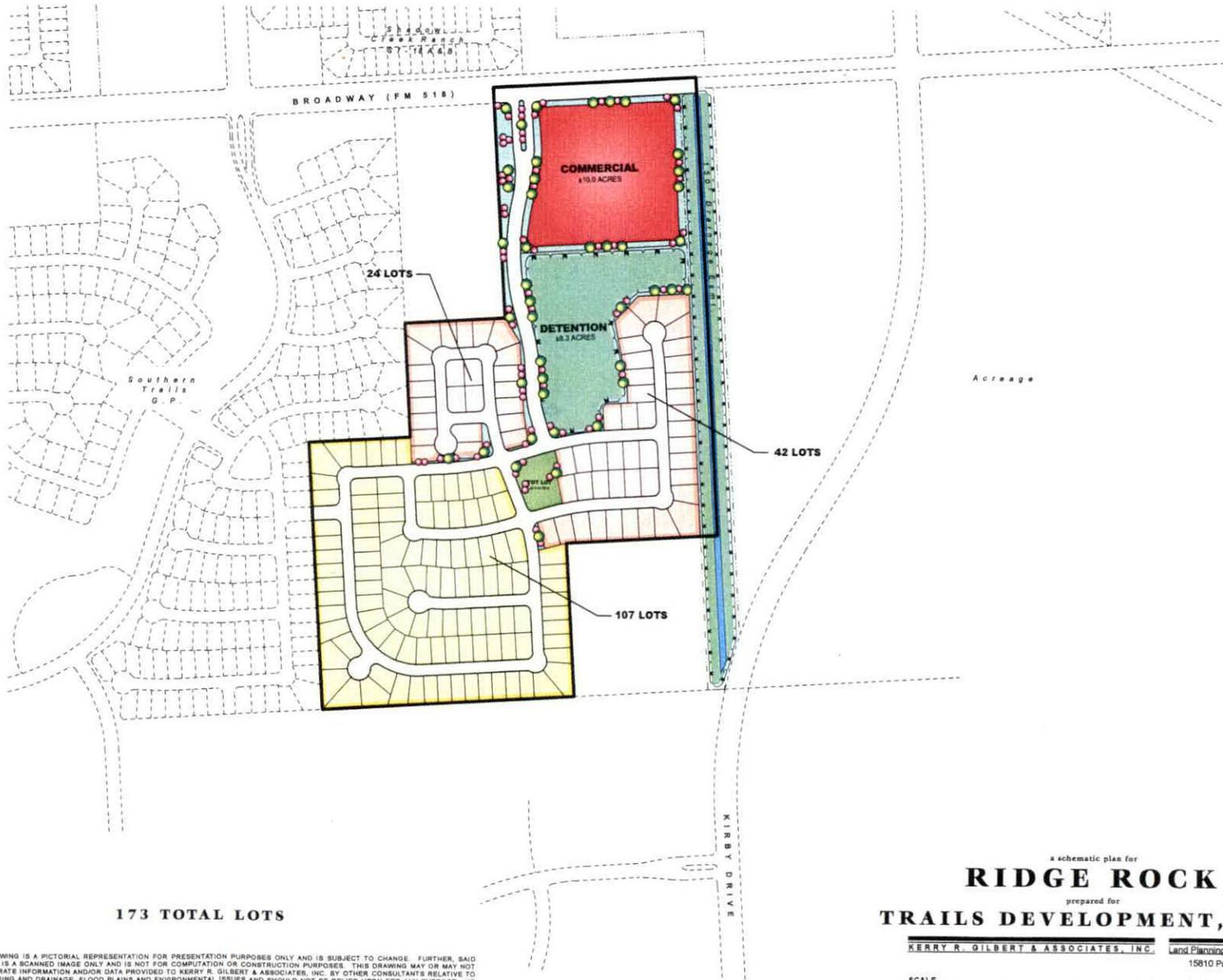
The property is a compilation of 6 tracts ranging in size from, 5 acres to 30 acres, and is currently vacant and unimproved, consisting of flat coastal plain used for farming row crops. The surrounding vicinity is characterized by vacant tracts of land, subdivisions, and a scattered mix of rural residences.

The property lies within the city limits of Pearland. The current zoning designations of the surrounding properties are a mixture of medium and low density residential (P.U.D.'s, R1, R2, and R3) with scattered commercial uses. The subject property (see *Figure 1*) is currently zoned SD.

C. Proposed Land Use

The City of Pearland's Comprehensive Plan indicates this portion of the planning area as medium and low density residential with appropriate commercial uses. The proposed Conceptual Development Plan presents a low density master-planned community with a range of attractive housing.

The Conceptual Development Plan complies with the intent of the Comprehensive Plan with an overall density not to exceed 173 homes on 61.7 gross residential use acres. Furthermore there shall be no lot smaller than 60 ft. x 110 ft. in the RIDGE ROCK P.U.D. without a variance requested from the City of Pearland. The commercial reserve identified in the conceptual plan shall be restricted to General Business and Office use as described in Appendix "A".



173 TOTAL LOTS

a schematic plan for
RIDGE ROCK
 prepared for
TRAILS DEVELOPMENT, LTD.

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants

15810 Park Ten Place
Suite 160

FEBRUARY 24, 2006
KGA #06104

Houston, Texas 77084
(281) 579-0340



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TABLE 1: LAND USE SUMMARY

USE	ACRES	MIX
Single Family Residential (SFR)	52.5	73%
Multi Family Residential	0	0%
Light Industrial	0	0%
General Business/Office	10	14%
Parks/Recreation/Open Spaces and Detention	9.2	13%
Major Thoroughfare Rights-of-Way	0	0%
Total	71.7	100%

D. Land Use Changes

Land use shall be regulated on a total acreage basis as illustrated in Table 1 and by a finite cap on the number of dwelling units. Each land use category may be increased in acreage by up to 15% as long as the total number of dwelling units does not exceed 173. This flexibility is required to ensure the overall success of the development. If a proposed land use is requested to be an increase in area by more than 15%, an amendment to this Planned Unit Development must be requested and approved by the City of Pearland. Land uses may be interchanged within the boundaries of the project provided they are in compliance with the acreage defined in Table 1, subject to the 15% allowable increase.

E. Parks and Recreation

The focal point of the Ridge Rock Planned Unit Development is its uniquely designed and landscaped open spaces which not only are designed to detain storm water but configured to enhance the community with trees, walking paths, and other vegetation in an otherwise barren area. The comprehensive landscape design is highly visible, with the pedestrian walk system designed with child crossings for safety, accessibility, and ease of use.



LEGEND

- TOT LOT / PARK
- PEDESTRIAN TRAIL SYSTEM

Acreage

RIDGE ROCK
 OVERALL TRAIL SYSTEM
 prepared for
TRAILS DEVELOPMENT LTD.

KQA DEFOREST, DESIGN, LLC
 LANDSCAPE ARCHITECTURE
 18010 Park Ten Place, Suite 100, Houston, Texas 77060
 Phone 281.568.1852 Fax 281.568.1867 Fax

THIS DRAWING DEPICTS CONCEPTUAL
 LANDSCAPE IMPROVEMENTS FOR
 ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN
 SOLUTIONS ARE SUBJECT TO CHANGE

Some features of the development plan are:

- A easily accessible path/trail system with natural open space**
- Passive use recreation facilities for jogging and picnic areas;
- Vantage points that offer visitors and residents beautiful views;
- +/- 8.3 acre detention system landscaped and designed to enhance the overall beauty of the neighborhood. **
- An additional +/- .9 acre neighborhood park**

** credit shall be given towards the City of Pearland's public park dedication acreage requirements for the .9 acre neighborhood park and the 30 foot wide area which shall encompass the trail system. Additional dedication requirements, if any, shall be satisfied through cash payments in lieu of land.

F. Street Circulation

The Ridge Rock 90 foot boulevard entrance along Broadway (see *Project Monument Exhibit*) will merge into the main collector which adhere to the City of Pearland Comprehensive Plan and shall be 60-foot rights of way with two 10 foot utility easements as required by City ordinance. The main collectors will have 28 foot paving sections. In lieu of the standard 4-foot sidewalk on each side of the main collector and in keeping with the Ridge Rock theme, the developer shall have the option to construct an 8-foot wide concrete trail system on each side of the main collectors as well as the entire area surrounding the detention/open space, additionally the developer shall extend the same 8 foot wide path/trail along the eastern boundary of the development as shown in the "Trails System" Exhibit to the extent that it is approved by Brazoria County Drainage District # 4. Local streets serving development pods will be 50-foot rights of way with 28-foot paving section and the standard 4 foot sidewalk.

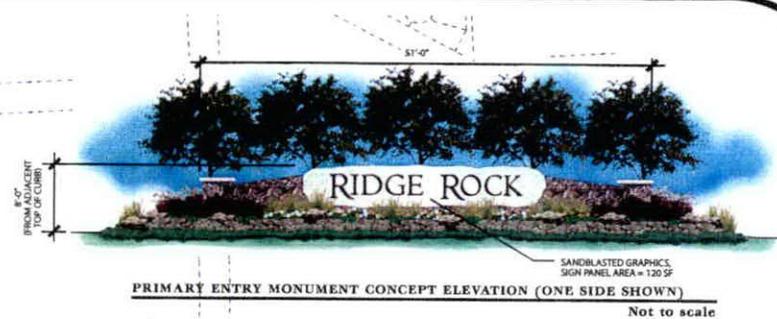
G. Utilities/Drainage

Ridge Rock shall have +/- 8.3 acres of drainage and detention facilities. The drainage facilities include a landscaped linear detention system in the heart of development.

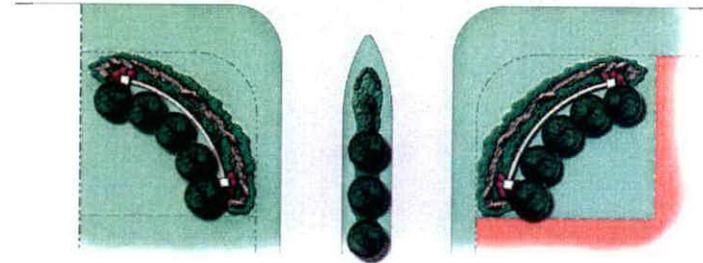
All drainage plans will comply with Brazoria County Drainage District # 4 and the City of Pearland's requirements.

H. Project Phasing / Development Schedule

Ridge Rock will be constructed in two phases, with completion anticipated in 2008, projecting a 2 year build out, with an estimated total cost of approximately \$7.5 million.



PRIMARY ENTRY MONUMENT CONCEPT ELEVATION (ONE SIDE SHOWN)
Not to scale



PRIMARY ENTRY MONUMENT CONCEPT PLAN
Not to scale

LEGEND

PRIMARY ENTRY MONUMENT LOCATION



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RIDGE ROCK

PROJECT MONUMENTATION

prepared for

TRAILS DEVELOPMENT LTD.

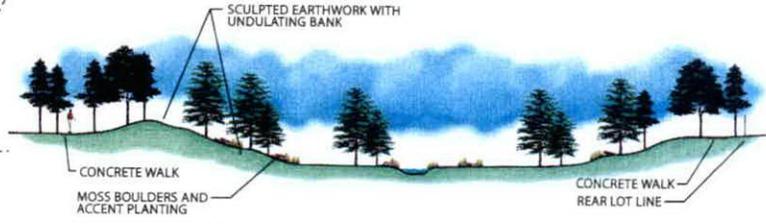
KGA DEFOREST DESIGN, LLC
LANDSCAPE ARCHITECTURE
19210 Palo Verde Place, Suite 100, Houston, Texas 77064
Phone 281.549.1452 Fax 281.549.1451



THIS DRAWING DEPICTS CONCEPTUAL LANDSCAPE IMPROVEMENTS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN SOLUTIONS ARE SUBJECT TO CHANGE

NOTE: DETENTION AREA LANDSCAPE SHOWN IS CONCEPTUAL ONLY. THE FINAL DETENTION AREA SIZE OR SHAPE MAY VARY FROM THAT DEPICTED HERE.

DRY DETENTION AREA LANDSCAPE CONCEPT
Not to scale



TYPICAL CROSS-SECTION AT DRY DETENTION AREA
Not to scale

RIDGE ROCK
DETENTION AREA TREATMENT
prepared for
TRAILS DEVELOPMENT LTD.

KGA DEFOREST DESIGN, LLC
LANDSCAPE ARCHITECTURE
18818 Park Top Place, Suite 149, Houston, Texas 77064
Phone 281.948.1881 Fax 281.948.1881

APPENDIX "A"

1. GB GENERAL BUSINESS/OFFICE DISTRICT: Purpose of District: The General Business district is intended to permit an extensive variety of commercial uses including retail trade, personal and business service establishments, offices and commercial recreational uses of limited scope. This district will follow the provisions provided in the City of Pearland's Land Use and Urban Development Ordinance applicable to the General Business and Office district, and amendments thereto.

2. SIGNAGE: The Project Monument Exhibit illustrates the proposed entry monument. Except as otherwise provided for in the Planned Unit Development, signage will comply with the City of Pearland's signage ordinance.

F.M. 518/PEARLAND
71.70 ACRES

DECEMBER 27, 2004
JOB NO. ALC05-6T

**DESCRIPTION OF A 71.70 ACRE TRACT OF LAND SITUATED
IN THE H.T.&B. RR CO. SURVEY SECTION 80, ABSTRACT NO. 564
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS**

Being a 71.70 acre tract of land in the H.T. & B. R.R. CO. Survey, Section 80, A-564, City of Pearland, Brazoria County, Texas, being all of Lots 40, 41, 47 thru 50, the easterly half of Lot 39 and a westerly portion of Lot 51, Block 80, of the Allison-Richey Gulf Coast Home Company Subdivision recorded in Volume 2, Page 98 of the Brazoria County Map Records and being more particularly described as follows:

BEGINNING at a 2-inch iron rod found on the east line of said Block 80, same being the west line of Block 81 of said Allison-Richey Gulf Coast Home Company Subdivision, at the common corner of Lots 50 and 51 of said Block 80 and Lots 4 and 5 of said Block 81 and being the most easterly southeast corner of the herein described tract;

THENCE S 86°42'41" W, along the south line of said Lot 50, at a distance of 135.10 feet pass a 2-inch iron pipe, in all a total distance of 662.00 feet to a point for the northeast corner of a tract recorded under Volume 1107, Page 449 of the Brazoria County Deed Records;

THENCE S 03°17'19" E, a distance of 660.00 feet to a point for the southeast corner of said tract recorded under Volume 1107, Page 449 of the Brazoria County Deed Records and being the most southerly southeast corner of the herein described tract;

THENCE S 86°42'41" W, along the south line of said Lots 51 and 41, a distance of 1098.00 feet to a 1/2-inch iron rod with a cap stamped "Gormly 1918" found for the southwest corner of the herein described tract;

THENCE N 03°17'19" W, along the west lines of said Lots 41 and 40, a distance of 1155.00 feet to a point for the northwest corner of said Lot 40 and the southwest corner of a tract recorded under Volume 182, Page 622 of the Brazoria County Deed Records from which a found 1/2-inch iron pipe bears S 67°22' W, 0.4 feet;

THENCE N 86°42'41" E, along the north line of said Lot 40 a distance of 440.00 feet to a point for the southeast corner of a tract recorded under Volume 126, Page 569 of the Brazoria County Deed Records from which a found 5/8-inch iron rod bears S 86°23' W, 0.5 feet;

THENCE N 03°17'19" W, a distance of 495.00 feet to a point for the northeast corner of said tract recorded under Volume 126, Page 569 of the Brazoria County Deed Records from which a found 5/8-inch iron rod bears S 72°58" W, 0.6 feet;

THENCE N 86°42'41" E, along and with the north line of said Lot 49 and the south line of a called 10.0 acre tract recorded under Brazoria County Clerk's File Number 97-000692, a distance of 440.00 feet to a found 2-inch iron pipe;