

# PLANNING AND ZONING

**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MARCH 20, 2006 AT 7:30 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**     March 6, 2006 – Regular Meeting

**III. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION – 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. CONSIDERATION & POSSIBLE ACTION – 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. CONSIDERATION & POSSIBLE ACTION – 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

## PLANNING AND ZONING

(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).

### **D. PUBLIC HEARING – Replat of Colony Park Commercial Section Two as Garrison Office Park**

A request by Glenn Garrison, owner, for a replat of Lot A of the Colony Park Commercial Section Two as the Garrison Office Park Final Plat in order to create two new lots. The parcel is 1.6503 acres in size and is zoned General Commercial (GC). The property is located at the northeast corner of Broadway and Hatfield Road, and is described as follows:

Lot A, Colony Park Commercial, Section 2, as recorded in Volume 19, Pages 71-72 of the plat records of Brazoria County, Texas, located in the H.T. & B.R.R. Co. Survey, Abstract 237, City of Pearland, Brazoria County, Texas.

### **E. CONSIDERATION & POSSIBLE ACTION – Final Plat of Garrison Office Park**

A request by Glenn Garrison, owner, for a replat of Lot A of the Colony Park Commercial Section Two as the Garrison Office Park Final Plat in order to create two new lots. The parcel is 1.6503 acres in size and is zoned General Commercial (GC). The property is located at the northeast corner of Broadway and Hatfield Road, and is described as follows:

Lot A, Colony Park Commercial, Section 2, as recorded in Volume 19, Pages 71-72 of the plat records of Brazoria County, Texas, located in the H.T. & B.R.R. Co. Survey, Abstract 237, City of Pearland, Brazoria County, Texas.

### **F. CONSIDERATION & POSSIBLE ACTION – Final Plat of South Gate Section Four**

A request by Kyle Duckett, GeoSurv LLC, for Lingo Southgate, Ltd, owner, for approval of a Preliminary Plat subdivision of 31.5180 acres zoned R-2 for 99 residential lots. The property is located at the north side of C.R. 59 east of future Kirby Drive, and is described as follows:

## PLANNING AND ZONING

31.5180 acres of land out of and a part of a 173.49 acre tract situated in the H.T. & B.R.R. Company Survey, Section 81, Abstract 300, City of Pearland, Brazoria County, Texas.

### **G. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch School Site No. 2**

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Alvin ISD, owner, for approval of a Final Plat of 11.673 acres in Shadow Creek Ranch for one lot for a school. The plat is located on Kingsley Drive south of Shadow Creek Parkway in the Shadow Creek Ranch PUD, and is described as follows:

11.673 acres being out of the S.G. Haynie Survey, Abstract 212, City of Pearland, Brazoria County, Texas.

### **H. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch Commercial Site No. 3**

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for 3.2 AC/SCR, LP, owner, for approval of a Final Plat of 2.963 acres in Shadow Creek Ranch for two lot for commercial use. The plat is located at northeast corner of the intersection of Kirby Dr and Broadway (F.M. 518) in the Shadow Creek Ranch PUD, and is described as follows:

2.963 acres, being out of the T.C.R.R. Co. Survey, Section 3, Abstract 678, and the T.C.R.R. Co. Survey, Section 4, Abstract 675, City of Pearland, Brazoria County, Texas.

### **I. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch Commercial Site No. 18A**

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for CG Shadow Creek Ranch Village, LP, for approval of a Final Plat of 28.589 acres in Shadow Creek Ranch for five lots for commercial use, with 4.515 acres reserved for drainage. The plat is located at the northeast corner of the intersection of Kirby Dr and Shadow Creek Parkway (F.M. 2234) in the Shadow Creek Ranch PUD, and is described as follows:

28.589 acres, being out of the T.C.R.R. Co. Survey, Section 3, Abstract 678, and the T.C.R.R. Co. Survey, Section 4, Abstract 675, and the Obediah Pitts Survey, Abstract 717, and being a partial replat of Shadow Creek Ranch Village One Phase One-A and a partial replat of Allison-Richey Gulf Coast Home Co.'s part of Suburban Gardens, City of Pearland, Brazoria County, Texas.

## **PLANNING AND ZONING**

### **J. CONSIDERATION & POSSIBLE ACTION – Final Right-of-Way Plat of Shadow Creek Ranch Portion of Kingsley Drive North**

A request by Jason Banda, LJA Engineering & Surveying, Inc. for Shadow Creek Ranch Development Co, LP, for approval of a Final Right-of-Way Plat of 5.415 acres in Shadow Creek Ranch for a portion of Kingsley Drive North. The plat is located between Shadow Creek Parkway and Clear Creek, and is described as follows:

5.415 acres being out of the S.G. Haynie Survey, Abstract 212, City of Pearland, Brazoria County, Texas and the S.G. Haynie Survey, Abstract 362, City of Pearland, Harris County, Texas.

### **K. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-55A**

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LP, for approval of a Final Plat subdivision of 12.479 acres in Shadow Creek Ranch for 46 residential lots. The plat is located between Arcadia Bay Drive and F.M. 521 in the Shadow Creek Ranch PUD, Fort Bend County, and is described as follows:

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

### **L. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-55B**

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LP, for approval of a Final Plat subdivision of 21.050 acres in Shadow Creek Ranch for 88 residential lots. The plat is located between Arcadia Bay Drive and F.M. 521 in the Shadow Creek Ranch PUD, Fort Bend County, and is described as follows:

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

### **M. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Avalon Terrace Section 2**

A request by Scott Wright, Jones & Carter, Inc, for MHI Partnership, Ltd, owner, for approval of a Preliminary Plat subdivision of 16.8790 acres in the E.T.J. for 77 residential lots. The property is located north of Broadway west of Max Road, and is described as follows:

## PLANNING AND ZONING

16.8790 acres of land out of the H.T. & B.R.R. Co. Survey, Abstract-505, Brazoria County, Texas.

### **N. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Lovett Commercial**

A request by Andy Lee, K. Chen Engineering, for Pearland Lizer, Ltd, owner, for approval of a Preliminary Plat subdivision of 1.051 acres zoned General Business (GB) for one lot. The property is located at the northwest corner of Pearland Parkway and John Lizer, and is described as follows:

1.051 acres or 45,794 square feet of land out of Robert D. and Jacquelyn Burgess, Clerk's File No. 93-007446 of the Official Records, City of Pearland, Brazoria County, Texas.

### **O. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Reflection Bay Shopping Center**

A request by David Meredith, Pinnell Survey, Inc. for Stiletto Development, Ltd, owner, for approval of a Preliminary Plat of 3.6993 acres in Shadow Creek Ranch for one lot for commercial use. The plat is located at the northwest corner of Shadow Creek Parkway and Reflection Bay Drive in the Shadow Creek Ranch PUD, and is described as follows:

3.6993 acres of land, situated in the T.C.R.R. Company Survey, Section 3, Abstract No. 678, City of Pearland, Brazoria County, Texas.

**P. NEXT MEETING DATES**      April 3, 2006 Regular Meeting

## **IV. ADJOURNMENT**

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

I, **Judy Krajca, Planning Secretary** of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the **17th day of March, 2006, A.D..**

Agenda removed \_\_\_\_\_ day of March, 2006.

III Nghiem addressed time limit.  
d - 0  
II  
III a - c

# PLANNING AND ZONING

**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MARCH 20, 2006 AT 7:30 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

- I. **CALL TO ORDER** *9:20 p.m.*
- II. **APPROVAL OF MINUTES** March 6, 2006 - Regular Meeting *Sheryl motion Jerry 2nd 7-0 appr.*
- III. **NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION - Zone Change 2006-10Z**  
*Ruby read. Susan motion to approve for discussion Sheryl 2nd*  
 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:

*No discussion*  
 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) *7-0 appr.*

**B. CONSIDERATION & POSSIBLE ACTION - Zone Change 2006-12Z**  
*Ruby read. Darrell motion for discuss, Neil 2nd*  
 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) *7-0 denied*

**C. CONSIDERATION & POSSIBLE ACTION - Zone Change 2006-13Z**  
*Ruby read*  
 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  
*Darrell motion of discussion, Henry 2nd*

*Henry asked if this should be tabled - since the revised PUD need prior to mtg. Nick suggested would vote*

Marrell agreed w/ public comments  
of remaining Residential

Henry agreed.

Neil - Can these two lots be converted  
back to Resid.

Theresa Grahmann - Hope to look @ Comp. Plan  
in next couple of mo's.

Much discussion ensued between  
Staff & Commission

1-0 denied

Reasons for deny

- 1) Should remain Resid to be  
in line w/ property adjoining
- 2) Land use map should be changed  
to reflect area.

applicant what they want from him -  
if going to table this...

item C

- Ruby:
- Separate Open Space, Green Space Retention
  - Commercial on front
  - ~~distance from the street to the street~~

Ruby made motion to move until  
staff can review the revised document

Henry and

7-0 table

amenities  
be put in maintained  
will be ~~for~~ for HOA for MAD

**PLANNING AND ZONING**

(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).

*addressed  
lot  
@ 9:23*

*Ms. Raley opened @ 9:23*

**D. PUBLIC HEARING – Replat of Colony Park Commercial Section Two as Garrison Office Park**

A request by Glenn Garrison, owner, for a replat of Lot A of the Colony Park Commercial Section Two as the Garrison Office Park Final Plat in order to create two new lots. The parcel is 1.6503 acres in size and is zoned General Commercial (GC). The property is located at the northeast corner of Broadway and Hatfield Road, and is described as follows:

Lot A, Colony Park Commercial, Section 2, as recorded in Volume 19, Pages 71-72 of the plat records of Brazoria County, Texas, located in the H.T. & B.R.R. Co. Survey, Abstract 237, City of Pearland, Brazoria County, Texas.

*adjourned @ 9:29*

**E. CONSIDERATION & POSSIBLE ACTION – Final Plat of Garrison Office Park**

*Motion by Sheryl, second by Susan*

A request by Glenn Garrison, owner, for a replat of Lot A of the Colony Park Commercial Section Two as the Garrison Office Park Final Plat in order to create two new lots. The parcel is 1.6503 acres in size and is zoned General Commercial (GC). The property is located at the northeast corner of Broadway and Hatfield Road, and is described as follows:

Lot A, Colony Park Commercial, Section 2, as recorded in Volume 19, Pages 71-72 of the plat records of Brazoria County, Texas, located in the H.T. & B.R.R. Co. Survey, Abstract 237, City of Pearland, Brazoria County, Texas.

*Diana addressed  
outstanding  
items.  
SBE letter  
sent last wk.  
street lights  
responsibility  
of developer  
cross  
easement*

**F. CONSIDERATION & POSSIBLE ACTION – Final Plat of South Gate Section Four**

*Diane read Staff rpt*

A request by Kyle Duckett, GeoSurv LLC, for Lingo Southgate, Ltd, owner, for approval of a Preliminary Plat subdivision of 31.5180 acres zoned R-2 for 99 residential lots. The property is located at the north side of C.R. 59 east of future Kirby Drive, and is described as follows:

*2 outstanding items*

*Sheryl made motion w/ Staff recom*

*Jerry 2nd*

*7-0 appr.*

*2nd*

E. Henry asked for clarification on road frontage

Sheriff asked for clarification on outstanding item of cross easement.

Dr. Harrison will need for ~~the~~ ~~survey~~ ~~or~~ ~~recording~~ ~~on~~ ~~show~~ ~~plat~~ ~~before~~ ~~recording~~

Diana - can recommend approval of conditions.

7-0 app.

**PLANNING AND ZONING**

31.5180 acres of land out of and a part of a 173.49 acre tract situated in the H.T. & B.R.R. Company Survey, Section 81, Abstract 300, City of Pearland, Brazoria County, Texas.

*3rd*

**G. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch School Site No. 2**

*Diana read staff rpt. no outstnd items*

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Alvin ISD, owner, for approval of a Final Plat of 11.673 acres in Shadow Creek Ranch for one lot for a school. The plat is located on Kingsley Drive south of Shadow Creek Parkway in the Shadow Creek Ranch PUD, and is described as follows:

*Sheryl motion / Susan 2nd 1-0 appr*

11.673 acres being out of the S.G. Haynie Survey, Abstract 212, City of Pearland, Brazoria County, Texas.

**H. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch Commercial Site No. 3**

*Diana read staff rpt. 2 outstnd items.*

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for 3.2 AC/SCR, LP, owner, for approval of a Final Plat of 2.963 acres in Shadow Creek Ranch for two lot for commercial use. The plat is located at northeast corner of the intersection of Kirby Dr and Broadway (F.M. 518) in the Shadow Creek Ranch PUD, and is described as follows:

*Sheryl motion w/ staff comments / Darrell 2nd*

2.963 acres, being out of the T.C.R.R. Co. Survey, Section 3, Abstract 678, and the T.C.R.R. Co. Survey, Section 4, Abstract 675, City of Pearland, Brazoria County, Texas.

*Newry asked for clarification on lots 1-0 approval.*

**I. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch Commercial Site No. 18A**

*Diana read staff rpt. several items outstnd.*

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for CG Shadow Creek Ranch Village, LP, for approval of a Final Plat of 28.589 acres in Shadow Creek Ranch for five lots for commercial use, with 4.515 acres reserved for drainage. The plat is located at the northeast corner of the intersection of Kirby Dr and Shadow Creek Parkway (F.M. 2234) in the Shadow Creek Ranch PUD, and is described as follows:

*Neil motion approval discussion / Sheryl 2nd*

28.589 acres, being out of the T.C.R.R. Co. Survey, Section 3, Abstract 678, and the T.C.R.R. Co. Survey, Section 4, Abstract 675, and the Obediah Pitts Survey, Abstract 717, and being a partial replat of Shadow Creek Ranch Village One Phase One-A and a partial replat of Allison-Richey Gulf Coast Home Co.'s part of Suburban Gardens, City of Pearland, Brazoria County, Texas.

*discussion ensued over outstanding items.*

*7-0 denied*

**PLANNING AND ZONING**

**J. CONSIDERATION & POSSIBLE ACTION – Final Right-of-Way Plat of Shadow Creek Ranch Portion of Kingsley Drive North**

*Diana read staff rpt. ———— outstanding*

A request by Jason Banda, LJA Engineering & Surveying, Inc. for Shadow Creek Ranch Development Co, LP, for approval of a Final Right-of-Way Plat of 5.415 acres in Shadow Creek Ranch for a portion of Kingsley Drive North. The plat is located between Shadow Creek Parkway and Clear Creek, and is described as follows:

*Sheryl motion w/ staff comments, Darrell 2nd*

5.415 acres being out of the S.G. Haynie Survey, Abstract 212, City of Pearland, Brazoria County, Texas and the S.G. Haynie Survey, Abstract 362, City of Pearland, Harris County, Texas.

*7-0 appr.*

**K. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-55A**

*Diana read. No outstanding items*

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LP, for approval of a Final Plat subdivision of 12.479 acres in Shadow Creek Ranch for 46 residential lots. The plat is located between Arcadia Bay Drive and F.M. 521 in the Shadow Creek Ranch PUD, Fort Bend County, and is described as follows:

*Darrell motion, Sheryl 2nd*

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

*7-0 appr.*

**L. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-55B**

*Diana read*

*1 outstanding item 55 A needs to be recorded lat.*

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LP, for approval of a Final Plat subdivision of 21.050 acres in Shadow Creek Ranch for 88 residential lots. The plat is located between Arcadia Bay Drive and F.M. 521 in the Shadow Creek Ranch PUD, Fort Bend County, and is described as follows:

*Darrell Motion, Sheryl 2nd*

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

*7-0 appr.*

**M. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Avalon Terrace Section 2**

*Diana read staff rpt. No outstanding items*

A request by Scott Wright, Jones & Carter, Inc, for MHI Partnership, Ltd, owner, for approval of a Preliminary Plat subdivision of 16.8790 acres in the E.T.J. for 77 residential lots. The property is located north of Broadway west of Max Road, and is described as follows:

*Jerry motion, Darrell 2nd*

*7-0 appr*

**PLANNING AND ZONING**

16.8790 acres of land out of the H.T. & B.R.R. Co. Survey, Abstract-505, Brazoria County, Texas.

**N. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Lovett Commercial**

*3 outstanding items*  
*Diana read staff rpt. tree serv util. GB removed from plat*

A request by Andy Lee, K. Chen Engineering, for Pearland Lizer, Ltd, owner, for approval of a Preliminary Plat subdivision of 1.051 acres zoned General Business (GB) for one lot. The property is located at the northwest corner of Pearland Parkway and John Lizer, and is described as follows:

*Susan motion, Nevary 2nd*

1.051 acres or 45,794 square feet of land out of Robert D. and Jacquelyn Burgess, Clerk's File No. 93-007446 of the Official Records, City of Pearland, Brazoria County, Texas.

*7-0 appr.*

**O. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Reflection Bay Shopping Center**

*Diana read staff rpt. 1 outstanding item.*

A request by David Meredith, Pinnell Survey, Inc. for Stiletto Development, Ltd, owner, for approval of a Preliminary Plat of 3.6993 acres in Shadow Creek Ranch for one lot for commercial use. The plat is located at the northwest corner of Shadow Creek Parkway and Reflection Bay Drive in the Shadow Creek Ranch PUD, and is described as follows:

*Sheryl motion, Darrell 2nd*

3.6993 acres of land, situated in the T.C.R.R. Company Survey, Section 3, Abstract No. 678, City of Pearland, Brazoria County, Texas.

*7-0 appr.*

**P. NEXT MEETING DATES April 3, 2006 Regular Meeting**

**IV. ADJOURNMENT**

*Neil motion / Jerry 2nd*  
*10:55*

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

I, **Judy Krajca, Planning Secretary** of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the **17th day of March, 2006, A.D..**

Agenda removed \_\_\_\_\_ day of March, 2006.

# Planning and Zoning Commission

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MARCH 20, 2006 AT 7:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

## CALL TO ORDER

The Regular Meeting was called to order at 9:20 p.m., with the following present:

P & Z Chairperson Ruby Sandars  
P & Z Commissioner Neil West  
P & Z Commissioner Henry Fuertes  
P & Z Commissioner Susan Sherrouse  
P & Z Commissioner Jerry Koza, Jr.  
P & Z Commissioner Sheryl Greiner  
P & Z Commissioner Darrell Diggs

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

## NEW BUSINESS

Chairperson Ruby Sandars asked Deputy City Attorney Nghiem Doan to address the issue of Plats and their time limit for ~~submittal~~. Mr. Doan replied that if ~~they~~ <sup>was</sup> ~~were~~ in the system, ~~we followed through~~. Under the New Unified Development Code, there is a two year ~~rule~~ <sup>expiration</sup>. Extensions can be filed after the two years.

*the time limit was not an issue.*  
*between Preliminary Plat approval + Final Plat submittal.*  
*they a plat*

Due to the lateness of the evening, Chairperson Sandars proceeded directly to item D on the agenda, and opened a public hearing at 9:23 p.m.

### D. Public Hearing – Replat of Colony Park Commercial Section Two as Garrison Office Park

Chairperson Ruby Sandars read the request for the Public Hearing.

Planner I Diana DuCroz presented the information to the Commission.

Discussion ensued in regards to the location of this property and the outstanding items.

The Public Hearing was adjourned at 9:29 p.m.

### E. Consideration & Possible Action – Final Plat of Garrison Office Park

# Planning and Zoning Commission

A request by Glenn Garrison, owner, for a replat of Lot A of the Colony Park Commercial Section Two as the Garrison Office Park Final Plat in order to create two new lots. The parcel is 1.6503 acres in size and is zoned General Commercial (GC). The property is located at the northeast corner of Broadway and Hatfield Road.

Planner I Diana DuCroz read the staff report, stating there were three outstanding items. Staff recommended approval with Staffs comments.

*Sheryl* Made a motion for approval with staffs comments, and *Susan* seconded.

There was discussion among the P&Z Commission and Staff on clarification of the outstanding items. Dr. Garrison also addressed these issues.

The vote was 7-0 for approval.

## **F. Consideration & Possible Action – Final Plat of South Gate Section Four**

A request by Kyle Duckett, GeoSurv LLC, for Lingo Southgate, Ltd, owner, for approval of a Preliminary Plat subdivision of 31.5180 acres zoned R-2 for 99 residential lots. The property is located at the north side of C.R. 59 east of future Kirby Drive.

Planner I Diana DuCroz read the staff report. There were two outstanding Items.

~~P&Z~~ Commissioner Sheryl Greiner made the motion to approve with Staff comments, and ~~P&Z~~ Commissioner Jerry Koza, Jr. seconded.

There was no discussion among the Commission/Staff.

The vote was 7-0 for approval.

## **G. Consideration & Possible Action – Final Plat of Shadow Creek Ranch School Site. No. 2**

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Alvin ISD, owner, for approval of a Final Plat of 11.673 acres in Shadow Creek Ranch for one lot for a school. The plat is located on Kingsley Drive south of Shadow Creek Parkway in the Shadow Creek Ranch PUD.

# Planning and Zoning Commission

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

~~P&Z~~ Commissioner Sheryl Greiner made a motion to approve, and ~~P&Z~~ Commissioner Susan Sherrouse seconded.

There was no discussion among the Commission/Staff.

The vote was 7-0 for approval.

## **H. Consideration & Possible Action – Final Plat of Shadow Creek Ranch Commercial Site No. 3**

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for 3.2 AC/SCR, LP, owner, for approval of a Final Plat of 2.963 acres in Shadow Creek Ranch for two lot for commercial use. The plat is located at northeast corner of the intersection of Kirby Dr and Broadway (F.M. 518) in the Shadow Creek Ranch PUD.

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

P&Z Commissioner Henry Fuertes asked for clarification on the lots, and Planner DuCroz answered his question.

~~P&Z~~ Commissioner Sheryl Greiner made a motion to approve with staff comments, and ~~P&Z~~ Commissioner Darrell Diggs seconded.

The vote was 7-0 for approval.

## **I. Consideration & Possible Action – Final Plat of Shadow Creek Ranch Commercial Site No. 18A**

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for CG Shadow Creek Ranch Village, LP, for approval of a Final Plat of 28.589 acres in Shadow Creek Ranch for five lots for commercial use, with 4.515 acres reserved for drainage. The plat is located at the northeast corner of the intersection of Kirby Dr and Shadow Creek Parkway (F.M. 2234) in the Shadow Creek Ranch PUD.

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

P&Z Commissioner Neil West made the motion to approve with discussion, and P&Z Commissioner Sheryl Greiner seconded.

# Planning and Zoning Commission

Much discussion ensued over the outstanding items.

The vote was 0-7. The Final Plat was denied,

*due to excessive outstanding items.*

## **J. Consideration & Possible Action – Final Right-of-Way Plat of Shadow Creek Ranch Portion of Kingsley Drive North**

A request by Jason Banda, LJA Engineering & Surveying, Inc. for Shadow Creek Ranch Development Co, LP, for approval of a Final Right-of-Way Plat of 5.415 acres in Shadow Creek Ranch for a portion of Kingsley Drive North. The plat is located between Shadow Creek Parkway and Clear Creek.

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

P&Z Commission Sheryl Greiner made a motion to approve with Staff comments, and P&Z Commissioner Darrell Diggs seconded.

There was no discussion among the Commission/Staff.

The vote was 7-0 for approval.

## **K. Consideration & Possible Action – final Plat of Shadow Creek Ranch SF-55A**

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LP, for approval of a Final Plat subdivision of 12.479 acres in Shadow Creek Ranch for 46 residential lots. The plat is located between Arcadia Bay Drive and F.M. 521 in the Shadow Creek Ranch PUD, Fort Bend County.

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

P&Z Commissioner Darrell Diggs made the motion to approve, and P&Z Commissioner Sheryl Greiner seconded.

There was no discussion among the Commission/Staff.

The vote was 7-0 for approval.

## **L. Consideration & Possible Action – Final Plat of Shadow Creek Ranch SF-55B**

## Planning and Zoning Commission

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LP, for approval of a Final Plat subdivision of 21.050 acres in Shadow Creek Ranch for 88 residential lots. The plat is located between Arcadia Bay Drive and F.M. 521 in the Shadow Creek Ranch PUD, Fort Bend County.

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

P&Z Commissioner Darrell Diggs made the motion to approve with staff comments, and P&Z Commissioner Jerry Koza, Jr. seconded.

There was no discussion among the Commission/Staff.

The vote was 7-0 for approval.

### **M. Consideration & Possible Action – Preliminary Plat of Avalon Terrace Section 2**

A request by Scott Wright, Jones & Carter, Inc, for MHI Partnership, Ltd, owner, for approval of a Preliminary Plat subdivision of 16.8790 acres in the E.T.J. for 77 residential lots. The property is located north of Broadway west of Max Road.

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

P&Z Commissioner Jerry Koza, Jr. made the motion to approve, and P&Z Commissioner Darrell Diggs seconded.

There was no discussion among the Commission/Staff.

The vote was 7-0 for approval.

### **N. Consideration & Possible Action – Preliminary Plat of Lovett Commercial**

A request by Andy Lee, K. Chen Engineering, for Pearland Lizer, Ltd, owner, for approval of a Preliminary Plat subdivision of 1.051 acres zoned General Business (GB) for one lot. The property is located at the northwest corner of Pearland Parkway and John Lizer.

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

## Planning and Zoning Commission

P&Z Commissioner Susan Sherrouse made the motion to approve with staff comments, and P&Z Commissioner Henry Fuertes seconded.

There was no discussion among the Commission/Staff.

The vote was 7-0 for approval.

### **O. Consideration & Possible Action – Preliminary Plat of Reflection Bay Shopping Center**

A request by David Meredith, Pinnell Survey, Inc. for Stiletto Development, Ltd, owner, for approval of a Preliminary Plat of 3.6993 acres in Shadow Creek Ranch for one lot for commercial use. The plat is located at the northwest corner of Shadow Creek Parkway and Reflection Bay Drive in the Shadow Creek Ranch PUD.

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

P&Z Commissioner Sheryl Greiner made the motion to approve, and P&Z Commissioner Darrell Diggs seconded.

There was no discussion among the Commission/Staff.

The vote was 7-0 for approval.

*Chairperson Sandars returned to the beginning of the agenda.*  
**APPROVAL OF MINUTES**

P&Z Commissioner Sheryl Greiner made the motion to approve the minutes, and P&Z Commissioner Jerry Koza seconded.

The vote was 7-0 for approval.

### **A. Consideration & Possible Action – 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 located on the North Side of FM 518 (Broadway Street), and East of Westgate Street.

P&Z Chairperson Ruby Sandars read the purpose into the record.

P&Z Commissioner Susan Sherrouse made a motion to approve, and P&Z

# Planning and Zoning Commission

Commissioner Sheryl Greiner seconded.

There was no discussion among the Commission/Staff.

The vote was 7-0 for approval.

## **B. Consideration & Possible Action – 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 located on the South Side of FM 518 (Broadway Street), and on the East Side of Westchester Circle.

P&Z Chairperson Ruby Sandars read the purpose into the record.

P&Z Commissioner Darrell Diggs made a motion for approval with discussion, and P&Z Commissioner Neil West seconded.

There was discussion among the Commission in regards to this remaining residential.

The vote was 0-7. The Zone Change was denied for the following reasons:

(1) Property should remain residential to be in line with the adjoining property,

(2) The Land Use Map should be changed to reflect the ~~area~~ *land uses in the area.*

## **C. Consideration & Possible Action – 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 property located on the South Side of Broadway Street, and on the West Side of State Highway 288.

P&Z Chairperson Ruby Sandars read the purpose into the record.

P&Z Commissioner Darrell Diggs made a motion for approval with discussion, and P&Z Commissioner Henry Fuyertes seconded.

P&Z Commissioner Fuyertes asked Staff if this should be ~~table~~ *table* since the revised PUD was presented to staff prior to this meeting. *Assistant City*

# Planning and Zoning Commission

Manager suggested that the Commission tell the applicant what they want from him, before they table this.

P&Z Chairperson Sandars stated that they needed the following items ~~separated~~: Open Space, Green Space, and Retention. Commercial in front, Amenities be put in and will be maintained by the HOA or MUD.

P&Z Chairperson Ruby made a motion <sup>to table</sup> to move, until staff can review the revised document. P&Z Commissioner Henry Fuyertes seconded.

The vote was 7-0 to table this PUD.

## ADJOURNMENT

P&Z Commissioner Neil West made a motion to adjourn, and P&Z Commissioner Jerry Koza, Jr. seconded.

The meeting was adjourned at 10:55 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 \_\_\_\_\_, A.D., 2006.

\_\_\_\_\_  
Ruby Sandars  
P&Z Chairperson

Need to clarify on table what Ruby was saying?

Finan

be separated;

clarified:

table

is this right?

# PLANNING AND ZONING

## MINUTES

### REGULAR MEETING

(following a Joint Public Hearing)

CITY OF PEARLAND PLANNING AND ZONING COMMISSION

March 20, 2006 AT 9:19 P.M.

COUNCIL CHAMBERS or 2<sup>ND</sup> FLOOR CONFERENCE ROOM

CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TX

#### I. CALL TO ORDER

The Regular Meeting was called to order at 9:20 pm. with the following present:

- P & Z Chairperson Ruby Sandars
- P & Z ~~Vice Chairperson Todd Toeco~~ Serry Koza, Jr.
- P & Z Commissioner Neil West
- P & Z Commissioner Henry Fuentes
- P & Z Commissioner Susan Sherrouse
- P & Z Commissioner ~~Sheryl Greiner~~ Darrell Diggs

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

→ Ruby asked Nghiem to address time limit. IF in the system.

#### II. APPROVAL OF MINUTES:

- Dates: P&Z (followed JPH)
- Dates: P&Z (Regular Meeting)

On new 2 YR. rate. extensions can be file.

\_\_\_\_\_ made the motion to approve the minutes, (w/staff comments) or (for the sake of discussion) and \_\_\_\_\_ seconded. (Chairperson Sandars stated \_\_\_\_\_ correction(s) needed to be made on the \_\_\_\_\_ minutes. Change is:)  
date

The vote passed \_\_\_ - \_\_\_ to approve with corrections.

#### III. NEW BUSINESS

# PLANNING AND ZONING

*Zone Change*

A. CONSIDERATION & POSSIBLE ACTION - 2006 10-Z

\_\_\_\_\_ made a motion to recommend approval,  
(w/staff comments) or (for the sake of discussion) and  
\_\_\_\_\_ seconded.

There was no discussion.

There was brief discussion.

There was much discussion. Topics discussed were:

The vote was \_\_\_\_-\_\_\_\_.  
approved/denied/tabled.

This motion was

Reasons for denial were:

- 1.
- 2.
- 3.
- 4.
- 5.

# PLANNING AND ZONING

A. **CONSIDERATION & POSSIBLE ACTION** - Zone Change  
2006-12Z

\_\_\_\_\_ made a motion to recommend approval,  
(w/staff comments) or (for the sake of discussion) and  
\_\_\_\_\_ seconded.

There was no discussion.

There was brief discussion.

There was much discussion. Topics discussed were:

The vote was \_\_\_\_-\_\_\_\_.  
approved/denied/tabled.

This motion was

Reasons for denial were:

- 1.
- 2.
- 3.
- 4.
- 5.

# PLANNING AND ZONING

A. CONSIDERATION & POSSIBLE ACTION –

*Zone Change  
2006-132*

\_\_\_\_\_ made a motion to recommend approval, (w/staff comments) or \_\_\_\_\_ (for the sake of discussion) and \_\_\_\_\_ seconded.

There was no discussion.

There was brief discussion.

There was much discussion. Topics discussed were:

The vote was \_\_\_\_-\_\_\_\_. approved/denied/tabled.

This motion was

Reasons for denial were:

- 1.
- 2.
- 3.
- 4.
- 5.

Hearing

PLANNING AND ZONING

Plats  
P&Z

Replat

F. CONSIDERATION & POSSIBLE ACTION

~~Final Plat~~

~~Preliminary Plat~~ of Leverson

\_\_\_\_\_ read the Staff Report. There were no/\_\_\_\_\_ outstanding items.

\_\_\_\_\_ made a motion to recommend approval, (w/staff comments) or (for the sake of discussion) and \_\_\_\_\_ seconded.

There was no discussion.  
There was brief discussion.  
There was much discussion. Topics discussed were:

The vote was \_\_\_\_\_. This motion was approved/denied/tabled.

Reasons for denial were:

- 1.
- 2.
- 3.
- 4.
- 5.

REASON FOR REPLAT  
TO CREATE 1 BLOCK AND  
2 LOTS

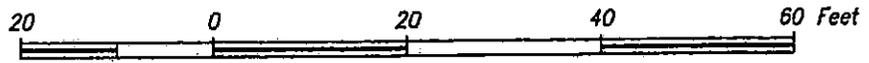
FINAL PLAT  
GARRISON OFFICE PARK  
BEING A REPLAT OF LOT "A"  
OFFICE PARK COMMERCIAL, SECTION 2

RECORDED IN VOLUME 19, PAGES 71 - 72  
PLAT RECORDS OF BRAZORIA COUNTY, TEXAS  
IN THE H.T.& B.R.R. CO. SURVEY, ABSTRACT 237

CITY OF PEARLAND,  
BRAZORIA COUNTY, TEXAS  
2 LOTS 1 BLOCK

0.3 ACRES OR 71,886 SQUARE FEET OF LAND  
FEBRUARY 25, 2006

OWNER:  
GLENN A. GARRISON, D.D.S.  
5523 BROADWAY  
PEARLAND, TEXAS 77581  
PHONE: 281-997-2001  
FAX: 281-997-0173



SCALE: 1"=20'

SURVEYOR:

FOSTER-RAINWATER  
AND ASSOCIATES SURVEYING  
2302 N. WASHINGTON  
PEARLAND, TEXAS 77581  
Phone (281)412-6586  
FAX (281)412-9025  
CONTACT: GARY LN RAINWATER

0.248	90.00	5	12519	0.287	72.89	22	10802	0.248	82.09
0.248	90.00	6	12520	0.287	72.90	23	9606	0.221	80.00
0.250	90.83	7	10766	0.247	82.19	24	9631	0.221	80.00
						25	10615	0.244	85.00

FINAL PLAT

# SouthGate

## SECTION FOUR

RECEIVED  
MAR 10 2006

A SUBDIVISION OF  
31.5180 ACRES OF LAND  
OUT OF AND A PART OF A  
173.49 ACRE TRACT

SITUATED IN THE  
**H.T. & B.R.R. COMPANY SURVEY, SECTION 81,  
ABSTRACT 300**

CITY OF PEARLAND,  
BRAZORIA COUNTY, TEXAS

**99 LOTS, IN 4 BLOCKS,  
AND 1 RESERVE BEING 0.066 ACRE**

OWNER: LINGO SOUTHGATE, LTD.  
3900 MAGNOLIA  
PEARLAND, TEXAS 77584  
CONTACT: TRACY GOZA  
(832) 736-9600

SURVEYOR: GeoSurv, LLC  
P.O BOX 246  
LEAGUE CITY, TEXAS 77574  
CONTACT: DALE L. HARDY  
(281) 554-7739

ENGINEER: JKC & ASSOCIATES  
909 B WEST MAIN STREET  
LEAGUE CITY, TEXAS 77573  
CONTACT: JASON CHRISTIAN  
(281) 332-1120

**SouthGate, SECTION FOUR**  
SHEET 1 OF 2  
March 10, 2006



# FINAL PLAT OF ADOW CREEK RANCH SCHOOL SITE NO. 2

11.673 ACRES

BEING OUT OF THE S.G. HAYNIE SURVEY,  
ABSTRACT 212, CITY OF PEARLAND,  
BRAZORIA COUNTY, TEXAS

LOT (11.634 AC.)      1 RESERVE (0.038 AC.)

2006      SCALE: 1" = 100'

OWNER:

ALVIN INDEPENDENT SCHOOL DISTRICT

DR. GREG SMITH, SUPERINTENDENT

301 EAST HOUSE STREET      ALVIN, TX 77511      281-388-1130

JOB NO. 0040-0004-304

ENGINEER:

**LJA Engineering & Surveying, Inc.**



2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3703

Phone 713.953.5200  
Fax 713.953.5026

BY: JASON BANDA

Y= 13,769,601.62  
S.F. 0.99987

CITY OF PEARLAND  
MONUMENT - SURVEY  
MARKER NO.10 GPS MONU.

# FINAL PLAT OF SHADOW CREEK RANCH COMMERCIAL SITE NO.3

2.963 ACRES

BEING OUT OF THE T.C.R.R. CO. SURVEY,  
SECTION 3, ABSTRACT 678, AND THE T.C.R.R.  
CO. SURVEY, SECTION 4, ABSTRACT 675,  
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

2 LOTS (2.963 ACRES)

CH 2006

SCALE: 1" = 100'

OWNER:

3.2 AC /SCR, L.P.

BY ITS GENERAL PARTNER,  
CROSSWELL DEVELOPMENT, L.L.C.

ALLEN H. CROSSWELL, MEMBER

2121 SAGE, SUITE 290, HOUSTON, TEXAS 77056 PH. (713) 266-9200

JOB NO. 1947-0002-310

ENGINEER:

**LJA Engineering & Surveying, Inc.**



2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3703

Phone 713.953.5200  
Fax 713.953.5026

CONTACT: JASON BANDA

AGE

B. C. D. R.	BRAZORIA COUNTY OFFICIAL RECORDS
B. C. P. R.	BRAZORIA COUNTY PLAT RECORDS
H. C. D. R.	HARRIS COUNTY DEED RECORDS
H. C. M. R.	HARRIS COUNTY MAP RECORDS

# FINAL PLAT OF HADOW CREEK RANCH COMMERCIAL SITE NO. 18A

28.589 ACRES

BEING OUT OF THE T.C.R.R. CO. SURVEY,  
SECTION 3, ABSTRACT 678, AND THE T.C.R.R.  
O. SURVEY, SECTION 4, ABSTRACT 675, AND THE  
EDIAH PITTS SURVEY, ABSTRACT 717, AND BEING A  
TIAL REPLAT OF SHADOW CREEK RANCH VILLAGE ONE  
E ONE-A AND A PARTIAL REPLAT OF ALLISON-RICHEY  
ILF COAST HOME CO.'S PART OF SUBURBAN GARDENS  
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS  
5 LOTS                      1 RESERVE (4.515 AC.)

RCH 2006

SCALE: 1" = 100'

OWNER:

**CG-SHADOW CREEK RANCH VILLAGE, L.P.**

TOD M. GREENWOOD, MANAGING PARTNER  
2121 SAGE, SUITE 290, HOUSTON, TEXAS 77056 PH. (713) 266-9200

JOB NO. 1947-0001-310

ENGINEER:

**LJA Engineering & Surveying, Inc.**



2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3703

Phone 713.953.5200  
Fax 713.953.5026

CONTACT: JASON BANDA

SHEET 1 OF

**FINAL RIGHT-OF-WAY PLAT OF  
SHADOW CREEK RANCH  
KINGSLEY DRIVE NORTH**

**5.415 ACRES**

**BEING OUT OF THE S. G. HAYNIE  
SURVEY, ABSTRACT 212, CITY OF  
PEARLAND, BRAZORIA COUNTY, TEXAS  
AND THE S. G. HAYNIE SURVEY,  
ABSTRACT 362, CITY OF PEARLAND,  
HARRIS COUNTY, TEXAS**

**2 RESERVES (0.324 AC.)**

**MARCH 2006**

**SCALE: 1" = 100'**

**OWNER:**

**SHADOW CREEK RANCH DEVELOPMENT COMPANY  
LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP  
BY ITS GENERAL PARTNER, SHADOW CREEK RANCH, INC.**

**GARY COOK, PRESIDENT**

**2947 EAST BROADWAY SUITE 300 PEARLAND, TEXAS 77581 (281) 412-3733**

**JOB NO. 1546-0204-304**

**ENGINEER:**

**LJA Engineering & Surveying, Inc.**



**2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3703**

**Phone 713.953.5200  
Fax 713.953.5026**

**CONTACT: JASON BANDA**

**SHEET 1 OF 2**



RECVD _____	APPROVED _____
MAR 15 2006	
REVISED _____	DENIED _____
WITHDRAWN _____	

**FINAL PLAT OF**  
**SHADOW CREEK RANCH**  
**SF-55A**

12.479 ACRES

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

LOTS            5 RESERVES (0.788 AC.)            2 BLOCKS

CH 2006

SCALE: 1" = 100'

OWNER:

PEARLAND INVESTMENTS, LIMITED PARTNERSHIP,  
A NEVADA LIMITED PARTNERSHIP

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

PAULINE COLLINS, PRESIDENT

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

JOB NO. 1545-0155A-304

ENGINEER:

**LJA Engineering & Surveying, Inc.**



2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3703

Phone 713.953.5200  
Fax 713.953.5026

F. B. C. D. P. R.

FORT BEND COUNTY OFFICIAL PUBLIC RECORDS

F. B. C. D. R.

FORT BEND COUNTY DEED RECORDS

STREET NAME CHANGE



**FINAL PLAT OF  
HADOW CREEK RANCH  
SF-55B**

21.050 ACRES

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

8 LOTS                      2 RESERVES (0.668 AC.)                      4 BLOCKS

MARCH 2006

SCALE: 1" = 100'

OWNER:

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

PAULINE COLLINS, PRESIDENT

5195 LAS VEGAS BOULEVARD S. LAS VEGAS, NEVADA 89119 PH. (702)736-6151

JOB NO. 1545-0155B-304

ENGINEER:

**LJA Engineering & Surveying, Inc.**



2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3703

Phone 713.953.5200  
Fax 713.953.5026

JASON BANDA

SHEET 1 OF

Stacy L. Adams  
Chairman

Jeffrey H. Brennan  
Secretary

Dan Keller  
Commissioner

Alfred E. Lentz, P.E., R.P.L.S.  
District Engineer

Date

Approvals as reflected By the above signatures are valid for one year only from the Date shown. If Construction has not commenced before said Approval Expires, Re-Approval by the district is required.

RECEIVED  
MAR 09 2006

# RELIMINARY PLAT ON TERRACE

## SEC. 2

ION OF 16.8790 ACRES OF LAND  
OUT OF THE  
R. CO. SURVEY, ABSTRACT-505  
AZORIA COUNTY, TEXAS

1 RESERVES      3 BLOCKS

MARCH 9, 2006

SURVEYOR:

 COTTON SURVEYING  
COMPANY  
6335 GULFTON DR., SUITE 103  
HOUSTON, TEXAS 77081  
(713) 981-0275  
ATTN: MARTIN HICKS, R.P.L.S.

ENGINEER:

 JONES & CARTER, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
6335 Gulfton Dr., Suite 100  
Houston, Texas 77081  
(713) 777-5337  
ATTN: Bradley Jenkins, P.E.

SHEET 1 OF 2

known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the considerations and purposes therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Notary Public in and for \_\_\_\_\_ County, Texas. My Commission

Expires: \_\_\_\_\_

PRELIMINARY PLAT  
**LOVETT COMMERCIAL  
PEARLAND PARKWAY  
& JOHN LIZER**

TRACT "A" 1.051 ACRES

SURVEY OF 1.051 ACRES OR 45,794 SQUARE FEET OF LAND OUT OF ROBERT D. AND JACQUELYN BURGESS, CLERK'S FILE NO. 93-007446 OF THE OFFICIAL RECORDS, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

MARCH, 2006

SCALE: 1"=20'

RECEIVED

ENGINEER:

MAR 10 2006

**K. Chen Engineering**

A Division of KC United, Inc.

Consulting Civil Engineers Houston Dallas

6161 Savoy, Suite 310, Houston, Texas 77036

Phone: 713.952.6888

Fax: 713.952.9994

Contact: Andy Lee

OWNER:

SURVEYOR:  
**BRADFORD SURVEYING CO., INC.**  
**DONALD C. BRADFORD**

7810 BOOTHLINE ROAD  
RICHMOND, TEXAS 77469

713.952.6888

**Pearland Lizer, Ltd.**  
**Helen Ghozali**

5177 Richmond Ave., Suite 1166  
Houston, Texas 77056

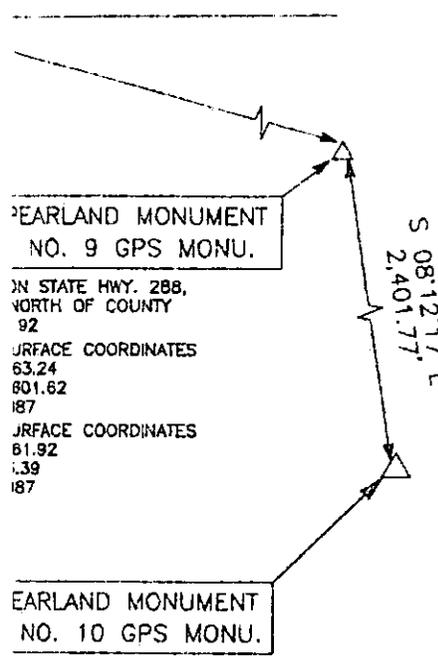
832.553.5912

KCE JOB #0341-01

THENCE SOUTH 03 DEG. 08 MIN. 45 SEC. EAST, CONTINUING ALONG AND WITH THE WESTERLY RIGHT-OF-WAY LINE OF REFLECTION BAY DRIVE NORTH, BASED ON A WIDTH OF 90 FEET AT THIS POINT, A DISTANCE OF 288.91 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND AT THE NORTHEAST CORNER OF THE AFOREMENTIONED RESTRICTED RESERVE "A", SAME POINT BEING THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 86 DEG. 51 MIN. 15 SEC. WEST, DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF REFLECTION BAY DRIVE NORTH AND ALONG THE NORTH LINE OF RESTRICTED RESERVE "A", A DISTANCE OF 7.76 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT;

THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE NORTHWESTERLY LINE OF RESTRICTED RESERVE "A", WITH A CURVE TO THE LEFT SUBTENDING A CENTRAL ANGLE OF 88 DEG. 02 MIN. 04 SEC., A RADIUS OF 83.83 FEET, AN ARC LENGTH OF 128.81 FEET, A CHORD BEARING OF SOUTH 42 DEG. 50 MIN. 13 SEC. WEST AND A CHORD DISTANCE OF 116.51 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 3.6993 ACRES OF LAND.



# PRELIMINARY PLAT REFLECTION BAY SHOPPING CENTER

A SUBDIVISION OF 3.6993 ACRES OF LAND, SITUATED IN THE T. C. R. R. COMPANY SURVEY, SECTION 3, ABSTRACT NO. 678, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

AGENTS, L.P.  
17, B.C.O.R.

1 LOT

1 BLOCK

CLIENTS:  
DEVELOPMENT, LTD.  
ROAD, STE. 200  
DALLAS, TEXAS 77380  
722-3074  
CASIMIR

ENGINEER:  
TRC  
1544 SAWDUST ROAD, STE. 275  
THE WOODLANDS, TEXAS 77380  
(281) 419-3848  
JEFF L. LONG, P.E.

SURVEYOR:  
PINNELL SURVEY, INC.  
1215 WEST 19TH STREET  
HOUSTON, TEXAS 7700  
(713) 880-0808  
DAN PINNELL, R.P.L.S.

DATE: MARCH, 2006

SCALE: 1" = 40'

PROJECT NO. 05-09-06