



Being 33.0 acres of land out of the J.S. Talmage Survey, A-562, Brazoria County, Texas.

**D. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Savannah Meadows Section Six**

*Diana read. One outstanding item.*  
A request by Randy Riley, Kerry Gilbert & Assoc, for Savannah Development, Ltd., owner, for approval of a Preliminary Plat subdivision of 12.6 acres in Savannah for 46 residential lots. The property is located in the City of Pearland E.T.J. in the Savannah development, and is described as follows:

*Susan ~~app~~ motion, Neil 2nd*  
Being 12.6 acres of land out of the A.C.H. & B. Survey, A-403 & J.S. Talmage Survey, A-562, Brazoria County, Texas.

*APP.  
5-0*

*Henry questioned density. Data stated it was a PUD.*

**E. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Southern Trails West Section One**

*Diana read Staff rpt. 2 outst. items*  
A request by Dausha Moore, EHRA, for Stoddard Group, Ltd, owner, for approval of a Preliminary Plat subdivision of 39.3506 acres for 112 residential lots. The plat is located in the Southern Trails PUD west of Kingsley Drive, and is described as follows:

*Gerry motion Neil 2nd. 5-0 appr.*  
39.3506 acres out of the H.T. and B. RR Co. Survey, Sec 84, A-538, in the City of Pearland, Brazoria County, Texas.

**F. CONSIDERATION & POSSIBLE ACTION - Final Plat of Pearwood Plaza**

*Diana read Staff rpt. Items 1 & 2 have been completed. Item 3 - getting a notarized document to complete*  
A request by Tina Kast, Texas Engineering & Mapping, for Parkwood Development, Ltd, owner, for a replat of Reserve A of the Albertson's-Pearland Plat as the Pearwood Plaza Final Plat in order to create three new tracts. The parcel is 3.8984 acres in size and is zoned General Business (GB). The property is located at the northwest corner of Broadway and Reid Blvd, and is described as follows:

*complete outst. items*

*was available w/ the notarized document.*  
A subdivision of 3.8984 acres being a replat of the remainder of Restricted Reserve A of Albertson's-Pearland, in the H.T.B. & B. R.R. Co. Survey, Section 9, City of Pearland, Brazoria County, Texas.

*Now there are no outstnd. items.*

*Henry motion, Neil 2nd approve 5-0*

**G. CONSIDERATION AND POSSIBLE ACTION**

A request by Oakbrook Estates, Ltd., for approval of a Variance from Section 27-4 of the Subdivision Ordinance regarding the construction of Sidewalks along a residential street within Oakbrook Estates.

*Theresa Grahmann gave the commission an update of requesting variance.*

*Nghiem ~~2~~ states she feels the commission does not have the authority to grant this variance.*

*Charles Cooper Parkner by Parkwood Dev.*

*→*

Mr. Richard Bird of 1814 Oak Lodge Dr.

a resident of  
Oakbrook Est. spoke in favor  
of a sidewalk being needed.

Mr. spoke w/ Dev. Ken Coffey  
and he ~~did~~ did not have a  
problem w/ putting in a  
sidewalk.

Ruby moved to make a  
motion to accept  
Susan second.

0-5 denied.

**H. COMMUNICATIONS**

ULI Houston Event/Luncheon on Thursday, May 25, 2006 at the Hilton Americas-Houston Hotel

Topic: *Improving Houston's Quality of Life Series, Part 2: Green Space & Development - A Natural Pair*

*Rata addressed this issue*

I. NEXT MEETING May 15, 2006 JPH & Regular P&Z Meeting

**IV. ADJOURNMENT**

*Susan motion  
Jerry read  
to adjourn 5:00 appr.  
1:09*

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

I, **Judy Krajca, Planning Secretary** of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the **28th day of April, 2006, A.D.**

Agenda removed on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2006.

*Ruby shared her experience.*

*Green Building Transportation*

*Grants to fund: Awnings, table & chairs in Old Townsite Area*

*Rata spoke new Planning trend is a "One Stop Shop"*

*Jerry will be out 5/15*

*Ruby spoke about 18th State APA in Christi*

*Susan spoke on her recent trip the Nat'l APA in S.A.*

## Planning and Zoning Commission

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON APRIL 17, 2006 AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

### CALL TO ORDER

The Regular Meeting was called to order at 7:48 p.m., with the following present:

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

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

### APPROVAL OF MINUTES

Commissioner Sherrouse made the motion to approve the minutes, and Commissioner Diggs seconded. The vote was 6-0 for approval.

### NEW BUSINESS

#### A. CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP 2006-1

A request by FFC, applicant for Franklin Fidelity Management/Riverway Commercial Development, owner, for approval of a Conditional Use Permit for a "Telephone Exchange Switching Relay and Transmitting Equipment" facility in the General Business Retail District (GB), on the following property described as 5.284 acres of land—Generally Located on the North Side of FM 518 (Broadway Street), and on the East Side of Sunrise Boulevard.

Commissioner Sherrouse made the motion to approve, and Commissioner Koza seconded.

The Commission and Staff held a discussion, with Commissioner Koza asking about the conditions. Senior Planner Grahmann stated there

## Planning and Zoning Commission

could be conditions placed on this Conditional Use Permit as discussed during the Public Hearing.

Commissioner Sherrouse made the motion to amend the original motion with conditions.

The five conditions for approval are:

1. All Equipment located inside the proposed building
2. No roof mounted equipment on the proposed building
3. Any cable crossing Sunrise Blvd be underground
4. Setbacks: Proposed building must meet all zoning requirements in UDC
5. Building not to exceed size shown of 64 s.f. and 12 ft. high with pitched roof

The vote was 5-1 for approval. Commissioner Diggs denied due to the conditions, the fact that the applicant had already set this up without approval, and he was a no show at this hearing.

### **B. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2006-14Z**

A request by Mike Pollak, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Residential – 1 District (R-1) to General Business Retail District (GB) and Townhouse Residential District (TH), on the following property described as 46.01 acres - Generally Located on the West Side of FM 1128 (Manvel Road), and Approximately 3,000 Feet South of Fite Road.

Commissioner West made the motion to approve, and Commissioner Diggs seconded.

There was brief discussion among the Commission on who would name the street, with Staff stating that Council will determine the name of the road. Commissioner Koza also asked if there was a difference between a major and minor node, and Senior Planner Grahmann stated that it was all about the acreage, and is defined in the Comprehensive Plan. Commissioner Koza also asked if all of this was in the city limits. Staff replied that it was. Vice-Chairperson Greiner asked about the right-of-way, and was advised by Staff that this would be looked at during the Platting phase.

# Planning and Zoning Commission

Commissioner Fuertes stated that he was brought into a conversation at an earlier date regarding this plat with Mr. Pollak, but upon realizing his role as a Commissioner, refrained from talking about it.

The vote was 6-0 to recommend approval.

## **C. CONSIDERATION & POSSIBLE ACTION – Zone Change 2006-15Z**

A request by Jerry McGinty, applicant for Star Two Twin Lakes, L.P., owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Planned Development District (PD) to Planned Development District (PD), an amendment to the existing Planned Development District (PD) for Twin Lakes, on the following described property as 64.8110 acres-Generally Located on the East Side of Veterans Drive, and Approximately 1,000 Feet South of Walnut Street.

Commissioner West made the motion to approve, and Commissioner Fuertes seconded.

There was no discussion among the Commission/Staff.

The vote was 6-0 to recommend approval.

## **D. CONSIDERATION & POSSIBLE ACTION – Plat Extension of The Promenade Shops at Shadow Creek**

A request by Jason Banda, LJA Engineering for a six-month extension of the Preliminary plat of The Promenade Shops at Shadow Creek.

Commissioner Diggs made the motion, and Commissioner Sherrouse seconded.

Planning Director Krishnarao stated that under the new Unified Development Code, there are new expiration dates for longer periods of time. The applicant is only seeking a six month extension.

The vote was 6-0 for approval.

## **E. NEXT MEETING DATES      May 1, 2006 Regular Meeting**

### **ADJOURNMENT**

The Planning and Zoning Meeting was adjourned at 8:10 p.m. by Vice-Chairperson Sheryl Greiner.

# Planning and Zoning Commission

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.

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Ruby Sandars  
P&Z Chairperson

**AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MAY 1, 2006, AT 6:30 P.M., IN THE 2<sup>ND</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES April 17, 2006 – Regular Meeting**

**III. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-49**

A request by Jason Banda, LJA Engineering, for Pearland Investments, LP, owner, for approval of a Final Plat of 30.606 acres for 133 residential lots. The property is located in the Shadow Creek Ranch PUD, and is described as follows:

30.606 acres being out of the George MacDonald Survey, Abstract 557, and H.T. & B.R.R. Company Survey, Section 83, Abstract 761, City of Pearland, Fort Bend County, Texas.

**B. CONSIDERATION & POSSIBLE ACTION – Final Plat of Villa D’Este Section Two**

A request by Eddie Taher, Century Engineering, Inc., for Green-Hollow, Ltd, owner, for approval of a Final Plat of 22.7015 acres zoned R-1 for 50 residential lots. The property is located between Scarsdale Blvd and Green Tee, and is described as follows:

22.7015 acres of land out of the W.D.C. Hall Survey, A-23, City of Pearland, Harris County, Texas.

**C. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Savannah Bend Section Three**

A request by Randy Riley, Kerry Gilbert & Assoc, for Savannah Development, Ltd., owner, for approval of a Preliminary Plat subdivision of 33.0 acres in Savannah for 105 residential lots. The property is located in the City of Pearland E.T.J. in the Savannah development, and is described as follows:

Being 33.0 acres of land out of the J.S. Talmage Survey, A-562, Brazoria County, Texas.

**D. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Savannah Meadows Section Six**

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39.3506 acres out of the H.T. and B. RR Co. Survey, Sec 84, A-538, in the City of Pearland, Brazoria County, Texas.

**F. CONSIDERATION & POSSIBLE ACTION – Final Plat of Pearwood Plaza**

A request by Tina Kast, Texas Engineering & Mapping, for Parkwood Development, Ltd, owner, for a replat of Reserve A of the Albertson's-Pearland Plat as the Pearwood Plaza Final Plat in order to create three new tracts. The parcel is 3.8984 acres in size and is zoned General Business (GB). The property is located at the northwest corner of Broadway and Reid Blvd, and is described as follows:

A subdivision of 3.8984 acres being a replat of the remainder of Restricted Reserve A of Albertson's-Pearland, in the H.T.B. & B. R.R. Co. Survey, Section 9, City of Pearland, Brazoria County, Texas.

**G. COMMUNICATIONS**

ULI Houston Event/Luncheon on Thursday, May 25, 2006 at the Hilton Americas-Houston Hotel

Topic: *Improving Houston's Quality of Life Series, Part 2: Green Space & Development – A Natural Pair*

H. NEXT MEETING            May 15, 2006 JPH & Regular P&Z Meeting

I. CONSIDERATION AND POSSIBLE ACTION

A request by Oakbrook Estates, Ltd., for approval of a Variance from Section 27-4 of the Subdivision Ordinance regarding the construction of Sidewalks along a residential street within Oakbrook Estates.

IV. ADJOURNMENT

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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 **28th day of April, 2006, A.D.**

Agenda removed on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2006.

# Planning and Zoning Commission

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON APRIL 17, 2006 AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

## **CALL TO ORDER**

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P & Z Commissioner Neil West  
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P & Z Commissioner Jerry Koza, Jr.  
P & Z Commissioner Henry Fuertes  
P & Z Commissioner Susan Sherrouse

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

## **APPROVAL OF MINUTES**

Commissioner Sherrouse made the motion to approve the minutes, and Commissioner Diggs seconded. The vote was 6-0 for approval.

## **NEW BUSINESS**

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## Planning and Zoning Commission

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The vote was 5–1 for approval. Commissioner Diggs denied due to the conditions, the fact that the applicant had already set this up without approval, and he was a no show at this hearing.

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## Planning and Zoning Commission

Commissioner Fuertes stated that he was brought into a conversation at an earlier date regarding this plat with Mr. Pollak, but upon realizing his role as a Commissioner, refrained from talking about it.

The vote was 6-0 to recommend approval.

### **C. CONSIDERATION & POSSIBLE ACTION – Zone Change 2006-15Z**

A request by Jerry McGinty, applicant for Star Two Twin Lakes, L.P., owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Planned Development District (PD) to Planned Development District (PD), an amendment to the existing Planned Development District (PD) for Twin Lakes, on the following described property as 64.8110 acres-Generally Located on the East Side of Veterans Drive, and Approximately 1,000 Feet South of Walnut Street.

Commissioner West made the motion to approve, and Commissioner Fuertes seconded.

There was no discussion among the Commission/Staff.

The vote was 6-0 to recommend approval.

### **D. CONSIDERATION & POSSIBLE ACTION – Plat Extension of The Promenade Shops at Shadow Creek**

A request by Jason Banda, LJA Engineering for a six-month extension of the Preliminary plat of The Promenade Shops at Shadow Creek.

Commissioner Diggs made the motion, and Commissioner Sherrouse seconded.

Planning Director Krishnarao stated that under the new Unified Development Code, there are new expiration dates for longer periods of time. The applicant is only seeking a six month extension.

The vote was 6-0 for approval.

### **E. NEXT MEETING DATES      May 1, 2006 Regular Meeting**

### **ADJOURNMENT**

The Planning and Zoning Meeting was adjourned at 8:10 p.m. by Vice-Chairperson Sheryl Greiner.

# Planning and Zoning Commission

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.

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Ruby Sandars  
P&Z Chairperson

RECEIVED

APR 24 2006

Development Handbook  
May 2005

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 04.10.06 P&Z MEETING DATE: 04.17.06

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch SF 49

Lot(s): 133 Block(s): 2 Reserve(s): 6

PRIMARY CONTACT: LJA Engineering - Jason Bandz  
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 *tree letter*
- 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: \_\_\_\_\_ (Owner)

Signature: J. Bandz (Agent)

Fee: \$ 932

Date Paid: 4-24-06

Receipt No.: 121427

## **SHADOW CREEK RANCH SF-49**

### **FINAL PLAT – STAFF REPORT**

**P & Z MEETING DATE:** May 1, 2006

**APPLICANT:** Jason R. Banda, LJA Engineering, for Pearland Investments, LP, owner.

**REQUEST:** Final Plat subdivision of 30.606 acres in Shadow Creek Ranch into 133 residential lots, with 4.906 acres reserved for drainage, open space, and landscaping. The Preliminary Plat was approved on January 17, 2005.

**GENERAL LOCATION:** At the northwest corner of Arcadia Bay Drive and Trinity Bay Drive 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 Arcadia Bay Drive.

**ZONING:** Shadow Creek Ranch PUD R-7, Single Family Dwelling District – Patio and Cluster Homes, with a minimum lot size of 5,000 square feet and minimum lot width of 50 feet. The proposed plat is consistent with the approved PUD.

**SURROUNDING USES:** All surrounding uses 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, which permits low density residential as well. The plat is consistent with the Comprehensive Plan.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis was performed as part of the Master Plan for the entire Shadow Creek Ranch development.

**UTILITIES:** The developer will extend water and sewer to this area.

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

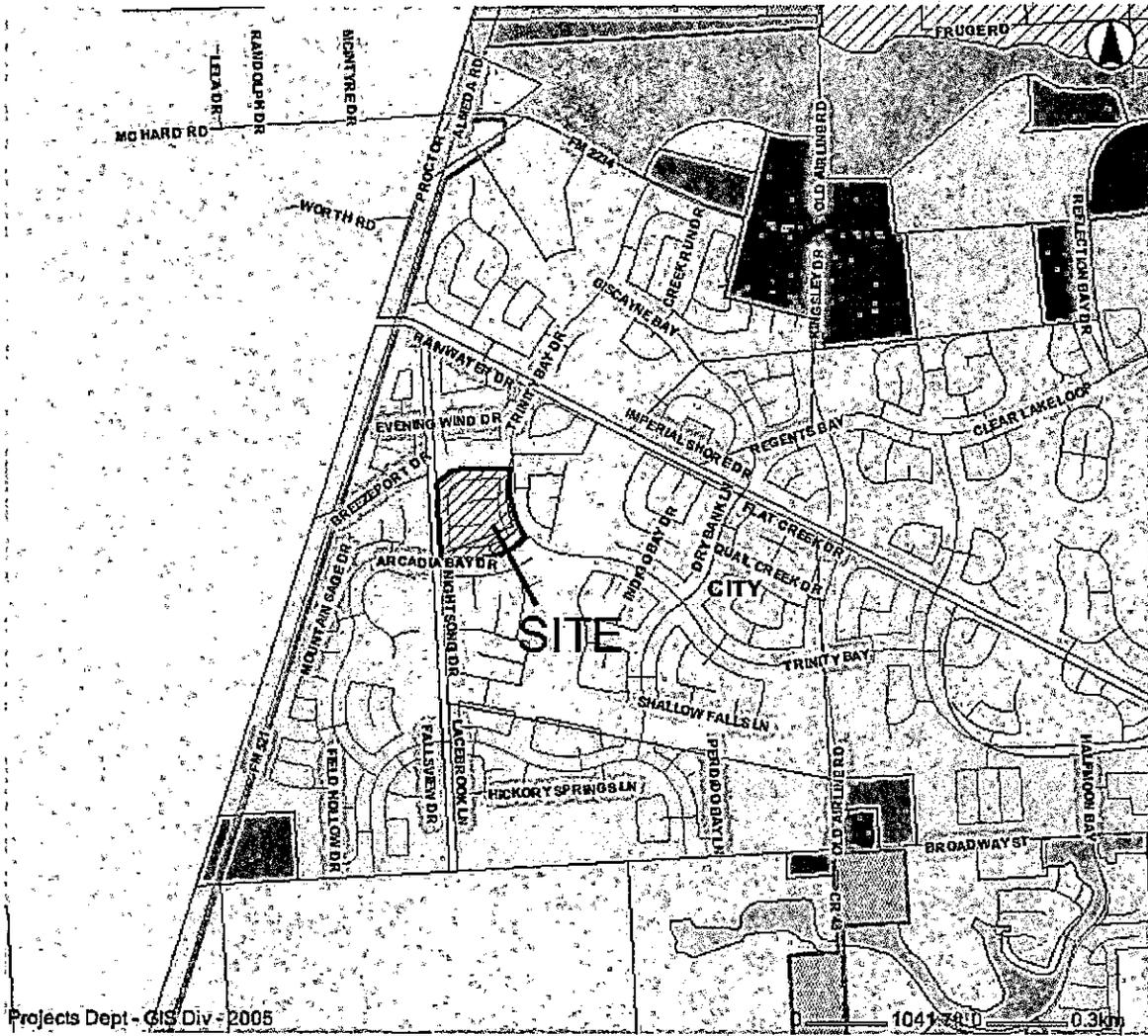
**PARKS AND OPEN SPACE:** Parks and open space will be provided in accordance with the Master Plan for the entire development.

#### **OUTSTANDING ITEMS:**

1. The Base Flood Elevation, with year of adjustment, should be added to Note 14.

**ATTACHMENTS:**

1. Application Form
2. Final Plat



January 2006

RECEIVED

**FINAL PLAT SUBMITTAL APPLICATION**  
(Page 1 of Application)

ADD 2.4.2005

DATE FILED: 4/24/06 P&Z MEETING DATE: 5/1/06

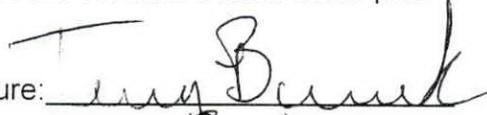
**SUBDIVISION NAME/LOCATION:** VILLA D'ESTE SECTION TWO / LOCATED IN B.C.M. L.D. NO. 18, APPROX. AT THE INTERSECTION OF SCARSDALE BLVD. AND BELLAVITA DR., CITY OF PEARLAND, HARRIS COUNTY, TEXAS.

Lot(s): 50, Block(s): 3, Reserve(s): 10

**PRIMARY CONTACT:** EDDIE A. TAHER, C/O CENTURY ENGINEERING, INC.  
MAILING ADDRESS: 3030 S. GESSNER, SUITE No. 100  
CITY, STATE, ZIP: HOUSTON, TEXAS 77063  
PHONE: (713) 780 8871 FAX: (713) 780 7662  
E-MAIL ADDRESS: ETAHER@CENTURYENGINEERING.COM

**OWNER NAME:** GREEN-HOLLOW, LTD. / RENEE L. MCGUIRE  
MAILING ADDRESS: 7918 BROADWAY, SUITE 106  
CITY, STATE, ZIP: PEARLAND, TX 77581  
PHONE: (281) 997-1500 FAX: (281) 997-2886  
E-MAIL ADDRESS: TERRY@RWESTDEVELOPMENT.COM

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

Signature:   
(Owner)

Signature:   
(Agent)

Fee: \$ 600<sup>00</sup> Date Paid: 4-24-06 Receipt No.: 126483

**VILLA D'ESTE SECTION TWO**  
**FINAL PLAT – STAFF REPORT**

**P & Z MEETING DATE:** May 1, 2006

**APPLICANT:** Eddie Taher, Century Engineering, for Green-Hollow, Ltd, owner.

**REQUEST:** A Final Plat subdivision of 22.7015 acres zoned R-1, Low Density Single Family, into 50 residential lots, with 2.9348 acres reserved for drainage and open space. The Preliminary Plat was approved on September 16, 2002.

**GENERAL LOCATION:** The subject property is located between Scarsdale Blvd and Green Tee in Harris County. See Vicinity Map below.

**PROPERTY DESCRIPTION:** The property is currently undeveloped.

**ZONING:** The property is zoned R-1, Low Density Single Family.

**SURROUNDING USES:** The property is surrounded by single-family residential subdivisions.

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

**TRAFFIC AND TRANSPORTATION:** The Traffic Impact Analysis has been approved.

**UTILITIES:** Water and sewer are available.

**STORMWATER MANAGEMENT:** Stormwater detention will be provided offsite.

**PARKS, OPEN SPACE, AND TREES:** Parkland has been provided offsite by agreement with the City of Pearland.

**OUTSTANDING ITEMS:**

1. Signed mylars are needed.
2. The zoning is Note No. 7 should be corrected. This land is zoned R-1, not PUD.

**ATTACHMENTS:**

1. Application Form
2. Final Plat



RECEIVED

APR 24 2006



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: APRIL 24, 2006 P&Z MEETING DATE: MAY 1, 2006

SUBDIVISION NAME/LOCATION: SAVANNAH BEND, SECTION THREE, BEING 133.0 ACRES OF LAND OUT OF THE J.S. TALMAGE SURVEY, A-562 BRAZORIA COUNTY, TEXAS.

Lot(s): 105, Block(s): 4, Reserve(s): 4 (6.8 AC.)

PRIMARY CONTACT(Print or Type): MR. RANDY RILEY Phone: (281) 579-0340

MAILING ADDRESS: 15810 PARK TEN PLACE, SUITE 160 HOUSTON, TEXAS 77084

OWNER NAME(Print or Type): SAVANNAH DEVELOPMENT, LTD. A TEXAS LIMITED PARTNERSHIP Phone: (281) 875-1552

MAILING ADDRESS: 550 GREENS PARKWAY, SUITE 100 HOUSTON, TEXAS 77067

AGENT'S NAME(Print or Type): KERRY R. GILBERT & ASSOCIATES, INC. Phone: (281) 579-0340

MAILING ADDRESS: 15810 PARK TEN PLACE, SUITE 160 HOUSTON, TEXAS 77084

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 \$8 per lot or \$30 per acre)
- Title Report or Certificate of Title
- Staff Review Mark-Up
- Tree Survey (same scale as plat) N/A
- Completed Checklist
- Variance request(s) submitted in letter form
- Letters from utility companies

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: \$ 1234.00

Date Paid: 4-24-06

Receipt No.: 126235

**SAVANNAH BEND, SECTION THREE**  
**PRELIMINARY PLAT – STAFF REPORT**

**P & Z MEETING DATE:** May 1, 2006

**APPLICANT:** Randy Riley, Kerry Gilbert & Assoc, for Savannah Development, Ltd, owner.

**REQUEST:** Preliminary Plat subdivision of 33.0 acres in Savannah for 105 residential lots, with four reserves totaling 6.8 acres for landscaping, open space, drainage, a lake, and detention. A recreation center will be located on Reserve A.

**GENERAL LOCATION:** In the northeast section of the Savannah development. See Vicinity Map below.

**PROPERTY DESCRIPTION:** The property is located in the City of Pearland E.T.J. and is currently undeveloped.

**ZONING:** The property is located in the E.T.J. and is unzoned. The proposed plat complies with the Savannah development agreement between the developer and the City, which calls for lots consistent with R-3 PUD zoning.

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

**COMPREHENSIVE PLAN:** The City of Pearland Land Use Plan designates the property for Low Density Residential, or average lot size of 7,500 square feet. The lots in this plat range from 6,325 square feet and up. The plat is consistent with the Savannah development agreement.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis was previously approved for the entire Savannah development. Fees for C.R. 58 improvements will be required at the rate of \$93.40 per lot in accordance with the development agreement with the City of Pearland.

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

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

**PARKS AND OPEN SPACE:** Park fees are required at \$78 per lot in accordance with the development agreement with the City of Pearland and must be paid prior to approval of the final plat.



RECEIVED

APR 24 2006



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: APRIL 24, 2006 P&Z MEETING DATE: MAY 1, 2006

SUBDIVISION NAME/LOCATION: SAVANNAH MEADOWS, SECTION SIX, BEING 12.6 ACRES OF LAND OUT OF THE A.C.H. & B. SURVEY, A-903 J.S.S. TALMAGE SURVEY, A-552 BRAZORIA COUNTY, TEXAS.  
Lot(s): 46 Block(s): 3 Reserve(s): 3 (2.6 AC.)

PRIMARY CONTACT (Print or Type): MR. RANDY RILEY Phone: (281) 579-0390  
MAILING ADDRESS: 15810 PARK TEN PLACE, SUITE 160  
HOUSTON, TEXAS 77084

OWNER NAME (Print or Type): SAVANNAH DEVELOPMENT, LTD. A TEXAS LIMITED PARTNERSHIP Phone: (281) 876-1552  
MAILING ADDRESS: 550 GREENS PARKWAY, SUITE 100  
HOUSTON, TEXAS 77067

AGENT'S NAME (Print or Type): KERRY R. GILBERT & ASSOCIATES, INC. Phone: (281) 579-0390  
MAILING ADDRESS: 15810 PARK TEN PLACE, SUITE 160  
HOUSTON, TEXAS 77084

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

- 22 folded prints of Preliminary Plat
- 2 copies of preliminary drainage report
- Traffic Impact Analysis (if required)
- Application fee (\$400 plus \$8 per lot or \$30 per acre)
- Title Report or Certificate of Title
- Staff Review Mark-Up
- Tree Survey (same scale as plat) *N/A*
- Completed Checklist
- Variance request(s) submitted in letter form
- Letters from utility companies

**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: \$ 754.00 Date Paid: 4.24.06 Receipt No.: 126234

**SAVANNAH MEADOWS, SECTION SIX**  
**PRELIMINARY PLAT – STAFF REPORT**

**P & Z MEETING DATE:** May 1, 2006

**APPLICANT:** Randy Riley, Kerry Gilbert & Assoc, for Savannah Development, Ltd, owner.

**REQUEST:** Preliminary Plat subdivision of 12.6 acres of land in Savannah for 46 residential lots, with three reserves of 2.61 acres for landscaping and open space.

**GENERAL LOCATION:** East side of Savannah Parkway south of Savannah Bend Drive in Savannah. See Vicinity Map below.

**PROPERTY DESCRIPTION:** The property is located in the City of Pearland E.T.J. and is currently undeveloped.

**ZONING:** The property is located in the E.T.J. and is unzoned. The proposed plat complies with the Savannah development agreement between the developer and the City, which calls for lots consistent with R-3 PUD zoning.

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

**COMPREHENSIVE PLAN:** The City of Pearland Land Use Plan designates the property for Low Density Residential, or average lot size of 7,500 square feet. The lots in this plat range from 6,000 square feet and up.

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

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

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

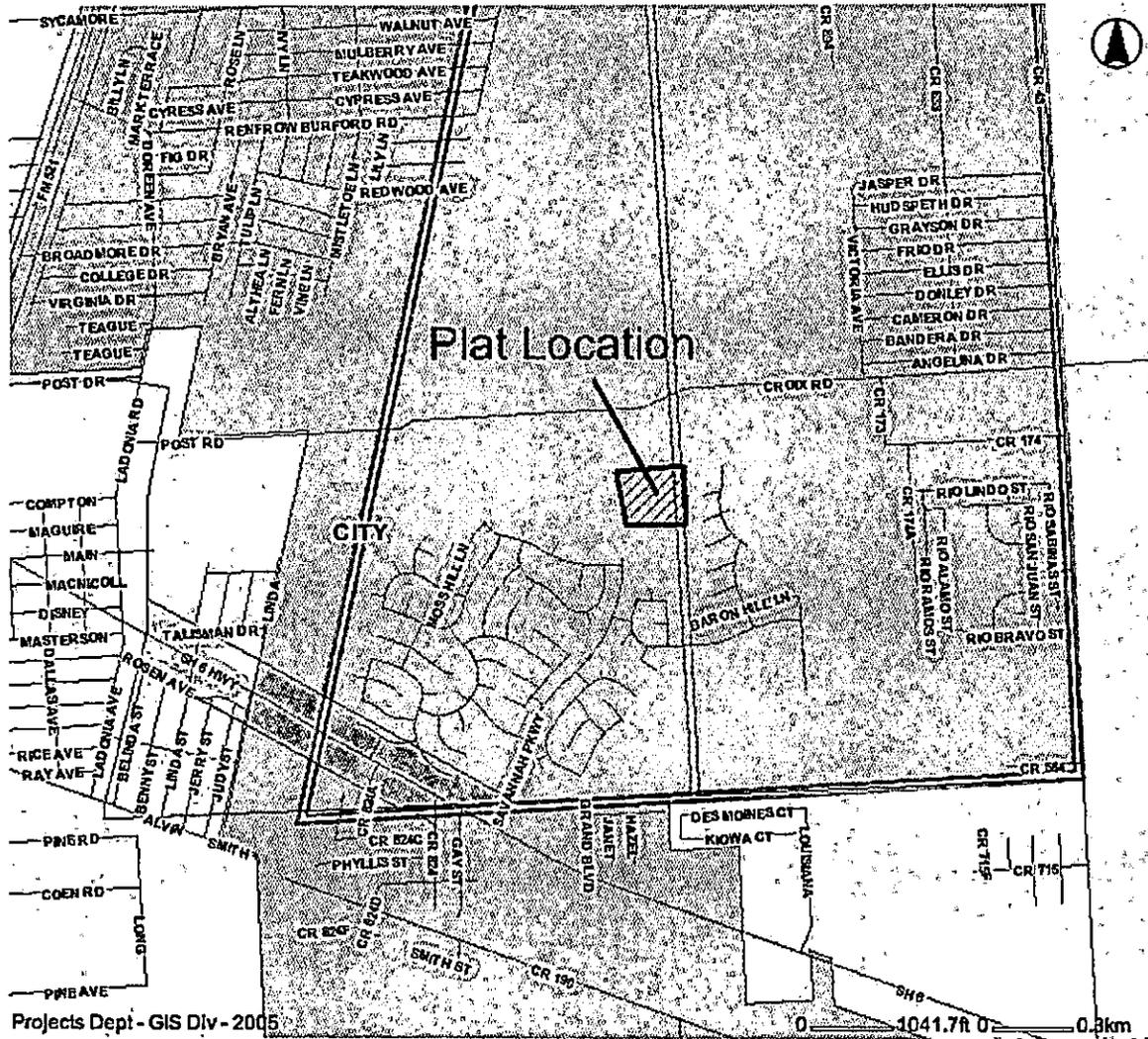
**PARKS AND OPEN SPACE:** Park fees are required at \$78 per lot in accordance with the development agreement with the City of Pearland and must be paid prior to approval of the final plat.

**OUTSTANDING ITEMS:**

1. 'Rainy Brook Ln' should be changed to read 'Meadow Walk Ln' in Note No. 22.

**ATTACHMENTS:**

1. Application Form
2. Preliminary Plat



RECEIVED

APR 10 2006  
@ 9:25 a.m.

January 2006

PRELIMINARY PLAT SUBMITTAL APPLICATION  
(Page 1 of application)

DATE FILED: April 10, 2006 P&Z MEETING DATE: May 1, 2006  
~~April 17, 2006~~

SUBDIVISION NAME/LOCATION: Southern Trails West, Sec. 1

Lot(s): 112, Block(s): 6, Reserve(s): 9

PRIMARY CONTACT: Dausha Moore  
MAILING ADDRESS: 10555 Westoffice Dr.  
CITY, STATE, ZIP: Houston TX 77042  
PHONE: 713-784-4500 FAX: 713-784-4577  
E-MAIL ADDRESS: dmoores@ehrainc.com

OWNER NAME: Stoddard Group, LTD.  
MAILING ADDRESS: 15950 North Dallas Parkway  
CITY, STATE, ZIP: Dallas, TX 75248  
PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_  
E-MAIL ADDRESS: \_\_\_\_\_

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

Signature: \_\_\_\_\_  
(Owner)

Signature: Dausha R Moore  
(Agent)

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

**SOUTHERN TRAILS WEST SECTION ONE  
PRELIMINARY PLAT – STAFF REPORT**

**P & Z MEETING DATE:** May 1, 2006

**APPLICANT:** Dausha Moore, EHRA, for Stoddard Group, Ltd, owner.

**REQUEST:** Preliminary Plat subdivision of 39.3506 acres in the Southern Trails PUD for 112 residential lots. The Southern Trails PUD was approved on February 23, 2004.

**GENERAL LOCATION:** The property is located south of Broadway and west of Kingsley Drive. See Vicinity Map below.

**PROPERTY DESCRIPTION:** The property is undeveloped.

**ZONING:** The property is zoned PUD in accordance with the approved Southern Trails PUD. The smallest lots in this plat are 6,000 square feet in area and 50 feet wide.

**SURROUNDING USES:** Other sections of Southern Trails are located to the east, and Shadow Creek Ranch is to the north. The lands on the west and south sides are primarily undeveloped.

**COMPREHENSIVE PLAN:** The City of Pearland Land Use Plan designates the property for Low Density Single Family, which is consistent with the proposed plat.

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

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

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

**PARKS AND OPEN SPACE:** Park fees are required prior to final plat approval.

**OUTSTANDING ITEMS:**

1. A note should be added to the plat indicating the correct zoning and the ordinance number establishing the PUD.
2. The vicinity map shows incorrect labels for Broadway and the city limits.

**ATTACHMENTS:**

1. Application Form
2. Preliminary Plat



# PLAT APPLICATION

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

### Please Check Type of Plat Requested:

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

#### SUBDIVISION

NAME: Pearland Plaza

NUMBER OF <sup>Tracts</sup> LOTS: 3

#### GENERAL

LOCATION: North of FM 518

West of Reid Blvd.

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

PRIMARY CONTACT: Texas Engineering + Mapping/Tina A. Kast  
 MAILING ADDRESS: 12810 Century Drive  
 CITY, STATE, ZIP: Stafford, Texas 77477  
 PHONE: 281-491-2525 FAX: 281-491-2535  
 E-MAIL ADDRESS: tkast@team-civil.com

OWNER NAME: Parkwood Development, LTD  
 MAILING ADDRESS: 5700 Legacy Drive, Suite 10  
 CITY, STATE, ZIP: Plano, Texas  
 PHONE: 972-693-4081 FAX: \_\_\_\_\_  
 E-MAIL ADDRESS: \_\_\_\_\_

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

\* Owner's Signature: Chris A. Coogan Date: 4/20/06  
 Applicant's Signature: Tina A. Kast Date: \_\_\_\_\_

Fees Not Required for Staff Review Plats

|                                    |                           |                                 |                               |
|------------------------------------|---------------------------|---------------------------------|-------------------------------|
| FEES PAID: <u>208<sup>00</sup></u> | DATE PAID: <u>4/24/06</u> | RECEIVED BY: <u>[Signature]</u> | RECEIPT NUMBER: <u>126447</u> |
|------------------------------------|---------------------------|---------------------------------|-------------------------------|

Application No.

**PEARWOOD PLAZA**  
**FINAL PLAT (REPLAT) – STAFF REPORT**

**P & Z MEETING DATE:** May 1, 2006

**APPLICANT:** Tina Kast, Texas Engineering and Mapping, for Parkwood Development, Ltd, owner.

**REQUEST:** Replat of Reserve A of the Albertson's-Pearland Plat as the Pearwood Plaza Final Plat in order to create three lots. The parcel is 3.8984 acres in size and is zoned General Business (GB). This plat was denied by P&Z on April 3, 2006 because of numerous outstanding items.

**GENERAL LOCATION:** The northwest corner of Broadway and Reid Blvd. 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:** The property is surrounded by retail and commercial uses and zones.

**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:** Approval of a Traffic Impact Analysis is still outstanding. See Outstanding Items below.

**UTILITIES:** Sewer is not available to Tract A-1. See Outstanding Items below.

**STORMWATER MANAGEMENT:** Stormwater detention will be addressed in the required drainage report.

**PARKS AND OPEN SPACE:** Not applicable to this plat.

**OUTSTANDING ITEMS:**

1. An approved Traffic Impact Analysis (T.I.A.) is needed.
2. The City Engineer needs plans for sanitary sewer to serve Tract A-1.
3. A separate notarized instrument agreeing to the platting of the property and signed by the present owners must be provided.

**ATTACHMENTS:**

1. Application Form
2. Final Plat





## CITY OF PEARLAND PLANNING & ZONING

---

### CONSIDERATION AND POSSIBLE ACTION

**DATE:** May 1, 2005

**TO:** Planning and Zoning Commission

**SUBJECT:** Consideration and Possible Action on a request by Oakbrook Estates, Ltd., for approval of a Variance from Section 27-4 of the Subdivision Ordinance regarding the construction of sidewalks along a residential street within Oakbrook Estates.

---

**SUMMARY:** The developer of Oakbrook Estates is seeking a variance regarding the construction of sidewalks along a certain street in the Oakbrook Estates subdivision. More specifically, the variance is regarding a section of sidewalk that runs through a utility reserve, and it was never constructed. At the residents' request, the developer installed a sidewalk through the utility reserve on one side of the street, but not on the other side of the street. The ordinance requires construction of a sidewalk along both sides of a street. The homeowners association indicated that they are satisfied with the sidewalk along the one side of the street. However, the sidewalk requirement along both sides of the street remains.

Since the sidewalk is required by both the Subdivision Ordinance and the Zoning Ordinance, the developer will have to obtain variance from both the Planning and Zoning Commission and the Zoning Board of Adjustment.

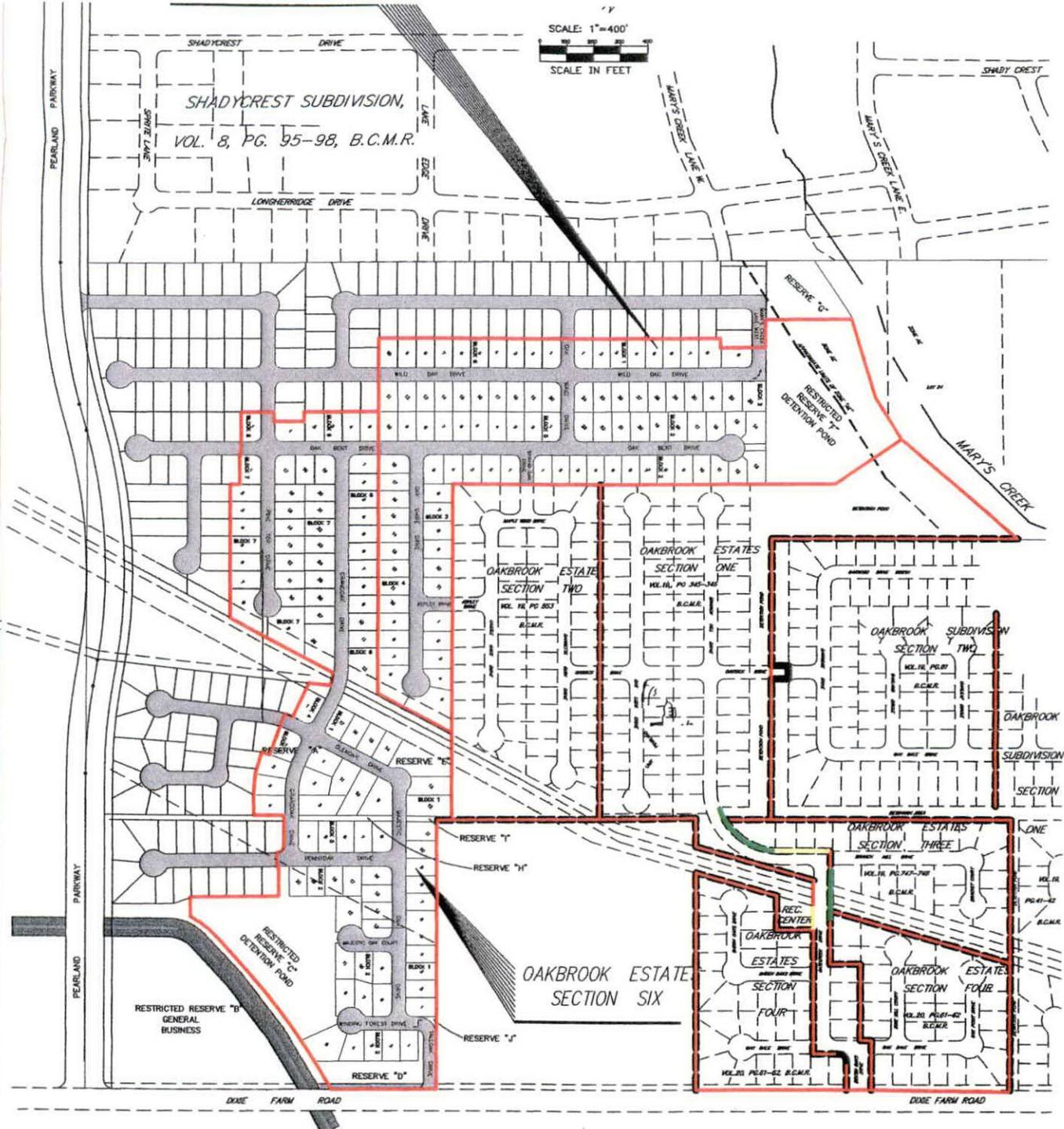
**STAFF RECOMMENDATION:** Denial of this variance, as the Planning and Zoning Commission is not empowered to grant this a variance because it would be a complete waiver of the sidewalk requirement and therefore amount to a legislative change.

**ATTACHMENTS:**

- Letter from Oakbrook Estates
- Location Map

SCALE: 1"=400'  
SCALE IN FEET

SHADYCREST SUBDIVISION,  
VOL. 8, PG. 95-98, B.C.M.R.



NEW SIDEWALKS  
EXISTING SIDEWALKS

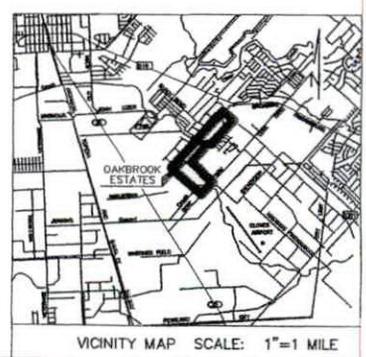
# GENERAL PLAN OF OAKBROOK ESTATES

OWNER:  
OAKBROOK ESTATES, LTD.,  
GREATMARK INTERNATIONAL, INC., GENERAL PARTNER  
CLINTON F. WONG, PRESIDENT  
7676 WOODWAY, SUITE 238  
HOUSTON, TEXAS 77063  
713-784-6102  
AUGUST 2005

TurnerCollinsBaden Inc.  
Engineers • Planners • Project Managers  
5757 WOODWAY  
HOUSTON, TEXAS 77057  
713-780-4100

SURVCON INC.  
PROFESSIONAL SURVEYORS  
5757 WOODWAY  
HOUSTON, TEXAS 77057  
713-780-4123

JOB NO. 21-04007-005



# Oakbrook Estates HOA

March 27, 2006

Planning and Zoning Board  
3519 Liberty Drive  
Pearland, TX 77581-5416

**RE: Play Ground Equipment vs. Added sidewalks by Developer in "Oakbrook Estates HOA "**

Dear Planning and Zoning Board Members:

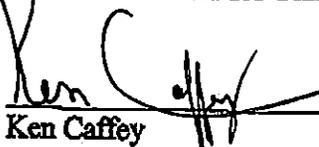
We have worked out a deal with the Developer to deposit \$12,000 in the Oakbrook Estates HOA General Reserves account for Play Ground Equipment. They have already installed one set of side walks along Gate Creek Dr. and Branch Hill Dr. Oakbrook Estates Section 1, which is adequate for the Homeowners to walk to the pool from the back of the subdivision.

This is a win-win situation for the HOA; your help in getting this approved would be appreciated.

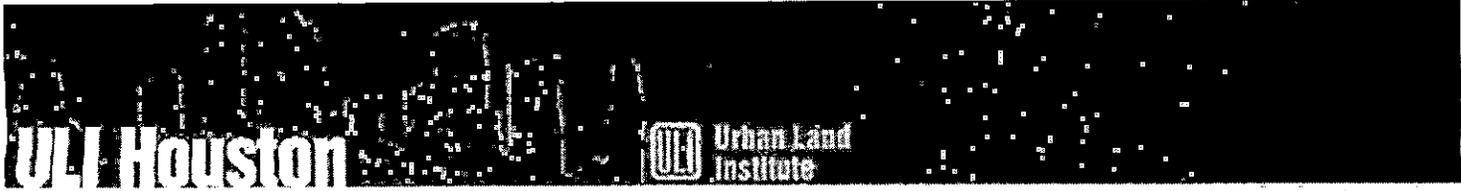
Sincerely,



Charlie Morris  
Board of Director for Oakbrook Estates



Ken Caffey  
Vice President-Development  
Skymark Development Co., Inc.



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[get involved](#)
[young leaders](#)
[membership](#)
[news & events](#)
[sponsors](#)
[links](#)
[contact us](#)

**news & events**

Past Events

**Events**

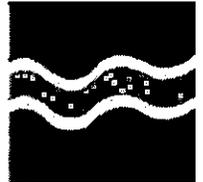
**Thursday, May 25, 2006**  
**District Council Monthly Luncheon**  
*Improving Houston's Quality of Life Series, Part 2:*  
*Green Space and Development- A Natural Pair*

**Speakers:**      **Mr. Tom Bacon**  
                          **Board Member,**  
                          **Buffalo Bayou Partnership**

**Mr. Guy Hagstette**  
                          **Park Director,**  
                          **Houston Downtown Park Conservancy**

**Location:**      **The Hilton Americas-Houston Hotel**  
                          Ballroom of the Americas A  
                          1600 Lamar Street  
                          Houston, TX 77010

**Schedule:**      **11:30 AM - 12:00 PM:** Registration  
                          **12:00 PM - 1:30 PM:** Luncheon



**Buffalo Bayou  
Partnership**



*Downtown's  
Backyard*

**Event Overview:**

"We need more green space and more parks, in order to create a better city, with a better quality of life." The were spoken by Gerald Hines, at the ULI Houston luncheon last November. Please join us for the second progrt ULI Houston Luncheon Series intended to follow up on Mr. Hines' remarks, as we discuss two projects that are creating a better city and a better quality of life, but will also act as catalysts for surrounding development.

Tom Bacon, Buffalo Bayou Partnership Board Member, President of the Houston Parks Board, and a founding Pi The Lionstone Group, will discuss how the Partnership is working to once again make the Bayou a focal polr community. Guy Hagstette, Park Director for the Houston Downtown Park Conservancy, will describe the plar city's newest park, which is being billed as "Downtown's Backyard." Both speakers will discuss how these ame attract new development, and how that surrounding development will in turn help the public spaces beco destinations, for residents of the city and region.

**Registration Links :**

There are three possible ways to register:

- Register online now by [clicking here](#)
- Register by [clicking here](#) for printable "fax-in" registration form and event flyer. ( .PDF format)
- Register by phone by calling 1-800-321-5011 and referencing **Meeting Code 8113-0618.**

**May 4th, 6th, 11th, and 12th, 2006**  
**Community Forums**  
*Envision Houston Region: Exploring Growth Alternatives*  
**Various locations in region**



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APR 24 2006

FINAL PLAT OF  
**ADOW CREEK RANCH**  
**SF - 49**

30.606 ACRES

BEING OUT OF THE GEORGE MAC DONALD  
 , ABSTRACT 557, AND THE H.T.&B.R.R. CO.  
 SURVEY, SECTION 83, ABSTRACT 761,  
 OF PEARLAND, FORT BEND COUNTY, TEXAS

LOTS 6 RESERVES (4.906 AC.) 2 BLOCKS

2006

OWNER:

SCALE: 1" = 100'

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

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

JOB NO. 1545-0149-304

ENGINEER:

**LJA Engineering & Surveying, Inc.**

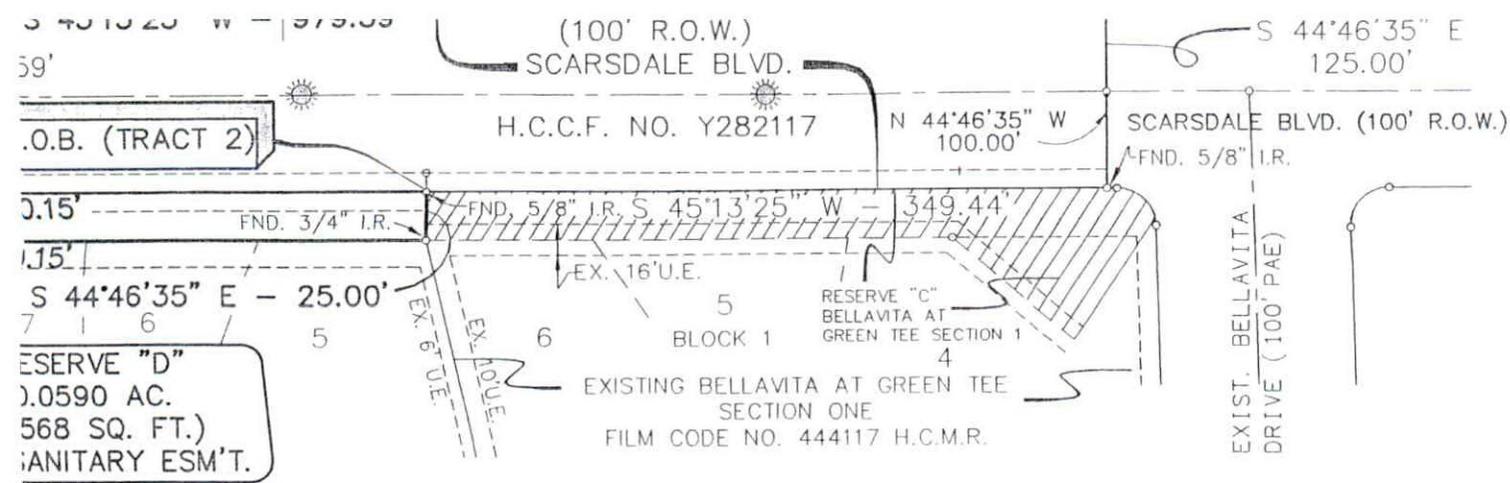


2929 Briarpark Drive  
 Suite 600  
 Houston, Texas 77042-3703

Phone 713.953.5200  
 Fax 713.953.5026

ACT: JASON BANDA

SHEET 1 OF 2



APR 24 2006

# FINAL PLAT OF VILLA D'ESTE SECTION TWO

BEING A SUBDIVISION OF 22.7015 ACRES OF LAND  
OUT OF THE W.D.C. HALL SURVEY, A-23  
CITY OF PEARLAND, HARRIS COUNTY, TEXAS  
50 LOTS 3 BLOCKS 10 RESERVES (2.9348 ACRES)  
DATE: APRIL, 2006 SCALE: 1" = 100'

ENGINEER:  
**CENTURY ENGINEERING, INC.**  
3030 SOUTH GESSNER, SUITE 100, HOUSTON, TEXAS 77063  
PH. (713) 780-8871 FX. (713) 780-7662  
EDDIE A. TAHER  
C.E.I. JOB NO. 98044-02.0

SURVEYOR:  
**GARALD E. MUNGER, JR.**  
3030 SOUTH GESSNER, SUITE 100, HOUSTON, TEXAS 77063  
PH. (713) 780-8871 FX. (713) 780-7662

OWNER:  
**GREEN-HOLLOW, LTD.**  
RENEE L. McGUIRE, PRESIDENT  
7918 BROADWAY, SUITE 106, PEARLAND, TEXAS 77581  
PH. (281) 997-1500 FX. (281) 997-2886  
CEI JOB NO. 98044-02.1 (TAYLOR) 98017A.COR

# SAVANNAH BEND SECTION THREE

## BEING ±33.0 ACRES OF LAND

CONTAINING 105 LOTS (55' X 115' TYP.) AND  
FOUR RESERVES (6.8 AC.) FOUR BLOCKS.

OUT of THE

**J.S. TALMAGE SURVEY, A-562**

BRAZORIA COUNTY, TEXAS

SURVEYOR / CONSULTING ENGINEER:

**BROWN & GAY ENGINEERS, INC.**

EDWARD F. TAYLOR, R.P.L.S. (281) 558-8700

SERGIO HANDAL P.E. (281) 558-5700

11490 WESTHEIMER, SUITE. 700

HOUSTON, TEXAS 77077

**KERRY R. GILBERT & ASSOCIATES, INC.**

MR. RANDY RILEY, (281) 579-0340

15810 PARK TEN PLACE, SUITE 160

HOUSTON, TEXAS 77084

OWNER:

**SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP**

MR. BRIAN GIBSON, P.E. (281) 875-1552

550 GREENS PARKWAY, SUITE. 100

HOUSTON, TEXAS 77067

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APR 24 2006

B.C.C.F. No. 35 714451

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants

15810 Park Ten Place

Suite 160

Houston, Texas 77084

(281)579-0340

SCALE: 1" = 100'



REVISED: APRIL 05, 2006

MARCH 01, 2006

KGA# 4708

KERRY R.

# SECTION SIX

**BEING ±12.6 ACRES OF LAND**

**CONTAINING 46 LOTS (50' X 115' TYP.) AND  
THREE RESERVES (2.61) AC. IN THREE BLOCKS.**

OUT OF THE

**A. C. H. & B. SURVEY, A-403 &  
J.S. TALMAGE SURVEY, A-562  
BRAZORIA COUNTY, TEXAS**

SURVEYOR / CONSULTING ENGINEER:

**BROWN & GAY ENGINEERS, INC.**

EDWARD F. TAYLOR, R.P.L.S. (281) 568-8700

SERGIO HANDAL P.E. (281) 658-5700

11450 WESTHEIMER, SUITE 700

HOUSTON, TEXAS 77077

**KERRY R. GILBERT & ASSOCIATES, INC.**

MR. RANDY RILEY, (281) 579-0340

15810 PARK TEN PLACE, SUITE 160

HOUSTON, TEXAS 77084

OWNER:

**SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP**

MR. BRIAN GIBSON, P.E. (281) 875-1552

550 GREENS PARKWAY, SUITE 100

HOUSTON, TEXAS 77067

**KERRY R. GILBERT & ASSOCIATES, INC.**

Land Planning Consultants

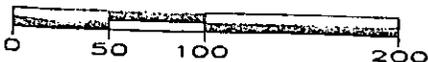
15810 Park Ten Place

Suite 160

Houston, Texas 77084

(281)579-0340

SCALE: 1" = 100'



REVISED: APRIL 05, 2006

MARCH 01, 2006

KGA# 4708-219

**KERRY R. GILBERT**

Street Name Change

**BENCHMARK(S):**

CITY OF PEARLAND REFERENCE BENCHMARK:

MONUMENT GPS-9. BRASS CAP SET FLUSH IN CONCRETE STAMPED "CITY OF PEARLAND 9 - GPS MONU. 1995". THE MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO HIGHWAY 288 AND COUNTY ROAD 92 AND F.M. 518. THE MONUMENT IS APPROXIMATELY 500 FEET NORTH OF COUNTY ROAD 92 AND 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM DRAIN INLETS.

ELEV. 59.22                      NAVD88                      1991 ADJ.

TBM: NORTH RIM OF SANITARY SEWER MANHOLE AT THE SOUTHEAST CORNER OF SOUTHERN TRAILS WEST SEC. 1

ELEV. 61.76                      NGVD88                      1991 ADJ.

# PRELIMINARY PLAT OF SOUTHERN TRAILS WEST, SEC. 1

RECEIVED

APR 24 2006

BEING A TOTAL OF 39.3506 ACRES OUT OF THE H.T. AND B. RR CO.  
SURVEY, SEC. 84, A-538, IN THE CITY OF PEARLAND,  
BRAZORIA COUNTY, TEXAS.

112 LOTS      6 BLOCKS      9 RESERVES (11.0802 AC.)

OWNER

STODDARD GROUP, LTD.,  
C/O BRADY GIDDENS  
PH. 972-837-7999  
A TEXAS LIMITED PARTNERSHIP  
15950 NORTH DALLAS PARKWAY  
DALLAS, TEXAS 75248

EHRA CONTACT

DAUSHA MOORE 713-784-4500

APRIL 24, 2006

 **Edminster • Hinshaw • Russ**  
and associates  
civil engineers • surveyors • land planners  
10555 westoffice drive    houston, texas 77042  
t-713-784-4500    f-713-784-4577    www.ehrainc.com

2. A 21' WIDE ACCESS EASEMENT SHALL BE DEDICATED THROUGH TRACT "A-2" BY SEPARATE INSTRUMENT FROM ITS EAST LINE TO ITS WEST LINE BEFORE A BUILDING PERMIT IS ISSUED ON TRACT "A-2".

## REASON FOR REPLAT

TO DIVIDE REMAINDER OF RESTRICTED RESERVE "A" INTO THREE SEPARATE TRACTS

# PEARWOOD PLAZA

RECEIVED  
APR 24 2006

1 BLOCK ( 3 TRACTS

A SUBDIVISION OF 3.8984 ACRES BEING  
A REPLAT OF THE REMAINDER OF  
RESTRICTED RESERVE "A"  
OF ALBERTSON'S-PEARLAND  
(VOL. 19, PG. 717-718; B.C.P.R.),  
IN THE H.T.B.&B. R.R. CO. SURVEY, SECTION 9,  
CITY OF PEARLAND,  
BRAZORIA COUNTY, TEXAS

~ OWNER ~

**PARKWOOD DEVELOPMENT, LTD.**

5700 Legacy Drive, Suite 10

Plano, Texas

Charles Cooper

PHONE: (972) 673-4081

~ ENGINEER/SURVEYOR ~

**TEXAS ENGINEERING AND MAPPING CO.**

12810 Century Drive

Stafford, Texas 77477

Gregory A. Schmidt, R.P.L.S.

PHONE: 281.491.2525 FAX: 281.491.2535

Job No. 752-1

APRIL 21, 2006

