

AGENDA - MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JUNE 5, 2006, AT 7:00 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES May 15, 2006 – Regular Meeting

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – OLD TOWNSITE ORDINANCE

A request of the City of Pearland, for approval of the Old Townsite Ordinance, generally affecting properties on the North Side of Walnut Street, on the South Side of Orange Street, on the West Side of Galveston Street, and on the East Side of Mykawa Road.

B. CONSIDERATION & POSSIBLE ACTION – UPDATED ZONING MAP

A request of the City of Pearland, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval on an Updated Zoning Map, affecting various properties throughout the City of Pearland.

C. REMOVE FROM TABLE – Zone Change No. 18Z

D. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 18Z

A request by Alan Mueller, applicant for Riverstone Land Investors, Ltd., SHS, and Green Shadows Corporation, owners, and portions of the property initiated for a zone change by the City of Pearland, 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 Estate District (R-E) to Single Family Residential – 1 District (R-1), on the following described property, to wit:

Legal Description: 643.1 acre tract of land, out of the T. J. Green Survey, Abstract 290, Harris County, Texas, being all of that certain called 663.1 acres of land, same being Lots 1 thru 103 and Lots 108 thru 122 in the Allison Richey Gulf Coast Home Company Subdivision, recorded in

Volume 4, Page 48, in the Map Records of Harris County, Texas, City of Pearland, Harris County, Texas

General Location: Generally Located on the East Side of Pearland Parkway, on the West Side of Country Club Drive, and on the North Side of Clear Creek

E. CONSIDERATION & POSSIBLE ACTION – Final Plat of Cooper Estates

A request by Walker Treesh for Patrick and Mary Cooper, owners, for Final Plat approval of a 0.9999-acre property zoned R-1, Single Family, located at 2150 Linda Lane, north of Hughes Ranch Road, and described as follows:

0.9999 acres of Land, out of Lot 7 of the Allison Richey Gulf Coast Home Company Subdivision of Section 20, H.T. & B.R.R. Co. Survey, Abstract 506, City of Pearland, Brazoria County, Texas.

F. CONSIDERATION & POSSIBLE ACTION – Final Plat of Reflection Bay Shopping Center

A request by David Meredith, Pinnell Survey, Inc. for Stiletto Development, Ltd, owner, for approval of a Final 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:

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

G. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-46A

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LP, for approval of a Final Plat subdivision of 21.256 acres in Shadow Creek Ranch for 69 residential lots. The plat is located in the western portion of Shadow Creek Ranch in Fort Bend County, and is described as follows:

21.256 acres, being out of the George Mac Donald Survey, Abstract 557, the I.C. Stafford Survey, Abstract 668, and the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas.

H. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-46B

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LP, for approval of a Final Plat subdivision of 15.641 acres in Shadow Creek Ranch for 60 residential lots. The plat is located in the western portion of Shadow Creek Ranch west of Trinity Bay Drive in Fort Bend County, and is described as follows:

15.641 acres, being out of the George Mac Donald Survey, Abstract 557, and the H.T. & B.R.R. Co. Survey, Section 83, Abstract 761, City of Pearland, Fort Bend County, Texas.

I. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Crossing

A request by Jesus J. Vitela, Lentz Engineering, for Pearland SCR, LP, owner, for approval of a Final Plat subdivision of 13.5021 acres in Shadow Creek Ranch for three commercial lots. The plat is located at the southeast corner of Shadow Creek Parkway and Reflection Bay Drive in the Shadow Creek Ranch PUD, and is described as follows:

13.5021 acres in the T.C.R.R. Co. Survey, Section 3, Abstract 678, City of Pearland, Brazoria County, Texas.

J. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Avalon Terrace Section Three

A request by Scott Wright, Jones & Carter, Inc, for MHI Partnership, Ltd, owner, for approval of a Preliminary Plat subdivision of 24.9311 acres in the E.T.J. for 111 residential lots. The property is located north of Broadway west of Max Road, and is described as follows:

24.9311 acres of land out of the H.T. & B.R.R. Co. Survey, Abstract-505, Brazoria County, Texas.

K. CONSIDERATION & POSSIBLE ACTION – Preliminary Right-of-Way Plat of Stable Stone Lane

A request by Sherri McElwee, Brown & Gay Engineers, for Musgrave-Grohman Ventures, Ltd, owner, for approval of a Preliminary Plat of 0.5791 acres for right-of-way for Stable Stone Lane. The property is located east of Pearland Parkway in the Stonebridge subdivision, and is described as follows:

0.5791 acres of land located in the D.H.M. Hunter Survey, A-76 & the H.T. & B.R.R. Co. Survey, A-233, City of Pearland, Brazoria County, Texas.

G. CONSIDERATION & POSSIBLE ACTION – P&Z Meeting on July 3, 2006

H. NEXT MEETING June 19, 2006 JPH & Regular P&Z Meeting

IV. ADJOURNMENT

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

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 **2nd day of June, 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 MAY 15, 2006 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

The Regular Meeting was called to order at 8:08 p.m., following a Joint Public Hearing, with the following present:

P & Z Chairperson Ruby Sandars
P & Z Commissioner Neil West
P & Z Commissioner Darrell Diggs
P & Z Commissioner Henry Fuertes (arrived at 8:13 p.m.)
P & Z Commissioner Susan Sherrouse

Also in attendance: Deputy City Attorney Nghiem Doan; Planning Director Lata Krishnarao; Senior Planner Theresa Grahmann; Plans and Plat Administrator Richard Keller, and Planning Administrative Secretary Judy Krajca.

NEW BUSINESS

City Council asked the P&Z Commission to address item E first, as the applicant was needed in the Council Chambers as part of their meeting.

E. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE NO. 19Z

A request by CBL and Associates Properties, Inc., applicant for W C Properties, Ltd., 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 Estate District (R-E) to Planned Development District (PD)

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

Chairperson Sandars asked that the Phrase "except residential" be added to page 10, item G, on the chart. Commissioner West asked if there were any significant changes. Senior Planner Grahmann stated the only changes were the items highlighted in yellow.

The vote was 4-0 for approval of the Zone Change.

Planning and Zoning Commission

APPROVAL OF MINUTES

Commissioner Diggs made the motion to approve the minutes, and Commissioner Sherrouse seconded. The vote was 4-0 for approval with a correction being made on the last page, under Adjournment, that Commissioner Sherrouse's last name be added, and not Susan.

NEW BUSINESS - CONTINUED

A. CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP 2006-2

A request by Pavilion Land Development Company, owner, for approval of a Conditional Use Permit for an "Auto Repair (Minor)" facility in the General Business Retail District (GB), on the following property generally located on the North Side of FM 518 (Broadway Street), and West of County Road 90

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

Commissioner Fuertes arrived at 8:13 p.m.

There was no discussion among the Commission/Staff.

The vote was 5-0 for approval of the Conditional Use Permit.

B. CONSIDERATION & POSSIBLE ACTION – Zone Change 16Z

A request by James D. and L. Elaine Thomas, owners, 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 Neighborhood Service District (NS), on the following property generally located on the East Side of Westchester Circle, and Approximately 250 Feet South of FM 518 (Broadway Street)

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

Chairperson Sandars stated that her concerns remain the same, that these are the last of the large lots, and need to remain residential. Commissioner Sherrouse said she did not see that anything changed from the previous public hearing. Commissioner Fuertes stated that the change in use does not change the Traffic problem. Commissioner

Planning and Zoning Commission

West stated that there seems to be a trend in opposition of similar properties, and that the Comprehensive Plan should be reviewed and lines on the map be changed.

Linda Lemmons, on behalf of the applicant, asked the Commission/Staff for suggestions of the zoning, in order for her client to sell and get the best price for her client. She claimed that all of the applicant's property borders either Business or Commercial. Commissioner Fuytes stated that it did not. To the West and to the South are residential. Only the North and East properties are zoned Commercial. He stated that if her rezoning was granted, then the property owner directly beside her would then face this same issue, and would thus become a domino effect.

The vote was 0-5. The Zone Change was denied for the same reasons staff gave in their report.

C. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 17Z

A request by George Muthalaly, applicant for Morite V. Craven, 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 – 3 District (R-3) to Neighborhood Service District (NS).

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

Commissioner West stated that this looked like a problem that had been resolved in the past, but was now becoming a floating transition zone. There was much discussion in regards to this, with Senior Planner Grahmann stating she didn't feel this was a transition tract, but that the detention pond was the transition tract.

Commissioner Diggs questioned why this was being recommended for denial. Senior Planner Grahmann offered explanation based on the Staff Report.

A great deal of discussion ensued between the Commission/Staff/Legal/Applicant on whether to table this, approve it, or denial.

The vote was 0-5. The zone change was denied, due to the reasons in the staff comments.

Planning and Zoning Commission

Commissioner Diggs stated that the City needs to make a concession regarding the pipeline being the border between residential and commercial, and asked to change his vote.

The vote was 1-4. The zone change was denied, for the reasons given in the staff comments.

D. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE 18Z

A request by Alan Mueller, applicant for Riverstone Land Investors, Ltd., SHS, and Green Shadows Corporation, owners, and portions of the property initiated for a zone change by the City of Pearland, 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 Estate District (R-E) to Single Family Residential – 1 District (R-1).

Chairperson Sandars recommended tabling until the Commission has time to review the Development Agreement.

Commissioner Sherrouse made a motion to table, and Commissioner West seconded.

The vote was 5-0. The Zone Change was tabled until the Commission can review the Development Agreement.

NEXT MEETING DATES

June 5th & 19th, 2006

ADJOURNMENT

The Planning and Zoning Meeting was adjourned at 8:10 p.m.

These minutes are respectfully submitted by:

Judy D. Krajca
Planning Administrative Secretary

Planning and Zoning Commission

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

Sheryl Greiner
P&Z Vice-Chairperson

**PLANNING AND ZONING COMMISSION
AGENDA ITEM
MEETING OF JUNE 5, 2006**

TO: Planning and Zoning Commission

SUBJECT: Zone Change No. 2006-18Z, a request by Alan Mueller, applicant for Riverstone Land Investors, Ltd., SHS, and Green Shadows Corporation, owners, and portions of the property initiated for a zone change by the City of Pearland, 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 Estate District (R-E) to Single Family Residential – 1 District (R-1)

GENERAL LOCATION: Generally Located on the East Side of Pearland Parkway, on the West Side of Country Club Drive, and on the North Side of Clear Creek

The applicant is requesting a change in zoning on the subject property for a Single Family Residential – 1 District (R-1). The subject property is currently undeveloped. The applicant has indicated that they plan to use the subject tract for a residential development.

The subject property is currently zoned as Single Family Estate District (RE).

The subject property consists of approximately 643 acres of land. The applicant owns a large portion of the subject property and is requesting that it be zoned as R-1. The City is initiating the zoning to R-1 for the remainder of the property that is not currently owned by the applicant.

The proposed zone change was considered at the joint public hearing on May 15, 2006, and during the subsequent Planning and Zoning Commission meeting, was tabled in order to allow the Planning and Zoning Commission time to review the Development Agreement for the subject property.

Therefore, the Development Agreement is attached to this report, as well as all documents from the May 15 meeting and joint public hearing.

SUPPORTING DOCUMENTS:

- Joint Public Hearing Staff Report
- Location Map
- Ownership Exhibit
- Zoning Map (black and white)
- Future Land Use Plan (black and white)
- Development Agreement

**JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF MAY 15, 2006**

Zone Change No. 2006-18Z

TO: City Council
Planning and Zoning Commission

SUBJECT: A request by Alan Mueller, applicant for Riverstone Land Investors, Ltd., SHS, and Green Shadows Corporation, owners, and portions of the property initiated for a zone change by the City of Pearland, 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 Estate District (R-E) to Single Family Residential – 1 District (R-1)

LEGAL DESCRIPTION: 643.1 acre tract of land, out of the T. J. Green Survey, Abstract 290, Harris County, Texas, being all of that certain called 663.1 acres of land, same being Lots 1 thru 103 and Lots 108 thru 122 in the Allison Richey Gulf Coast Home Company Subdivision, recorded in Volume 4, Page 48, in the Map Records of Harris County, Texas, City of Pearland, Harris County, Texas

GENERAL LOCATION: Generally Located on the East Side of Pearland Parkway, on the West Side of Country Club Drive, and on the North Side of Clear Creek

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

Planning and Zoning Commission: May 15, 2006*
City Council for First Reading: June 12, 2006*
City Council for Second Reading: June 26, 2006*

(*dates subject to change if item is tabled)

SUMMARY: The applicant is requesting a change in zoning on the subject property for a Single Family Residential – 1 District (R-1). The subject property is currently undeveloped.

The applicant has indicated that they plan to use the subject tract for a residential development.

The subject property is currently zoned as Single Family Estate District (RE).

The subject property consists of approximately 643 acres of land. The applicant owns a large portion of the subject property and is requesting that it be zoned as R-1. The City is initiating the zoning to R-1 for the remainder of the property that is not currently owned by the applicant. One of the attached maps indicates the properties owned by the applicant.

On March 27, 2006, the City entered into an agreement with the applicant, under Resolution R2006-43, which outlines many development related items. The development agreement states that the applicant intends to change the zoning to R-1 and develop the subject property with single family residences. The agreement also outlines the development of streets and parks within the area, as well as a possible San Jacinto College site.

SURROUNDING ZONING AND LAND USES:

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

| | <u>Zoning</u> | <u>Land Use</u> |
|-------|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| North | Out of City Limits (City of Houston or Harris County) | Single family residential lots |
| South | Single Family Residential – 2 District (R-2); Office and Professional District (OP); General Business Retail District (GB) | Largely undeveloped tracts; single family residences |
| East | Single Family Residential – 1 District (R-1); Single Family Residential – 4 District (R-4) | Single family residences within the Green Tee residential subdivision |
| West | Single Family Estate District (RE) | Undeveloped land |

CONFORMANCE TO UNIFIED DEVELOPMENT CODE (UDC): The applicant is requesting an R-1 zoning district. The minimum lot size for the R-1 district is 8,800 square feet and the minimum lot width is 80 feet.

The applicant has indicated, and the development agreement also states, that they applicant may be interested in developing the residential lots as a cluster development. The purpose of a cluster development is to allow the use of density standards in substitution for minimum lot size standards. The average net density of dwelling units per acre permitted for a cluster development in the R-1 district is 3.2 units. A cluster development plan would be submitted to the Planning and Zoning Commission for consideration.

The associated development agreement guarantees that the applicant would develop the property as a cluster development. A Planned Development District (PD) would ensure any specific details of the development. The applicant chose not to request a PD district.

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

Under the current zoning of the property, RE, a cluster development would allow 1.3 units per acre.

PLATTING STATUS: Based on the legal description submitted with the zone change application, it appears that the subject property has not been platted. The subject property will need to be platted in accordance with the Unified Development Code, Chapter 3, Subdivision Regulations. The developer or applicant will be responsible for the submittal of a plat and appropriate construction plans for the subject property.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends "1/2 Acre Lots Suburban Residential" for the subject property. The Comprehensive Plan further indicates that the appropriate zoning districts for "1/2 Acre Lots" is the Single Family Estate District (RE). Therefore, the proposed zone change for R-1 does not conform to the Comprehensive Plan designation.

However, the approved development agreement, approved by the City Council on March 27, 2006, indicates that the R-1 is acceptable for the subject property.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property will have frontage on the extension of Barry Rose Road (south), also known as Hughes Road (north), a secondary thoroughfare with an ultimate right-of-way of 100 feet. The Thoroughfare Plan also indicates that a 60 foot wide collector street should be located within the subject property.

No other roadways affect the subject property.

AVAILABILITY OF UTILITIES: There are currently water lines and sewer lines available in various areas surrounding the development.

Availability and adequacy of utilities will be reviewed during the review of subdivision plats and construction plans submitted for the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed zone change to R-1 is consistent with the approved development agreement for the subject property.

The development agreement indicates that the current RE zoning of the property would allow approximately 1,170 single family residential lots. The proposed R-1 district would allow up to 1,968 single family residential lots. The developer agreed to limit the number of single family homes to 1,600 for the entire property, and allows for a reduction to 1,200 single family lots if San Jacinto college locates on the subject property.

The subject property is bordered on the south side by Clear Creek, and on the west side by the future extension of Barry Rose Road/Hughes Road. The property to the north is developed with single family residential lots that appear to be in the size range of 5,000 to 7,000 square feet. The lots within Green Tee along Country Club Drive that are zoned as R-4 have a minimum lot size of 5,000 square feet, and the rest of the lots in Green Tee are zoned as R-1. Therefore, the proposed development should be compatible with the surrounding residential neighborhoods.

However, since the Comprehensive Plan study has shown that the City lacks large residential lots, this area seems to be best suited and appropriate for larger lots.

If the zone change is approved, the applicant will be responsible for the submittal of a traffic impact analysis (TIA) in order to determine the impact of the proposed development on adjacent roadways and adjacent properties, as well as the locations of driveways and streets, and any roadway improvements such as turn lanes, signalization, and other similar traffic related issues.

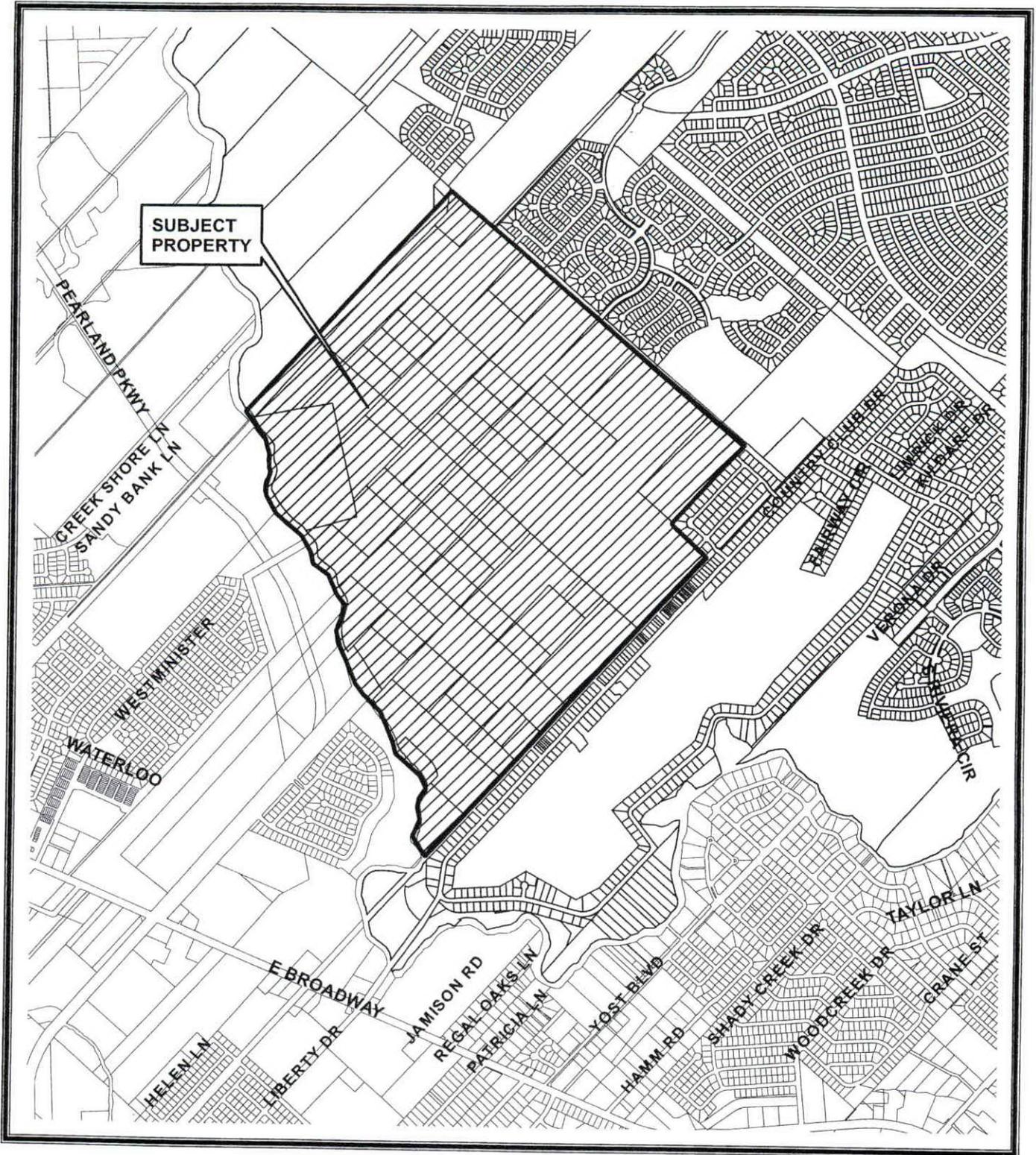
PUBLIC COMMENTS: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning Sign was placed on the subject property.

STAFF RECOMMENDATION: Staff recommends approval of the zone change for R-1, as proposed by the applicant, for the following reasons:

1. The proposed zone change for R-1 would be consistent and compatible with existing residential zoning districts and single family residential land uses within the subject area.
2. Although contrary to the Comprehensive Plan designation of "1/2 acre residential" uses, the approved development agreement stated the intent of the developer to develop the subject property according to the R-1 district.

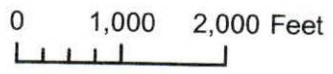
SUPPORTING DOCUMENTS:

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



LOCATION MAP

**Zone Change
No. 2006-18Z**

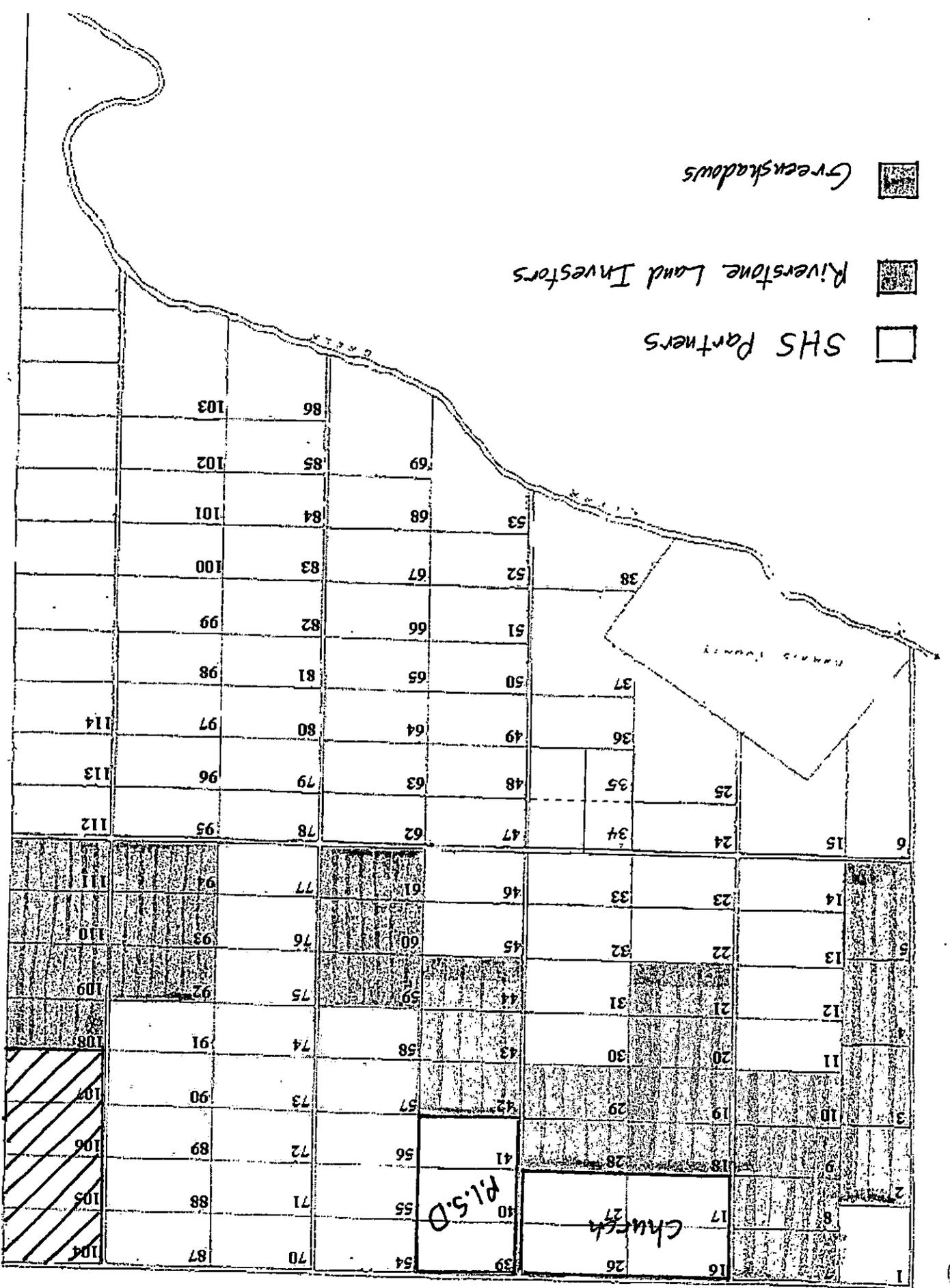


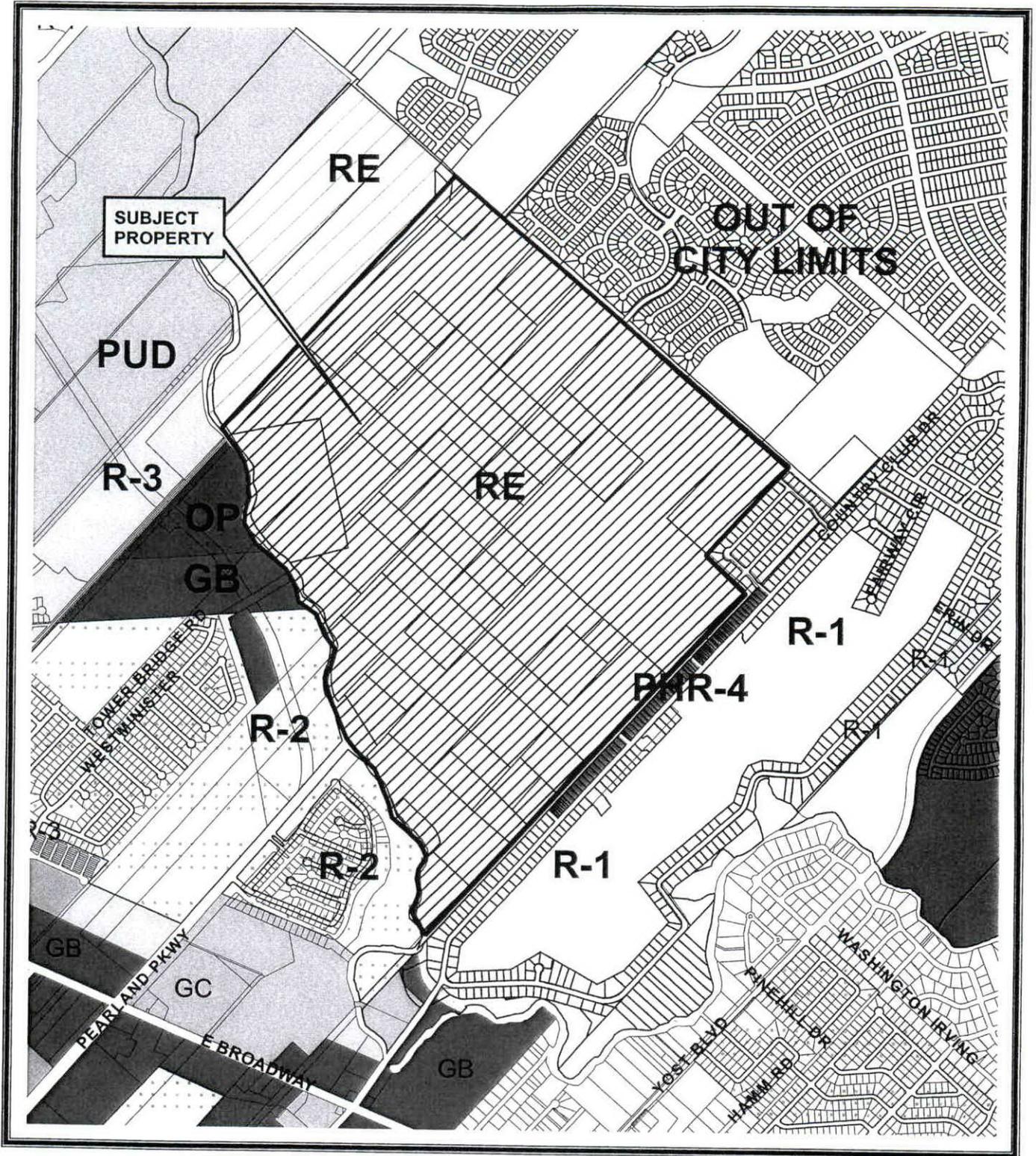
Map Prepared on April 24, 2006

Green Shadows 

Riverstone Land Investors 

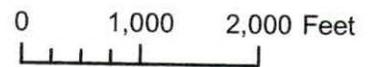
SHS Partners 



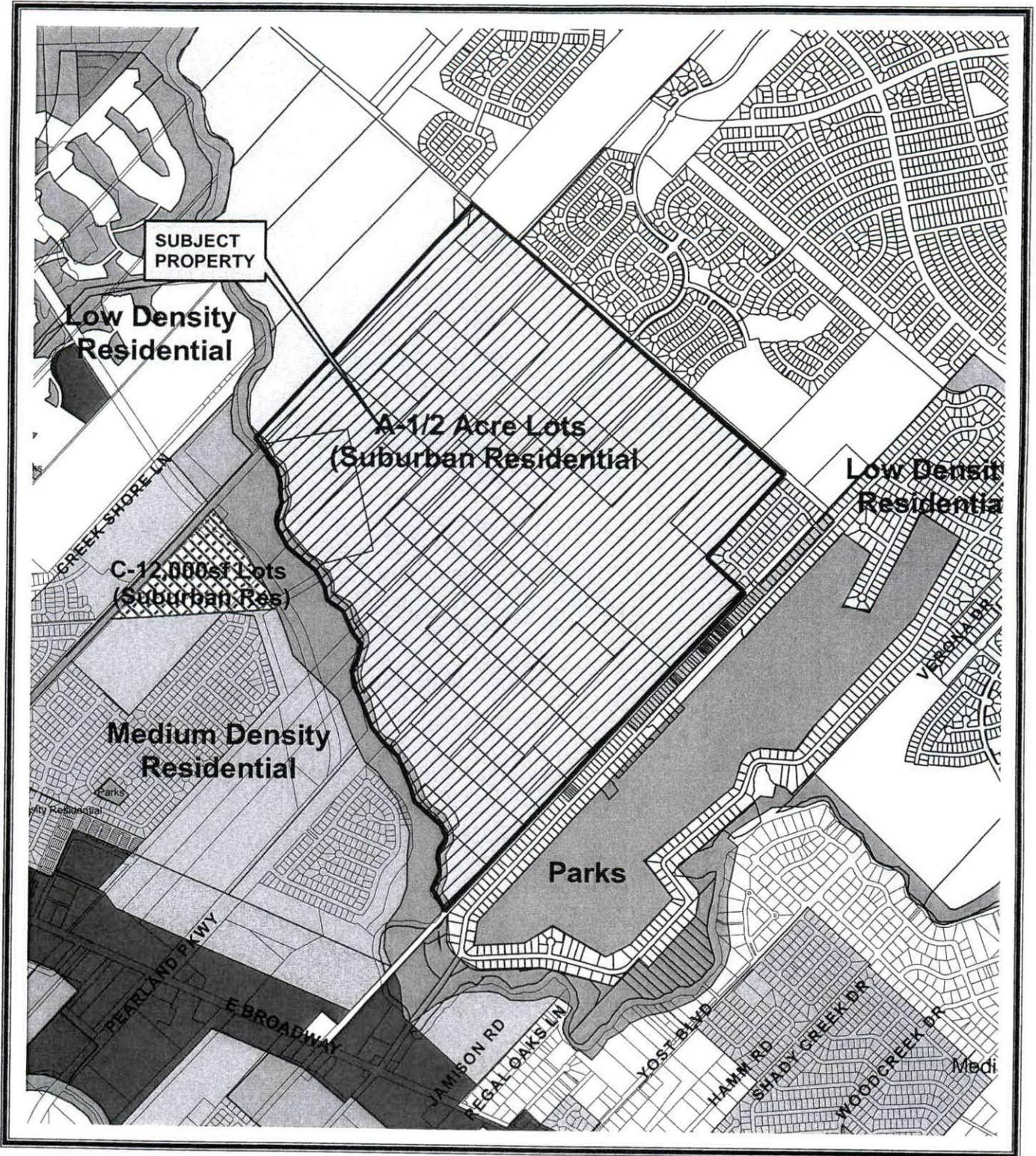


ZONING MAP

Zone Change
No. 2006-18Z

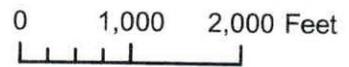


Map Prepared on April 24, 2006



FUTURE LAND USE PLAN

**Zone Change
No. 2006-18Z**



Map Prepared on April 24, 2006

RESOLUTION NO. R2006-43

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ENTER INTO A DEVELOPMENT AGREEMENT WITH SHS PARTNERS.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS:

Section 1. That certain Agreement by and between the City of Pearland and SHS Partners, a copy of which is attached hereto as Exhibit "A" and made a part hereof for all purposes, is hereby authorized and approved.

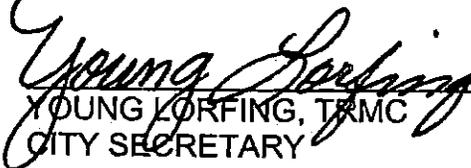
Section 2. That the City Manager or his designee is hereby authorized to execute and the City Secretary to attest an Agreement with SHS Partners.

PASSED, APPROVED and ADOPTED this the 27th day of March,
A.D., 2006.



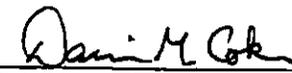
TOM REID
MAYOR

ATTEST:



YOUNG LORFING, TRMC
CITY SECRETARY

APPROVED AS TO FORM:



DARRIN M. COKER
CITY ATTORNEY

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "Agreement") is made and entered into as of 3/27, 2006, by and between the **CITY OF PEARLAND, TEXAS**, a home rule municipality located in the counties of Brazoria, Harris, and Fort Bend, Texas (the "City"), and SHS Partners, Ltd. (the "Developer"), or its assigns, represented herein by its undersigned, duly authorized general partner.

RECITALS

- A. Capitalized terms used in these recitals are defined in Article I, below.
- B. The property is currently within the corporate limits of the City. Developer desires to petition the City for consent to the annexation of the Property into MUD No. 28. The Developer and the City also intend to create a PUD or CDP over the Property.
- C. The Developer is the holder of the right to acquire and develop 300 acres within the Property. The Developer currently intends to develop and improve, in various phases, all or a portion of the Property as a planned residential, institutional, community, neighborhood services, and other uses permitted in conformance with the PUD or CDP.
- D. To facilitate the development of the Property, the City and Developer have agreed to take certain actions and to construct, or cause to be constructed various public improvements.
- E. This Agreement has been submitted to the City for consideration and review, and the City has taken all actions required to be taken prior to the execution of this Agreement to make the same binding upon the City according to the terms hereof.
- F. The Property is located within the Pasadena Independent School District and the San Jacinto Community College District. Ownership of the Property is currently fragmented into 124 separate parcels with 29 separate owners. The Property has a taxable value of approximately \$700,000 and is inadequately served by transportation, utility, and drainage facilities. Consequently, the highest and best use for the Property can not be attained in its current condition and situation.
- G. The current RE zoning of the Property would allow approximately 1,170 single-family homes. The intended R1-PUD or R1-CDP would allow up to 1,968 single-family homes on the Property. The intention of the Parties is to limit the number of single-family homes to 1,200 if the College locates on the Property or to 1,600 if the College does not locate on the Property.

- H. The park dedication requirements for the Project will be 12 acres if 1,200 lots are platted and 16 acres if 1,600 lots are platted on the Property. In addition to open space and recreation areas within the residential sections of the Property, Developer intends to acquire and convey to the City property within the Clear Creek Greenbelt to satisfy the public park dedication requirements.
- I. The City, after due and careful consideration, has concluded that the development of the Property as provided for herein will further the growth of the City, improve the environment of the City, increase the assessed valuation of the real estate situated within the City, foster increased economic activity within the City, increase employment opportunities within the City, and upgrade public infrastructure within the City.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficient of which are hereby acknowledged, the parties hereby agree as follows:

ARTICLE I.

DEFINITIONS: INCORPORATION OF RECITALS

1.1 Definitions. Capitalized terms used herein, including the recitals hereto, shall have the meanings set forth in this section, unless otherwise defined, or unless the context clearly requires another definition.

CDP means Cluster Development Plan with underlying R-1 zoning for the Property adopted pursuant to the City of Pearland Unified Development Code.

City means the City of Pearland, Texas, a home rule municipality located in the counties of Brazoria, Harris, and Fort Bend, Texas.

Clear Creek Greenbelt means the portion of the Property generally within the Tropical Storm Allison Recovery Project (TSARP) 100-year flood plain.

College means the San Jacinto Community College.

College Hughes Road Investment means the investment in Hughes Road made by the College in consideration of the donation of property by the Developer to the College.

Commitment Period means the 18-month period beginning on the effective date of this Agreement during which the Parties have certain obligations as described in

Section 4.3. The Commitment Period may be extended only by mutual consent of the Parties.

Developer means SHS Partners, Ltd.

Donation Property means the minimum of seventy (70) acres, but up to one hundred (100) acres within the Project contemplated to be donated by Developer to College.

Hughes Road Extension A means that portion of Hughes Road to be constructed from Pearland Parkway to the north line of the Clear Creek Greenbelt as shown in **Exhibit B**.

Hughes Road Extension B means that portion of Hughes Road to be constructed adjacent to the Riverstone Ranch subdivision within the Property as shown in **Exhibit B**.

Hughes Road Extension C means that portion of Hughes Road to be constructed from the north line of the Riverstone Ranch subdivision within the Property to the existing termination of Hughes Road as shown in **Exhibit B**.

Hughes Road Initial Investment means the cost attributable to each Party for their respective segment of Hughes Road prior to any increases or deductions due to the reimbursement described in Section 4.4.

MUD No. 28 means Brazoria County Municipal Utility District No. 28, which has been created under Article XVI, Section 59 of the Texas Constitution and operated under Chapters 54 and 49 of the Texas Water Code, as amended.

Party or Parties means all or any of the City and the Developer, as applicable.

Project means the real estate development planned for the Property, as more fully described in **Paragraph C** of the recital hereto.

Property means the approximately 643-acre tract legally described in **Exhibit A** attached hereto and made a part hereof.

PUD means a Planned Unit Development with underlying R-1 zoning for the Property adopted pursuant to the City of Pearland Unified Development Code.

TCEQ means the Texas Commission on Environmental Quality.

1.2 Recitals incorporated. The representations, covenants and recitations set forth in the recitals to this Agreement are material to this Agreement and are hereby

found and agreed to be true and correct, and are incorporated into and made a part hereof as though they were fully set forth in this article.

ARTICLE II.

COOPERATION

Actions of the parties. The parties agree to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications (and, in the City's case, the adoption of such ordinances and resolutions), as may be necessary or appropriate, from time to time, to carry out the terms, provisions and intent of this Agreement and to aid and assist each other in carrying out said terms, provisions and intent.

ARTICLE III.

EFFECTIVENESS OF AGREEMENT

This Agreement shall become effective from and after its approval and execution by both parties.

ARTICLE IV.

DEVELOPMENT AND USE OF THE PROPERTY AND CONSTRUCTION OF IMPROVEMENTS

4.1 City's obligations.

a) The City intends to take the following actions, and agrees to use its best efforts to do so:

- (i.) Consent to the annexation of the Property into MUD No. 28 or a future in-city MUD to be created pursuant to City requirements;
- (ii.) Create a PUD or CDP over the Property which will provide the appropriate zoning for single family residential, institutional, and community uses;
- (iii.) Commit to provide the water supply and wastewater treatment capacity ultimately required by the Project. The City may choose, by paying the proportionate costs, to oversize any water or sewer lines constructed by Developer. Approval of the preliminary plat for the Property, or portions of the Property, will formalize such commitment. City approval of the preliminary plat binds the City to an ultimate commitment of water and wastewater capacity to serve the Project which is expected to include up to 1,600 equivalent single family

connections to serve the residential uses and 160 equivalent single family connections to serve the College;

- (iv.) Provide annual water and wastewater capacity as required by the Project and as shown on the Developer's projected annual build-out schedules;
- (v.) Work with the Developer to obtain all necessary approvals, permits and consents from Brazoria and Harris Counties with respect to the improvements, and other matters necessary to the development of the Project.
- (vi.) Accept land dedication, as described in Section 4.2(a)(iv), in lieu of payment of fees to satisfy the park dedication requirements for the Project.

4.2 Developer's obligations.

a) The Developer intends to take the following actions, and agrees to use it best efforts to do so:

- (i.) Petition MUD No. 28 for annexation of the Property into its boundaries
- (ii.) Prepare and implement the PUD or CDP, including the adoption of deed restrictions and other restrictive covenants consistent with the PUD or CDP and relevant City regulation;
- (iii.) Oversee and construct neighborhood improvements and amenities, such as water, sanitary sewer (initial extension from the vicinity of Pearland Parkway and Clear Creek Park subdivision) and drainage facilities and payment of impact fees to the City;
- (iv.) Acquire property within the Clear Creek Greenbelt to be dedicated to the City for public park purposes. If the conditions of Section 4.3 are satisfied during the Commitment Period, Developer will acquire 12 acres; if the conditions of Section 4.3 are not satisfied during the Commitment Period, Developer will acquire 35 acres. Consistent with City policy, such acreage will be in an accessible location determined by mutual consent of the Parties and will be included within the allowable area on which PUD or CDP densities are calculated;
- (v.) Advertise and market the Project;
- (vi.) Pay property taxes on the portion of the Property that is owned by the Developer;

- (vii.) Maintain the portion of the Property that is owned by the Developer;
- (viii.) Construct the Project and pay associated land planning, legal architectural, engineering, surveying, and design expenses associated with the Project;
- (ix.) Provide the City with projected annual build-out schedules for the purpose of providing water and wastewater capacity to the Project;
- (x.) Provide to the City those documents necessary to coordinate the development of the Project, including documents which detail time lines and construction schedules and marketing information;
- (xi.) Plat the Property in a way that prohibits the connection of any streets within the Project to streets located in the Green Tee Subdivision;
- (xii.) Construct drainage improvements in accordance with City rules and regulations in a way that redirects the existing flow of Spring Gully away from the Green Tee Subdivision as shown in Exhibit B. Developer may use a portion, not to exceed 50 acres, of the Clear Creek Greenbelt to meet the detention requirements of the Project. The location of such detention facility shall be determined by mutual consent of the Parties. The Developer shall be responsible for any costs related to the acquisition of property for and development of Developer detention facilities within the Clear Creek Greenbelt;

4.3 Developer and City Obligations relating to the College.

- a) The Developer agrees to reserve the Donation Property during the Commitment Period. Developer's conveyance of the Donation Property to College shall be contingent upon College's investment of a minimum \$1,500,000 in the Hughes Road Extension A and Hughes Road Extension B (the "College Hughes Road Investment").
- b) During the Commitment Period, the Developer agrees to negotiate in good faith with College to reach agreement on the terms and conditions of the conveyance of the Donation Property including, but not limited to location, land planning coordination, water, sewer, drainage and detention cost allocations, and construction phasing. Additionally, the agreement between Developer and College shall provide for 1) College to accept the Donation Property and complete construction on an educational facility on the Donation Property within five years of the date of this Agreement; and 2) the Donation Property to revert to Developer if

such construction has not commenced five years from the date of this Agreement.

- c) During the Commitment Period, the City agrees to negotiate in good faith with College and other persons or agencies as required to secure College's commitment to accept the Donation Property and construct an educational facility on the Donation Property.
- d) If the conditions of this section have been satisfied prior to expiration of the Commitment Period, residential density within the PUD or CDP shall comply with the City's Unified Development Code, but in no case exceed 1,200 single-family residences on the Property.
- e) If the conditions of this section have not been satisfied prior to expiration of the Commitment Period, residential density within the PUD or CDP shall comply with the City's Unified Development Code, but in no case exceed 1,600 single-family residences on the Property.
- f) As more fully described in Article II of this Agreement, during the Commitment Period, the City shall accept, process, and take action on development permit applications including but not limited to zoning applications, the PUD or CDP, subdivision plats, construction plans, or building permit applications necessary to implement the terms, provisions and intent of this Agreement.

4.4 Developer and City Obligations relating to the construction of Hughes Road.

- a) The City agrees to design and construct the Hughes Road Extension A, which will be constructed as a two-lane half-boulevard road, with appropriate landscaping, irrigation and lighting, and shall be constructed in a timeframe agreeable to the City and the Developer. Acknowledging the critical relationship between the completion of the Hughes Road Extension A, the City agrees to use its best efforts to complete construction of the Hughes Road Extension A as soon as practicable, but in no case later than two years from the date of this Agreement;
- b) The Developer agrees to design and construct the Hughes Road Extension B, which will be constructed as a two-lane half-boulevard road, with appropriate landscaping, irrigation and lighting, and shall be constructed in a timeframe agreeable to the City and the Developer. Acknowledging the critical relationship between the completion of the Hughes Road Extension B, the Developer agrees to use its best efforts to complete construction of the Hughes Road Extension B as soon as practicable, but in no case later than the latter of two years from the date of this Agreement or six months following the completion of Hughes road Extension A;
- c) The College Hughes Road Investment shall be used to reduce each Party's obligations in proportion to each Party's Hughes Road Initial Investment.

d) Developer and City will cooperate to secure additional sources of funding for construction the Hughes Road Extension C, but neither party shall have any financial obligation for construction of this road segment;

e) The Obligation of the City described in this Section 4.4 shall be paid from lawfully available funds that may be currently available in the budget year in which such improvements are designated to be constructed. The City agrees to use its best efforts to collect revenues, issue bonds, and appropriate funds as may be required to finance such improvements.

ARTICLE V

AUTHORITY; COVENANTS

5.1 Actions. The City covenants to the Developer and agrees that upon application of the Developer, the City will use its best efforts to the extent permitted by law to take such actions as may be required and necessary to process any application for amendments to the Zoning Ordinance that may be necessary or proper in order to insure the development of the Property and the Project.

5.2 Powers.

a) The City hereby represents and warrants to Developer that the City has full constitutional and lawful right, power and authority, under currently applicable law, to execute and deliver and perform the terms and obligations of this Agreement, and all of the foregoing have been or will be duly and validly authorized and approved by all necessary City proceedings, findings and actions. Accordingly, this Agreement constitutes the legal, valid and binding obligation of the City, is enforceable in accordance with its terms and provisions and does not require the consent of any other governmental authority.

b) The Developer hereby represents and warrant to the City that Developer has full lawful right, power and authority to execute and deliver and perform the terms and obligations of this Agreement and all of the foregoing have been or will be duly and validly authorized and approved by all necessary actions of Developer. Concurrently with Developer's execution of this Agreement, Developer has delivered to the City copies of the resolution or other corporate actions authorizing the execution of this Agreement and evidencing the authority of the persons signing this Agreement on behalf of Developer to do so. Accordingly, this Agreement constitutes the legal, valid and binding obligation of Developer, and is enforceable in accordance with its terms and provisions.

5.3 Authorized parties. Whenever the provisions of this Agreement and other related documents and instruments or any supplemental agreements, any request, demand

approval, notice or consent of the City or Developer is required, or the City or Developer is required to agree or to take some action at the request of the other, such request, demand, approval, notice or consent, or agreement shall be given for the City unless otherwise provided herein by the City Manager or his designee and for Developer by any officer of Developer so authorized (and, in any event, the officers executing this Agreement are so authorized); and any party shall be authorized to act on any such request, demand, approval, notice or consent, or agreement.

ARTICLE VI

GENERAL PROVISIONS

6.1 Time of the essence. Time is of the essence of this Agreement. The parties will make every reasonable effort to expedite the subject matters hereof and acknowledge that the successful performance of this Agreement requires their continued cooperation.

6.2 Default.

a) A party shall be deemed in default under this Agreement (which shall be deemed a breach hereunder) if such party fails to materially perform, observe or comply with any of its covenants, agreements or obligations hereunder or breaches or violate any of its representations contained in this Agreement.

b) Before any failure of any party to perform its obligations under this Agreement shall be deemed to be a breach of this Agreement, the party claiming such failure shall notify, in writing, the party alleged to have failed to perform of the alleged failure and shall demand performance. No breach of this Agreement may be found to have occurred if performance has commenced to the reasonable satisfaction of the complaining party within 30 days of the receipt of such notice, subject, however, to the terms and provisions of **Section 6.3(c)**. Upon a breach of this Agreement, the non-defaulting Party, in any court of competent jurisdiction, by an action or proceeding at law or in equity, may secure the specific performance of the covenants and agreements herein contained, may be awarded damages for failure of performance, or both. Except as otherwise set forth herein, no action taken by a Party pursuant to the provisions of this Section pursuant to the provisions of any other Section of this Agreement shall be deemed to constitute an election of remedies and all remedies set forth in this Agreement shall be cumulative and non-exclusive of any other remedy either set forth herein or available to any Party at law or in equity. Each of the Parties shall have the affirmative obligation to mitigate its damages in the event of a default by the other Party.

c) Notwithstanding anything in this Agreement which is or may appear to be to the contrary, if the performance of any covenant or obligation to be performed hereunder by any Party is delayed as a result of circumstances which are beyond the reasonable control of such Party (which circumstances may include, without limitation,

pending or threatened litigation, acts of God, war, acts of civil disobedience, fire or other casualty, shortage of materials, adverse weather condition [such as, by way of illustration and not limitation, sever rain storms or below freezing temperatures, or tornados] labor action, strikes or similar acts) the time for such performance shall be extended by the amount of time of such delay. The Party claiming delay of performance as a result of any of the foregoing "force majeure" events shall deliver written notice of the commencement of any such delay resulting from such force majeure event not later than seven days after the claiming Party becomes aware of the same, and if the claiming Party fails to so notify the other Party of the occurrence of a "force majeure" event causing such delay, the claiming Party shall not be entitled to avail itself of the provisions for the extension of performance contained in this Section.

6.3 Personal liability of public officials. To the extent permitted by State law, no public official or employee shall be personally responsible for any liability arising under or growing out of this Agreement.

6.4 Liability of the Developer, it successors and assignees. Any obligation or liability of the Developer whatsoever that may arise at anytime under this Agreement or any obligation or liability which may be incurred by the Developer pursuant to any other instrument, transaction or undertaking contemplated hereby shall be satisfied, if at all, out of the assets of the Developer only. No obligation or liability shall be personally binding upon, nor shall resort for the enforcement thereof be had to, the property of any of partners, officers, employees, shareholders or agents of the Developer, regardless of whether such obligation or liability is in the nature of contract, tort or otherwise.

6.5 Notices. Any notice sent under this Agreement (except as otherwise expressly required) shall be written and mailed, or sent by rapid transmission confirmed by mailing written confirmation at substantially the same time as such rapid transmission, or personally delivered to an officer of the receiving party at the following addresses:

If to the Developer: SHS Partners, Ltd
C/O John Santasiero
Managing Partner
6115 Skyline Drive, Suite A
Houston TX 77057

If to the City: City Manager
City of Pearland
3519 Liberty Drive
Pearland, Texas 77581

With a copy to: City Attorney
City of Pearland

3519 Liberty Drive
Pearland, Texas 77581

Each party may change its address by written notice in accordance with this Section. Any communication addressed and mailed in accordance with this Section shall be deemed to be given when so mailed, any notice sent by rapid transmission shall be deemed to be given when receipt of such transmission is acknowledged, and any communication so delivered in person shall be deemed to be given when received for by, or actually received by, an authorized officer of the City or the Developer, as the case may be.

6.6 Amendments and waivers. Any provision of this Agreement may be amended or waived if such amendment or waiver is in writing as is approved by the City Council and the Developer. No course of dealing on the part of the City or the Developer nor any failure or delay by the City or the Developer with respect to exercising any right, power or privilege pursuant to this Agreement shall operate as a waiver thereof, except as otherwise provided in this Section.

6.7 Invalidity. In the event that any of the provisions contained in this Agreement shall be held unenforceable in any respect, such unenforceability shall not affect any other provisions of this Agreement and, to that end, all provisions, covenants, agreements or portions of this Agreement are declared to be severable.

6.8 Successors and assigns. No party to this Agreement shall have the right to assign its rights under this Agreement or any interest herein, without first giving to the other party notice from the assignor of such assignment and acknowledgement of such assignment from the assignee.

6.9 Exhibits, titles of articles, sections and subsections. The exhibits attached to this Agreement are incorporated herein and shall be considered a part of this Agreement for the purposes stated herein, except that in the event of any conflict between any of the provisions of such exhibits and the provisions of this Agreement, the provisions of this Agreement shall prevail. All titles or headings are only for the convenience of the parties and shall not be construed to have any effect or meaning as to the agreement between the parties hereto. Any reference herein to a section or subsection shall be considered a reference to such section or subsection of this Agreement unless otherwise stated. Any reference herein to an exhibit shall be considered a reference to the applicable exhibit attached hereto unless otherwise stated.

6.10 Applicable law. This Agreement is a contract made under and shall, be construed in accordance with and governed by the laws of the United States of America and the State of Texas and any actions concerning this Agreement shall be brought in either the Texas State District Courts of Brazoria County, Texas or the United States District Court for the Southern District of Texas.

6.11 Entire agreement. This written agreement represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

6.12 Term of Agreement. The term of this Agreement shall commence on the date first written above and shall continue until the date which is the earlier of (a) the completion of the Project, the Hughes road Extension A, the Hughes road Extension B, and the final payment from the City to the Developer pursuant to Section 4.4(c); (b) December 31, 2046.

6.13 No waiver of City standards. Except as may be specifically provided in this Agreement, the City does not waive or grant any exemption to the Property or the Developer with respect to City regulations or ordinances, including without limitation platting, permitting or similar provisions.

6.14 Approval by the parties. Whenever this Agreement requires or permits approval or consent to be hereafter given by any of the parties, the parties agree that such approval or consent shall not be reasonably withheld or delayed.

6.15 Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same agreement.

6.16 Interpretation. This Agreement has been jointly negotiated by the parties and shall no be construed against a party because that Party may have primarily assumed responsibility for the drafting of this Agreement.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement pursuant to all requisite authorizations as of the date first above written.



CITY
CITY OF PEARLAND, TEXAS, a home
rule municipality

By: *Don Reed*
Mayor

ATTEST
Young Lorfing
Young Lorfing, City Secretary
(SEAL)

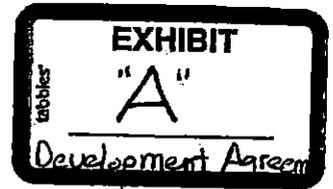
COUNTERSIGNED
Bill Eisen
Bill Eisen, City Manager
Date Countersigned: *3.28.2006*

APPROVED AS TO FORM:
Darin Coker
Darin Coker, City Attorney
Date: *3-30-06*

DEVELOPER:
SHS Partners, Ltd.
By: *John Santasiere*
Managing Partner
JOHN SANTASIERE

EXHIBIT A
PROPERTY DESCRIPTION

METES AND BOUNDS DESCRIPTION
FOR A 663.1 ACRE TRACT OF LAND
IN THE T. J. GREEN SURVEY, ABSTRACT No. 290
HARRIS COUNTY, TEXAS



Being a 643.1 acre tract of land, out of the T. J. Green Survey, Abstract No. 290, Harris County, Texas; being all of that certain called 663.1 acres of land, same being Lots 1 thru 103 and Lots 108 thru 122 in the Allison Richey Gulf Coast Home Company Subdivision, recorded in Volume 4, Page 48 in the Map Records of Harris County, Texas; said 643.1 acre tract of land, being more particularly described by metes and bounds as follows;

Commencing at the East corner of said Allison-Richey Gulf Coast Home Company Subdivision, same being at the intersection of the Southwest line of the E. M. House Survey, Abstract 1075, and the Northeast line of the T. J. Green Survey, Abstract 290 with the Northwest line of the W. D. C. Hall Survey, Abstract 23 and the Southeast line of the T. J. Green Survey, Abstract 290;

THENCE North 45°00'00" West, with the Northeast line of the T. J. Green Survey, Abstract 290 and the Southwest line of the E. M. House Survey, Abstract 1075, a called distance of 660 feet to the POINT OF BEGINNING of the herein described tract;

THENCE North 45°00'00" West, with the Northeast line of the T. J. Green Survey, Abstract 290 and the Southwest line of the E. M. House Survey, Abstract 1075, a called distance of 5078.30 feet to a point for the North corner of said Allison-Richey Gulf Coast Home Company Subdivision, same being the Southwest corner of the E. M. House Survey, Abstract 1075, the North corner of the T. J. Green Survey, Abstract 290, and the East corner of the D. H. M. Hunter Survey, Abstract 36;

THENCE South 44°30'00" West, with the Northwest line of said Allison-Richey Gulf Coast Home Company Subdivision, same being the Southeast line of the D. H. M. Hunter Survey, Abstract 36 and the Northwest line of the T. J. Green Survey, Abstract 290, a called distance of 3983.40 feet to a point in the centerline of Clear Creek;

THENCE Southeast, with the meanders of the centerline of Clear Creek to a point on the Southeast line of said Allison-Richey Gulf Coast Home Company Subdivision, same being the Northwest line of the W. D. C. Hall Survey, Abstract 23 and the Southeast line of T. J. Green Survey, Abstract 290;

Page Two
643.1 Acres

THENCE North 46°20'00" East, with the Southeast line of the Allison-Richey Gulf Coast Home Company Subdivision, same being the Southeast line of said T. J. Green Survey, Abstract 290 and the Northwest line of the W. D. C. Hall Survey, Abstract 23, a called distance of 6634 feet to a point for the East corner of Lot 108, and the South corner of Lot 107 of said Allison-Richey Gulf Coast Home Company Subdivision;

THENCE North 45°00'00" West, with the common line of said Lots 107 and 108, a called distance of 660 feet to a point for the common corner of Lots 90, 91, 107 and 108 of said Allison-Richey Gulf Coast Home Company Subdivision;

THENCE North 46°20'00" East with the Southeast lines of Lots 87 thru 90 and the Northwest line of Lots 104 thru 107 of said Allison-Richey Gulf Coast Home Company Subdivision, a called distance of 1320 feet to the PLACE OF BEGINNING; containing 643.1 acres of land, more or less.

Note: This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation of reconfiguration of the boundary of the political subdivision for which it was prepared.

DANNENBAUM ENGINEERING CORPORATION
Consulting Engineers

3595.02/dml
643.1 Acres



David M. Layman
3/20/06

EXHIBIT B
CONCEPTUAL PLAN

1,500 1,500

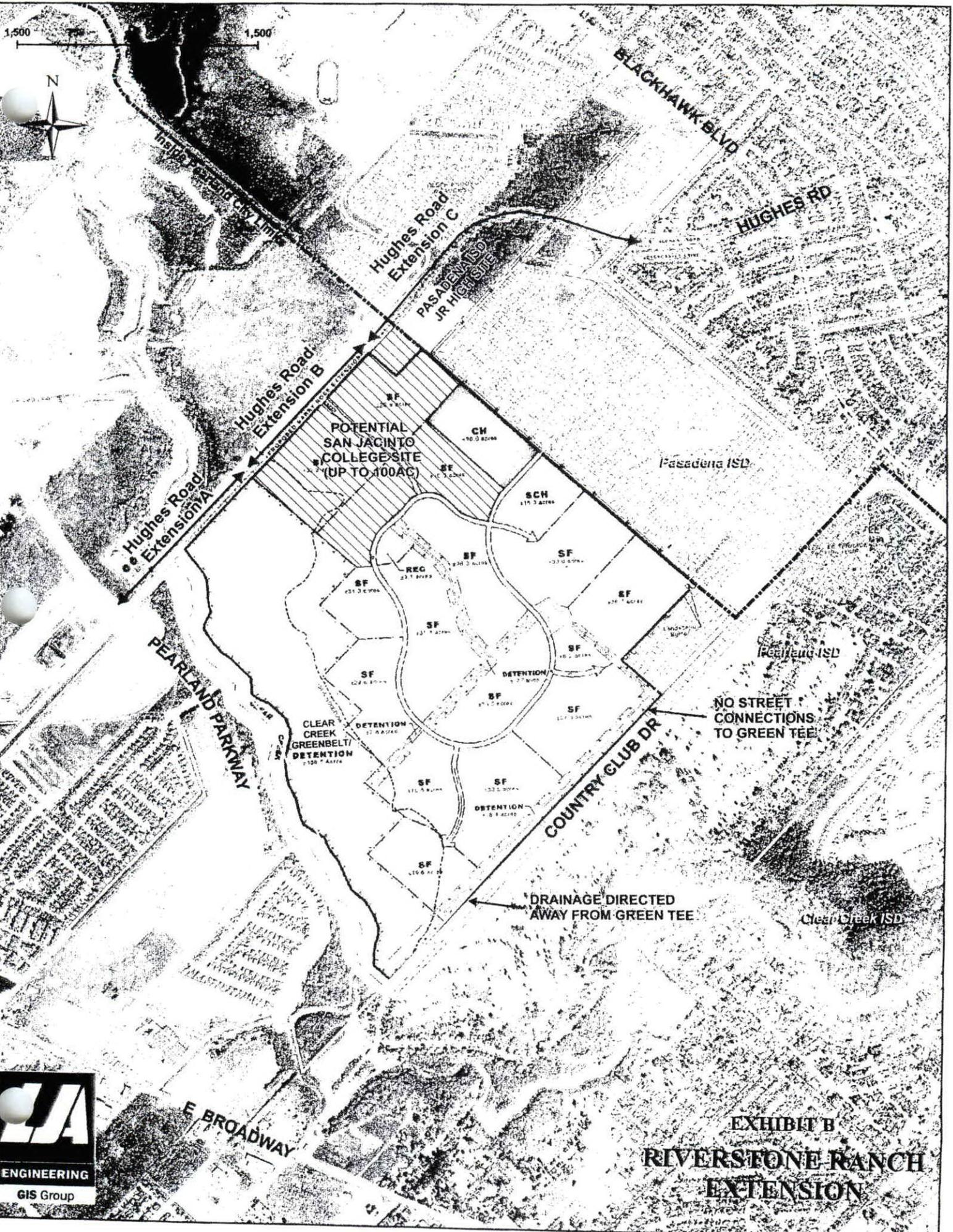
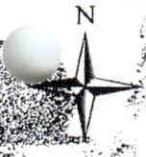


EXHIBIT B
RIVERSTONE RANCH
EXTENSION

FINAL PLAT SUBMITTAL APPLICATION
(Page 1 of Application)

MAY 29 2006

DATE FILED: 5-29-06 P&Z MEETING DATE: 6-5-06

SUBDIVISION NAME/LOCATION: COOPER ESTATES

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

PRIMARY CONTACT: WALKER L. TREESH, R.P.L.S

MAILING ADDRESS: P.O. Box 2113

CITY, STATE, ZIP: PEARLAND, Tx. 77588

PHONE: 281-485-5191 FAX: 281-985-6012

E-MAIL ADDRESS: wltreesh@cr1.net

OWNER NAME: PATRICK COOPER

MAILING ADDRESS: 2150 LINDA LANE

CITY, STATE, ZIP: PEARLAND, Tx. 77589

PHONE: 281-485-~~7138~~ 7463 FAX: _____

E-MAIL ADDRESS: _____

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

Signature: Patrick Cooper
(Owner)

Signature: Walker L. Treesh
(Agent)

Fee: \$404⁰⁰

Date Paid: 5-9-06

Receipt No.: 14⁰⁰⁵⁵

I understand that early submittal does not mean my plat will be reviewed immediately. Plat review will begin on 5/29/06, submittal date one week prior to the next scheduled

OF
January 2006
Page 58 of 111

P&Z meeting.

Pat Cooper 5-9-06

Date:

COOPER ESTATES
FINAL PLAT – STAFF REPORT

P & Z MEETING DATE: June 5, 2006

APPLICANT: Walker Treesh for Patrick and Mary Cooper, owners.

REQUEST: Final Plat of an existing .9999 acre parcel zoned Low Density Single Family (R-1) into one lot for residential use. The east 30 feet of the property (a strip of .1443 acres) will be dedicated as right-of-way for Linda Lane. The remainder of the parcel will be platted as one residential lot of .8555 acres.

GENERAL LOCATION: 2150 Linda Lane, on the west side of Linda Lane north of Hughes Ranch Road. See Vicinity Map below.

PROPERTY DESCRIPTION: The property contains an existing single-family house.

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

SURROUNDING USES: All surrounding properties are zoned R-1 and RE and are developed with single-family homes.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for low-density residential use. The existing zoning and proposed development are consistent with the Comprehensive Plan.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis is not required for a single lot subdivision.

UTILITIES: Water and sewer are not available to this plat. The site is served by well and septic.

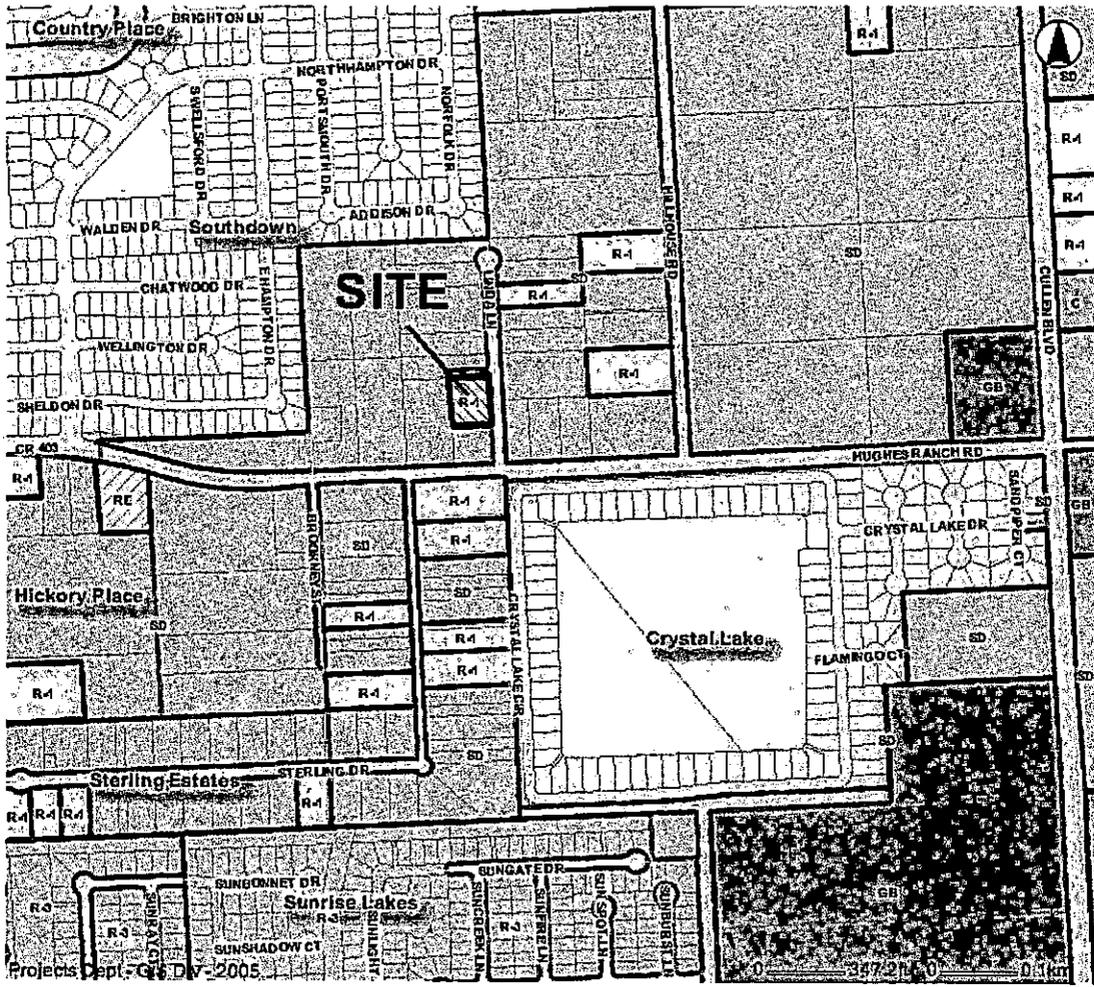
STORMWATER MANAGEMENT: Stormwater detention will be addressed if and when a site plan for the house is submitted.

PARKS AND OPEN SPACE: The required park fee has been paid.

OUTSTANDING ITEMS: None.

ATTACHMENTS:

1. Application Form
2. Final Plat



Rec'd
MAY 26 2006

Development Handbook
May 2005

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 5-17-06 P&Z MEETING DATE: JUNE 5, 2006

SUBDIVISION NAME/LOCATION: REFLECTION BAY SHOPPING CENTER

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

PRIMARY CONTACT: PINNELL SURVEY / DAVID MEREDITH
MAILING ADDRESS: 1215 W. 19TH STREET
CITY, STATE, ZIP: HOUSTON, TX 77008
PHONE: 713-880-0808 FAX: 713-802-1221
E-MAIL ADDRESS: ppps5504@YAHOO.COM

OWNER NAME: STILETTO DEVELOPMENT, LTD.
MAILING ADDRESS: 314 SANDUST ROAD 5-200
CITY, STATE, ZIP: WOODLANDS, TX 77380
PHONE: 832-722-3074 FAX: 713-802-1221
E-MAIL ADDRESS: _____

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

- 22 folded prints of Final Plat
- 2 sets of Final Plat mylars (3 sets if in ETJ)
- Show Approval of Construction Plans
- Show Approval of Drainage Report
- Show Approval of Traffic Impact Analysis
- Tree Disposition Plan
- Current Title Report
- CD
- 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)

Already supplied

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

Signature: [Signature] (Owner)

Signature: [Signature] (Agent)

Fee: \$ 500.00

Date Paid: 5-17-06

Receipt No.: 144581

Submitted on 5-17-06, however, I acknowledge that the Plat submittal date is 5/29/06 and this will be the first day it will be reviewed.

[Signature]

5-17-06
Date

REFLECTION BAY SHOPPING CENTER

FINAL PLAT- STAFF REPORT

P & Z MEETING DATE: June 5, 2006

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

REQUEST: Final Plat of 3.6993 acres in Shadow Creek Ranch for one lot for commercial use. The Preliminary Plat was approved on March 20, 2006.

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

PROPERTY DESCRIPTION: The property is undeveloped.

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

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

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

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis has been approved.

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

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

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

OUTSTANDING ITEMS:

1. A Traffic Impact Analysis review fee of \$750 is still needed.
2. A telephone company approval letter is still required.

MAY 26 2006

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 05-26-06 P&Z MEETING DATE: _____

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch SF46A

Lot(s): 69, Block(s): 3, Reserve(s): 7

PRIMARY CONTACT: LJA Engineering - Jason Banda
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 *see survey*
- 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) \$676
- Certified Tax Certificates (no taxes can be due)
- Park Fees (if required)

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

Signature: _____

Signature: J. Banda
(Agent)

Fee: \$ 676.00 (Owner)

Date Paid: 5/26/06

Receipt No.: _____

SHADOW CREEK RANCH SF-46A

FINAL PLAT – STAFF REPORT

P & Z MEETING DATE: June 5, 2006

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

REQUEST: Final Plat subdivision of 21.256 acres of land in Shadow Creek Ranch and zoned SCR-PUD R-6 for 69 residential lots, with seven reserves of 3.585 acres for landscaping, open space, and power and pipeline easements. The Preliminary Plat was approved on October 3, 2005.

GENERAL LOCATION: Western part of Shadow Creek Ranch in Fort Bend County, west of Trinity Bay Drive. See Vicinity Map below.

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

ZONING: Shadow Creek Ranch PUD R-6, Single Family Dwelling District, with a minimum lot size of 6,000 square feet and minimum lot width of 50 feet.

SURROUNDING USES: To the north, south, and east are other planned Single Family Dwelling Districts within the Shadow Creek Ranch PUD. To the west is a proposed school site.

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

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

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

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

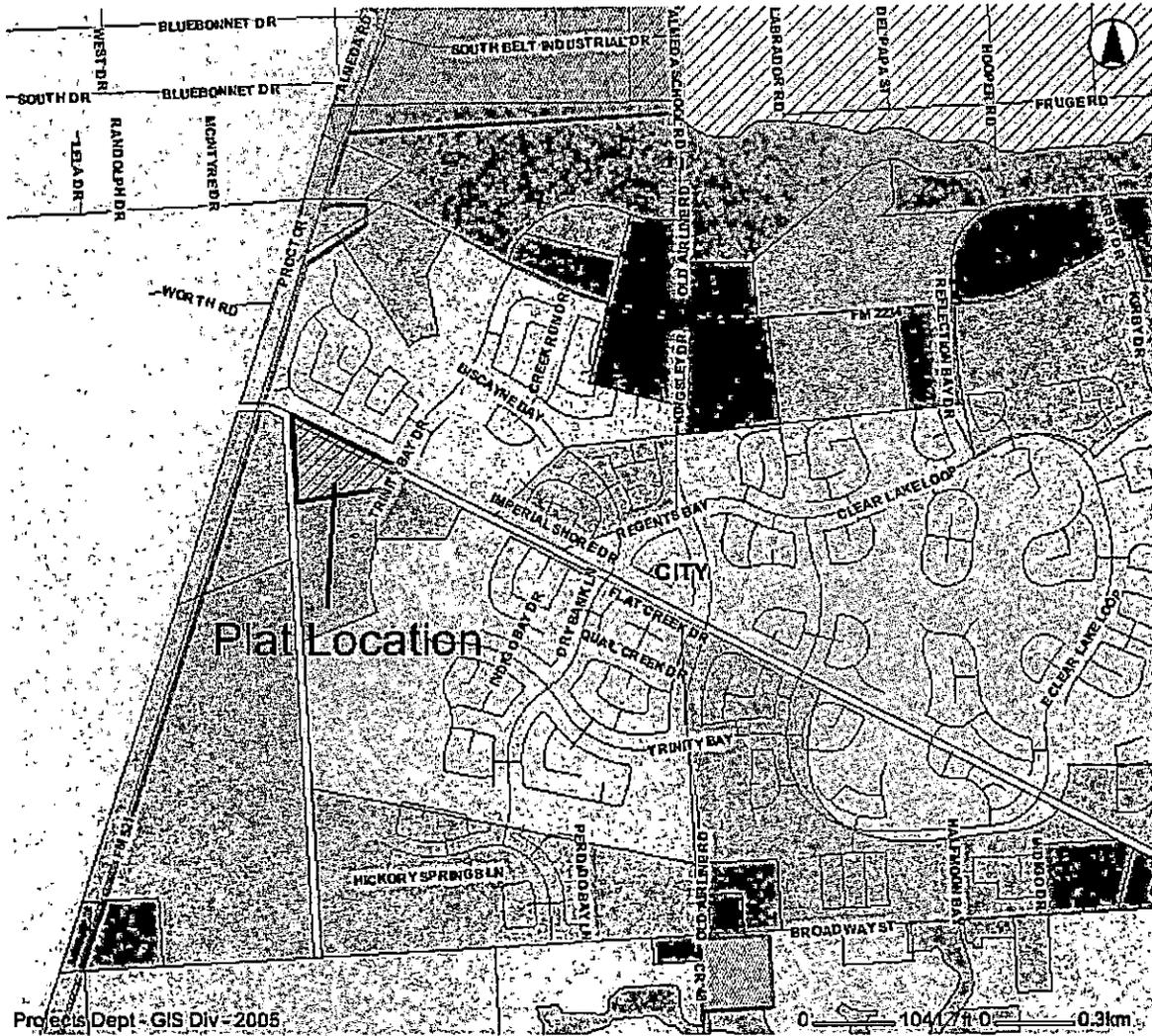
PARKS AND OPEN SPACE: Parks and open space will be provided in accordance with the Master Plan for the entire development.

OUTSTANDING ITEMS:

1. A telephone company approval letter is still needed.
2. The correct location of SF-48 should be shown on the plat.

ATTACHMENTS:

1. Application Form
2. Final Plat



MAY 26 2006

Development Handbook
May 2005

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 05.26.06 P&Z MEETING DATE: _____

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch SF 46B

Lot(s): 60, Block(s): 3, Reserve(s): 6

PRIMARY CONTACT: WA Engineering - Jasm Bantz

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: Pex Land Investments, LP

MAILING ADDRESS: 5195 Las Vegas Blvd. South

CITY, STATE, ZIP: Las Vegas, NV 89119

PHONE: 702.736.6151 FAX: _____

E-MAIL ADDRESS: _____

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

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

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

Signature: _____ (Owner)

Fee: \$ 1040⁰⁰

Date Paid: 5/26

Signature: J Bantz (Agent)

Receipt No.: _____

SHADOW CREEK RANCH SF-46B
PRELIMINARY PLAT – STAFF REPORT

P & Z MEETING DATE: June 5, 2006

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

REQUEST: Preliminary Plat subdivision of 15.641 acres of land in Shadow Creek Ranch and zoned SCR-PUD R-6 into 60 residential lots, with six reserves of 1.209 acres for landscaping, open space, drainage, and pipeline easements. The Preliminary Plat was approved on October 3, 2005.

GENERAL LOCATION: Western part of Shadow Creek Ranch in Fort Bend County, west of Trinity Bay Drive. See Vicinity Map below.

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

ZONING: Shadow Creek Ranch PUD R-6, Single Family Dwelling District, with a minimum lot size of 6,000 square feet and minimum lot width of 50 feet.

SURROUNDING USES: To the north, south, and east are other planned Single Family Dwelling Districts within the Shadow Creek Ranch PUD. To the west is a proposed school site.

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

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

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

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

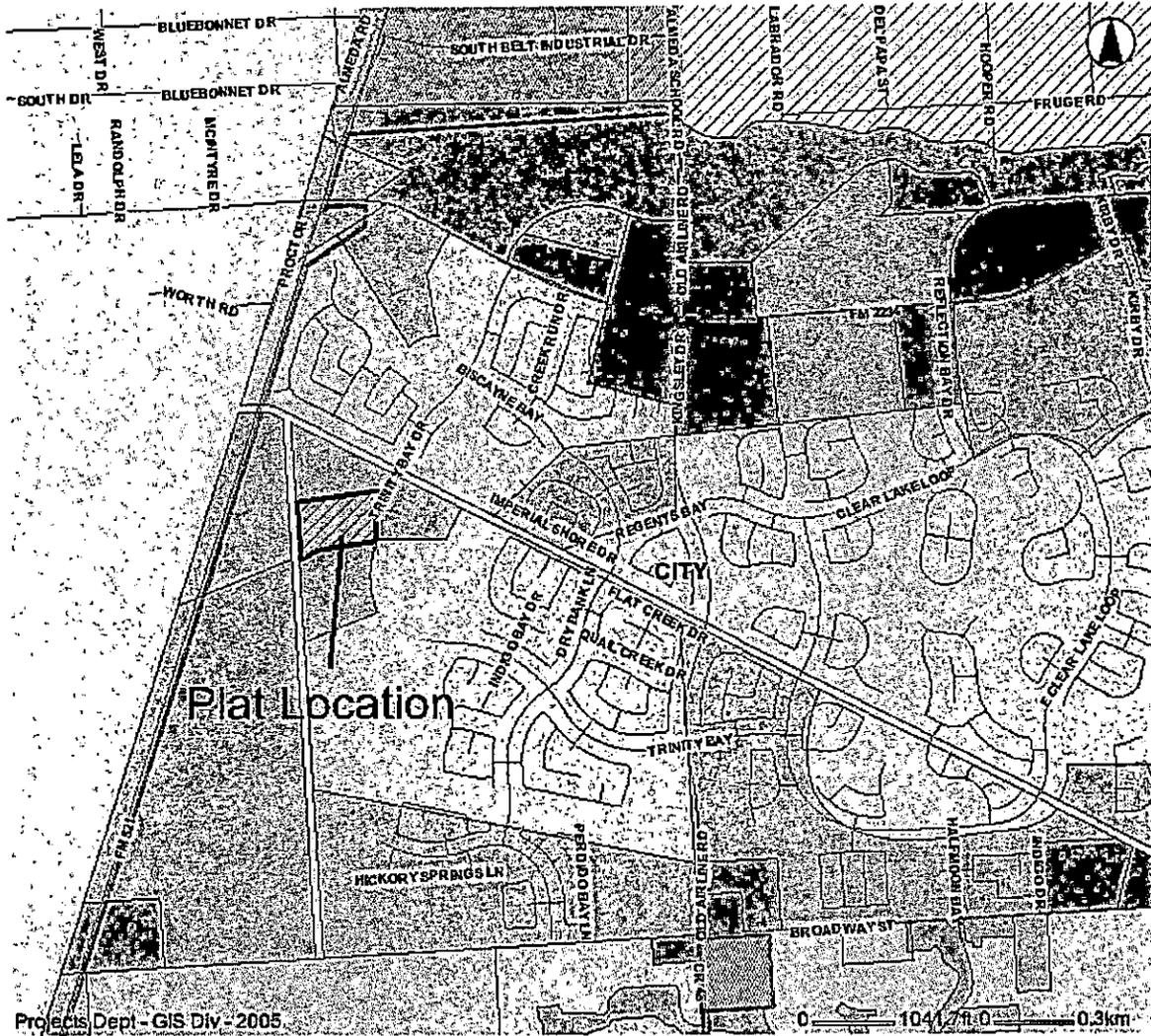
PARKS AND OPEN SPACE: Parks and open space will be provided in accordance with the Master Plan for the entire development.

OUTSTANDING ITEMS:

1. A telephone company approval letter is still needed.
2. Section SF-46A must be recorded first and recordation data added to the mylar for SF-46B.

ATTACHMENTS:

1. Application Form
2. Final 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*

MAY 25 2006

SUBDIVISION
NAME: SHADOW CREEK CROSSING

NUMBER OF LOTS: 3

GENERAL
LOCATION: SOUTH OF SHADOW CREEK HWY
& EAST OF REFLECTION BAY DRIVE

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

PRIMARY CONTACT: JESUS J. VITELA
MAILING ADDRESS: 4710 BELLAIRE BLVD. # 250
CITY, STATE, ZIP: BELLAIRE, TX 77401
PHONE: 713-839-8900 FAX: 713-839-9020
E-MAIL ADDRESS: JESUS@LENTZENGEINERING.NET

OWNER NAME: PEARLAND SCR
MAILING ADDRESS: 16325 WESTHEIMER RD.
CITY, STATE, ZIP: HOUSTON, TX 77082
PHONE: 713-983-7800 FAX: 713-983-9951
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: _____ Date: _____

Applicant's Signature: [Signature] Date: 5/25/06

Fees Not Required for Staff Review Plats

| | | | |
|-------------------------|---------------------------|---------------------------------|-------------------------------|
| FEE PAID: <u>412.00</u> | DATE PAID: <u>4/21/06</u> | RECEIVED BY: <u>[Signature]</u> | RECEIPT NUMBER: <u>125724</u> |
|-------------------------|---------------------------|---------------------------------|-------------------------------|

Application No. _____

SHADOW CREEK CROSSING

FINAL PLAT— STAFF REPORT

P & Z MEETING DATE: June 5, 2006

APPLICANT: Jesus J. Vitela, Lentz Engineering, for Pearland SCR, owner.

REQUEST: Final Plat subdivision of 13.5021 acres in Shadow Creek Ranch for three commercial lots. The Preliminary Plat was approved on February 6, 2006.

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

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: The current Land Use Map for Shadow Creek Ranch designates this property as PUD-CH (Church).

SURROUNDING USES: The surrounding properties are all commercial sites in the Shadow Creek Ranch PUD.

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

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

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

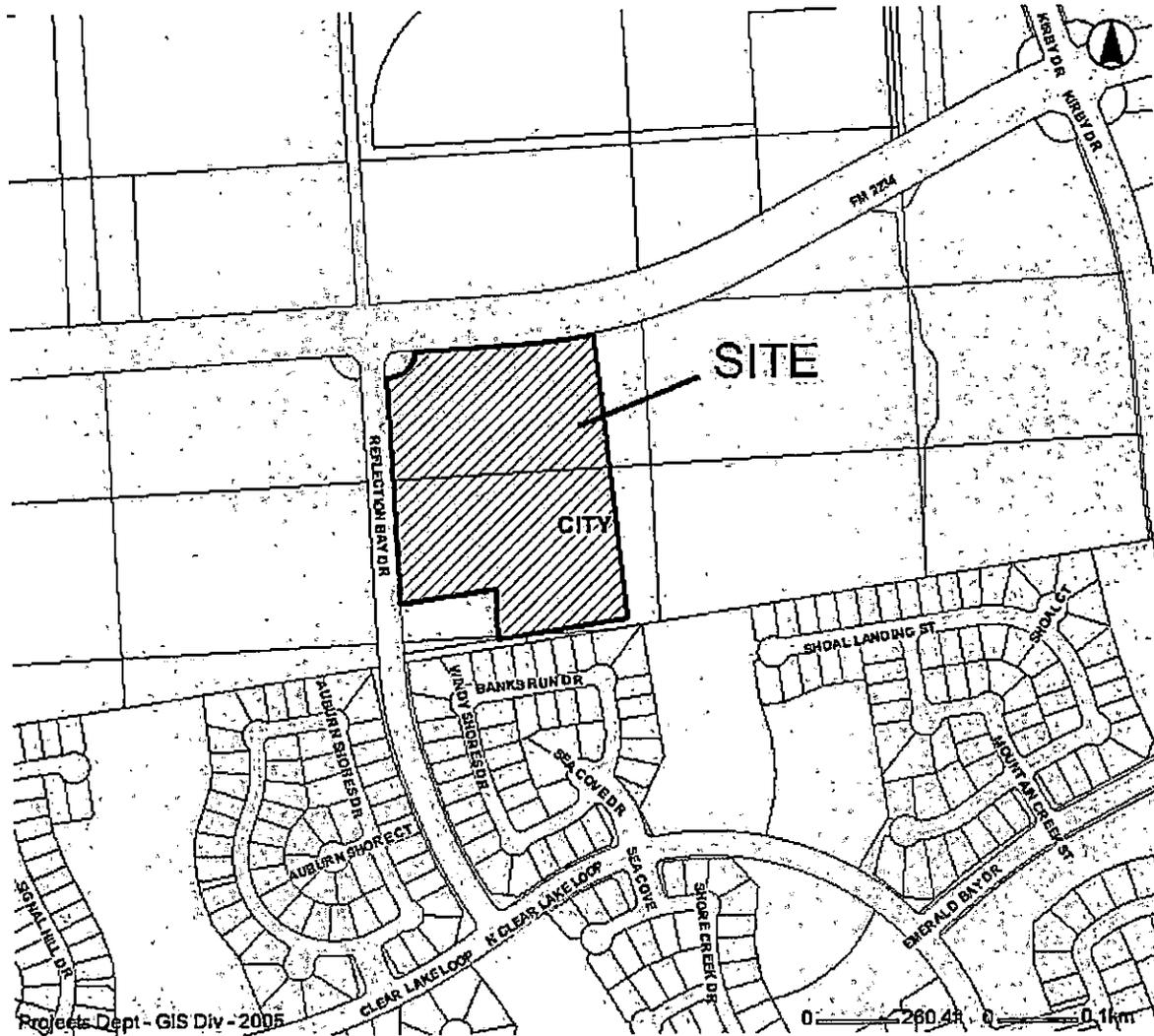
STORMWATER MANAGEMENT: Stormwater detention will be provided offsite in accordance with the Shadow Creek Ranch master plan.

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

OUTSTANDING ITEMS: None.

ATTACHMENTS:

1. Application Form
2. Final Plat



Projects Dept - GIS Div - 2005

0 260.48 0 0.1km

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*

MAY 26 2006

SUBDIVISION
NAME: Avalon Terrace Sec. 3

NUMBER OF LOTS: 111

GENERAL
LOCATION: Near intersection of FM 518
and Max Rd

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

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

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

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: _____ Date: _____

Applicant's Signature: Scott Wright Date: 5/10/06

Fees Not
Required for
Staff Review
Plats

| | | | |
|----------------------------|---------------------------|---------------------------------|------------------------------|
| FEES PAID: <u>10666.00</u> | DATE PAID: <u>5-26-06</u> | RECEIVED BY: <u>[Signature]</u> | RECEIPT NUMBER: <u>15011</u> |
|----------------------------|---------------------------|---------------------------------|------------------------------|

Application
No.

AVALON TERRACE SECTION THREE
PRELIMINARY PLAT – STAFF REPORT

P & Z MEETING DATE: June 5, 2006

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

REQUEST: Preliminary Plat subdivision of 24.9311 acres in the E.T.J. for 111 residential lots. Avalon Terrace Section One was platted in October 2004. The Preliminary Plat for Section Two was approved on March 20, 2006.

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

PROPERTY DESCRIPTION: The property is currently undeveloped.

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

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

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Low Density Residential, or minimum average lot size of 7,500 square feet. The property, however, is located in the E.T.J. so lot size restrictions do not apply.

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

UTILITIES: Water and sewer are available.

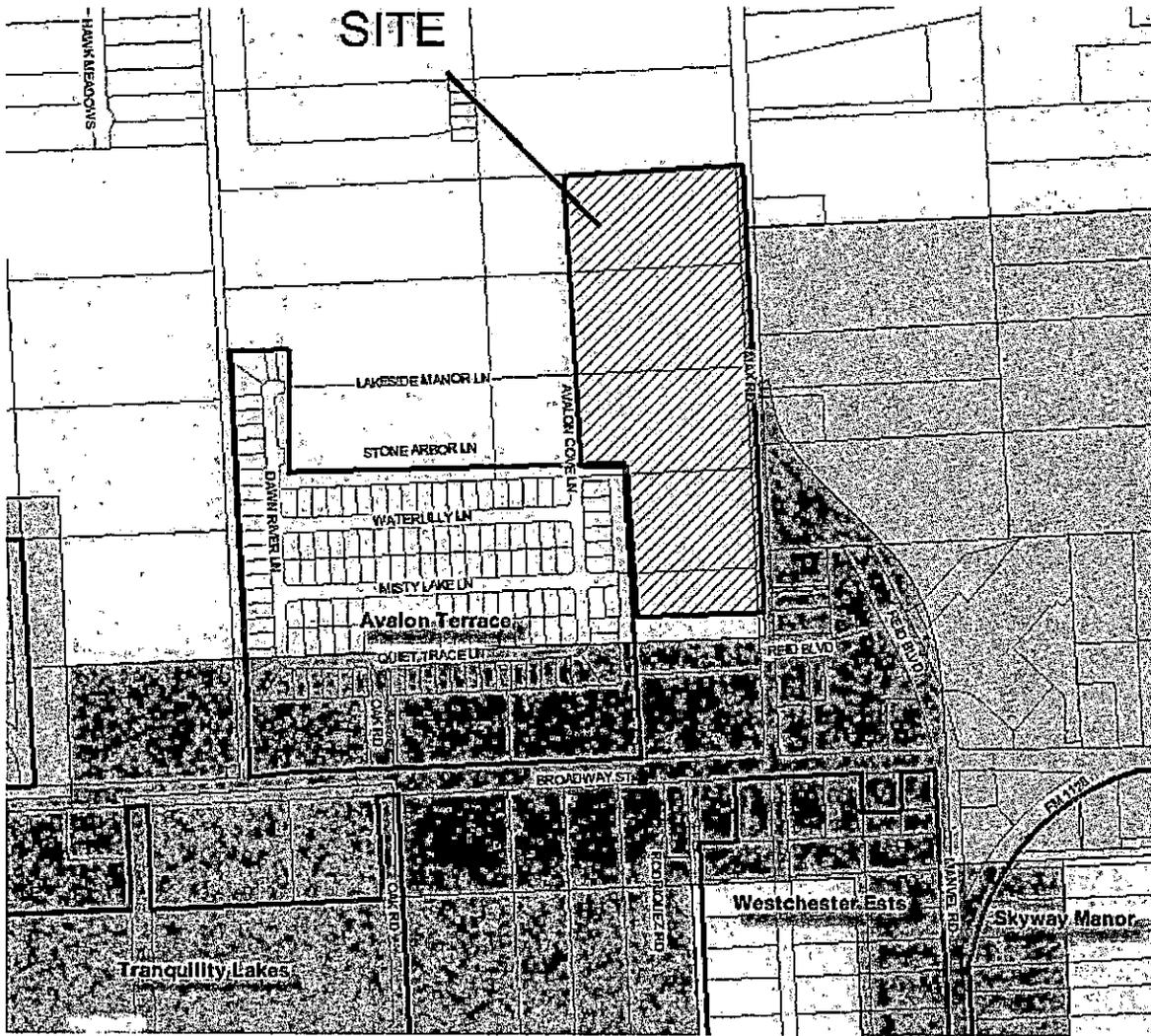
STORMWATER MANAGEMENT: Stormwater detention will be provided on an adjoining tract.

PARKS AND OPEN SPACE: Not applicable.

OUTSTANDING ITEMS: None.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat



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*

MAY 26 2006

SUBDIVISION

NAME: STABLE STONE LANE

NUMBER OF LOTS: 0 LOTS

GENERAL

LOCATION: North of the intersection of Stable

Stone Lane and Pearland Parkway

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

PRIMARY CONTACT: BROWN AND GAY ENGINEERING, INC.

MAILING ADDRESS: 11490 Westheimer, Suite 700

CITY, STATE, ZIP: Houston, Texas 77077

PHONE: 281-558-8700 FAX: 713-488-8381

E-MAIL ADDRESS: smcelwee@browngay.com

OWNER NAME: Musgrave-Grohman Ventures, Ltd.

MAILING ADDRESS: 2947 E. Broadway, Suite 309

CITY, STATE, ZIP: Pearland, Texas 77581

PHONE: 281-412-9210 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: _____ Date: _____

Applicant's Signature: Sherril H. McElwee Date: 5/25/06

Fees Not
Required for
Staff Review
Plats

| | | | |
|--------------------------|--------------------------|---------------------------------|-------------------------------|
| FEES PAID: <u>430.00</u> | DATE PAID: <u>5-8-06</u> | RECEIVED BY: <u>[Signature]</u> | RECEIPT NUMBER: <u>138086</u> |
|--------------------------|--------------------------|---------------------------------|-------------------------------|

Application
No.

**STABLE STONE LANE – RIGHT-OF-WAY
PRELIMINARY PLAT – STAFF REPORT**

P & Z MEETING DATE: June 5, 2006

APPLICANT: Sherri McElwee, Brown & Gay Engineers, for Musgrave-Grohman Ventures, Ltd, owner.

REQUEST: Preliminary Right-of-Way Plat of 0.5791 acres for right-of-way for Stable Stone Lane in the Stonebridge subdivision.

GENERAL LOCATION: Located east of Pearland Parkway in the Stonebridge subdivision (formerly the Pearland 123 subdivision). See Vicinity Map below.

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

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the area for low-density residential use.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis was previously prepared and approved for the entire Stonebridge development.

UTILITIES: Water is available. Sewer will be extended by the developer.

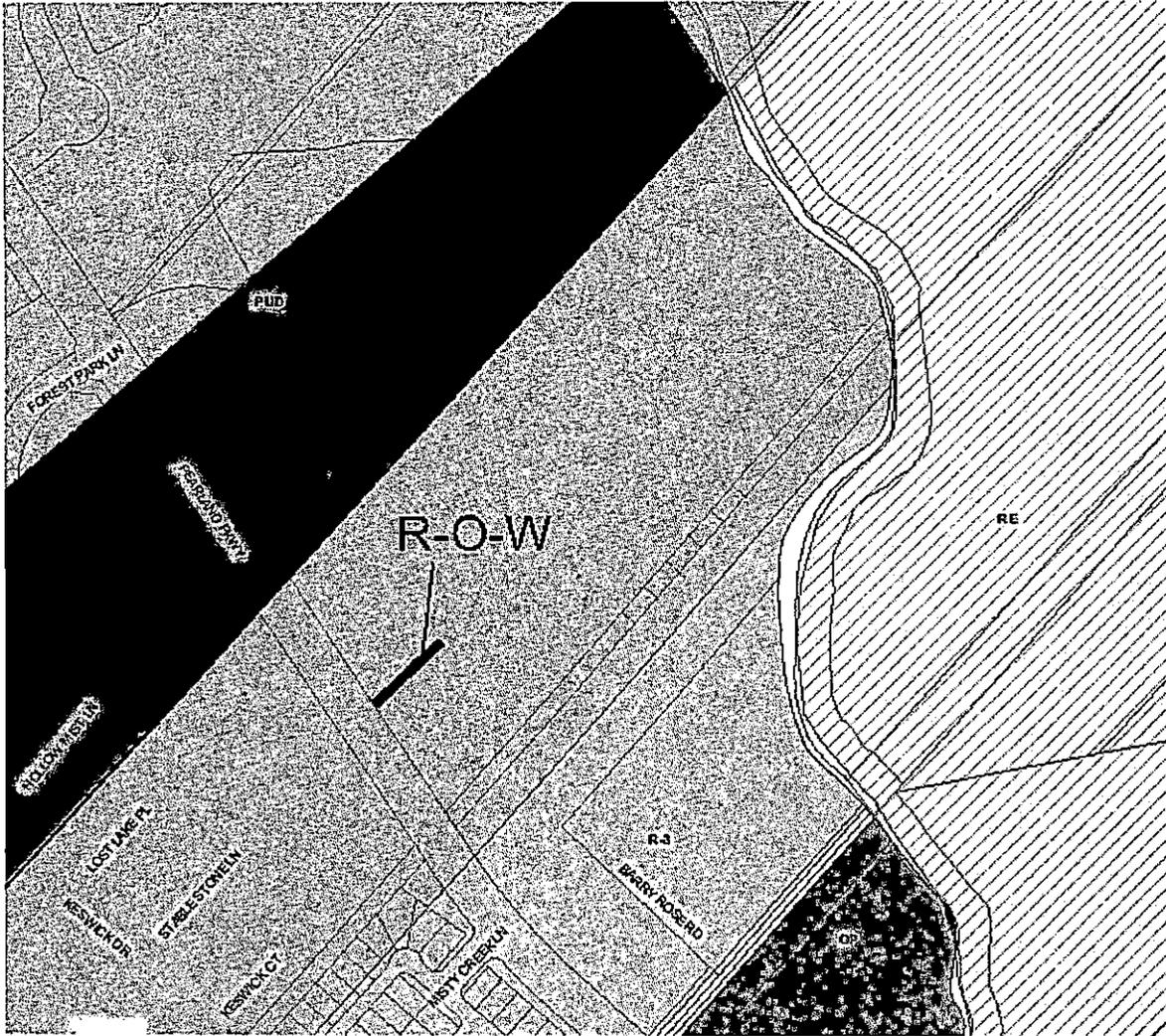
STORMWATER MANAGEMENT: Stormwater detention will be provided offsite in accordance with the master plan for the entire development.

PARKS AND OPEN SPACE: Not applicable to this plat.

OUTSTANDING ITEMS: None.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat



SUMMARY OF AGENDA ITEMS
June 5, 2006

City Council
Only

6:00 p.m. SPECIAL MEETING OF THE CITY COUNCIL

Council will recess at approximately 6:30 p.m. to begin the JPH's., and then after the JPH's, P&Z will proceed upstairs for the P&Z Meeting, and Council will remain in the Council Chambers and resume their meeting.

Council and
P&Z

6:30 p.m. JOINT PUBLIC HEARING, Council Chambers

P&Z only

7:00 p.m. PLANNING AND ZONING MEETING, 2nd Floor Conference Room

City Council
Only

7:00 p.m. SPECIAL MEETING OF THE CITY COUNCIL, Continued in the Council Chambers

7:00 p.m. EXECUTIVE SESSION

Council Agenda's are attached for you to view

**AGENDA – WORKSHOP OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS,
TO BE HELD ON JUNE 5, 2006, AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY
HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

I. CALL TO ORDER

II. PURPOSE OF THE WORKSHOP:

1. **COUNCIL INPUT AND DISCUSSION:** REGARDING A NATATORIUM PROJECT WITH THE PEARLAND INDEPENDENT SCHOOL DISTRICT. *Ms. Rhonda Cyrus, Parks and Recreation Director.*
2. **COUNCIL INPUT AND DISCUSSION:** REGARDING THE CITY'S PARTICIPATION IN A FINANCING PLAN FOR THE NEWLY ANNEXED AREA IN TAX INCREMENT REINVESTMENT ZONE NO. 2 SHADOW CREEK RANCH. *Mr. Bill Eisen, City Manager.*
3. **COUNCIL INPUT AND DISCUSSION:** REGARDING THE POLICE SALARY PLAN. *Mr. Bill Eisen, City Manager.*
4. **COUNCIL INPUT AND DISCUSSION:** REGARDING THE CITY OF PEARLAND'S ENERGY MANAGEMENT STUDY. *Ms. Rhonda Cyrus, Parks and Recreation Director.*
5. **COUNCIL INPUT AND DISCUSSION:** REGARDING A COOPERATIVE EFFORT OF THE CITY, BRAZORIA DRAINAGE DISTRICT NO. 4 AND KEEP PEARLAND BEAUTIFUL TO DEVELOP A TREE FARM AT THE SOUTHWEST ENVIRONMENTAL CENTER. *Ms. Rhonda Cyrus, Parks and Recreation Director.*
6. **COUNCIL INPUT AND DISCUSSION:** REGARDING POTENTIAL PARKS PROJECTS IN THE CAPITAL IMPROVEMENT PLAN. *Ms. Rhonda Cyrus, Parks and Recreation Director.*

III. ADJOURNMENT

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

AGENDA – SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON JUNE 5, 2006, AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

- I. CALL TO ORDER**
- II. PURPOSE OF THE MEETING:**

NEW BUSINESS:

OTHER BUSINESS:

EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE

- 1. SECTION 551.072 – REAL PROPERTY:** DISCUSSION REGARDING THE SALE, LEASE, PURCHASE, OR EXCHANGE OF REAL PROPERTY.
Mr. Bill Eisen, City Manager.
- 2. SECTION 551.087 – CONSULTATION WITH CITY ATTORNEY –** REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS. *Mr. Bill Eisen, City Manager.*

NEW BUSINESS CONTINUED:

- 1. CONSIDERATION AND POSSIBLE ACTION –** REGARDING THE SALE, LEASE, PURCHASE, OR EXCHANGE OF REAL PROPERTY. *City Council.*
- 2. CONSIDERATION AND POSSIBLE ACTION –** REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS. *City Council.*

III. ADJOURNMENT

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

MAY 29 2006

RECEIVED

FEB 27 2006

FINAL PLAT OF
COOPER ESTATES

CONTAINING

0.9999 ACRES OF LAND, OUT OF LOT 7 OF THE ALLISON RICHEY GULF
COAST HOME COMPANY SUBDIVISION OF SECTION 20, H.T.& B. R.R. CO.
SURVEY, ABSTRACT 506, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

1 LOT, 1 BLOCK

AUGUST, 2005

OWNERS:

PATRICK AND MARY COOPER
2150 LINDA LANE
PEARLAND, TEXAS 77584
281-485-7138

ENGINEER:

MUNICIPAL ENGINEERING
3301 FEDERAL ST.
PASADENA, TX. 77504
713-941-8988
FAX: 713-941-0495
CONTACT: JOHN GARNER

SURVEYOR:

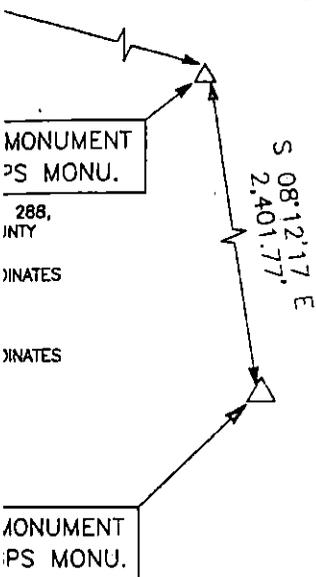
WALKER L. TREESH
P.O. BOX 2113
PEARLAND, TEXAS 77588
(281) 485-5191
FAX: (281) 485-6012

THENCE SOUTH 03 DEG. 08 MIN. 45 SEC. EAST, CONTINUING ALONG AND WITH THE WESTERLY RIGHT-OF-WAY LINE OF REFLECTION BAY DRIVE, 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 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.

MAY 26 2006



FINAL 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

1 LOT 1 BLOCK

AGENT, LTD.
STE. 200
DALLAS 77380
7074
AIR

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 77008
(713) 880-0808
DAN PINNELL, R.P.L.S.

DATE: APRIL, 2006

SCALE: 1" = 40'

PROJECT NO. 05-09-06

B.C.P.R.

PLAT NO. 20050111

F.B.C.P.R.

FINAL PLAT OF ADOW CREEK RANCH SF - 46A

21.256 ACRES

OUT OF THE GEORGE MAC DONALD SURVEY,
TRACT 557, THE I.C. STAFFORD SURVEY,
TRACT 668, AND THE S.G. HAYNIE SURVEY,
ABSTRACT 620, CITY OF PEARLAND,
FORT BEND COUNTY, TEXAS

7 RESERVES (3.427 AC.) 3 BLOCKS

2006

SCALE: 1" = 100'

OWNERS:

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

MAY 26 2006

PAULINE COLLINS, PRESIDENT

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

ADOW CREEK RANCH DEVELOPMENT COMPANY
A NEVADA LIMITED PARTNERSHIP
GENERAL PARTNER, SHADOW CREEK RANCH, INC.

GARY COOK, PRESIDENT

JOB NO. 1545-0146A-006

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



FINAL PLAT OF

MAY 26 2006

SHADOW CREEK RANCH
SF - 46B

15.641 ACRES

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

LOTS 6 RESERVES (1.209 AC.) 3 BLOCKS

MAY 2006

SCALE: 1" = 100'

OWNERS:

PEARLAND INVESTMENTS, LIMITED PARTNERSHIP,
 A NEVADA LIMITED PARTNERSHIP

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

PAULINE COLLINS, PRESIDENT

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

JOB NO. 1545-0146B-006

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 2

OLDER OF A LIEN AGAINST THE PROPERTY
V CREEK CROSSING SAID LIEN BEING EVIDENCED
FILE NO. 2005068253 OF THE REAL PROPERTY
D HEREBY IN ALL THINGS SUBORDINATE OUR
USES AND EFFECTS OF SAID PLAT AND THE
REIN TO SAID SUBDIVISION PLAT AND WE HEREBY
ERS OF SAID LIEN AND HAVE NOT ASSIGNED THE

CONCRETE LOCATED AT THE NORTHWEST CORNER OF THE
INTERSECTION OF THE WEST ACCESS ROAD TO HWY 288 AND
COUNTY ROAD 92 AND 33 FEET NORTHWEST OF THE
SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM DRAIN
INLETS. NGVD 1929,
1987 ADJUSTMENT

SOURCEONE CAPITAL LP

T.B.M.

ELEV. 60.13'

BRASS DISK STAMPED SCR-BD 1987-ADJ. ELEV. 6013 RPLS
4797, LOCATED ON NOSE OF MEDIAN ALONG REFLECTION BAY
DRIVE, 533'± SOUTH OF F.M. 2234 (SHADOW CREEK PARKWAY)
NGVD 1929,
1987 ADJUSTMENT

ON THIS DAY PERSONALLY APPEARED
TO BE THE PERSON(S) WHOSE NAME IS
SENT AND ACKNOWLEDGMENT TO ME THAT
ES AND CONSIDERATIONS THEREIN

FLOOD STATEMENT:

AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD
INSURANCE RATE MAP NO. 485458 C00101 DATED SEPTEMBER
22, 1999. THIS SITE IS LOCATED IN ZONE "AE" SPECIAL FLOOD
HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, BASE FLOOD
ELEVATIONS DETERMINED AND ZONE "X" (SHADED) AREAS OF
500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE
DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS
LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY
LEVEES FROM 100-YEAR FLOOD.

ICE, THIS ____ DAY OF APRIL 2006.

B.F.E.= 60.00' BASED ON 1929 NGVD
1987 ADJUSTMENT

MAY 25 2006

PUBLIC IN AND FOR THE
TEXAS

SSION EXPIRES:

FINAL PLAT

SHADOW CREEK CROSSING

BEING A SUBDIVISION OF 13.5021 ACRES

IN THE

T.C.R.R. CO. SURVEY, SECTION 3

ABSTRACT NO. 678

CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS

1 BLOCK

3 LOTS

0 RESERVES

MAY, 2006

OWNER:
LAND SCR, LP.
HAMILTON, G.P.
ESTHEIMER ROAD
N, TEXAS 77082
0; FAX (713) 983-9951

ENGINEER:
LENTZ ENGINEERING, L.C.
BRYAN ACUFF, P.E.
4710 BELLAIRE BLVD. SUITE 250
BELLAIRE, TEXAS 77401
(713) 839-8900; FAX (713) 839-9020

SURVEYOR:
CIVIL-SURV LAND SURVEYING, L.C.
CLIF SEWARD, R.P.L.S.
4710 BELLAIRE BLVD. SUITE 250
BELLAIRE, TEXAS 77401
(713) 839-9181; FAX (713) 839-9020

Michael D. Yost
Superintendent

Date

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.

PRELIMINARY PLAT

MAY 26 2006

OLON TERRACE

SEC. 3

VISION OF 24.9311 ACRES OF LAND

OUT OF THE

R.R. CO. SURVEY, ABSTRACT-505

BRAZORIA COUNTY, TEXAS

S 5 RESERVES 5 BLOCKS

MAY 4, 2006

SURVEYOR:



**COTTON SURVEYING
COMPANY**

6335 GULFTON DR., SUITE 103
HOUSTON, TEXAS 77081

(713) 981-0275

ATTN: MARTIN HICKS, R.P.L.S.

ENGINEER:

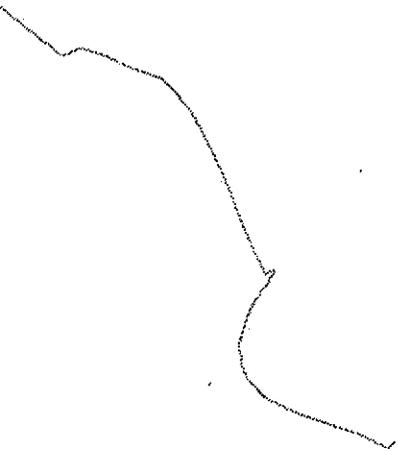


JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS

6335 Gulfton Dr., Suite 100
Houston, Texas 77081

(713) 777-5337

ATTN: Brodley Jenkins, P.E.



MAY 26 2006

PRELIMINARY RIGHT-OF-WAY PLAT OF
STABLE STONE LANE

A SUBDIVISION OF 0.5791 ACRES OF LAND
LOCATED IN THE
D.H.M. HUNTER SURVEY, A-76 &
THE H.T. & B.R.R. CO. SURVEY, A-233
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS

SCALE: 1"=50'

DATE: MAY 26, 2006

OWNER:

Musgrave - Grohman Ventures, Ltd.
2947 E. Broadway, Suite 309
Pearland, Tx 77581
(281) 412-9210
Paul Grohman

**BROWN
& GAY**
ENGINEERS, INC.

CIVIL ENGINEERS & SURVEYORS
11490 WESTHEIMER, SUITE 700
HOUSTON, TEXAS 77077
(281) 558-8700
SHERRI McELWEE

Minutes

AGENDA - MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JUNE 5, 2006, AT 7:00 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. **CALL TO ORDER** 7:50 pm by Vice Chpr

II. **APPROVAL OF MINUTES May 15, 2006 - Regular Meeting**

*Neil motion, Darrell seconded.
le-0 appr.*

III. **NEW BUSINESS**

A. **CONSIDERATION & POSSIBLE ACTION - OLD TOWNSITE ORDINANCE**

A request of the City of Pearland, for approval of the Old Townsite Ordinance, generally affecting properties on the North Side of Walnut Street, on the South Side of Orange Street, on the West Side of Galveston Street, and on the East Side of Mykawa Road.

*Susan motion to approve, for disc
Jerry second.*

*Jerry asked what PUD was - hazer TAB, Reading Ctr. Church
Henry asked if Adult Read. Ctr. ^{IF} needed anything (expansion) would
apply for cur. safe now*

B. **CONSIDERATION & POSSIBLE ACTION - UPDATED ZONING MAP** →

A request of the City of Pearland, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval on an Updated Zoning Map, affecting various properties throughout the City of Pearland.

Neil motion, Darrell 2nd.

~~*Henry asked for clarification*~~

*Henry asked that current Zon. map & future land use
map be kept in pocket of binders.*

le-0 approved.

Warren address ceremony
moving other prop.:

Susan - motion
appeal change
transparency of comm bldg
exempt existing struct
and reduce 15%

Sheryl motion
Henry 2nd the amendment
Vote of OTS 6-0 approval

A. Darrell asked how many lots or area would fall under minimum lots?

was discussed.

Sheryl brought up comments from JPH.
Reduce % of glass.

Lata - can add as conditions.
much discussion.

May want to
Mr. Marcott change as a fluid document.

Neil - consult w/ staff on ea. specific item.

nick set a minimum standard

Larry Marcott - flexibility needs to be there for this. a
unique

Sheryl - would like

Darrell - let staff revisit % of transparency.
leave it to professional.

Lata reduction glass

exempt

Neil - let staff make a decision & come back

Larry - " "

" "



exempt structure
existing
make a red. for 25% existing
15% for



Sheryl - 90% at least
25-50%

Much discussion among Comm & Plan. Dir. wk. re. zoning maps

C. REMOVE FROM TABLE – Zone Change No. 18Z

*Darrell motion
Henry 2nd
6-0 to remove from table*

D. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 18Z

A request by Alan Mueller, applicant for Riverstone Land Investors, Ltd., SHS, and Green Shadows Corporation, owners, and portions of the property initiated for a zone change by the City of Pearland, 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 Estate District (R-E) to Single Family Residential – 1 District (R-1), on the following described property, to wit:

Legal Description: 643.1 acre tract of land, out of the T. J. Green Survey, Abstract 290, Harris County, Texas, being all of that certain called 663.1 acres of land, same being Lots 1 thru 103 and Lots 108 thru 122 in the Allison Richey Gulf Coast Home Company Subdivision, recorded in Volume 4, Page 48, in the Map Records of Harris County, Texas, City of Pearland, Harris County, Texas

General Location: Generally Located on the East Side of Pearland Parkway, on the West Side of Country Club Drive, and on the North Side of Clear Creek

Darrell motion, Susan 2nd.

*TAG - was tabled at last mtg. Dev. Agr. enclosed in ppt.
Alan Mueller spoke: Just need zoning*

Darren Coker arrived @ 8:35 pm to offer legal council.

Much discussion ensued.

6-0 approve.

E. CONSIDERATION & POSSIBLE ACTION – Final Plat of Cooper Estates

Diana read staff rpt. no outstanding

A request by Walker Treesh for Patrick and Mary Cooper, owners, for Final Plat approval of a 0.9999-acre property zoned R-1, Single Family, located at 2150 Linda Lane, north of Hughes Ranch Road, and described as follows:

0.9999 acres of Land, out of Lot 7 of the Allison Richey Gulf Coast Home Company Subdivision of Section 20, H.T. & B.R.R. Co. Survey, Abstract 506, City of Pearland, Brazoria County, Texas.

Susan motion Darrell 2nd

6-0 approve

F. CONSIDERATION & POSSIBLE ACTION – Final Plat of Reflection Bay Shopping Center

Diana read staff rpt. Need TIA fee pd. today.

A request by David Meredith, Pinnell Survey, Inc. for Stiletto Development, Ltd, owner, for approval of a Final 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:

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

*Darrell motion to approve w/ staffs comm.
neil 2nd*

6-0 appr.

G. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-46A

Diana read staff rpt. 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 21.256 acres in Shadow Creek Ranch for 69 residential lots. The plat is located in the western portion of Shadow Creek Ranch in Fort Bend County, and is described as follows:

21.256 acres, being out of the George Mac Donald Survey, Abstract 557, the I.C. Stafford Survey, Abstract 668, and the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas.

*Henry motion
neil 2nd*

6-0 appr

H. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-46B

Diana read, ... 46-A must be recorded (st)

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LP, for approval of a Final Plat subdivision of 15.641 acres in Shadow Creek Ranch for 60 residential lots. The plat is located in the western portion of Shadow Creek Ranch west of Trinity Bay Drive in Fort Bend County, and is described as follows:

15.641 acres, being out of the George Mac Donald Survey, Abstract 557, and the H.T. & B.R.R. Co. Survey, Section 83, Abstract 761, City of Pearland, Fort Bend County, Texas.

Warren motion to appr. of Staff comm.

Gerry 2nd

6-0 appr.

I. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Crossing

Diana read ... no outst. items

A request by Jesus J. Vitela, Lentz Engineering, for Pearland SCR, LP, owner, for approval of a Final Plat subdivision of 13.5021 acres in Shadow Creek Ranch for three commercial lots. The plat is located at the southeast corner of Shadow Creek Parkway and Reflection Bay Drive in the Shadow Creek Ranch PUD, and is described as follows:

13.5021 acres in the T.C.R.R. Co. Survey, Section 3, Abstract 678, City of Pearland, Brazoria County, Texas.

Henry motion

Neil 2nd

minimal discussion

6-0 appr.

J. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Avalon Terrace Section Three

Diana read... no outstanding items

A request by Scott Wright, Jones & Carter, Inc, for MHI Partnership, Ltd, owner, for approval of a Preliminary Plat subdivision of 24.9311 acres in the E.T.J. for 111 residential lots. The property is located north of Broadway west of Max Road, and is described as follows:

24.9311 acres of land out of the H.T. & B.R.R. Co. Survey, Abstract-505, Brazoria County, Texas.

*Neil motion
Susan 2nd*

6-0 appr.

K. CONSIDERATION & POSSIBLE ACTION – Preliminary Right-of-Way Plat of Stable Stone Lane

Diana read... no outstanding items

A request by Sherri McElwee, Brown & Gay Engineers, for Musgrave-Grohman Ventures, Ltd, owner, for approval of a Preliminary Plat of 0.5791 acres for right-of-way for Stable Stone Lane. The property is located east of Pearland Parkway in the Stonebridge subdivision, and is described as follows:

0.5791 acres of land located in the D.H.M. Hunter Survey, A-76 & the H.T. & B.R.R. Co. Survey, A-233, City of Pearland, Brazoria County, Texas.

*Darrell motion
Jenny 2nd*

6-0 appr.

L. CONSIDERATION & POSSIBLE ACTION – P&Z Meeting on July 3, 2006

*Neil motion
Darrell 2nd*

to not meet on 7/3/06

H. NEXT MEETING June 19, 2006 JPH & Regular P&Z Meeting

IV. ADJOURNMENT

@ 8:54