

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

I. CALL TO ORDER

II. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Pearland Nursing Home Center

A request by Jesus Joel Vitela, Lentz Engineering, L.C., for Trinity Leasing, Ltd., owner, for approval of a preliminary plat of 11.6443 acres zoned PUD into 1 lot for uses consistent with the PUD. The property is located on the west side of Miller Ranch Road north of Broadway (F.M. 518) and is described as follows:

11.6443 acres of land located in the H.T. & B. R.R. Co. Survey, Abstract 304, City of Pearland, Brazoria County, Texas.

B. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Province Village

A request by Ralph Thomas, LJA Engineering & Surveying, Inc., for The Maverick Group, owner, for approval of a Preliminary Plat subdivision of 43.051 acres zoned PUD into 150 lots for residential use, one lot for office-professional use, and 19 reserves for landscape/open space, detention, lift station, parks, recreation and parking. Property is located east of Broadway (F.M. 518) between Pearland Parkway and Country Club Drive and is described as follows:

43.051 acres of land located in Thomas J. Green Survey, Abstract 198 Brazoria County and Abstract 290 Harris County and the W.D.C Hall Survey, Abstract 70 Brazoria County and Abstract 23 Harris County, City of Pearland, Brazoria County and Harris County, Texas.

C. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch School Site No. 1

A request by Jason R. Banda, LJA Engineering & Surveying, Inc., for Alvin ISD, owner, for approval of a Final Plat subdivision of 28.126 acres zoned PUD into 2 lots for uses consistent with the approved PUD. The property is located south of Shadow Creek Parkway and west of Business Center Drive in Shadow Creek Ranch and is described as follows:

28.126 acres of land out of the T.C.R.R. Co. Survey, Section 4, Abstract 675, City of Pearland, Brazoria County, Texas.

D. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch Commercial Site No. 20B

A request by Jason R. Banda, LJA Engineering & Surveying, Inc., for Shadow Creek Investment Group, LLC., owner, for approval of a Final Plat subdivision of 4.250 acres zoned PUD into one lot for uses consistent with the approved PUD. The property is located at the northeast corner of Shadow Creek Parkway and Reflection Bay Drive in Shadow Creek Ranch and is described as follows:

4.250 acres of land out of the T.C.R.R. Co. Survey, Section 3, Abstract 678, City of Pearland, Brazoria County, Texas.

E. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch Commercial Site N. 18B

A request by Jason R. Banda, LJA Engineering & Surveying, Inc., for CG-Shadow Creek Ranch Village, L.P. and ZT Shadow Creek Partners, L.P., owners, for approval of a final plat subdivision of 12.121 acres zoned PUD into 5 lots for uses consistent with the approved PUD. The property is located north of Shadow Creek Parkway west of Business Center Drive and is described as follows:

12.121 acres of land out of the T.C.R.R. Co. Survey, Section 4, Abstract 675, and the Obediah Pitts Survey, Abstract 717, City of Pearland, Brazoria County, Texas.

F. CONSIDERATION & POSSIBLE ACTION – Final Plat of The Promenade at The Spectrum Section One

A request by Jason Banda, LJA Engineering & Surveying, Inc., for Pearland Lifestyle Centers, L.P., owner, for approval of a final plat subdivision of 122.623 acres zoned PUD for uses consistent with the approved PUD. The property is located at the southwest corner of Beltway 8 and State Highway 288 and is described as follows:

122.623 acres of land in the James Hamilton Survey, Abstract 881, City of Pearland, Harris County, Texas.

G. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-74

A request by Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investment, Limited Partnership, owner, for approval of a preliminary plat subdivision of 13.403 acres zoned PUD for uses consistent with the approved PUD. The property is located south of Broadway Street and west of C.R. 48 and is described as follows:

13.403 acres of land in the H.T. & B.R.R. Co. Survey, Section 84, Abstract 538, and Abstract 768, City of Pearland, Brazoria County, Texas and Fort Bend County, Texas

H. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-73

A request by Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investment, Limited Partnership, owner, for approval of a preliminary plat subdivision of 19.441 acres zoned PUD for uses consistent with the approved PUD. The property is located south of Broadway Street and west of C.R. 48 and is described as follows:

19.441 acres of land in the H.T. & B.R.R. Co. Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas.

I. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-72

A request by Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investment, Limited Partnership, owner, for approval of a preliminary plat subdivision of 11.739 acres zoned PUD for uses consistent with the approved PUD. The property is located south of Broadway Street and west of C.R. 48 and is described as follows:

11.739 acres of land in the H.T. & B.R.R. Co. Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas.

J. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-71

A request by Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investment, Limited Partnership, owner, for approval of a preliminary plat subdivision of 34.166 acres zoned PUD for uses consistent with the approved PUD. The property is located south of Broadway Street and west of C.R. 48 and is described as follows:

34.166 acres of land in the H.T. & B.R.R. Co. Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas.

K. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch Southcreek Drive & Crosslake Drive

A request by Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investment, Limited Partnership, owner, for approval of a preliminary plat subdivision of 14.550 acres zoned PUD for uses consistent

with the approved PUD. The property is located south of Broadway Street and west of C.R. 48 and is described as follows:

14.550 acres of land in the H.T. & B.R.R Co. Survey, Section 84, Abstract 538, and Abstract 768, City of Pearland, Brazoria County, Texas and Fort Bend County, Texas

- L. **CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-61**
- M. **CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-62**
- N. **NEXT MEETING**

JPH & Regular P&Z Meeting	November 20, 2006
Joint Public Hearing	November 27, 2006
Regular P&Z Meeting, and Open Meetings Act	December 4, 2006
No Meeting	December 20, 2006

III. 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 **3rd day of November, 2006, A.D.**

Agenda removed on the _____ day of _____, A.D., 2006.

JULY 2006

PLAT APPLICATION

Page 1 of 2

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-852-1768
281-852-1702 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

OCT 30 2006

Rec'd, 10/30/06
8:20 A.M.

SUBDIVISION NAME: PEARLAND NURSING HOME CENTER

NUMBER OF LOTS: 1

GENERAL LOCATION: NORTH OF BROADWAY
WEST OF MILLER RANCH ROAD

PRIMARY CONTACT: JESUS JOEL VITELA
MAILING ADDRESS: 4710 BELLAIR BLVD #200
CITY, STATE, ZIP: BELLAIR, TX 77401
PHONE: (713) 839-8900 FAX: (713) 839-9020
E-MAIL ADDRESS: JESUS.LENTZ@ENGINEERING.NET

OWNER NAME: TRINITY LEASING LTD
MAILING ADDRESS: P.O. BOX 537
CITY, STATE, ZIP: GROVES, TX 77619
PHONE: _____ FAX: _____
E-MAIL ADDRESS: _____

A complete application must include items shown on the corresponding submittal checklist for each different type of plat. See Page 2.

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

Owner's Signature: [Signature] Date: 10-6-06

Applicant's Signature: [Signature] Date: 10-6-06

FEE PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
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I acknowledge that this plat has been submitted on this day, 10-9-06, and the Plat filing date is _____, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: [Signature] Date: 10-6-06

**PEARLAND NURSING HOME CENTER
PRELIMINARY PLAT- STAFF REPORT**

P & Z MEETING DATE: NOVEMBER 6, 2006

APPLICANT: Jesus Joel Vitela, Lentz Engineering, L.C., for Trinity Leasing, Ltd., owner.

REQUEST: Preliminary Plat of 11.6443 acres for nursing home, assisted living, recreational, drainage, and detention uses.

GENERAL LOCATION: The tract is located west of Miller Ranch Road north of Broadway (F.M. 518).

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: PUD The proposed plat is consistent with the approved PUD.

SURROUNDING USES: The surrounding areas to the north, west and east are developed as residential. Area to the south is developed as a fitness center.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Suburban Residential (10,000 s. f. lots). The proposed uses were approved as part of the PUD.

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

UTILITIES AND INFRASTRUCTURE: Water and sewer available.

STORMWATER MANAGEMENT: Stormwater detention will be provided onsite in accordance with the approved master plan.

PARKS, OPEN SPACE, AND TREES: not applicable. Tree survey approved.

OUTSTANDING ITEMS:

none

ATTACHMENTS:

1. Application Form
2. Preliminary Plat

JULY 2006

PLAT APPLICATION

Page 1 of 2

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
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- Amending Plat
- Master Plat
- Preliminary Development Plat
- Final Development Plat
- Replat

OCT 30 2006

SUBDIVISION NAME: Province Village

NUMBER OF LOTS: 150

GENERAL LOCATION: North of FM 518, East of Pearland Parkway, West of Country Club Drive

PRIMARY CONTACT: Ralph Thomas

MAILING ADDRESS: 2929 Briarbank Drive, Suite 600

CITY, STATE, ZIP: Houston, Texas 77042

PHONE: 713 953-5044 FAX: 713 953-5026

E-MAIL ADDRESS: rthomas@ljaengineering.com

OWNER NAME: The Maverick Group Attn: John Kelly

MAILING ADDRESS: 4921 Piney Point Ave

CITY, STATE, ZIP: Baton Rouge, Louisiana 70817

PHONE: 225 235-4997 FAX: 225 753-7462

E-MAIL ADDRESS: ckshahen@cox.net

A complete application must include all items shown on the corresponding submittal checklist for each different type of plat. See Page 2.

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

Owner's Signature: [Signature] Date: September 29, 2006

Applicant's Signature: [Signature] Date: 9/29/06

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
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I acknowledge that this plat has been submitted on this day, October 5, 2006, and the Plat filing date is October 9, 2006, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: [Signature] Date: October 5, 2006

**PROVINCE VILLAGE
PRELIMINARY PLAT— STAFF REPORT**

P & Z MEETING DATE: NOVEMBER 6, 2006

APPLICANT: Ralph Thomas, LJA Engineering & Surveying, Inc., for The Maverick Group, LLP, owner.

REQUEST: Preliminary Plat of 43.051 acres for residential and office/professional uses.

GENERAL LOCATION: The plat is located between Pearland Parkway and Country Club Drive east of Broadway (F.M. 518).

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: PUD The proposed plat is consistent with the approved PUD.

SURROUNDING USES: The surrounding areas to the north are developed as residential. Areas to the south are already or presently being developed for commercial uses. Areas to the east and west are undeveloped.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Suburban Residential (10,000 s. f. lots). The proposed uses were approved as part of the Province Village PUD.

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

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

STORMWATER MANAGEMENT: Stormwater detention will be provided onsite in accordance with the approved master plan.

PARKS, OPEN SPACE, AND TREES: Parkland dedication provided onsite. Tree survey approved.

OUTSTANDING ITEMS:

1. Provide continuous 5' wide reserves behind right-of-way lines of Province Village Drive on both sides for landscape/open space/utilities as per Engr. Dept. request.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat

JULY 2006

PLAT APPLICATION

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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

AUG 07 2006

OCT 30 2006

SEP 11 2006

SUBDIVISION

NAME: SHADOW CREEK RANCHA SCHOOL
SITE NO. 1

NUMBER OF LOTS: 1

GENERAL

LOCATION: _____

PRIMARY CONTACT: WA 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: ALVIN ISD

MAILING ADDRESS: 301 E. HOUSE STREET

CITY, STATE, ZIP: ALVIN, TX 77511

PHONE: 281.388.1130 FAX: _____

E-MAIL ADDRESS: _____

A complete application must include all items shown on the corresponding submittal checklist for each different type of plat. See Page 2.

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

Owner's Signature: _____ Date: _____

Applicant's Signature: _____ Date: 08.07.06

FEES PAID: <u>1243.78</u>	DATE PAID: <u>8.7.06</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER: <u>214913</u>
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I acknowledge that this plat has been submitted on this day, 8-7-06, and the Plat filing date is 8-21-06, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: _____ Date: 08.07.06

SHADOW CREEK RANCH SCHOOL SITE NO. 1
FINAL PLAT– STAFF REPORT

P & Z MEETING DATE: NOVEMBER 6, 2006

APPLICANT: Jason R. Banda, LJA Engineering & Surveying, Inc., for Alvin Independent School District, owner.

REQUEST: Final Plat of 28.126 acres in the Shadow Creek Ranch PUD for institutional use. Preliminary Plat was approved September 18, 2006.

GENERAL LOCATION: The plat is located on the south side of Shadow Creek Parkway and the west side of Business Center Drive in Shadow Creek Ranch.

PROPERTY DESCRIPTION: The property is undeveloped.

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

SURROUNDING USES: The surrounding areas platted as single family residential to the south, commercial to the northeast and north, and school and commercial to the west.

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

TRAFFIC AND TRANSPORTATION: Traffic Impact Analysis approved.

UTILITIES AND INFRASTRUCTURE: Water and sewer are available.

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

PARKS, OPEN SPACE, AND TREES: Not applicable, no protected trees onsite.

OUTSTANDING ITEMS:

- 1.) Add signatures and seal
- 2.) Bearing from GPS 9 to plat corner seems incorrect

ATTACHMENTS:

1. Application Form
2. Final Plat

JULY 2006

PLAT APPLICATION

Page 1 of 2

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

OCT 09 2006

SUBDIVISION
NAME: SHADOW CREEK RANCH C-20 B

NUMBER OF LOTS: _____

GENERAL
LOCATION: _____

PRIMARY CONTACT: WJA 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: SHADOW CREEK RANCH INVESTMENT GROUP, LLC
 MAILING ADDRESS: 7322 SOUTHWEST FREEWAY SUITE 475
 CITY, STATE, ZIP: HOUSTON, TX 77074
 PHONE: 713.270.5552 FAX: _____
 E-MAIL ADDRESS: _____

A complete application must include all items shown on the corresponding submittal checklist for each different type of plat. See Page 2.

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

Owner's Signature: _____ Date: _____

Applicant's Signature: [Signature] Date: 10-09-06

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
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I acknowledge that this plat has been submitted on this day, _____, and the Plat filing date is _____, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: _____ Date: _____

SHADOW CREEK RANCH COMMERCIAL SITE 20B

FINAL PLAT– STAFF REPORT

P & Z MEETING DATE: NOVEMBER 6, 2006

APPLICANT: Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Capital Group LP

REQUEST: Final Plat of 4.250 acres in the Shadow Creek Ranch PUD for commercial use. Preliminary Plat was approved September 18, 2006

GENERAL LOCATION: The plat is located at the northeast corner of Shadow Creek Parkway (F.M. 2234) and Reflection Bay Drive.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: Shadow Creek Ranch PUD – Commercial. The proposed plat is consistent with the approved PUD.

SURROUNDING USES: The surrounding areas are planned or have been platted as commercial uses except the tract to the north planned as open space/parks.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for retail, offices, and services. The proposed use was approved as part of the Shadow Creek Ranch PUD.

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

UTILITIES AND INFRASTRUCTURE: Water and sewer are available.

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

PARKS, OPEN SPACE, AND TREES: Parkland dedication not required. Tree disposition plan awaiting approval.

OUTSTANDING ITEMS:

1. Completion of construction of approved utility extensions must be made
2. Show provisions for cross-access easements on the plat or indicate by a note on the plat.
3. Signatures and seal
4. Approved tree disposition plan.
5. Private drainage easements for storm sewer
6. Utility company approval letters (telephone and cable TV)
7. Approved T.I.A. addressing all three adjoining tracts on this side of Shadow Creek Parkway
8. Replace dots in metes and bounds description

9. Label P.O.B.
10. Owner's name on plat should match that shown on title report
11. L1, L2, L3, C1, and C2 not shown on plat
12. Add lienholders' certifications to plat.

ATTACHMENTS:

1. Application Form
2. Final Plat

JULY 2006

PLAT APPLICATION

Page 1 of 2

City of Pearland
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Please Check Type of Plat Requested:

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- Amending Plat
- Master Plat
- Preliminary Development Plat
- Final Development Plat
- Replat

OCT 0 9 2006

SUBDIVISION

NAME: SHADOW CREEK RANCH COMMERCIAL
SITE NO. 18B

NUMBER OF LOTS: 5

GENERAL

LOCATION: _____

PRIMARY CONTACT: LJA ENGINEERING - JASON BANDA

MAILING ADDRESS: 2929 BRAPPARK DRIVE SUITE 600

CITY, STATE, ZIP: HOUSTON, TX 77042

PHONE: 713.953.5200 **FAX:** 713.953.5026

E-MAIL ADDRESS: _____

OWNER NAME: CG-SHADOW CREEK RANCH VILLAGE, LP

MAILING ADDRESS: 2121 SAGE SUITE 290

CITY, STATE, ZIP: HOUSTON, TX 77056

PHONE: 713.266.9200 **FAX:** _____

E-MAIL ADDRESS: _____

A complete application must include all items shown on the corresponding submittal checklist for each different type of plat. See Page 2.

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

Owner's Signature: _____ Date: _____

Applicant's Signature: J Banda Date: 10-09-06

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
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I acknowledge that this plat has been submitted on this day, _____, and the Plat filing date is _____, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: _____ Date: _____

SHADOW CREEK RANCH COMMERCIAL SITE 18B
FINAL PLAT— STAFF REPORT

P & Z MEETING DATE: NOVEMBER 6, 2006

APPLICANT: Jason R. Banda, LJA Engineering & Surveying, Inc., for GC-Shadow Creek Ranch Village, LP and ZT Shadow Creek Partners, L.P.

REQUEST: Final Plat of 12.121 acres in the Shadow Creek Ranch PUD for commercial use. Preliminary Plat was approved May 15, 2006.

GENERAL LOCATION: The plat is located on the north side of Shadow Creek Parkway (F.M. 2234) west of Business Center Drive in Shadow Creek Ranch.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: Shadow Creek Ranch PUD – Commercial. The proposed plat is consistent with the approved PUD.

SURROUNDING USES: The surrounding areas are planned or have been platted as commercial uses except the tract to the north planned as open space/parks.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for medium and high density residential. The proposed use was approved as part of the Shadow Creek Ranch PUD.

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

UTILITIES AND INFRASTRUCTURE: Water and sewer are available.

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

PARKS, OPEN SPACE, AND TREES: Parkland dedication not required. Tree mitigation plan awaiting approval.

OUTSTANDING ITEMS:

1. Show provisions for cross-access easements on the plat.
2. Signatures and seal
3. Approved tree disposition plan.
4. Fire line and hydrant easements
5. Owner's name on plat should match that shown on title report
6. Utility company approval letters

ATTACHMENTS:

1. Application Form
2. Final Plat

JULY 2006

PLAT APPLICATION

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

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OCT 30 2006
OCT 09 2006

Please Check Type of Plat Requested:

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

SUBDIVISION
NAME: THE PROMENADE AT THE SPECTRUM

NUMBER OF LOTS: 1

GENERAL
LOCATION: _____

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 LIFESTYLES CENTER, LP

MAILING ADDRESS: 6410 POPLAR AVENUE SUITE 850

CITY, STATE, ZIP: MEMPHIS, TN 38119

PHONE: 281.240.1250 FAX: _____

E-MAIL ADDRESS: _____

A complete application must include all items shown on the corresponding submittal checklist for each different type of plat. See Page 2.

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

Owner's Signature: _____ Date: _____

Applicant's Signature: J Banda Date: 10.09.06

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
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I acknowledge that this plat has been submitted on this day, _____, and the Plat filing date is _____, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: _____ Date: _____

THE PROMENADE AT THE SPECTRUM – SECTION ONE
FINAL PLAT– STAFF REPORT

P & Z MEETING DATE: NOVEMBER 6, 2006

APPLICANT: Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Lifestyle Centers, L.P.

REQUEST: Final Plat of 122.623 acres in the James Hamilton Survey, Abstract 881, Harris County, Texas for commercial use. Preliminary Plat was approved January 16, 2006

GENERAL LOCATION: The plat is located at the southwest corner of Beltway 8 and State Highway 288.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: PUD – Commercial. The proposed plat is consistent with the approved PUD.

SURROUNDING USES: The surrounding areas are undeveloped.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property Spectrum District. The proposed use was approved as part of the Spectrum District PUD.

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

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

STORMWATER MANAGEMENT: Stormwater detention will be provided offsite in accordance with the Spectrum District master plan.

PARKS, OPEN SPACE, AND TREES: Parkland dedication not required. Tree disposition plan awaiting approval.

OUTSTANDING ITEMS:

1. Water and sewer prorata fee due
2. Completion of construction of approved utility and street extensions must be made
3. Signatures and seal
4. Approved tree disposition plan.
5. Utility company approval letters
6. Indicate bearings and distances on all boundary lines which appear on more than one sheet on all sheets
7. 10' W.S.E. not wide enough for both water and sewer
8. Add easement for sewer line into property
9. Add easement to serve utilities to unplatted property northeast of this tract

10. Label right-of-way dedications on plat
11. P.O.B. labeled incorrectly
12. Add lienholders' certifications to plat.
13. Show which portion of plat is within 100-year flood plain.

ATTACHMENTS:

1. Application Form
2. Final Plat

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042-3703 www.ljaengineering.com

October 31, 2006

City of Pearland
Planning and Zoning Commission
3523 Liberty Drive
Pearland, Texas 77581

Re: Final Plat Extension from City of Pearland Planning and Zoning Agenda
Shadow Creek Ranch Southcreek Drive and Crosslake Drive, Shadow Creek Ranch SF-71, Shadow Creek Ranch SF-72, Shadow Creek Ranch SF-73, and Shadow Creek Ranch SF-74
LJA Job No. 1546-0701 (5.3)

Dear Planning and Zoning Commission:

The following is a request to grant the City of Pearland Planning and Zoning Commission adequate time to review the above referenced plats in Shadow Creek Ranch. Due to the fact that there was not adequate time given to us to respond to the City's comments, LJA Engineering & Surveying, Inc. is hereby granting an extension of thirty (30) days. We will resubmit these plats to you at the end of the thirty (30) days.

If you have any questions regarding this request or if you require any additional information, please contact me at 713.953.5067.

Sincerely,

Jason R. Banda
Project Coordinator

JRB/mec



LJA Engineering & Surveying, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com

October 24, 2006

Mr. Richard Keller, P.E.
City of Pearland Planning Department
3523 Liberty Drive
Pearland, Texas 77581

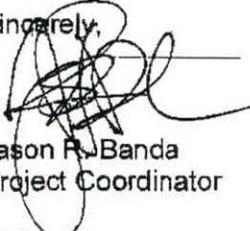
Re: Final Plat Withdraw from City of Pearland Planning and Zoning Agenda
Shadow Creek Ranch SF-61
LJA Job No. 1545-0161 (5.3)

Dear Mr. Keller:

The following is a request to withdraw the final plat for Shadow Creek Ranch SF-61 from the upcoming City of Pearland Planning and Zoning Agenda on November 6, 2006. We will resubmit this plat to you at a later date.

Please contact me at 713.953.5067 if you have any questions regarding this request or if you require any additional information.

Sincerely,



Jason R. Banda
Project Coordinator

JRB/mec

LJA Engineering & Surveying, Inc.



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Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com

October 24, 2006

Mr. Richard Keller, P.E.
City of Pearland Planning Department
3523 Liberty Drive
Pearland, Texas 77581

Re: Final Plat Withdraw from City of Pearland Planning and Zoning Agenda
Shadow Creek Ranch SF-62
LJA Job No. 1545-0162 (5.3)

Dear Mr. Keller:

The following is a request to withdraw the final plat for Shadow Creek Ranch SF-62 from the upcoming City of Pearland Planning and Zoning Agenda on November 6, 2006. We will resubmit this plat to you at a later date.

Please contact me at 713.953.5067 if you have any questions regarding this request or if you require any additional information.

Sincerely,



Jason R. Banda
Project Coordinator

JRB/mec

AND IS NOT THE RESULT OF AN ELEVATION CONTROL INSTRUMENT
THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD
AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY
AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING
OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN
AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY
MANMADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL
NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

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BENCHMARK **ELEV. 59.03'**

CITY OF PEARLAND GPS MONUMENT #9 BEING A BRASS DISK SET IN
CONCRETE NEAR THE NORTHWEST CORNER OF THE INTERSECTION OF
HIGHWAY 288 AND F.M. 518. THE MONUMENT IS ± 500' NORTH OF
F.M. 518 AND 32.5' NORTHWEST OF THE SOUTHWEST CORNER OF A
CONCRETE PAD FOR STORM DRAIN INLETS. (NGVD 1929, HARRIS
GALVESTON COASTAL SUBSIDENCE DISTRICT, 1987 ADJ.)

DUNTY
WITH
SET 5/8
D

TEMPORARY BENCHMARK **ELEV. 59.42'**

1000 NAIL SET IN POWER POLE ON THE WEST SIDE OF MILLER RANCH
ROAD APPROX. 1130' ± NORTH OF THE INTERSECTION OF MILLER RANCH
ROAD AND F.M. 518.

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OCT 30 2006

PRELIMINARY PLAT

PEARLAND NURSING HOME CENTER

BEING A SUBDIVISION OF 11.6443 ACRES

IN THE

H.T. & B. R.R. CO.

ABSTRACT NO. 304

CITY OF PEARLAND, TEXAS

1 LOT 1 BLOCK

OCTOBER 30, 2006

OWNER:

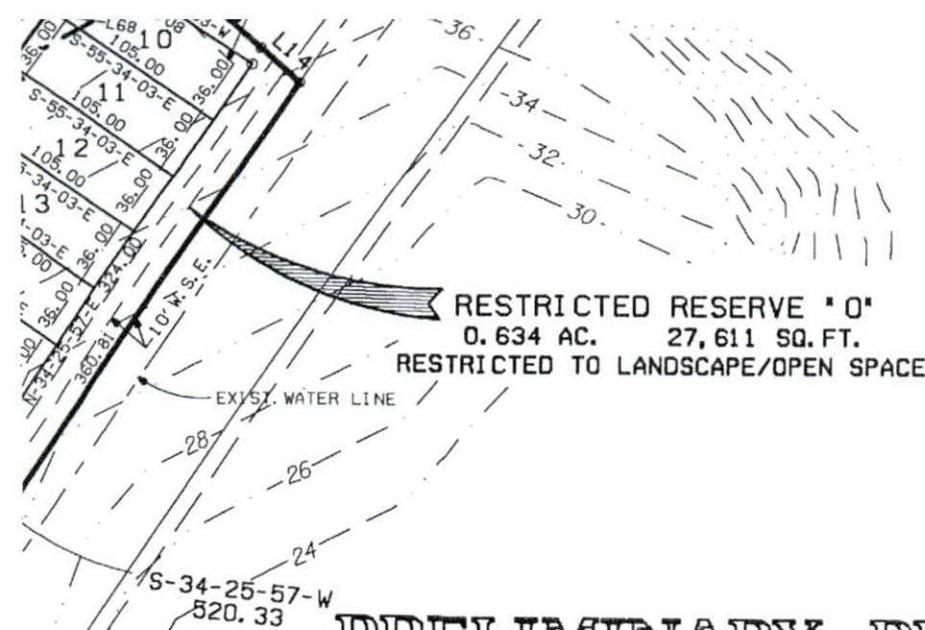
CHARLES WADE
PROPERTY LEASING, LTD.
P.O. BOX 537
PEARLAND, TX 77619

ENGINEER:

LENTZ ENGINEERING, L.C.
HAROLD MATHENA, 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



OCT 30 2006

PRELIMINARY PLAT OF PROVINCE VILLAGE

43.051 ACRES

BEING IN THE THOMAS J. GREEN SURVEY,
 STRACT 198, BRAZORIA COUNTY, ABSTRACT 290,
 ARRIS COUNTY AND THE W.D.C. HALL SURVEY,
 BSTRACT 70, BRAZORIA COUNTY, ABSTRACT 23,
 HARRIS COUNTY, CITY OF PEARLAND,
 BRAZORIA COUNTY AND HARRIS COUNTY, TEXAS

19 RESERVES (16.136 ACRES)
 1 OFFICE PROFESSIONAL LOT

NOVEMBER 20, 2006

SCALE: 1" = 100'

OWNER:

THE MAVERICK GROUP, LLP

JOHN KELLY, MANAGING MEMBER

4921 PINEY POINT AVE. BATON ROUGE, LOUISIANA 70817 (225) 235-4997
 JOB NO. 1938-0002-310

ENGINEER:

LJA Engineering & Surveying, Inc.

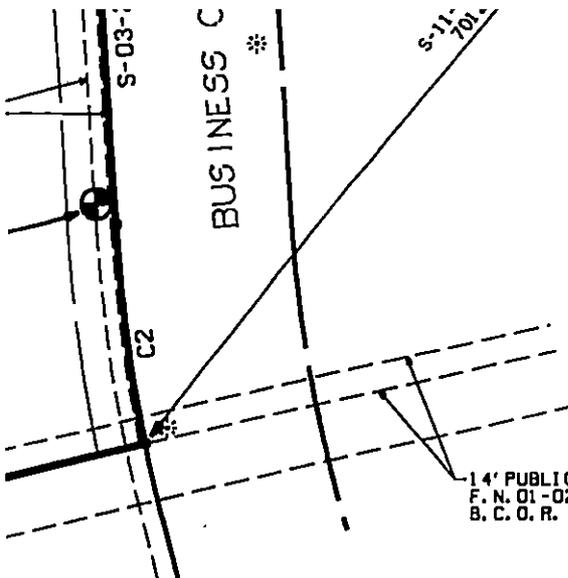


2929 Briarpark Drive
 Suite 600
 Houston, Texas 77042-3703

Phone 713.953.5200
 Fax 713.953.5026

CONTACT: RALPH THOMAS

SHEET 1 OF 2



OCT 30 2006

FINAL PLAT OF HADOW CREEK RANCH SCHOOL SITE NO. 1

28.126 ACRES

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

2 LOTS

OCTOBER 2006

SCALE: 1" = 100'

OWNER:

ALVIN INDEPENDENT SCHOOL DISTRICT

DR. GREG SMITH, SUPERINTENDENT

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

JOB NO. 0040-0005-309

ENGINEER:

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026

CONTACT: JASON BANDA

SHEET 1 OF 2

8. REINVESTMENT ZONE NUMBER TWO, CITY OF PEARLAND, TEXAS PROJECT PLAN AND FINANCING PLAN WAS ADOPTED BY THE CITY OF PEARLAND (ORDINANCE NO. 918) PRIOR TO THE ADDITION OF SECTION 27-11, PARKLAND DEDICATION (ORDINANCE NO. 741-1); THEREFORE, A PARKLAND DEDICATION FEE DOES NOT APPLY TO THIS PLAT.
9. THIS LAND IS ZONED PUD (SCR COMMERCIAL) AT THE TIME OF PLATTING.
10. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48039C0010 I, EFFECTIVE DATE SEPTEMBER 22, 1999 AND A LETTER OF MAP REVISION BASED ON FILL (CASE 06-06-0352A), DATED FEBRUARY 7, 2006, THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN.
11. A 6-FOOT SIDEWALK SHALL BE BUILT ALONG SHADOW CREEK PARKWAY AND REFLECTION BAY DRIVE AT THE TIME OF DEVELOPMENT.
12. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.

OCT 30 2006

**FINAL PLAT OF
 SHADOW CREEK RANCH
 COMMERCIAL SITE NO. 20B
 4.250 ACRES**

PLATTING OUT OF THE T.C.R.R. CO. SURVEY,
 BLOCK 3, ABSTRACT 678, CITY OF PEARLAND,
 BRAZORIA COUNTY, TEXAS

1 LOT

APR 2006

SCALE: 1" = 100'

OWNER:

SHADOW CREEK INVESTMENT GROUP, LLC

WILLIAM F. HARMeyer, MANAGER

1700 WEST FREEWAY SUITE 475 HOUSTON, TEXAS 77074 PH. (713) 270-5552
 JOB NO. 1132-0001-304

ENGINEER:

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive
 Suite 600
 Houston, Texas 77042-3703

Phone 713.953.5200
 Fax 713.953.5026

CONTACT: JASON BANDA

B. C. O. R. BRAZORIA COUNTY OFFICIAL RECORDS
B. C. P. R. BRAZORIA COUNTY PLAT RECORDS
F. N. FILE NUMBER

COPIES

**FINAL PLAT OF
ADOW CREEK RANCH
COMMERCIAL SITE NO. 18B**

12.121 ACRES

ING OUT OF THE T. C. R. R. CO. SURVEY,
SECTION 4, ABSTRACT 675, AND THE
BEDIAH PITTS SURVEY, ABSTRACT 717,
OF PEARLAND, BRAZORIA COUNTY, TEXAS

5 LOTS

ER 2006

SCALE: 1" = 100'

OWNERS:

CG-SHADOW CREEK RANCH VILLAGE, L.P.

A TEXAS LIMITED PARTNERSHIP

TOD M. GREENWOOD, MANAGING PARTNER

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

ZT GLOBAL INVESTMENTS, INC.

A TEXAS LIMITED PARTNERSHIP

ITS GENERAL PARTNER, ZT MANAGMENT, L.L.C.

TASEER A. BADAR, PRESIDENT

165 SAN FELIPE, SUITE 1100, HOUSTON, TEXAS 77027 PH. (713) 960-6692

JOB NO. 1947-0006-310

ENGINEER:

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026

07/07/03

FINAL PLAT OF THE PROMENADE AT THE SPECTRUM SECTION ONE

122.623 ACRES

BEING OUT OF THE JAMES HAMILTON SURVEY,
ABSTRACT 881, CITY OF PEARLAND,
HARRIS COUNTY, TEXAS

1 LOT 1 RESERVE

NOVEMBER 2006

SCALE: 1" = 100'

OWNER:

PEARLAND LIFESTYLE CENTERS, L.P.
A DELAWARE LIMITED PARTNERSHIP
BY PMLC PEARLAND MANAGEMENT, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER
HARRY REED, DEVELOPMENT MANAGER

30 POPLAR AVENUE SUITE 850 MEMPHIS, TENNESSEE 38119 PH. 281-240-1250
JOB NO. 1957-0003-300

ENGINEER:

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026

BY: JASON BANDA

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

I. CALL TO ORDER

II. NEW BUSINESS

6:30

A. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Pearland Nursing Home Center

Bheral

Rk reap

A request by Jesus Joel Vitela, Lentz Engineering, L.C., for Trinity Leasing, Ltd., owner, for approval of a preliminary plat of 11.6443 acres zoned PUD into 1 lot for uses consistent with the PUD. The property is located on the west side of Miller Ranch Road north of Broadway (F.M. 518) and is described as follows:

1-0 app

11.6443 acres of land located in the H.T. & B. R.R. Co. Survey, Abstract 304, City of Pearland, Brazoria County, Texas.

B. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Province Village

A request by Ralph Thomas, LJA Engineering & Surveying, Inc., for The Maverick Group, owner, for approval of a Preliminary Plat subdivision of 43.051 acres zoned PUD into 150 lots for residential use, one lot for office-professional use, and 19 reserves for landscape/open space, detention, lift station, parks, recreation and parking. Property is located east of Broadway (F.M. 518) between Pearland Parkway and Country Club Drive and is described as follows:

1 outstanding item. Applicant was a

next Jerry 1-0

43.051 acres of land located in Thomas J. Green Survey, Abstract 198 Brazoria County and Abstract 290 Harris County and the W.D.C Hall Survey, Abstract 70 Brazoria County and Abstract 23 Harris County, City of Pearland, Brazoria County and Harris County, Texas.

C. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch School Site No. 1

a few outstanding sheryl items

A request by Jason R. Banda, LJA Engineering & Surveying, Inc., for Alvin ISD, owner, for approval of a Final Plat subdivision of 28.126 acres zoned PUD into 2 lots for uses consistent with the approved PUD. The property is located south of Shadow Creek Parkway and west of Business Center Drive in Shadow Creek Ranch and is described as follows:

Jerry

7-0

28.126 acres of land out of the T.C.R.R. Co. Survey, Section 4, Abstract 675, City of Pearland, Brazoria County, Texas.

D. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch Commercial Site No. 20B

RK read

A request by Jason R. Banda, LJA Engineering & Surveying, Inc., for Shadow Creek Investment Group, LLC., owner, for approval of a Final Plat subdivision of 4.250 acres zoned PUD into one lot for uses consistent with the approved PUD. The property is located at the northeast corner of Shadow Creek Parkway and Reflection Bay Drive in Shadow Creek Ranch and is described as follows:

Jason Banda spoke
Neil
tree disposition was submitted to Parks. He or not heard from Parks
constr. plan

12 outstanding items TIA only item resolved
Discussion ensued regarding outstanding items

4.250 acres of land out of the T.C.R.R. Co. Survey, Section 3, Abstract 678, City of Pearland, Brazoria County, Texas.

E. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch Commercial Site N. 18B

RK read. 16 outstanding items (1 has been resolved)

A request by Jason R. Banda, LJA Engineering & Surveying, Inc., for CG-Shadow Creek Ranch Village, L.P. and ZT Shadow Creek Partners, L.P., owners, for approval of a final plat subdivision of 12.121 acres zoned PUD into 5 lots for uses consistent with the approved PUD. The property is located north of Shadow Creek Parkway west of Business Center Drive and is described as follows:

Lata explained that Jason brought in Mylar tonight and RK hasn't had opportunity to review.

Disc. ensued re: the need to have plats submitted correctly. Darrell asked how significant the outstanding area is - 1 approve.

12.121 acres of land out of the T.C.R.R. Co. Survey, Section 4, Abstract 675, and the Obediah Pitts Survey, Abstract 717, City of Pearland, Brazoria County, Texas.

F. CONSIDERATION & POSSIBLE ACTION – Final Plat of The Promenade at The Spectrum Section One

RK read. 13 outstanding items 1 has been taken care of.

A request by Jason Banda, LJA Engineering & Surveying, Inc., for Pearland Lifestyle Centers, L.P., owner, for approval of a final plat subdivision of 122.623 acres zoned PUD for uses consistent with the approved PUD. The property is located at the southwest corner of Beltway 8 and State Highway 288 and is described as follows:

denied Henry released himself

Jason Banda asked for extension be granted. Saw letter. Neil / Jerry 7-0

122.623 acres of land in the James Hamilton Survey, Abstract 881, City of Pearland, Harris County, Texas.

G. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-74

A request by Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investment, Limited Partnership, owner, for approval of a preliminary plat subdivision of 13.403 acres zoned PUD for uses consistent with the approved PUD. The property is located south of Broadway Street and west of C.R. 48 and is described as follows:

action not necessary

13.403 acres of land in the H.T. & B.R.R. Co. Survey, Section 84, Abstract 538, and Abstract 768, City of Pearland, Brazoria County, Texas and Fort Bend County, Texas

H. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-73

A request by Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investment, Limited Partnership, owner, for approval of a preliminary plat subdivision of 19.441 acres zoned PUD for uses consistent with the approved PUD. The property is located south of Broadway Street and west of C.R. 48 and is described as follows:

19.441 acres of land in the H.T. & B.R.R. Co. Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas.

I. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-72

A request by Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investment, Limited Partnership, owner, for approval of a preliminary plat subdivision of 11.739 acres zoned PUD for uses consistent with the approved PUD. The property is located south of Broadway Street and west of C.R. 48 and is described as follows:

11.739 acres of land in the H.T. & B.R.R. Co. Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas.

J. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-71

A request by Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investment, Limited Partnership, owner, for approval of a preliminary plat subdivision of 34.166 acres zoned PUD for uses consistent with the approved PUD. The property is located south of Broadway Street and west of C.R. 48 and is described as follows:

34.166 acres of land in the H.T. & B.R.R. Co. Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas.

K. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch Southcreek Drive & Crosslake Drive

A request by Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investment, Limited Partnership, owner, for approval of a preliminary plat subdivision of 14.550 acres zoned PUD for uses consistent

with the approved PUD. The property is located south of Broadway Street and west of C.R. 48 and is described as follows:

14.550 acres of land in the H.T. & B.R.R Co. Survey, Section 84, Abstract 538, and Abstract 768, City of Pearland, Brazoria County, Texas and Fort Bend County, Texas

- L. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-61
- M. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-62
- N. NEXT MEETING

JPH & Regular P&Z Meeting
 Joint Public Hearing
 Regular P&Z Meeting, and Open Meetings Act
 No Meeting

November 20, 2006
 November 27, 2006
 December 4, 2006
 December 20, 2006

- request snacks

Sheryl & Darrell gone

- Sheryl & Henry gone

Jerry gone

III. 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.

Neil commenced at last mtg. for attendees call P&Z mtgs @ APA conf

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

Ruby brought up

adjourned @ 7:06

Agenda removed on the _____ day of _____, A.D., 2006.

Ull Dec. 6th

Darrell

Henry

Susan

Ruby

Sheryl ?

Jerry - No