MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD AUGUST 20, 2007 AT 7:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

Chairperson Ruby Sandars called the meeting to order at 9:52 p.m. with the following present:

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

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

II. APPROVAL OF MINUTES

Vice-Chairperson Sheryl Greiner made the motion to approve, and Commissioner Koza, Jr. seconded. The vote was 7-0 for approval of the minutes of August 20, 2007.

III. NEW BUSINESS

A. Amendments To The Master Thoroughfare Plan

A request by the City of Pearland, for an amendment to the Master Thoroughfare Plan.

Commissioner Greiner made the motion to approve, and Commissioner Koza, Jr. seconded.

The vote was 7-0. The amendments were approved.

B. Zone Change No. 2007-09Z

A request by Asuncion M. Esparza, 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 – 2 District (R-2) to General Commercial District (GC) on the property located on the East Side of Wagon Trail Road, and Approximately 900 Feet North of Fite Road.

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

Discussion ensued in regards to the use being an incompatible and inconsistent use of the existing residential land, as well as, non-conforming. The Commission was in agreement with Staff's comments.

Commissioner Diggs state also added that the public comment from the neighbor in regards to disorderly conduct, and the drainage situation should be noted.

The vote was 0-7. The zone change failed for reasons stated in Staff's comments, and Commissioner Diggs comments.

C. Zone Change No. 2007-10Z

A request by Bonnie and Janice Howard, applicant for John Aaron and Kathryn Howell, 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 Suburban Residential – 12 District (SR-12) to General Commercial District (GC), on the property located on the East Side of Zapalac Road, and Approximately 1,000 Feet North of FM 518 (Broadway Street).

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

Planning Director Krishnarao stated that with this use, it is best to look at a Planned Development (PD) because it is larger than three acres.

Commissioner Diggs made the motion to modify the zone change to General Business. The motion died for lack of a second.

Planning Director Krishnarao explained to the applicant what a PD was.

Chairperson Sandars stated that General Business was not the proper zoning for the land.

The vote was 1-6. Commissioner Diggs voted in favor. The zone change failed and a Planned Development was recommended.

D. Zone Change No. 2007-12Z

A request by Northwinds Construction, applicant for Gartner Interests, 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 Light Industrial District (M-1) to Planned Development District (PD), on the property located on the East Side of Max Road, and Approximately 1,700 Feet North of FM 518 (Broadway Street).

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

Chairperson Sandars commented that the applicant has worked hard and brought forward a good PD.

The vote was 7-0. The zone change was approved.

E. Zone Change No. 2007-11Z

A request by Kerry R. Gilbert and Associates, applicant for Shadow Creek Ranch Development Company, 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 General Business Retail District (GB) and Business Park District – 288 (BP-288) to Planned Development District (PD), on the property located on the West Side of State Highway 288, South of Medical Center Drive, and North of Broadway Street.

Commissioner Koza, Jr. made the motion to approve, and Commissioner Greiner seconded.

Commissioner Greiner brought up the topic of screening requirements, and discussion ensued on this topic.

The vote was 7-0. The zone change was approved.

F. Amendments To The Unified Development Code (UDC)

A request by the City of Pearland, for an amendment to the Unified Development Code (UDC), Ordinance No. 2000T.

Commissioner Koza, Jr. made the motion, and Commissioner Sherrouse seconded.

Discussion ensued on amendment changes. Commissioner Fuertes stated that Council has privy to more information than the Commission, and they are best in making the final decision of the CUP's. Commissioner Diggs commented that 200-feet should be a wider radiance to notify people in regards to a hearing notice. Commissioner West stated he does not like the signage clause. Commissioner Fuertes stated he was in favor of the signage as it will help business, but does not want to see it get out of control. Discussion continued on the signage issue.

The vote was 7-0. The Amendments were approved.

G. CONSIDERATION & POSSIBLE ACTION—Final plat of Alexan Shadow Creek Ranch

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for Shadow Creek Ranch Development co., owner, for approval of a final plat of 20.4436 acres zoned P.U.D. for multi-family, "proposing one (1) lot." The property is located between Kirby Drive and Reflection Bay Drive.

Plans and Plat Administrator Keller read the Staff report. There were no outstanding items.

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

The vote was 7-0. The plat was approved.

H. CONSIDERATION & POSSIBLE ACTION— Final plat of Shadowcreek Self- Storage

A request by Freddy A. Gormly, for Larry Campbell, owner, for approval of a final plat of 5 acres in the Extra-Territorial Jurisdiction (E.T.J.) of the City

of Pearland, "proposing one (1) lot." The site is located at the intersection of County road 48 and County Road 59.

Plans and Plat Administrator Keller read the Staff report. Staff recommended denial of the plat, as the applicant was unable to resubmit at this time.

Commissioner Koza, Jr. made the motion, and Commissioner Greiner seconded.

The vote was 0-7. The plat was denied.

I. DISCUSSION ITEMS

Upcoming Dates & Meetings were discussed, noting there would not be a P&Z Meeting on September 3, 2007 due to the Holiday.

Attendance to the Texas APA Conference was discussed and the Commissioner was asked to notify the Planning Secretary if they would be attending.

IV. ADJOURNMENT

Chairperson Ruby Sandars adjourned the meeting at 10:52 p.m.

These minutes are respectfully submitted by:

_____

Judy Krajca, Administrative Planning Secretary

Minutes approved as submitted and/or corrected on this 17th day of September, A.D., 2007.

_____

Ruby Sandars
P&Z Chairperson

SUMMARY

FOR PLANNING & ZONING
WITH CITY COUNCIL
AUGUST 20, 2007

6:00 p.m. City Council only Council Chambers	**SPECIAL MEETING**
6:30 p.m. City Council & P&Z Council Chambers	**JOINT PUBLIC HEARINGS**
7:30 p.m. City Council & Planning & Zoning Council Chambers	**WORKSHOP:** One Joint Workshop with Council Two Workshops Council only
7:30 p.m. P&Z only 2nd floor Conference Room	**PLANNING & ZONING MEETING**

AGENDA – SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, AUGUST 20, 2007, AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. **CALL TO ORDER**

II. **PURPOSE OF THE MEETING:**

1. **CONSIDERATION AND POSSIBLE ACTION – RESOLUTION NO. R2007-130** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AUTHORIZING A CONTRACT FOR ENGINEERING SERVICES ASSOCIATED WITH THE HILL HOUSE ROAD INFRASTRUCTURE PROJECT. *Mr. Danny Cameron, Director of Public Works.*

2. **CONSIDERATION AND POSSIBLE ACTION – RESOLUTION NO. R2007-126** – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AUTHORIZING A CONTRACT FOR ARCHITECTURAL SERVICES ASSOCIATED WITH THE PUBLIC SAFETY BUILDING PROJECT. *Mr. Trent Epperson, Project Director.*

EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE

1. **SECTION 551.074 – PERSONNEL MATTERS** – REGARDING THE APPOINTMENT OF A CITY ENGINEER FOR THE CITY OF PEARLAND. *Mr. Bill Eisen, City Manager.*

2. **SECTION 551.074 – PERSONNEL MATTERS** – REGARDING APPOINTMENTS TO THE CITY'S VARIOUS BOARDS AND COMMISSIONS. *City Council.*

NEW BUSINESS CONTINUED:

3. **CONSIDERATION AND POSSIBLE ACTION** – REGARDING THE APPOINTMENT OF A CITY ENGINEER FOR THE CITY OF PEARLAND. *City Council.*

4. **CONSIDERATION AND POSSIBLE ACTION** – REGARDING APPOINTMENTS TO THE CITY'S VARIOUS BOARDS AND COMMISSIONS. *City Council.*

AGENDA – WORKSHOP OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, AUGUST 20, 2007, AT 7:30 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 PROPOSED AMENDMENTS TO THE PEARLAND TOWN CENTER PLANNED DEVELOPMENT (PD). *Ms. Lata Krishnarao, Planning Director.*

2. **COUNCIL INPUT AND DISCUSSION:** REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2008 (OCTOBER 1, 2007 TO SEPTEMBER 30, 2008) FOR THE CITY OF PEARLAND. *Mr. Bill Eisen, City Manager.*

3. **COUNCIL INPUT AND DISCUSSION:** REGARDING ANNUAL DETENTION POND MAINTENANCE. *Mr. Narciso Lira, Assistant City Engineer.*

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.

PLANNING & ZONING COMMISSION MEETING

DATE: August 20, 2007

NAME	COMPANY	ITEM OF INTEREST	COMMENTS
John Howell		2007-10Z	In Favor of rezoning to GB or GC
GARY COOK	Shadow Creek Ranch	2007-11Z	Applicant
KERRY GILBERT	KGA	2007-11Z	"
DREW PELTIER	SHADOW CREEK RANCH	2007-11Z	"
Louis C. McKINNEY	McKinney Porter Peddy	2007-10Z	
MR BONNIE Howard	Houston Memorial Inc	2007-10Z	IN APPLICANT FAVOR

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 20, 2007 AT 7:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

9:52

I. CALL TO ORDER

II. APPROVAL OF MINUTES August 6, 2007 – Regular Meeting approved Sheryl, Jerry 7-0

III. NEW BUSINESS

A. Amendments To The Master Thoroughfare Plan

Sheryl / Jerry

A request by the City of Pearland, for an amendment to the Master Thoroughfare Plan. approved 7-0

B. Zone Change No. 2007-09Z

A request by Asuncion M. Esparza, 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 – 2 District (R-2) to General Commercial District (GC), on the following described property, to wit:

Susan / Sheryl

Legal Description: 1.700 acres of land, being the residue of that certain tract described in Volume 716, Page 561, Deed Records, and being part of Block 17 of the Figland Orchard Subdivision No. 1, Abstract 240, H.T. & B.R.R. Company Survey, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 3, Page 77, of the Plat Records of Brazoria County, City of Pearland, Brazoria County, Texas, inconsistent use incapatible, non-conforming } agree w/ Staff's comments

General Location: Generally Located on the East Side of Wagon Trail Road, and Approximately 900 Feet North of Fite Road

& Darrell's com

~~ap~~ failed 0-7 w/ Staff's comments and Darrell's comments

C. Zone Change No. 2007-10Z

A request by Bonnie and Janice Howard, applicant for John Aaron and Kathryn Howell, 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 Suburban Residential – 12 District (SR-12) to General Commercial District (GC), on the following described property, to wit:

Legal Description: 20.00 acres of land, being Lot 45 and Lot 46, of

Sheryl / Darrell

Data – w/ this kind of use, it's best to look @ PD. because it's over 3.0 acres.

Darrell Motion – modify to GB. dis for lack of 2nd

Kate explained to applicant what a PD is. Discussion ensued.
Ruby- GB is not proper zoning for land.
Darrell- applicant has been a good neighbor. Is a process for applying for cemetary grommels.
He's in favor. I-le failed. Recommend a PD. and guarentee of a cemetary.

General Location: Generally Located on the East Side of Zapalac Road, and Approximately 1,000 Feet North of FM 518 (Broadway Street)

Listen to tape for Darrells comments to council.

P. D. **Zone Change No. 2007-11Z**

1/2 way thru tape side A

A request by Kerry R. Gilbert and Associates, applicant for Shadow Creek Ranch Development Company, 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 General Business Retail District (GB) and Business Park District – 288 (BP-288) to Planned Development District (PD), on the following described property, to wit: Jerry / Sheryl

Legal Description: 32.245 acres total; 12.080 acres of land, located in the J. Crawley Survey, Abstract 174, more particularly being a part of that certain called 18.854 acre tract conveyed to Shadow Creek Ranch Development Company Limited Partnership, by instrument of record under Document No. 2005068215 and 2005072254, and all of that certain called 6.2961 acre tract conveyed to Shadow Creek Ranch Development Company Limited Partnership, by instrument of record under File No. 02-065730, Official Records of Brazoria County; and 20.165 acres of land, located in the T.C.R.R. Company Survey, Section 4, Abstract 675, and the William Morris Survey, Abstract 344, being all of that called 20.0 acre tract described in deed to Shadow Creek Ranch Development Company, L.P., and recorded in File No. 03-007443 , of the Official Records of Brazoria County; all in the City of Pearland, Brazoria County, Texas

Discussion ensued regarding screening requirements. 7-0 approved.

Sheryl- brought up.

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

P. D. **Zone Change No. 2007-12Z** Susan / Jerry

A request by Northwinds Construction, applicant for Gartner Interests, 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 Light Industrial District (M-1) to Planned Development District (PD), on the following described property, to wit: Ruby- applicant has worked hard & brought forward a good PD.

Legal Description: 9.618 acres of land, Lot 28, Section 9, of the Allison Richey Gulf Coast Home Company's Subdivision Part of Suburban Gardens, as recorded in Volume 2, Pages 23 and 24, of the Brazoria County Map Records, also being within the H.T. &

7-0 approved.

B.R.R. Company Survey, Abstract 234, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of Max Road, and Approximately 1,700 Feet North of FM 518 (Broadway Street)

~~E~~ F **Amendments To The Master Thoroughfare Plan**

A request by the City of Pearland, for an amendment to the Master Thoroughfare Plan.

~~F~~ G **Amendments To The Unified Development Code (UDC)**

Jerry / Susan →

A request by the City of Pearland, for an amendment to the Unified Development Code (UDC), Ordinance No. 2000T.

~~G~~ H **CONSIDERATION & POSSIBLE ACTION—Final plat of Alexan Shadow Creek Ranch** RK read... no outstanding items

Action Deadline 8-22-07

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for Shadow Creek Ranch Development co., owner, for approval of a final plat of 20.4436 acres zoned P.U.D. for multi-family, "proposing one (1) lot." The property is located between Kirby Drive and Reflection Bay Drive and is described as follow:

Jerry / Susan

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

7-0 apprvd.

~~H~~ I **CONSIDERATION & POSSIBLE ACTION— Final plat of Shadowcreek Self-Storage** RK recommend denial. Applicant unable to submit in time.

Action Deadline 8-22-07

A request by Freddy A. Gormly, for Larry Campbell, owner, for approval of a final plat of 5 acres in the Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland, "proposing one (1) lot." The site is located at the intersection of County road 48 and County Road 59 and is described as follow:

A development plat of 5 acres of land, out of Lot 10 of the Allison-Richey Gulf Home Co. Subdivision of Section 80, H.T. & B.R.R. Company Survey, Abstract 564, Brazoria County, Texas, according to the plat recorded in Volume 2, Page 98, plat records, Brazoria

Jerry / Sheryl recommend denial.

0-7 denied

County, Texas, being part in the City of Pearland and part in the E.T.J of Pearland, Brazoria County, Texas.

I. **DISCUSSION ITEMS**

Upcoming Dates & Meetings
Attendance to the Texas APA Conference

IV. **ADJOURNMENT** 10:52

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 17th day of August 2007, A.D., at 5:30 p.m.

_____
Judy Krajca, Planning Secretary

Agenda removed _____ day of August 2007.

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD AUGUST 6, 2007 AT 6:30 P.M., IN THE 2nd FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

Chairperson Ruby Sandars called the meeting to order at 6:30 p.m. with the following present:

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

Also in attendance were: Planning Director Lata Krishnarao, Plans and Plat Administrator Richard Keller, Planner Tim Chi, Deputy City Attorney Nghiem Doan, and Planning Administrative Secretary Judy Krajca.

II. APPROVAL OF MINUTES

Vice-Chairperson Sheryl Greiner made the motion to approve, and Commissioner Koza, Jr. seconded. The vote was 6-0 for approval of the minutes of July 16, 2007.

III. NEW BUSINESS

A. ELECTION OF CHAIR AND VICE-CHAIR

Commissioner Diggs made the motion, and Commissioner Jerry Koza, Jr. seconded the nomination of Henry Fuertes for Vice-Chairperson. Vice-Chairperson Greiner made the motion, and there was no second for the nomination of Commissioner Neil West for Vice-Chairperson.

The vote was 4-2. Commissioner Henry Fuertes was elected the new Vice-Chairperson. Chairperson Sandars, and Vice-Chairperson Greiner voted against.

Commissioner West made the motion, and Commissioner Greiner seconded the nomination of Ruby Sandars for Chairperson.

The vote was 6-0. Ruby Sandars is the re-elected Chairperson.

B. PUBLIC HEARING— REPLAT OF LAKEPOINTE SECTION 2 AT SILVERLAKE

A request by Pierre Chevray, for Pierre Chevray, owner, for approval of a replat of 0.3165 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland as residential area. The property is located at the Southeast junction of State Highway 288 and F.E. 518

Chairperson Sandars opened the hearing at 6:34 p.m.

Plans and Plat Administrator Keller read the purpose of the hearing and gave the Staff report.

The applicant was present, but chose not to comment at this time.

There was no one present to speak for or against.

There was brief discussion among the Commission/Staff/Applicant in regards to the utility easements, and the property being in the E.T.J. The applicant/owner, Mr. Chevray spoke in regards to the issue of moving the easements.

The hearing was adjourned at 6:41 p.m.

C. CONSIDERATION & POSSIBLE ACTION – REPLAT OF LAKEPOINTE SECTION 2 AT SILVERLAKE

A request by Pierre Chevray, for Pierre Chevray, owner, for approval of a replat of 0.3165 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland as residential area. The property is located at the Southeast junction of State Highway 288 and F.E. 518

Commissioner Greiner made the motion to approve, and Commissioner Koza, Jr. seconded.

Planning Director Krishnarao added that the building line needed to be removed from the mylar before recordation.

Commissioner Greiner amended her motion to include "with staff's comments", and Commissioner Koza, Jr. seconded.

The vote was 6-0 for approval with Staff's comments.

D. PUBLIC HEARING— REPLAT OF CVS SILVERLAKE BLOCK 1

A request by Reno & Associates, for Barchester Pearland, L.P., for approval of a replat of 4.9629 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland for commercial purposes. The property is located at the intersection of FM 518 and Southwyck parkway.

Chairperson Sandars opened the hearing at 6:44 p.m.
Commissioner Koza, Jr. excused himself from the room at 6:44 p.m.

Plans and Plat Administrator Keller read the purpose of the hearing and the Staff report. There remains one outstanding item.

The applicant was present, but had no comment at this time.

No one was present to speak for or against.

There was brief discussion between the Commission/Staff in regards to the need for the replat/subdivided lots, and shared access of the driveway.

Commissioner Koza, Jr. returned at 6:46 p.m.

The hearing adjourned at 6:51 p.m.

E. CONSIDERATION & POSSIBLE ACTION– REPLAT OF CVS SILVERLAKE BLOCK 1

A request by Reno & Associates, for Barchester Pearland, L.P., for approval of a replat of 4.9629 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland for commercial purposes. The property is located at the intersection of FM 518 and Southwyck parkway.

Commissioner Greiner made the motion to approve with Staff's comments, and Commissioner Koza, Jr. seconded.

Chairperson Sandars expressed concern over the City of Pearland's look, and how the E.T.J. is an exception. Commissioner Diggs expressed is concern on the same issue.

The vote was 6-0 for approval.

F. PUBLIC HEARING-THE REPLAT OF LOTS 4 & 5 OF CRAWFORD SUBDIVISION

A request by Edgar M. Cagas, The Wilson Survey Group. for Laura M. Jimenez Et Al, owners, for approval of replat of 3.961 acres zoned R-2 as single family residential. The property is located to the southeast of the intersection of Hatfield Road and West Orange Street.

Chairperson Sandars opened the hearing at 6:53 p.m.

Plans and Plat Administrator Keller read the purpose of the hearing, and the Staff report.

The applicant was present, but did not wish to speak at this time.

There was no one present to speak for or against.

Commissioner Koza, Jr. asked the applicant if anything was currently on the lots. The applicant responded no. Commissioner Diggs asked for the zoning classification on this property. Planning Director Krishnarao stated it was zoned Residential (R-2).

The hearing was adjourned at 7:57 p.m.

G. CONSIDERATION & POSSIBLE ACTION – THE REPLAT OF LOTS 4 & 5 OF CRAWFORD SUBDIVISION

A request by Edgar M. Cagas, The Wilson Survey Group. for Laura M. Jimenez Et Al, owners, for approval of replat of 3.961 acres zoned R-2 as single family residential. The property is located to the southeast of the intersection of Hatfield Road and West Orange Street

Commissioner Greiner made the motion to approve with Staff's comments, and Commissioner Koza, Jr. seconded.

The plat was approved 6-0 with Staff's comments.

H. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SHADOW CREEK RANCH COMMERCIAL SITE NO. 16 B

A request by Tina Kast, LJA Engineering & Surveying, Inc., for Buc-ee's, Limited Partnership, owner, for approval of a preliminary plat of 1.630 acres zoned PUD into 1 lot for commercial purposes. The property is located North of Shadow Creek Parkway and West at 288.

Plans and Plat Administrator Keller read the Staff report. Mr. Keller stated that the applicant has requested a waiver of extension.

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

Commissioner Diggs stated that he was opposed due to the fact that the plat was previously withdrawn, and that there are still outstanding issues, after a second submittal.

The vote was 5-1 for approval. Commissioner Diggs opposed.

I. DISCUSSION ITEMS

Upcoming meetings and dates were discussed, particularly the upcoming ULI Luncheon Meeting on Urban Green, for August 23,

2007; and, the upcoming Texas APA Conference in Addison, Texas. Staff also discussed that there would not be a meeting on September 3, 2007, due to the holiday.

IV. ADJOURNMENT

Chairperson Ruby Sandars adjourned the meeting at 7:15 p.m.

These minutes are respectfully submitted by:

_____

Judy Krajca, Administrative Planning Secretary

Minutes approved as submitted and/or corrected on this 20th day of August, A.D., 2007.

_____

Ruby Sandars
P&Z Chairperson

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 20, 2007, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Amendments To The Master Thoroughfare Plan

A request by the City of Pearland, for an amendment to the Master Thoroughfare Plan.

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 20, 2007, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change No. 2007-09Z

A request by Asuncion M. Esparza, 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 – 2 District (R-2) to General Commercial District (GC), on the following described property, to wit:

Legal Description: 1.700 acres of land, being the residue of that certain tract described in Volume 716, Page 561, Deed Records, and being part of Block 17 of the Figland Orchard Subdivision No. 1, Abstract 240, H.T. & B.R.R. Company Survey, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 3, Page 77, of the Plat Records of Brazoria County, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of Wagon Trail Road, and Approximately 900 Feet North of Fite Road

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 20, 2007, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change No. 2007-10Z

A request by Bonnie and Janice Howard, applicant for John Aaron and Kathryn Howell, 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 Suburban Residential – 12 District (SR-12) to General Commercial District (GC), on the following described property, to wit:

Legal Description: 20.00 acres of land, being Lot 45 and Lot 46, of the Allison Richey Gulf Coast Home Company Subdivision, Abstract 243, H.T. & B.R.R. Company Survey, as recorded in Volume 2, Page 23, of the Plat Records of Brazoria County, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of Zapalac Road, and Approximately 1,000 Feet North of FM 518 (Broadway Street)

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 20, 2007, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change No. 2007-12Z

A request by Northwinds Construction, applicant for Gartner Interests, 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 Light Industrial District (M-1) to Planned Development District (PD), on the following described property, to wit:

Legal Description: 9.618 acres of land, Lot 28, Section 9, of the Allison Richey Gulf Coast Home Company's Subdivision Part of Suburban Gardens, as recorded in Volume 2, Pages 23 and 24, of the Brazoria County Map Records, also being within the H.T. & B.R.R. Company Survey, Abstract 234, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of Max Road, and Approximately 1,700 Feet North of FM 518 (Broadway Street)

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 20, 2007, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change No. 2007-11Z

A request by Kerry R. Gilbert and Associates, applicant for Shadow Creek Ranch Development Company, 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 General Business Retail District (GB) and Business Park District – 288 (BP-288) to Planned Development District (PD), on the following described property, to wit:

Legal Description:	32.245 acres total; 12.080 acres of land, located in the J. Crawley Survey, Abstract 174, more particularly being a part of that certain called 18.854 acre tract conveyed to Shadow Creek Ranch Development Company Limited Partnership, by instrument of record under Document No. 2005068215 and 2005072254, and all of that certain called 6.2961 acre tract conveyed to Shadow Creek Ranch Development Company Limited Partnership, by instrument of record under File No. 02-065730, Official Records of Brazoria County; and 20.165 acres of land, located in the T.C.R.R. Company Survey, Section 4, Abstract 675, and the William Morris Survey, Abstract 344, being all of that called 20.0 acre tract described in deed to Shadow Creek Ranch Development Company, L.P., and recorded in File No. 03-007443 , of the Official Records of Brazoria County; all in the City of Pearland, Brazoria County, Texas
General Location:	Generally Located on the West Side of State Highway 288, South of Medical Center Drive, and North of Broadway Street

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 20, 2007, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

Ruby [redacted] discussed CUP issue. Council felt commission should have tabled cell tower & used water for location instead of two

II. PURPOSE OF HEARING

Henry - council has more information than the Commission.

Amendments To The Unified Development Code (UDC)

Darrell - 200' - should be wider radiance to notify people

A request by the City of Pearland, for an amendment to the Unified Development Code (UDC), Ordinance No. 2000T.

Susan - #7

Jerry asked to look at PUD's being presented w/ two, non-connecting traces not being same PUD.

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

Neil - does not like signage.

Henry - for the signage, as it will help business. But doesn't want to see it get out of control.

Much Discussion ensued re: Signage.

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

7-0 approved.

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.

Consideration and Possible Action—Final plat of Alexan Shadow Creek Ranch

Final Plat—Staff Report

P & Z Meeting Date: August 20, 2007

Location:
The site is located on Shadow Creek Parkway between Kirby drive and Reflection Bay Drive. The area is a part of the Shadow Creek Ranch Planned Unit Development (PUD).

Applicant:
Rene Rodriguez, LJA Engineering & Surveying, Inc., for Shadow Creek Ranch Development Company, owner.

Request:
Final plat of 20.4436 acres zoned PUD for multi-family use.

Zoning:
Shadow Creek Ranch PUD.
PUD requirements--Every residential lot within this area shall have a minimum of 65,000 square feet and a minimum of 125 feet in width.

Traffic and Transportation:
Traffic Impact Analysis performed as a part of the Master Plan for the Shadow Creek Ranch area.

Utilities:
Water and sewer are available.

Stormwater Management:
Detention facilities provided on site throughout the Shadow Creek Ranch area according to the PUD.

Parks and Open Space:
Parkland / open spaces dedicated as a part of the PUD throughout the Shadow Creek Ranch area.

Outstanding Item(s):

Signature and seal (mylar).

ATTACHMENTS:

1. Map
2. Application

SP5
SP4
HOOPER RD
KIRBY DR
SP3
CHRIS RD
SD
CLEAR CREEK
PUD
SHADOW CREEK PKWY
Approximate location of the subject property
GB
REFLECTION BAY DR
SHADOW CREEK PKWY
BAYCLIFF CT
SHOAL LANDING ST
SHOAL CT
BANKS RUN DR
AUBURN CREEK DR
WINEBROCK DR
AUBURN SHORES DR
SIGNAL HILL DR
AUBURN FALLS DR
N CLEAR LAKE LOOP
SEA COVE
EMERALD BAY DR
KIRBY DR
ENCLAVE LAKE LN
GLADEWATER DR
IVORY CREEK DR
WINDY CREEK DR
BREEZEWAY BEND DR
WINDY DAWN DR
SHORE CREEK CT
DELTA BRIDGE CT
CLEAR LAKE LOOP
SILENT CREEK DR
BELL CREEK DR
E CLEAR LAKE LOOP
WATERCASTLE CT
DISCOVERY BAY DR
PALM BAY ST
PALM BAY CT

JAN 2007

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

***Please send any and all correspondence to:** JUL 23 2007

jkrajca@ci.pearland.tx.us

SUBDIVISION NAME: ALEXAN SHADOW CREEK RANCH

NUMBER OF LOTS: 1 TRACT

GENERAL LOCATION: _____

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

PRIMARY CONTACT: RENE RODRIGUEZ - LJA ENGINEERING
MAILING ADDRESS: 2929 BRAIRPARK, STE. 600
CITY, STATE, ZIP: HOUSTON, TX 77042
PHONE: 713-953-5228 FAX: 713-953-5026
E-MAIL ADDRESS: rerodriguez@ljaengineering.com

OWNER NAME: SHADOW CREEK RANCH DEVELOPMENT CO.
MAILING ADDRESS: 2947 E. BROADWAY, STE. 300
CITY, STATE, ZIP: PEARLAND, TX 77581
PHONE: 281-412-3733 FAX: _____
E-MAIL ADDRESS: _____

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: Rene Rodriguez Date: 7-23-2007

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:** _____

All waiver requests must be received by the resubmittal time and date that corresponds to the Plat Resubmittal Deadline, per the attached schedule.

FEES PAID: _____
DATE PAID: _____
RECEIVED BY: _____
RECEIPT NO.:

Consideration and Possible Action—Final plat of Shadowcreek Self-Storage

Final Plat—Staff Report

P & Z Meeting Date: August 20, 2007

Location:
The property is located at the Northeast corner of the intersection of County Road 48 and County Road 59 in the City's Extra-Territorial Jurisdiction (ETJ).

Applicant:
Freddy A. Gormly, for Larry Campbell, owner.

Request:
Final plat of 5.0 acres zoned ETJ for storage space.

Zoning:
Extra-Territorial Jurisdiction (ETJ).

Traffic and Transportation:
Traffic Impact Analysis not required by engineering in this case because it is used as storage.

Utilities:
No water and sewer connections established. The property owner will have to build well and septic system.

Stormwater Management:
The property will have on site detention facility as a part of their development.

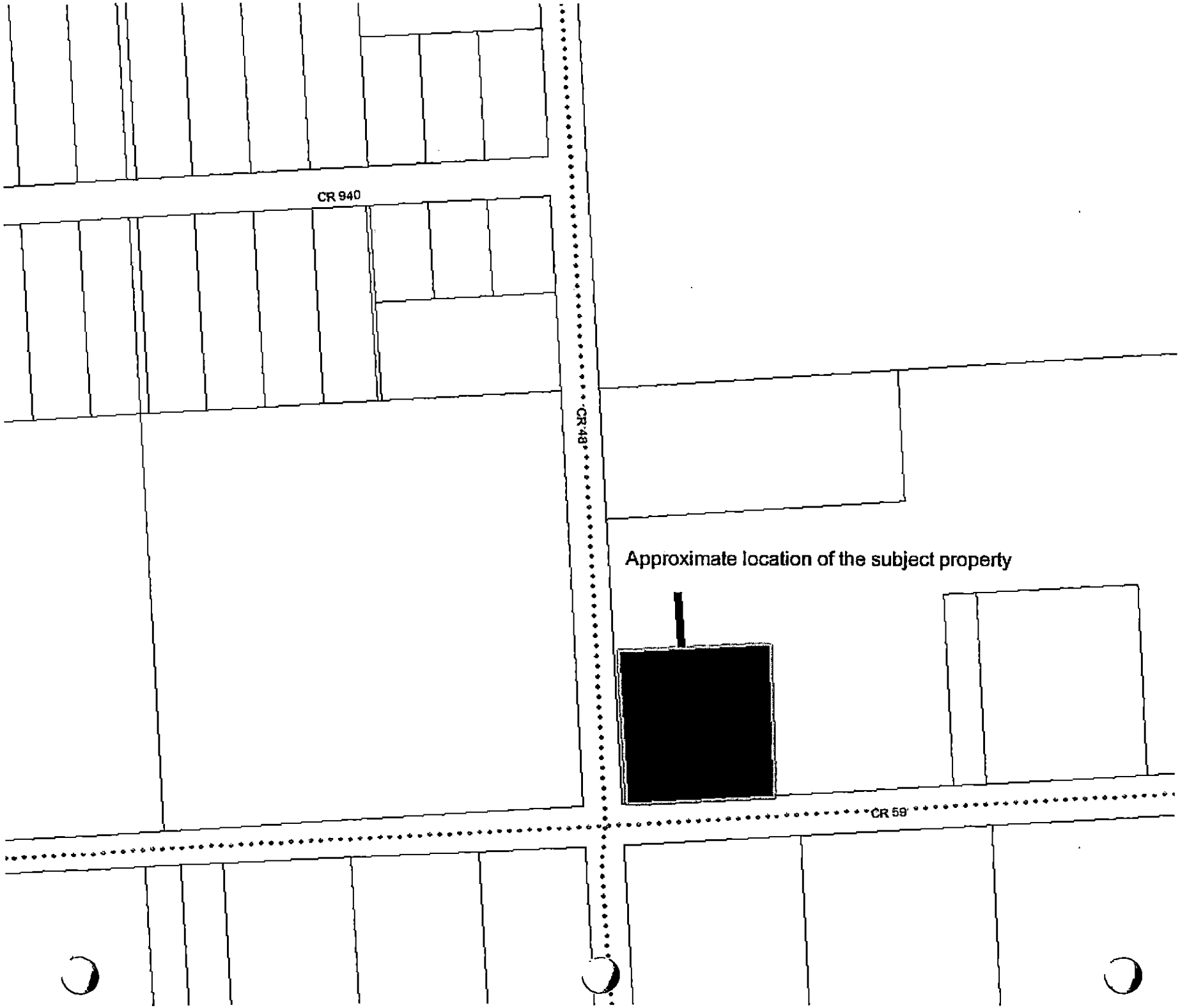
Parks and Open Space:
Not applicable in this case as the property for commercial purposes.

Outstanding Item:

Did not make the resubmittal.

ATTACHMENTS:

1. Map
2. Application


CR 940
CR 49
Approximate location of the subject property
CR 59

JAN 2007

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

JUL 2 3 2007

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

***Please send any and all correspondence to:**

jkrajca@ci.pearland.tx.us

SUBDIVISION NAME: SHADOW CREEK SELF STORAGE

NUMBER OF LOTS: 1

GENERAL LOCATION: COUNTY ROAD 48 & COUNTY ROAD 59 NE CORNER

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

PRIMARY CONTACT: FREDDY A. GORMLY
MAILING ADDRESS: P.O. BOX 862
CITY, STATE, ZIP: ALVIN, TX. 77512-0862
PHONE: 281-331-0883 FAX: 281-331-2218
E-MAIL ADDRESS:

OWNER NAME: LARRY CAMPBELL
MAILING ADDRESS: 1835 COUNTY ROAD 59
CITY, STATE, ZIP: PEARLAND, TX 77584
PHONE: 281-682-8382 FAX: 2814896821
E-MAIL ADDRESS:

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: Larry Campbell Date: 7-21-07

Applicant's Signature: Freddy Gormly Date: 7-21-07

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:** _____

All waiver requests must be received by the resubmittal time and date that corresponds to the Plat Resubmittal Deadline, per the attached schedule.

FEES PAID: _____

DATE PAID: _____

RECEIVED BY: _____

RECEIPT NO.:

Modify Selections

Depart Date: October 24 Return Date: October 26

Depart: Houston (Hobby), TX - HOU Return: Dallas (Love Field), TX - DAL Update Flight Search >>

17th-19th

Step 1: Flight and Fare Selection - Adult Fare (under age 65)

Select Departing Flight
Houston Hobby, TX to Dallas Love, TX (Wednesday, October 24 2007)

Adult Fare (Options for senior fare will be displayed after adult fare is selected.)

Fares do not include government fees and taxes. More →

Flight	Depart	Arrive	Stops	Travel Time (hh:mm)	Senior Fare $73	Refundable Anytime $111	Special Fares $101	Restricted Fares $91 - $96	Advance Purchase $81 - $91	Discount Fares $59 - $81	Promotional Fares $49	Interne One-wa $49
1636	6:15am	7:10am	N/S	0:55	Available	○	○	○	○	○	○	○
2	6:30am	7:25am	N/S	0:55	Available	○	○	○	○	○	○	○
4	7:00am	7:55am	N/S	0:55	Available	○	○	○	○	○	○	○
6	7:30am	8:25am	N/S	0:55	Available	○	○	○	○	○	○	○
8	8:00am	8:55am	N/S	0:55	Available	○	○	○	○	○	○	○
10	8:30am	9:25am	N/S	0:55	Available	○	○	○	○	○	○	○
12	9:00am	9:55am	N/S	0:55	Available	○	○	○	○	○	○	○
16	10:00am	10:55am	N/S	0:55	Available	○	○	○	○	○	○	○
18	10:30am	11:25am	N/S	0:55	Available	○	○	○	○	○	○	○
20	11:00am	11:55am	N/S	0:55	Available	○	○	○	○	○	○	○
24	12:00pm	12:55pm	N/S	0:55	Available	○	○	○	○	○	○	○
28	12:30pm	1:25pm	N/S	0:55	Available	○	○	○	○	○	○	○
30	1:30pm	2:25pm	N/S	0:55	Available	○	○	○	○	○	○	○
32	2:00pm	2:55pm	N/S	0:55	Available	○	○	○	○	○	○	○
34	2:30pm	3:25pm	N/S	0:55	Available	○	○	○	○	○	○	○
36	3:00pm	3:55pm	N/S	0:55	Available	○	○	○	○	Unavailable	Unavailable	Unavaila
38	3:30pm	4:25pm	N/S	0:55	Available	○	○	○	○	○	Unavailable	Unavaila
40	4:00pm	4:55pm	N/S	0:55	Unavailable	○	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavaila
42	4:30pm	5:25pm	N/S	0:55	Available							

44	5:00pm	5:55pm	N/S	0:55	Unavailable	○	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavaila
46	5:30pm	6:25pm	N/S	0:55	Available	○	○	○	○	○	○	○
48	6:00pm	6:55pm	N/S	0:55	Available	○	○	○	○	○	Unavailable	Unavaila
50	6:30pm	7:25pm	N/S	0:55	Available	○	○	○	○	○	Unavailable	Unavaila
52	7:00pm	7:55pm	N/S	0:55	Available	○	○	○	○	○	Unavailable	Unavaila
54	7:30pm	8:25pm	N/S	0:55	Available	○	○	○	○	○	○	○
56	8:00pm	8:55pm	N/S	0:55	Available	○	○	○	○	○	○	○
58	8:30pm	9:20pm	N/S	0:50	Available	○	○	○	○	○	○	○
60	9:00pm	9:50pm	N/S	0:50	Available	○	○	○	○	○	○	○
64	10:00pm	10:50pm	N/S	0:50	Available	○	○	○	○	○	○	○

Select Returning Flight
Dallas Love, TX to Houston Hobby, TX (Friday, October 26 2007)

Adult Fare (Options for senior fare will be displayed after adult fare is selected.)

Fares do not include government fees and taxes. More →

Flight	Depart	Arrive	Stops	Travel Time (hh:mm)	Senior Fare $73	Refundable Anytime $111	Special Fares $101	Restricted Fares $91 - $96	Advance Purchase $81 - $91	Discount Fares $59 - $81	Promotional Fares $49	Interne One-wa $49
1628	6:15am	7:10am	N/S	0:55	Available	○	○	○	○	○	○	○
201	6:30am	7:25am	N/S	0:55	Available	○	○	○	○	○	○	○
1	7:00am	7:55am	N/S	0:55	Available	○	○	○	○	○	○	○
3	7:30am	8:25am	N/S	0:55	Available	○	○	○	○	○	○	○
5	8:00am	8:55am	N/S	0:55	Available	○	○	○	○	○	○	○
7	8:30am	9:25am	N/S	0:55	Available	○	○	○	○	○	○	○
9	9:00am	9:55am	N/S	0:55	Unavailable	○	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavaila
11	9:30am	10:25am	N/S	0:55	Unavailable	○	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavaila
15	10:00am	10:55am	N/S	0:55	Available	○	○	○	○	○	○	○
19	11:00am	11:55am	N/S	0:55	Available	○	○	○	○	○	Unavailable	Unavaila
21	11:30am	12:25pm	N/S	0:55	Available	○	○	○	○	○	○	○
23	12:00pm	12:55pm	N/S	0:55	Available	○	○	○	○	○	○	○
25	12:30pm	1:25pm	N/S	0:55	Available	○	○	○	○	○	○	○
27	1:00pm	1:55pm	N/S	0:55	Unavailable	○	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavaila
31	2:00pm	3:00pm	N/S	1:00	Available	○	○	○	○	○	Unavailable	Unavaila
33	2:30pm	3:30pm	N/S	1:00	Available	○	○	○	○	○	Unavailable	Unavaila
35	3:00pm	4:00pm	N/S	1:00	Unavailable	○	○	○	Unavailable	Unavailable	Unavailable	Unavaila
37	3:30pm	4:30pm	N/S	1:00	Available	○	○	○	○	○	Unavailable	Unavaila
39	4:00pm	5:00pm	N/S	1:00	Available	○	○	○	○	○	Unavailable	Unavaila
41	4:30pm	5:30pm	N/S	1:00	Available	○	○	○	○	○	○	○
43	5:00pm	6:00pm	N/S	1:00	Available	○	○	○	○	Unavailable	Unavailable	Unavaila

45	5:30pm	6:30pm	N/S	1:00	Available	○	○	○	○	○	Unavailable	Unavaila
47	6:00pm	7:00pm	N/S	1:00	Unavailable	○	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavaila
49	6:30pm	7:30pm	N/S	1:00	Available	○	○	○	○	○	Unavailable	Unavaila
51	7:00pm	7:55pm	N/S	0:55	Unavailable	○	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavaila
53	7:30pm	8:25pm	N/S	0:55	Available	○	○	○	○	○	Unavailable	Unavaila
55	8:00pm	8:55pm	N/S	0:55	Available	○	○	○	○	○	Unavailable	Unavaila
57	9:00pm	9:55pm	N/S	0:55	Available	○	○	○	○	○	○	○
59	9:30pm	10:25pm	N/S	0:55	Available	○	○	○	○	○	○	○

All fares and fare ranges are subject to change until purchased.

- For information on a specific flight's ontime performance please call 1-800-IFLYSWA (1-800-435-9792).
- All fares and fare ranges listed are per person for each way of travel.
- Unavailable indicates either the flight is sold out/full or the fare is not valid for the travel dates you selected.
- Available indicates the fare is available for the flight. You may select that fare on the following page after selecting an adult fare on this page.
- N/S = Nonstop; Numeral indicates total number of stops on same plane (direct) flights.
- City code with a numeral indicates city where change of plane occurs and the number of stops including the connecting city.
- Travel Time represents the total elapsed time for your trip from your departure city to your final destination including stops, layovers, and time zone changes.
- ** Check in at the ticket counter or skycap podium of the airline operating the initial outbound or return flight.
- **For military, government, youth, child, and infant fares please call 1-800-IFLYSWA (1-800-435-9792).** These fares are a discount off the "Refundable Anytime" fare. Other fares may be lower.

Go To Next Step - Choose Senior Fare >>

Start Over

Need help booking travel?

© 2007 Southwest Airlines Co. - **Patent Pending**

AUG 10 2007

CURVE TABLE						
CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	115.00	26.07	50.85	51.28	25°32'47"	S-16-39-17-E
2	370.00	88.07	171.36	172.93	26°46'43"	S-16-02-19-E
3	115.00	41.64	78.31	79.91	39°48'45"	S-22-33-20-E
4	85.00	33.79	62.80	64.33	43°21'40"	S-20-46-52-E
5	85.00	27.80	52.85	53.74	36°13'35"	S-19-00-45-W
6	115.00	37.62	71.51	72.71	36°13'35"	S-19-00-45-W
7	1989.86	333.38	657.59	660.62	19°01'18"	N-70-34-17-E

FINAL PLAT OF

N SHADOW CREEK RANCH

20.4436 ACRES

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

1 TRACT
AUGUST 13, 2007
SCALE: 1" = 100'

OWNERS:

W CREEK RANCH DEVELOPMENT COMPANY
PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP
ENERAL PARTNER, SHADOW CREEK RANCH, INC.
GARY COOK, PRESIDENT
2947 EAST BROADWAY, STE. 300 PEARLAND, TEXAS 77581 (281) 412-3733

JOB NO. 1255-0001-309

ENGINEER:

LJA Engineering & Surveying, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703
Phone 713.953.5200
Fax 713.953.5026

CONTACT: RENE RODRIGUEZ

SHEET 1 OF 1