

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD JULY 2, 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
P & Z Commissioner Neil West
P & Z Commissioner Jerry Koza, Jr.
P & Z Commissioner Henry Fuertes
P & Z Commissioner Susan Sherrouse

Also in attendance were: 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

Commissioner Fuertes made the motion to approve, and Commissioner Koza, Jr. seconded. The vote was 5-0 for approval of the minutes.

III. NEW BUSINESS

A. PUBLIC HEARING— Partial Replat of Shadow Creek Ranch Commercial Site No. 18A

A request by Tina Kast LJA Engineering & Surveying, Inc., for CG-Shadow Creek Ranch Village, L.P., owner, for approval of a partial replat of 19.704 acres zoned PUD into 3 lots for commercial purposes. The property is located North of FM 2234 and East of Kirby

Chairperson Sandars opened the hearing at 6:32 p.m.

Chairperson Sandars read the purpose of the hearing. Plans and Plat Administrator Richard Keller read the Staff report.

Warren Escovy with LJA Engineering was present and spoke briefly.

There was no one present to speak for or against the partial replat.

There was brief discussion by the Commission/Staff.

The hearing was adjourned at 6:34 p.m.

B. CONSIDERATION & POSSIBLE ACTION – Partial replat of Shadow Creek Ranch Commercial Site No. 18A

A request by Tina Kast LJA Engineering & Surveying, Inc., for CG-Shadow Creek Ranch Village, L.P., owner, for approval of a partial replat of 19.704 acres zoned PUD into 3 lots for commercial purposes. The property is located North of FM 2234 and East of Kirby

Plans and Plat Administrator Richard Keller read the Staff report. There were two outstanding items. Staff recommended approval.

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

The vote was 5-0. The plat was approved with Staff's comments.

C. PUBLIC HEARING—Final plat of Shadow Creek Marketplace (previously C&S Asphalt Sealing Co)

A request by Jason Banda, LJA Engineering & Surveying, Inc., for Gulf Coast Commercial, owner, for approval of a final plat of 49.405 acres zoned PUD (Strouhal property) into 3 lots for commercial purposes. The property is located at the Northwest corner of State Highway 288 and Shadow Creek Parkway

Chairperson Sandars opened the hearing at 6:35 p.m.

Chairperson Sandars read the purpose of the hearing. Plans and Plat Administrator Richard Keller read the Staff report.

Warren Escovy of LJA Engineering was present and spoke briefly.

There was no one present to speak for or against the partial replat.

There was brief discussion among the Commission/Staff.

The hearing was adjourned at 6:39 p.m.

D. CONSIDERATION & POSSIBLE ACTION—Final plat of Shadow Creek Marketplace (previously C&S Asphalt Sealing Co)

A request by Jason Banda, LJA Engineering & Surveying, Inc., for Gulf Coast Commercial, owner, for approval of a final plat of 49.405 acres zoned PUD (Strouhal property) into 3 lots for commercial purposes.

The property is located at the Northwest corner of State Highway 288 and Shadow Creek Parkway

Plans and Plat Administrator Richard Keller read the Staff report. There were four outstanding items.

Commissioner Fuertes made the motion to approve with Staff comments, and Commissioner Koza, Jr. seconded.

The vote was 5-0. The plat was approved with Staff comments.

E. CONSIDERATION & POSSIBLE ACTION-PRELIMINARY PLAT OF PLYLOX COMMERCIAL ADDITION

A request by Cheri Skelton, for Rob Fee, Plylox Inc., owner, for approval of a preliminary plat of 4.7789 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland. The site is located to the Southwest of CR125 near FM 2351.

Plans and Plat Administrator Richard Keller read the Staff report. There was one outstanding item.

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

Mr. Rob Fee of P.O. Box 1749 Friendswood, TX 77549 spoke.

The vote was 5-0. The plat was approved with Staff comments.

F. CONSIDERATION & POSSIBLE ACTION-FINAL Right Of Way plat of Shadow Creek Ranch Broadway Street Extension from Kingsley Drive to Brazoria County Line

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pearland Investment Limited Partnership., owner, for approval of a final plat of 12.2413 acres zoned PUD for Right of Way. The site is located to the Northwest portion of the intersection of Broadway Street and Kingsley Drive

Plans and Plat Administrator Richard Keller read the Staff report. Mr. Keller stated he needed to add one more outstanding item, being the City of Pearland owns some of the property and would need to sign as partial owner.

Commissioner Koza, Jr. made the motion to approve with Staff comments, and Commissioner Fuertes seconded.

The vote was 5-0. The plat was approved with Staff comments.

G. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF PEARLAND FARMS SECTION TWO

A request by Aaron Bourgeois, Lentz Engineering, L.C., for Dwain Evans, MDE Properties, owner, for approval of a preliminary plat of 23.5245 acres zoned R-2 into 77 lots as residential areas. The site is located to the Southeast of Veterans at Magnolia.

Plans and Plat Administrator Keller stated the Plat had been withdrawn.

No action was necessary.

H. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SHADOWCREEK SELF STORAGE

A request by Freddy Gormley, for Larry Campbell, owner, for approval of a preliminary plat of 5 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland. The site is located at the Northeast corner of County Road 48 and County Road 59.

Plans and Plat Administrator Richard Keller read the Staff report. There were five outstanding items.

Chairperson Sherrouse made the motion to approve with Staff comments, and Commissioner Koza, Jr. seconded.

The vote was 5-0. The plat was approved with Staff comments.

I. CONSIDERATION & POSSIBLE ACTION – CLEAR CREEK ESTATES SECTION 2 REPLAT NO. 1

A request by Belinda King, for Jody Herrera, owner, for approval of a replat of 0.2478 acres zoned R-2 into 2 lots as residential areas. The site is located at 1164 Glenda Pearland Texas.

Plans and Plat Administrator Richard Keller stated the plat had been withdrawn.

No action was necessary.

J. DISCUSSION ITEMS

Upcoming meetings and dates were discussed, particularly the Joint Public Hearing on July 16, 2007. Chairperson Sandars and Commissioner Koza, Jr. will not be present.

Deputy City Attorney Doan brought up the discussion of having a written procedure in the P&Z Rules and Procedures for a discussion item being added to future agenda's.

It was recommended by the Commission that a discussion item could be added if either the Chairperson recommended it; or, if recommended by two Commissioners.

Deputy City Attorney Doan stated he would prepare the language for the Rules and Procedures of the P&Z.

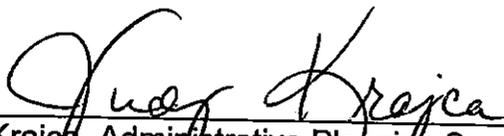
Commissioner Koza, Jr. spoke about the masonry fence along the Walgreen's that backs to West Oaks Subdivision. He addressed the problems caused by having two fences, with trees and grass growing in between, and causing damage to the subdivision fence.

Senior Planner Grahmann stated that this was required under the old ordinance, known as The Land Use and Urban Development.

IV. ADJOURNMENT

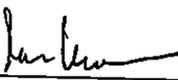
Chairperson Ruby Sandars adjourned the meeting at 7:03 p.m.

These minutes are respectfully submitted by:



Judy Krajca, Administrative Planning Secretary

Minutes approved as submitted and/or corrected on this 16th day of July, A.D., 2007.



Neil West
P&Z Acting-Chairperson

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

I. CALL TO ORDER

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

Also in attendance were: 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

Commissioner Fuertes made the motion to approve, and Commissioner Koza, Jr. seconded. The vote was 5-0 for approval of the minutes.

III. NEW BUSINESS

A. PUBLIC HEARING— Partial Replat of Shadow Creek Ranch Commercial Site No. 18A

A request by Tina Kast LJA Engineering & Surveying, Inc., for CG-Shadow Creek Ranch Village, L.P., owner, for approval of a partial replat of 19.704 acres zoned PUD into 3 lots for commercial purposes. The property is located North of FM 2234 and East of Kirby

Chairperson Sandars opened the hearing at 6:32 p.m.

Chairperson Sandars read the purpose of the hearing. Plans and Plat Administrator Richard Keller read the Staff report.

Warren Escovy with LJA Engineering was present and spoke briefly.

There was no one present to speak for or against the partial replat.

There was brief discussion by the Commission/Staff.

The hearing was adjourned at 6:34 p.m.

B. CONSIDERATION & POSSIBLE ACTION – Partial replat of Shadow Creek Ranch Commercial Site No. 18A

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Plans and Plat Administrator Richard Keller read the Staff report. There were two outstanding items. Staff recommended approval.

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

The vote was 5-0. The plat was approved with Staff's comments.

C. PUBLIC HEARING—Final plat of Shadow Creek Marketplace (previously C&S Asphalt Sealing Co)

A request by Jason Banda, LJA Engineering & Surveying, Inc., for Gulf Coast Commercial, owner, for approval of a final plat of 49.405 acres zoned PUD (Strouhal property) into 3 lots for commercial purposes. The property is located at the Northwest corner of State Highway 288 and Shadow Creek Parkway

Chairperson Sandars opened the hearing at 6:35 p.m.

Chairperson Sandars read the purpose of the hearing. Plans and Plat Administrator Richard Keller read the Staff report.

Warren Escovy of LJA Engineering was present and spoke briefly.

There was no one present to speak for or against the partial replat.

There was brief discussion among the Commission/Staff.

The hearing was adjourned at 6:39 p.m.

D. CONSIDERATION & POSSIBLE ACTION—Final plat of Shadow Creek Marketplace (previously C&S Asphalt Sealing Co)

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The property is located at the Northwest corner of State Highway 288 and Shadow Creek Parkway

Plans and Plat Administrator Richard Keller read the Staff report. There were four outstanding items.

Commissioner Fuentes made the motion to approve with Staff comments, and Commissioner Koza, Jr. seconded.

The vote was 5-0. The plat was approved with Staff comments.

E. CONSIDERATION & POSSIBLE ACTION–PRELIMINARY PLAT OF PLYLOX COMMERCIAL ADDITION

A request by Cheri Skelton, for Rob Fee, Plylox Inc., owner, for approval of a preliminary plat of 4.7789 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland. The site is located to the Southwest of CR125 near FM 2351.

Plans and Plat Administrator Richard Keller read the Staff report. There was one outstanding item.

Commissioner Fuentes made the motion to approve with Staff comments, and Commissioner West seconded.

Mr. Rob Fee of P.O. Box 1749 Friendswood, TX 77549 spoke.

The vote was 5-0. The plat was approved with Staff comments.

F. CONSIDERATION & POSSIBLE ACTION-FINAL Right Of Way plat of Shadow Creek Ranch Broadway Street Extension from Kingsley Drive to Brazoria County Line

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pearland Investment Limited Partnership., owner, for approval of a final plat of 12.2413 acres zoned PUD for Right of Way. The site is located to the Northwest portion of the intersection of Broadway Street and Kingsley Drive

Plans and Plat Administrator Richard Keller read the Staff report. Mr. Keller stated he needed to add one more outstanding item, being the City of Pearland owns some of the property and would need to sign as partial owner.

Commissioner Koza, Jr. made the motion to approve with Staff comments, and Commissioner Fuentes seconded.

The vote was 5-0. The plat was approved with Staff comments.

G. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF PEARLAND FARMS SECTION TWO

A request by Aaron Bourgeois, Lentz Engineering, L.C., for Dwain Evans, MDE Properties, owner, for approval of a preliminary plat of 23.5245 acres zoned R-2 into 77 lots as residential areas. The site is located to the Southeast of Veterans at Magnolia.

Plans and Plat Administrator Keller stated the Plat had been withdrawn.

No action was necessary.

H. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SHADOWCREEK SELF STORAGE

A request by Freddy Gormley, for Larry Campbell, owner, for approval of a preliminary plat of 5 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland. The site is located at the Northeast corner of County Road 48 and County Road 59.

Plans and Plat Administrator Richard Keller read the Staff report. There were five outstanding items.

Chairperson Sherrouse made the motion to approve with Staff comments, and Commissioner Koza, Jr. seconded.

The vote was 5-0. The plat was approved with Staff comments.

I. CONSIDERATION & POSSIBLE ACTION – CLEAR CREEK ESTATES SECTION 2 REPLAT NO. 1

A request by Belinda King, for Jody Herrera, owner, for approval of a replat of 0.2478 acres zoned R-2 into 2 lots as residential areas. The site is located at 1164 Glenda Pearland Texas.

Plans and Plat Administrator Richard Keller stated the plat had been withdrawn.

No action was necessary.

J. DISCUSSION ITEMS

Upcoming meetings and dates were discussed, particularly the Joint Public Hearing on July 16, 2007. Chairperson Sandars and Commissioner Koza, Jr. will not be present.

Deputy City Attorney Doan brought up the discussion of having a written procedure in the P&Z Rules and Procedures for a discussion item being added to future agenda's.

It was recommended by the Commission that a discussion item could be added if either the Chairperson recommended it; or, if recommended by two Commissioners.

Deputy City Attorney Doan stated he would prepare the language for the Rules and Procedures of the P&Z.

Commissioner Koza, Jr. spoke about the masonry fence along the Walgreen's that backs to West Oaks Subdivision. He addressed the problems caused by having two fences, with trees and grass growing in between, and causing damage to the subdivision fence.

Senior Planner Grahmann stated that this was required under the old ordinance, known as The Land Use and Urban Development.

IV. ADJOURNMENT

Chairperson Ruby Sandars adjourned the meeting at 7:03 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Administrative Planning Secretary

Minutes approved as submitted and/or corrected on this 16th day of July, A.D., 2007.

Ruby
Sandars
P&Z Chairperson

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 2, 2007 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

Ruby
Susan
Henry
Neil
Jerry

Nghiem
Richard
Judy
Theresa
Tim

- I. CALL TO ORDER @ 6:30 p.m
- II. APPROVAL OF MINUTES Henry Jerry June 18, 2007
- III. NEW BUSINESS

5-0 apprvd.

A. PUBLIC HEARING—Partial replat of Shadow Creek Ranch Commercial Site No. 18A *Called to order @ 6:32 pm*

Action Date 7/2/07

A request by Tina Kast LJA Engineering & Surveying, Inc., for CG-Shadow Creek Ranch Village, L.P., owner, for approval of a partial replat of 19.704 acres zoned PUD into 3 lots for commercial purposes. The property is located North of FM 2234 and East of Kirby and is described as follow:

*Reub read purpose of hearing
RK read staff rpt.*

Being out of The T.C.R.R. Co. Survey, Section 3, Abstract 678, The T.C.R.R. Co. Survey, Section 4, Abstract 675, and The Obediah Pitts Survey, Abstract 717, and being a replat of all of reserves "A" and "D" of Shadow Creek Ranch Commercial Site No. 18-A recorded in Document No. 2006023440 of the official records of Brazoria County, City of Pearland, Brazoria County, Texas.

Warren Escovy w/LJA Enge spoke

B. CONSIDERATION & POSSIBLE ACTION— Partial replat of Shadow Creek Ranch Commercial Site No. 18A

No one present to speak for or against

Action Date 7/2/07

A request by Tina Kast LJA Engineering & Surveying, Inc., for CG-Shadow Creek Ranch Village, L.P., owner, for approval of a partial replat of 19.704 acres zoned PUD into 3 lots for commercial purposes. The property is located North of FM 2234 and East of Kirby and is described as follow:

Henry inquired about Lt. G's ^{TAB} does not have to follow UDC - But PUD

Being out of The T.C.R.R. Co. Survey, Section 3, Abstract 678, The T.C.R.R. Co. Survey, Section 4, Abstract 675, and The Obediah Pitts Survey, Abstract 717, and being a replat of all of reserves "A" and "D" of Shadow Creek Ranch Commercial Site No. 18-A recorded in Document No. 2006023440 of the official records of Brazoria County, City of Pearland, Brazoria County, Texas.

*RC read staff rpt.
Need mylar & autocad CD
Susan/Jerry w/ staff comments
5-0 apprvd*

C. PUBLIC HEARING— Final plat of Shadow Creek Marketplace (previously C&S Asphalt Sealing Co)

Warren Escovy w/LJA Eng spoke.

*called @ 6:35
Ruby read purpose of hearing
RK read staff report.*

*No one present to speak
Neil asked if asphalt co had any rules to follow
RK - not to his knowledge*

*Henry - inquired about flag lot
TAB - is own PUD.*

Neil inquired about ...

RK referred them to Note # 11

Adj @ 6:39 PM

Action Date 7/2/07

A request by Jason Banda, LJA Engineering & Surveying, Inc., for Gulf Coast Commercial, owner, for approval of a final plat of 49.405 acres zoned PUD (Strouhal property) into 3 lots for commercial purposes. The property is located at the Northwest corner of State Highway 288 and Shadow Creek Parkway and is described as follow:

Being out of The T.C.R.R. Co. Survey, Section 4, Abstract 675, The Dupuy & Roberts Survey, Abstract 726, The Obediah Pitts Survey, Abstract 717, and The J. Crawley Survey, Abstract 174, and being a replat of C&S Asphalt Sealing Company Subdivision, Vol. 24, Pg. 24, of The Official Records of Brazoria County in the City of Pearland, Brazoria County, Texas.

D. CONSIDERATION & POSSIBLE ACTION—Final plat of Shadow Creek Marketplace

RK read ... 4 outstanding items.

Motion Henry / Jerry w/ staff comments

Action Date 7/2/07

A request by Jason Banda, LJA Engineering & Surveying, Inc., for Gulf Coast Commercial, owner, for approval of a final plat of 49.405 acres zoned PUD (Strouhal property) into 3 lots for commercial purposes. The property is located at the Northwest corner of State Highway 288 and Shadow Creek Parkway and is described as follow:

Being out of The T.C.R.R. Co. Survey, Sec. 4, Abstract 675, The Dupuy & Roberts Survey, Abstract 726, The Obediah Pitts Survey, Abstract 717, and The J. Crawley Survey, Abstract 174, and being a replat of C&S Asphalt Sealing Company subdivision, Vol. 24, Pg. 24, of The Official Records of Brazoria County in the City of Pearland, Brazoria County, Texas.

5-0 approp

E. CONSIDERATION & POSSIBLE ACTION—Preliminary plat of Plylox Commercial Addition

RK read ... 1 outstanding item Autocad CD.

Action Date 7/2/07

A request by Cheri Skelton, for Rob Fee, Plylox Inc., owner, for approval of a preliminary plat of 4.7789 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland. The site is located to the Southwest of CR125 near FM 2351 and is described as follow:

Being a subdivision of 4.7789 acres of land out of lot 103, West Friendswood Subdivision, Vol. 1, Pg. 96, B.C.M.R. and including a replat of Lot 1, Block 1, "AAA" Storage Pearland, Vol. 20, Pg. 279, B.C.M.R. James F. Perry and Emily M. Austin League, A-111. Brazoria County, Texas.

Henry / Neil for sake of discussion

Rob Fee - owner spoke

Susan / Neil w/ staff comments 5-0 approp

F. CONSIDERATION & POSSIBLE ACTION—Final Right Of Way plat of Shadow Creek Ranch Broadway Street Extension from Kingsley Drive to Brazoria County Line.

RK read ... cop owns some of land & will have to be signed as partial owner. util. ltrs not necessary.

Jerry / Henry for sake of discussion

Henry inquired about lots 1kg like residential - but is storage. RK - back end is going to be industrial Park



5-0 approve.

Action Date 7/2/07

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pearlard Investment Limited Partnership., owner, for approval of a final plat of 12.2413 acres zoned PUD for Right of Way. The site is located to the Northwest portion of the intersection of Broadway Street and Kingsley Drive and is described as follow:

Being out of The H.T. & B.R.R. Co. Survey, Section 83, Abstract 305, Brazoria County, Texas; The H.T. & B.R.R. Co. Survey, Section 83, Abstract 761, Fort Bend County, Texas; The H.T. & B.R.R. Co. Survey, Section 84, Abstract 538, Brazoria County, Texas; The H.T. & B.R.R. Co. Survey, Section 84, Abstract 767, Fort Bend County, Texas; and The H.T. & B.R.R. Co. Survey, Section 82, Abstract 565, City of Pearlard Fort Bend County and Brazoria County, Texas.

G. CONSIDERATION & POSSIBLE ACTION—Preliminary plat of Pearlard Farms Section Two (Withdrawal Requested 6-27-07)

Action Date 7/2/07

wld no action necessary
A request by Aaron Bourgeois, Lentz Engineering, L.C., for Dwain Evans, MDE Properties, owner, for approval of a preliminary plat of 23.5245 acres zoned R-2 into 77 lots as residential areas. The site is located to the Southeast of Veterans at Magnolia and is described as follow:

Out of section 12 in The H.T & B.R.R. Co. Survey Abstract No. 508 City of Pearlard Brazoria County, Texas.

H. CONSIDERATION & POSSIBLE ACTION—Preliminary plat of Shadowcreek Self Storage *Rk read... substne*

Action Date 7/2/07

A request by Freddy Gormley, for Larry Campbell, owner, for approval of a preliminary plat of 5 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearlard. The site is located at the Northeast corner of County Road 48 and County Road 59 and is described as follow:

Henry inquire about 90 ft. dedication

basen/jerry w/ staff's comments
A development plat of 5.0 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 County, Texas, being part in The City of Pearlard and part in the E.T.J of Pearlard, Brazoria County, Texas. Survey, Lot 26 Abstract 547 Brazoria County, Texas. *5-0 approve*

I. CONSIDERATION & POSSIBLE ACTIONS—Clear Creek Estates Section 2 Replat No. 1 (Withdrawal Requested 6-27-07)

wld no action necessary

Action
Date
7/2/07

A request by Belinda King, for Jody Herrera, owner, for approval of a replat of 0.2478 acres zoned R-2 into 2 lots as residential areas. The site is located at 1164 Glenda Pearland Texas and is described as follow:

A subdivision of 0.2478 acres of land out of The H.T. & B Survey, Abstract No. 233, City of Pearland, Brazoria County, Texas, also being a replat of the south 50' of lot 17 and the west 50' of Lot 18, Block 1, Clear Creek Estates, Section 2, a Subdivision according to the map or plat thereof as recorded under Volume 7, Page 30, of the plat records of Brazoria County, Texas.

I. DISCUSSION ITEMS

Upcoming Meetings & Dates

Procedures for Placing Items on the Planning & Zoning Agenda

4/16 JPH Jerry/Ruby
not here.
make sure David will be here.

IV. ADJOURNMENT

7:03

Ngheim spoke. what type of procedure does the Commission want.

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 29th day of June 2007, A.D.

Neil - run by council let.
Henry - make request @ mtg. as an agenda item

Chair and/or 2 Comm.

Judy Krajca,
Planning Secretary

Agenda removed _____ day of July 2007.

Jerry spoke about Masonry fence. 2 acres growing between two fence lines. Now trees. What oak fence. TAG spoke of Land use & Urban Dev. and the new UDA. Under new UDA have 2 fences.

Susan motion... create a procedure to add to agenda

Chair recommend or 2 Comm. add

if appropriate prepare language for rules & procedures. Ngheim will line.

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD JUNE 18, 2007 AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

Chairperson Ruby Sandars called the Regular Planning & Zoning Meeting to order at 10:50 p.m. with the following present:

- P & Z Chairperson Ruby Sandars
- P & Z Commissioner Neil West
- P & Z Commissioner Darrell Diggs
- P & Z Commissioner Susan Sherrouse
- P & Z Commissioner Henry Fuentes

Also in attendance were: Assistant City Manager Nick Finan, Planning Director Lata Krishnarao, Senior Planner Theresa Grahmann, Plans and Plat Administrator Richard Keller, Planner Tim Chi, and Planning Secretary Judy Krajca.

II. APPROVAL OF MINUTES dated June 4, 2007

III. NEW BUSINESS

L. CONSIDERATION & POSSIBLE ACTION – CAPITAL IMPROVEMENT PLAN

Five-Year Capital Improvement Program 2008-2012

Assistant City Manager Mike Hodge addressed the issue of moving the Mykawa Road project up as a priority.

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

The vote was 5-0. The CIP was approved.

A. CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP2007-06

A request by Medallion Investments Vc, Inc. and Aaron Patel, applicant for Nova Strategic Solutions, Ltd., owner, for approval of a Conditional Use Permit for a "Hotel" facility in the Business Park District – 288 (BP-288).

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

Commissioner Fuertes expressed concern with putting a cap of 100 or less rooms on this hotel on the first phase. Commissioner Sherrouse expressed concern with the other portion of the land termed as Phase II and possibly a second hotel. Commissioner Diggs brought up the issue of more and more hotels coming to Pearland, but not the business. He expressed concern with the City losing sales tax revenue as the hotel status changes to extended stay business. Commissioner Sherrouse stated this is a good location for a hotel as it is non-residential.

Chairperson Sandars stated she would like to see the applicant come back after the first hotel was built to decide on another hotel and any future building.

Chairperson Sandars made a motion to amend by limiting one hotel for less than 100 rooms. Commissioner Fuertes seconded.

The vote was 4-1. The CUP was approved. Commissioner Diggs opposed based on too many hotels.

B. CONSIDERATION & POSSIBLE ACTION— Conditional Use Permit No. CUP2007-08

A request by T-Mobile Texas, L. P and Shawn St. John, applicant for Jung Hwan Kwak, owner, for approval of a Conditional Use Permit for a "cellular communications tower" in the Cullen Mixed Use District (C-MU).

Commissioner Sherrouse made the motion to approve for the sake of discussion, and Commissioner Fuertes seconded.

Chairperson Sandars stated it was too crowded for the area. Planning Director Krishnarao stated that this shopping strip/parking area was completed before the Unified Development Code went into affect, and that it will probably not meet UDC requirements. Commissioner Fuertes asked about the use of a water tower. Commissioner West asked Mr. St. John why they do not back off the main thoroughfare.

Mr. St. John explained that the use of the cell towers is near the thoroughfare, and T-Mobile already has sites in residential areas.

Commissioner Diggs made a motion to table this item, and Commissioner Fuertes seconded.

The vote to table CUP2007-08 was 2-3. The motion failed.

The vote was 2-3. CUP2007-08 was denied for reasons given in Staff report.

C. CONSIDERATION & POSSIBLE ACTION— Conditional Use Permit No. CUP2007-09

A request by T-Mobile Texas, L.P. and Shawn St. John, applicant for Shirley J. Cooper-Harris, owner, for approval of a Conditional Use Permit for a "cellular communications tower" in the Single Family Estate District (RE).

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

Chairperson Sandars made a motion to amend with Staff's recommendation of Option No. 1 and Option No. 3. Commissioner Sherrouse seconded.

The vote was 5-0 to approve the motion.

The vote was 5-0. CUP2007-09 was approved with Option No. 1 and No. 3 of Staff's report.

D. CONSIDERATION & POSSIBLE ACTION— Conditional Use Permit No. CUP2007-10

A request by Hope Church and Gentry McColm, Pastor, applicant for Assured Blessing Ministry, Inc., owner, for approval of a Conditional Use Permit for a "church" in the Single Family Estate District (RE).

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

Chairperson Sandars expressed concern with environmental issues. Commissioner Sherrouse stated she does not feel this land will ever be residential, and a church was a good use. Ms. Sherrouse also stated that drainage might be a positive aspect for the neighbors. Commissioner Fuertes addressed the Pastor, Mr. McColm, and asked how long before they would begin building. Pastor McColm stated approximately two years.

Chairperson Sandars made a motion to amend with the four conditions listed in the Staff report. Commissioner West seconded.

The vote was 5-0. The motion to amend was approved.

The vote was 5-0. CUP2007-10 was approved with Staff's recommendation in Staff's report.

E. CONSIDERATION & POSSIBLE ACTION— Conditional Use Permit No. CUP2007-12

A request by Verde Development Group, owner, for approval of a Conditional Use Permit for a "gymnastics instruction and training facility" in the Light Industrial District (M-1).

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

Chairperson Sandars discussed safety issues that were addressed at the Joint Public Hearing. Commissioner Sherrouse commented that it was good to hear from the businesses.

The vote was 0-5. CUP2007-12 was denied, as it does not fit the area.

F. CONSIDERATION & POSSIBLE ACTION— Zone Change No. 2007-07Z

A request by Horizon Group International, applicant for Hospitality, D.C., Inc., owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Residential – 1 District (R-1) to General Business Retail District (GB).

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

There was no discussion.

The vote was 5-0. Zone Change No. 2007-07Z was approved.

G. CONSIDERATION & POSSIBLE ACTION—Final plat of The Lakes at Highland Glen Section Ten

A request by Chuck Davis, C.L. Davis & Company, for Greg Coleman, Beazer Homes, owner, for approval of a final plat of 12.5116 acres zoned PUD into 47 lots as residential areas. The property is located west of Pearland Parkway and north of East Orange Street.

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

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

The vote was 5-0. The Plat was approved.

H. CONSIDERATION & POSSIBLE ACTION—Final plat of The Lakes at Highland Glen Section Thirteen

A request by Chuck Davis, C.L. Davis & Company, for Greg Coleman, Beazer Homes, owner, for approval of a final plat of 32.5392 acres zoned PUD into 101 lots as residential areas. The property is located west of Pearland Parkway and north of East Orange Street.

Plans and Plat Administrator Keller read the Staff report. There are no outstanding items, except recordation data will need to be noted on the plat.

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

The vote was 5-0. The Plat was approved.

I. CONSIDERATION & POSSIBLE ACTION—Preliminary 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 preliminary plat of 20.4436 acres zoned PUD as residential areas. The property is located south of Shadow Creek Parkway between Kirby and Reflection Bay Drive.

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

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

The vote was 5-0. The Plat was approved.

J. CONSIDERATION & POSSIBLE ACTION—Final plat of Jamison Landing

A request by Paul Dickson, Hamilton Homes, for Jamison Landing Land Company, LP., owner, for approval of a final plat of 17.5127 acres zoned R-4 as residential areas. The property is located

southeast of East Broadway and Dixie Farm Road between Pine Hollow Drive and Pine Valley Drive.

Plans and Plat Administrator Keller read the Staff report. The applicant did not resubmit, withdraw, or ask for an extension of time.

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

The vote was 0-5. The Plat was denied.

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

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 stated that the plat has been withdrawn, and no action was necessary.

IV. ADJOURNMENT

Chairperson Ruby Sandars adjourned the meeting at 11:47 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Administrative Planning Secretary

Minutes approved as submitted and/or corrected on this 2nd day of July, A.D., 2007.

Ruby Sandars
P&Z Chairperson

PUBLIC HEARING

SEE NEXT ITEM

- I. Call to order
- II. Purpose of Hearing
- III. Application Information and Case Summary
 - A. Staff Report
 - B. Applicant Presentation
- IV. Persons wishing to speak for or against the proposed request
- V. Commission/Staff discussion
- VI. Adjournment

Shadow Creek Ranch Commercial Site No. 18A Partial Replat

Replat—Staff Report

P & Z Meeting Date: July 2, 2007

APPLICANT:

Tina Kast, LJA Engineering & Surveying, Inc., for CG-Shadow Creek Ranch Village, L.P., owner.

REQUEST:

Replat of 19.704 acres for Shadow Creek Ranch Commercial Site No. 18A located North of FM 2234 and East of Kirby Drive.

ZONING:

Planned Unit Development (PUD).

TRAFFIC AND TRANSPORTATION:

The City already has this Traffic Impact Analysis (TIA).

UTILITIES:

Water and sewer are available.

STORMWATER MANAGEMENT:

Detention facility will be provided on site in accordance with the P.U.D.

PARKS AND OPEN SPACE:

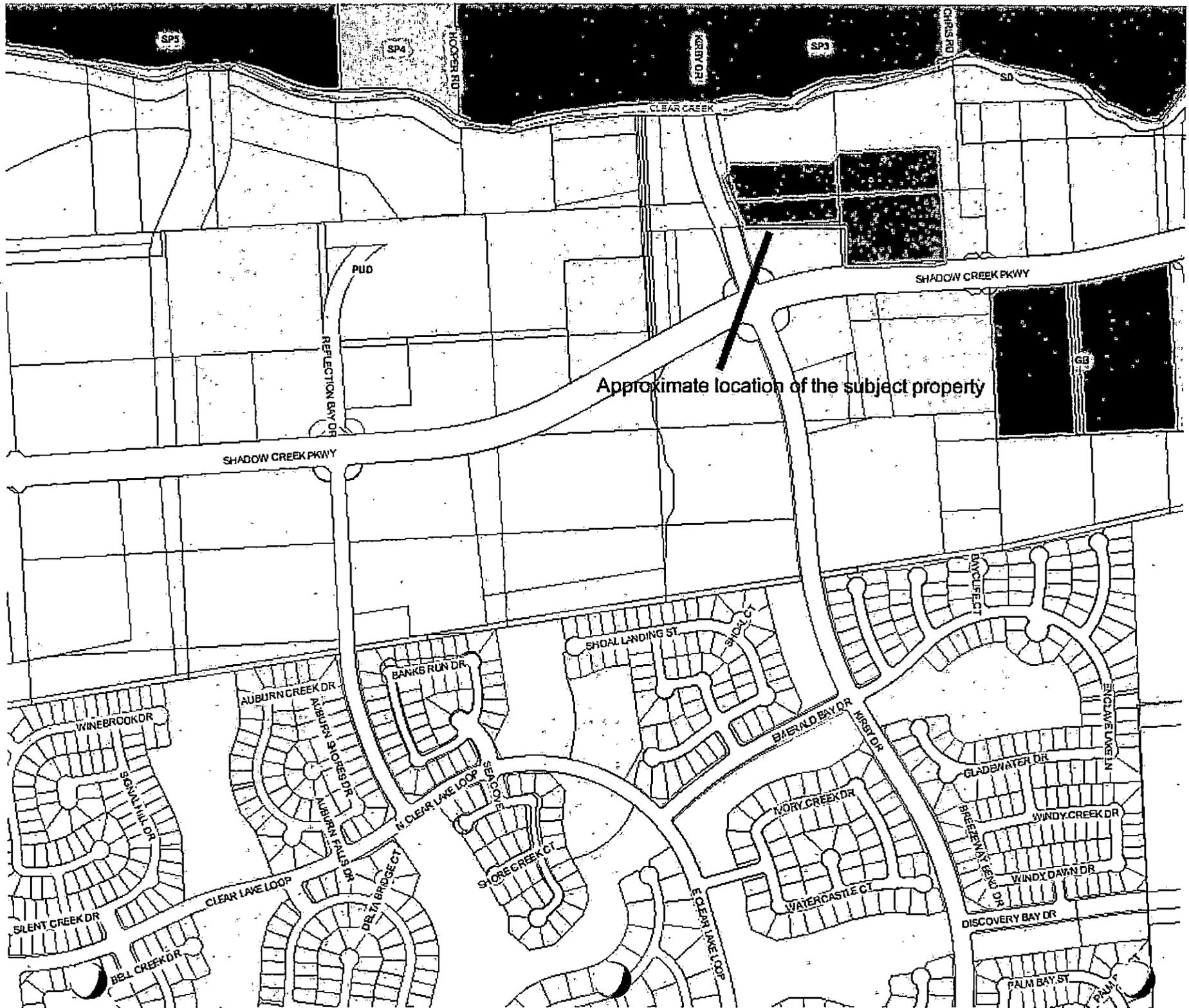
Arrangements made in the past and in accordance with the PUD.

OUTSTANDING ITEMS:

1. Mylar
2. Submit a CD in AutoCad format

ATTACHMENTS:

1. Map
2. Application



Approximate location of the subject property

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

APR 23 2007

Final Plat of

SUBDIVISION

NAME: Shadow Creek Ranch
Commercial Site No. 18A - Partial Replat

NUMBER OF LOTS: 3

GENERAL

LOCATION: North of FM 2234
East of Kirby

PRIMARY CONTACT: LJA Engineering & Surveying - Tina Kas

MAILING ADDRESS: 2929 Briarpark Dr. Suite 600

CITY, STATE, ZIP: HOUSTON, TX. 77042

PHONE: 713.953.5174 FAX: 713.953.5026

E-MAIL ADDRESS: jkast@ljaengineering.com

OWNER NAME: C6-Shadow Creek Ranch Village, L.P.

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: see attached Date: _____

Applicant's Signature: Tina A. Kast Date: 4.20.07

FEES PAID: <u>204.00</u>	DATE PAID: <u>4-23-07</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER:
--------------------------	---------------------------	---------------------------------	-----------------

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: _____

PUBLIC HEARING

SEE NEXT ITEM

- I. Call to order
- II. Purpose of Hearing
- III. Application Information and Case Summary
 - A. Staff Report
 - B. Applicant Presentation
- IV. Persons wishing to speak for or against the proposed request
- V. Commission/Staff discussion
- VI. Adjournment

Shadow Creek Marketplace

Final Plat—Staff Report

P & Z Meeting Date: July 2, 2007

APPLICANT:

Jason Banda, LJA Engineering & Surveying, Inc., for Gulf Coast Commercial, owner.

REQUEST:

Final plat of 49.405 acres for Shadow Creek Marketplace located at the Northwest corner of the intersection of Shadow Creek Parkway and State Highway 288.

ZONING:

Planned Unit Development (P.U.D. of Strouhal).

TRAFFIC AND TRANSPORTATION:

Traffic Impact Analysis (TIA) has been submitted to the city.

UTILITIES:

Water and sewer are available.

STORMWATER MANAGEMENT:

Detention facility will be provided on site in accordance with the P.U.D.

PARKS AND OPEN SPACE:

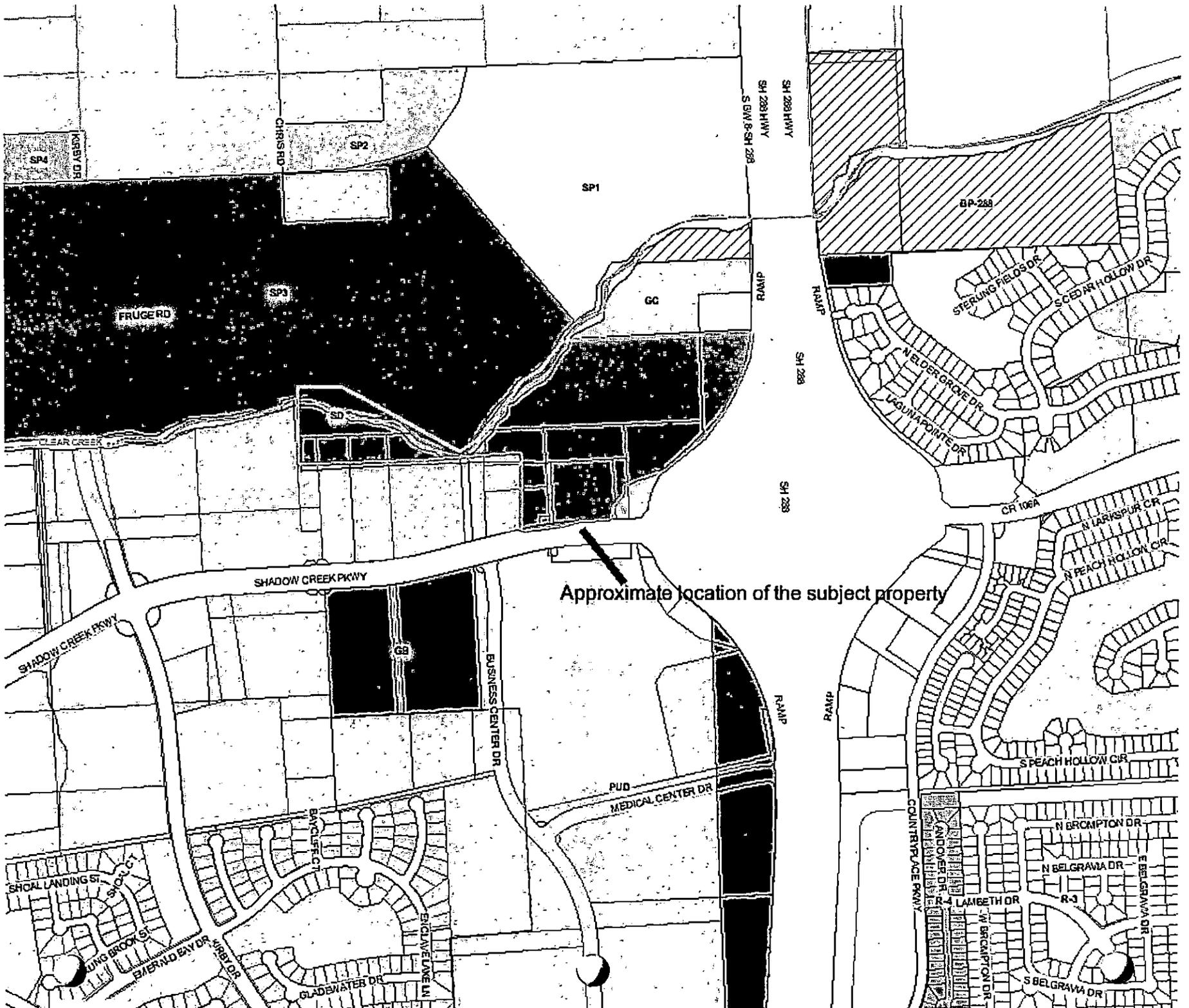
Does not apply in this case.

OUTSTANDING ITEMS:

1. AT & T Letter of No Objection.
2. Mylars
3. Metes and Bounds description
4. Trail to be built by owner

ATTACHMENTS:

1. Map
2. Application



Approximate location of the subject property

KOSBY DR
SP4

CHRIS RD

SP2

SP1

FRUGER RD

SP3

GC

SH 288 HWY
S GM 8-SH 288

RAMP

SH 288

SH 288

RAMP

RAMP

BP-288

STERLING FIELDS DR

SCEDAR HOLLOW DR

N ELDER GROVE DR
LAGUNA POINTE DR

CR 106A

N LARKSPUR CR

N PEACH HOLLOW CR

SHADOW CREEK PKWY

BR

BUSINESS CENTER DR

PUB
MEDICAL CENTER DR

SHADOW CREEK PKWY

SHCAL LANDING ST

LONG BROOK ST

BIERND BAY DR

GLADSWATER DR

ENCLAVE LANE LN

PUB
MEDICAL CENTER DR

COUNTYPLACE PKWY
ANDOVER DR
CANTON DR

N BRIMPTON DR

N BELGRAVA DR

R-3

S BELGRAVA DR

E BELGRAVA DR

W BRIMPTON DR

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:**

jkrajca@ci.pearland.tx.us

JUN 25 2007

APR 23 2007

SUBDIVISION

NAME: SHADOW CREEK MARKETPLACE

NUMBER OF LOTS: 4

GENERAL

LOCATION: _____

PRIMARY CONTACT: LJA ENGINEERING - JASON BANDA

MAILING ADDRESS: 2929 BLIAR PARK DRIVE SUITE 600

CITY, STATE, ZIP: HOUSTON, TX 77042

PHONE: 713.953.5200 **FAX:** 713.953.5026

E-MAIL ADDRESS: _____

OWNER NAME: GULF COAST COMMERCIAL

MAILING ADDRESS: 3120 ROGERDALE DRIVE SUITE 150

CITY, STATE, ZIP: HOUSTON, TX 77042

PHONE: 713.532.0977 **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: [Signature] Date: _____

Applicant's Signature: [Signature] Date: 04.23.07

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: <u>1635.13</u>
DATE PAID: <u>4-23-07</u>
RECEIVED BY: <u>[Signature]</u>
RECEIPT NO.: _____

Plylox Commercial Addition

Preliminary Plat—Staff Report

P & Z Meeting Date: July 2, 2007

APPLICANT:

Cheri Skelton, for Rob Fee, Plylox, Inc., owner.

REQUEST:

Preliminary plat of 4.7789 acres for Plylox Commercial Addition located to the Southwest of County Road 25 near FM 2351.

ZONING:

Extra-Territorial Jurisdiction (E.T.J).

TRAFFIC AND TRANSPORTATION:

Traffic Impact Analysis (TIA) submitted to the City.

UTILITIES:

Private street has to be built to city standard.

Preliminary drainage report and layout submitted to the City.

STORMWATER MANAGEMENT:

On site detention facility will be provided.

PARKS AND OPEN SPACE:

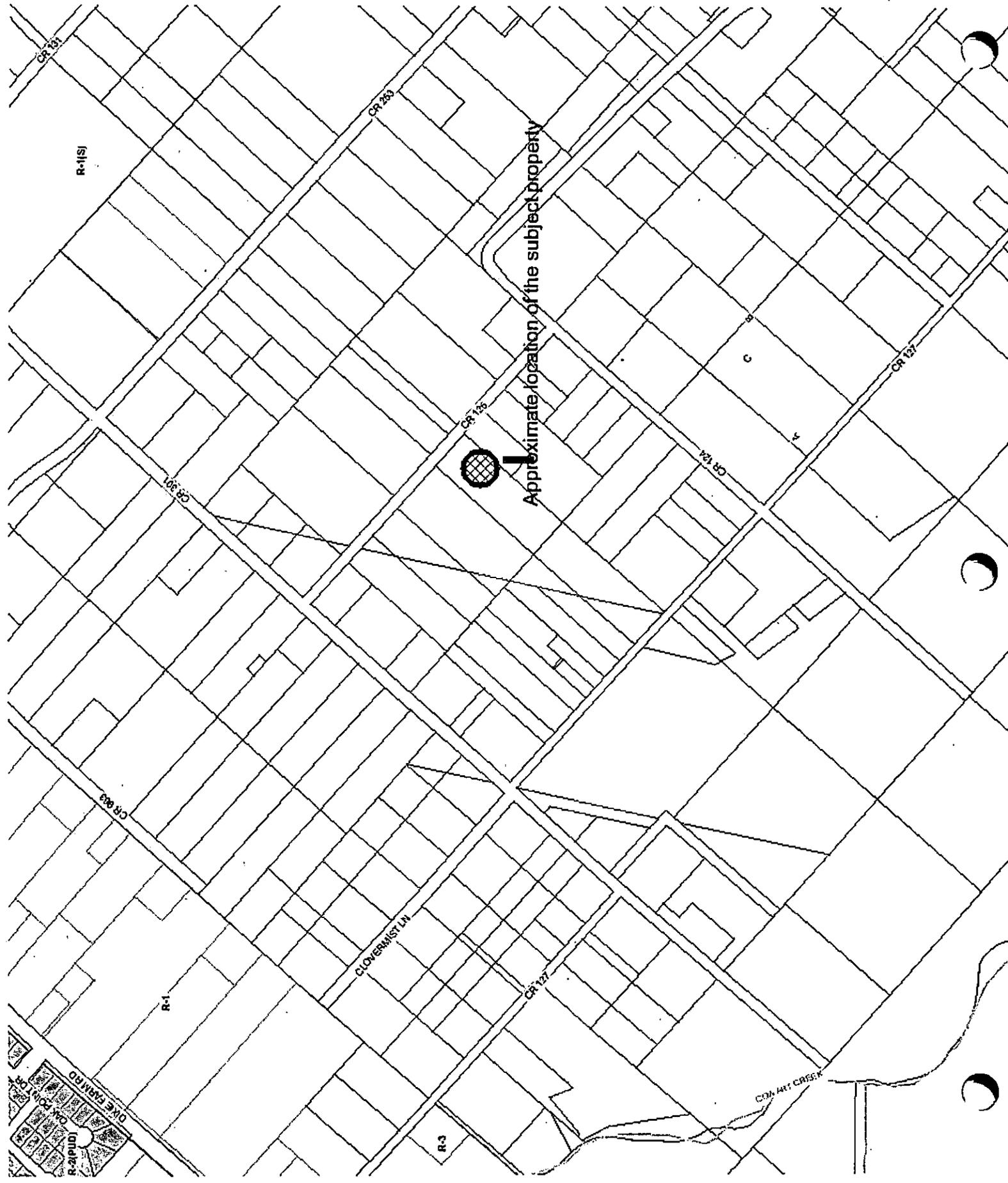
Not applicable to this plat.

OUTSTANDING ITEMS:

1. CD in AutoCad format

ATTACHMENTS:

1. Map
2. Application



R-1(S)

CR 121

CR 233

Approximate location of the subject property

CR 125

CR 127

CR 124

CR 089

CLOVERMIST LN

CR 127

COMMIT CREEK

R-1

R-2

DICKENS RD
DICKENS RD
R-2(P)1D

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 & all correspondence to:**

jkrajca@ci.pearland.tx.us

SUBDIVISION NAME: Plylox Commercial Addition

NUMBER OF LOTS: 8 Lots - 2 Reserves

GENERAL LOCATION: CR 125 near FM 2351

PRIMARY CONTACT: Cheri Skelton

MAILING ADDRESS: 2707 Westfield

CITY, STATE, ZIP: # Friendswood, Tx 77549

PHONE: 281-331-9800 FAX: 281-331-9803

E-MAIL ADDRESS: cityservicesconsulting@yahoo.com

OWNER NAME: Plylox Inc / Rob Fee

MAILING ADDRESS: P.O. Box 1749

CITY, STATE, ZIP: Friendswood Tx 77549

PHONE: 281-996-6903 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: [Signature] Date: 6/1/07

Applicant's Signature: Cheri Skelton Date: 6/1/07

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
------------	------------	--------------	-----------------

I acknowledge that this plat has been submitted on this day, 6/1/07, and the Plat filing date is 6/4/07, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: [Signature] Date: 6-1-07

- All waiver request must be received by the resubmittal time & date, that corresponds to the Plat Resubmittal deadline (per attached schedule)

Shadow Creek Ranch Broadway Street Extension from Kingsley Drive to Brazoria
County Line

Final Plat—Staff Report

P & Z Meeting Date: July 2, 2007

APPLICANT:

Rene Rodriguez, LJA Engineering & Surveying Inc., for Pearland Investments Limited Partnership, owner.

REQUEST:

Final plat of 12.2413 acres for Shadow Creek Ranch Broadway Street Extension from Kingsley Drive to Brazoria County Line located to the West of the intersection of Broadway Street and Kingsley Drive.

ZONING:

Planned Unit Development (PUD).

UTILITIES:

This is a Right Of Way.

STORMWATER MANAGEMENT:

This is a Right Of Way.

PARKS AND OPEN SPACE:

Not applicable in this case.

OUTSTANDING ITEMS:

1. Mylars
2. Utility letters from Cable and AT & T.

ATTACHMENTS:

1. Map
2. Application

DURANGO PASS DR

SABLE CREEK LN

MISTING FALLS LN

GOLDEN CREEK LN

FERRY COVE LN

SHALLOW FALLS LN

SHALLOW FALLS CT

CALICO CREEK LN

ARBOR BROOK LN

HIGHLAND LAKE LN

MOONLIT LAKE LN

BISCAYNE BAY DR

GOLDEN CREEK LN

SHOAL WATER LN

PERDIDO BAY LN

HICKORY SPRINGS LN

VILLAGE BROOK LN

MEADOWS POND LN

WINDWARD BAY DR

SILHOUETTE BAY DR

KINGSLEY DR

BROADWAY ST

Approximate location of the subject property

TRAIL RIDGE DR

SOUTHERN VALLEY DR

RE

TRAIL RUN LN

CR 48

ORCHARD MILL LN



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

JUN 04 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 RANCH BROADWAY STREET EXTENSION FROM KINGSLEY DRIVE TO BRAZORIA COUNTY LINE
NUMBER OF LOTS: 0

GENERAL

LOCATION: _____

PRIMARY CONTACT: LJA ENGINEERING - RENE RODRIGUEZ

MAILING ADDRESS: 2929 BRAIRPARK DR., STE. 600

CITY, STATE, ZIP: HOUSTON, TEXAS 77042

PHONE: 713.953.5228 FAX: 713.953.5026

E-MAIL ADDRESS: rerodriguez@ljaengineering.com

OWNER NAME: PEARLAND INVESTMENT, LP.

MAILING ADDRESS: 5195 LAS VEGAS BLVD. SOUTH

CITY, STATE, ZIP: LAS VEGAS, NV 89119

PHONE: 702.736.6151 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: René Rodriguez Date: 6/4/2007

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.

FEE'S PAID:	<u>706.03</u>
DATE PAID:	<u>6-4-07</u>
RECEIVED BY:	<u>jkrajca</u>
RECEIPT NO.:	_____

Plat Withdrawn

No Action Necessary

Shadowcreek Self Storage

Preliminary Plat—Staff Report

P & Z Meeting Date: July 2, 2007

APPLICANT:

Freddy Gormley, for Larry Campbell, owner.

REQUEST:

Preliminary plat of 5 acres for Shadowcreek Self Storage located at the Northeast corner of County Road 48 and County Road 59.

ZONING:

Extra-Territorial Jurisdiction (E.T.J).

TRAFFIC AND TRANSPORTATION:

Not needed in this case.

UTILITIES:

No preliminary layout needed in this case.

Requests for response submitted to AT & T, Time Warner Cable, and CenterPoint Energy.

STORMWATER MANAGEMENT:

Submitted preliminary drainage report.

PARKS AND OPEN SPACE:

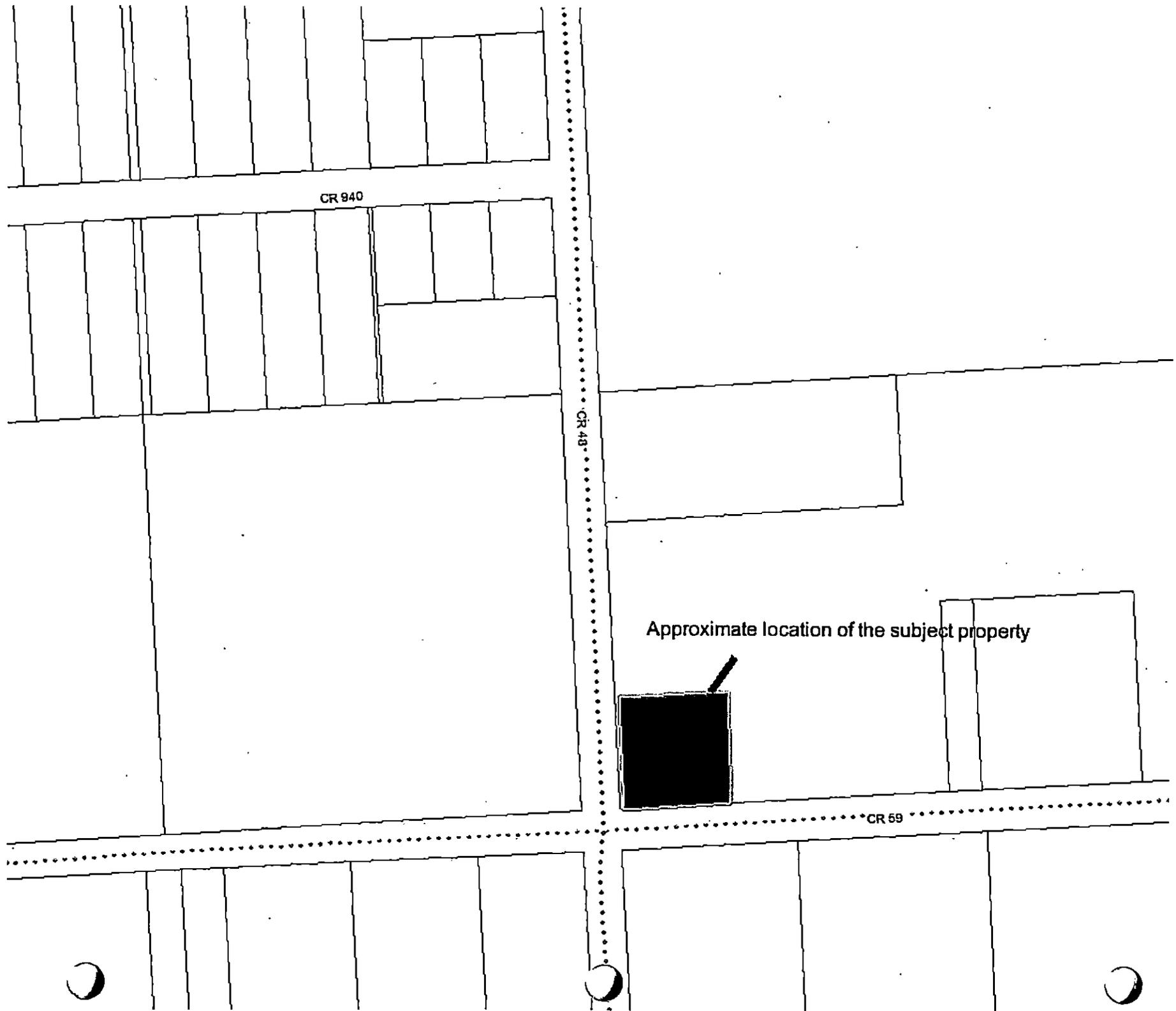
Not applicable in this case.

OUTSTANDING ITEMS:

1. Show Pearland annexation strip
2. Add "six-foot wide" to beginning of Note No. 6
3. Show Almeda Road (F.M. 521) correctly on vicinity map.
4. Proposed 10' W.S.E. to be inside of both proposed R-O-W lines
5. Submit a CD in AutoCad

ATTACHMENTS:

1. Map
2. Application



CR 940

CR 48

Approximate location of the subject property

CR 59

JUN 04 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:**

jkrajca@ci.pearland.tx.us

SUBDIVISION

NAME: SHADOWCREEK SELF STORAGE

NUMBER OF LOTS: 1

GENERAL

LOCATION: COUNTY RD 188 AND COUNTY ROAD 59 NE CORNER

PRIMARY CONTACT: FREDDY A GORMLEY

MAILING ADDRESS: P.O. Box 862

CITY, STATE, ZIP: ALVIN, TX 77512-0862

PHONE: 281-331-0883 FAX: _____

E-MAIL ADDRESS: _____

OWNER NAME: LARRY CAMPBELL

MAILING ADDRESS: 1835 CR 59

CITY, STATE, ZIP: PEARLAND, TX 77584

PHONE: 281-682-8382 FAX: 281-489-6821

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: Larry Campbell Date: 5-31-07

Applicant's Signature: Larry Campbell Date: 5-31-07

I acknowledge that this plat has been submitted on this day, 6-1-07, and the Plat filing date is 6-4-07, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: [Signature] Date: 6-1-07

FEE PAID:	<u>499.57</u>
DATE PAID:	<u>6-1-07</u>
RECEIVED BY:	<u>[Signature]</u>
RECEIPT NO.:	

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





PLANNING & ZONING COMMISSION MEETING

DATE: July 2, 2007

NAME	COMPANY	ITEM OF INTEREST	COMMENTS
WART Campbell	SHADOW CREEK STORAGE SHADOW CRK SELF	Item PLAT	
Justin A. Schneider	LJA Engineering	Final Plat	
Elias Barragan	N/A.	Replait	
Jody Herrera		observe	
Warren Esmy	LJA Eng	res A, B, C, D, + F	
Rob Fee	PLYLOX	APPROVAL	

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 2, 2007 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

June 18, 2007

III. NEW BUSINESS

A. PUBLIC HEARING—Partial replat of Shadow Creek Ranch Commercial Site No. 18A

Action
Date
7/2/07

A request by Tina Kast LJA Engineering & Surveying, Inc., for CG-Shadow Creek Ranch Village, L.P., owner, for approval of a partial replat of 19.704 acres zoned PUD into 3 lots for commercial purposes. The property is located North of FM 2234 and East of Kirby and is described as follow:

Being out of The T.C.R.R. Co. Survey, Section 3, Abstract 678, The T.C.R.R. Co. Survey, Section 4, Abstract 675, and The Obediah Pitts Survey, Abstract 717, and being a replat of all of reserves "A" and "D" of Shadow Creek Ranch Commercial Site No. 18-A recorded in Document No. 2006023440 of the official records of Brazoria County, City of Pearland, Brazoria County, Texas.

B. CONSIDERATION & POSSIBLE ACTION— Partial replat of Shadow Creek Ranch Commercial Site No. 18A

Action
Date
7/2/07

A request by Tina Kast LJA Engineering & Surveying, Inc., for CG-Shadow Creek Ranch Village, L.P., owner, for approval of a partial replat of 19.704 acres zoned PUD into 3 lots for commercial purposes. The property is located North of FM 2234 and East of Kirby and is described as follow:

Being out of The T.C.R.R. Co. Survey, Section 3, Abstract 678, The T.C.R.R. Co. Survey, Section 4, Abstract 675, and The Obediah Pitts Survey, Abstract 717, and being a replat of all of reserves "A" and "D" of Shadow Creek Ranch Commercial Site No. 18-A recorded in Document No. 2006023440 of the official records of Brazoria County, City of Pearland, Brazoria County, Texas.

C. PUBLIC HEARING— Final plat of Shadow Creek Marketplace (previously C&S Asphalt Sealing Co)

Action
Date
7/2/07

A request by Jason Banda, LJA Engineering & Surveying, Inc., for Gulf Coast Commercial, owner, for approval of a final plat of 49.405 acres zoned PUD (Strouhal property) into 3 lots for commercial purposes. The property is located at the Northwest corner of State Highway 288 and Shadow Creek Parkway and is described as follow:

Being out of The T.C.R.R. Co. Survey, Section 4, Abstract 675, The Dupuy & Roberts Survey, Abstract 726, The Obediah Pitts Survey, Abstract 717, and The J. Crawley Survey, Abstract 174, and being a replat of C&S Asphalt Sealing Company Subdivision, Vol. 24, Pg. 24, of The Official Records of Brazoria County in the City of Pearland, Brazoria County, Texas.

D. CONSIDERATION & POSSIBLE ACTION—Final plat of Shadow Creek Marketplace

Action
Date
7/2/07

A request by Jason Banda, LJA Engineering & Surveying, Inc., for Gulf Coast Commercial, owner, for approval of a final plat of 49.405 acres zoned PUD (Strouhal property) into 3 lots for commercial purposes. The property is located at the Northwest corner of State Highway 288 and Shadow Creek Parkway and is described as follow:

Being out of The T.C.R.R. Co. Survey, Sec. 4, Abstract 675, The Dupuy & Roberts Survey, Abstract 726, The Obediah Pitts Survey, Abstract 717, and The J. Crawley Survey, Abstract 174, and being a replat of C&S Asphalt Sealing Company subdivision, Vol. 24, Pg. 24, of The Official Records of Brazoria County in the City of Pearland, Brazoria County, Texas.

E. CONSIDERATION & POSSIBLE ACTION—Preliminary plat of Plylox Commercial Addition

Action
Date
7/2/07

A request by Cheri Skelton, for Rob Fee, Plylox Inc., owner, for approval of a preliminary plat of 4.7789 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland. The site is located to the Southwest of CR125 near FM 2351 and is described as follow:

Being a subdivision of 4.7789 acres of land out of lot 103, West Friendswood Subdivision, Vol. 1, Pg. 96, B.C.M.R. and including a replat of Lot 1, Block 1, "AAA" Storage Pearland, Vol. 20, Pg. 279, B.C.M.R. James F. Perry and Emily M. Austin League, A-111. Brazoria County, Texas.

F. CONSIDERATION & POSSIBLE ACTION—Final Right Of Way plat of Shadow Creek Ranch Broadway Street Extension from Kingsley Drive to Brazoria County Line.

Action
Date
7/2/07

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pearland Investment Limited Partnership., owner, for approval of a final plat of 12.2413 acres zoned PUD for Right of Way. The site is located to the Northwest portion of the intersection of Broadway Street and Kingsley Drive and is described as follow:

Being out of The H.T. & B.R.R. Co. Survey, Section 83, Abstract 305, Brazoria County, Texas; The H.T. & B.R.R. Co. Survey, Section 83, Abstract 761, Fort Bend County, Texas; The H.T. & B.R.R. Co. Survey, Section 84, Abstract 538, Brazoria County, Texas; The H.T. & B.R.R. Co. Survey, Section 84, Abstract 767, Fort Bend County, Texas; and The H.T. & B.R.R. Co. Survey, Section 82, Abstract 565, City of Pearland Fort Bend County and Brazoria County, Texas.

G. CONSIDERATION & POSSIBLE ACTION—Preliminary plat of Pearland Farms Section Two (Withdrawal Requested 6-27-07)

Action
Date
7/2/07

A request by Aaron Bourgeois, Lentz Engineering, L.C., for Dwain Evans, MDE Properties, owner, for approval of a preliminary plat of 23.5245 acres zoned R-2 into 77 lots as residential areas. The site is located to the Southeast of Veterans at Magnolia and is described as follow:

Out of section 12 in The H.T & B.R.R. Co. Survey Abstract No. 508 City of Pearland Brazoria County, Texas.

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

Action
Date
7/2/07

A request by Freddy Gormley, for Larry Campbell, owner, for approval of a preliminary plat of 5 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland. The site is located at the Northeast corner of County Road 48 and County Road 59 and is described as follow:

A development plat of 5.0 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 County, Texas, being part in The City of Pearland and part in the E.T.J of Pearland, Brazoria County, Texas. Survey, Lot 26 Abstract 547 Brazoria County, Texas.

I. CONSIDERATION & POSSIBLE ACTIONS—Clear Creek Estates Section 2 Replat No. 1 (Withdrawal Requested 6-27-07)

Action
Date
7/2/07

A request by Belinda King, for Jody Herrera, owner, for approval of a replat of 0.2478 acres zoned R-2 into 2 lots as residential areas. The site is located at 1164 Glenda Pearland Texas and is described as follow:

A subdivision of 0.2478 acres of land out of The H.T. & B Survey, Abstract No. 233, City of Pearland, Brazoria County, Texas, also being a replat of the south 50' of lot 17 and the west 50' of Lot 18, Block 1, Clear Creek Estates, Section 2, a Subdivision according to the map or plat thereof as recorded under Volume 7, Page 30, of the plat records of Brazoria County, Texas.

I. DISCUSSION ITEMS

Upcoming Meetings & Dates

Procedures for Placing Items on the Planning & Zoning Agenda

IV. ADJOURNMENT

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

I, Judy Krajca, Planning Secretary of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 29th day of June 2007, A.D.

Judy Krajca,
Planning Secretary

Agenda removed _____ day of July 2007.

Plat Withdrawn

No Action Necessary

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

JUN 25 2007

PARTIAL REPLAT OF SHADOW CREEK RANCH COMMERCIAL SITE NO. 18A

19.704 ACRES

OUT OF THE T.C.R.R. CO. SURVEY, SECTION 3,
ACT 678, THE T.C.R.R. CO. SURVEY, SECTION 4,
TRACT 675, AND THE OBEDIAH PITTS SURVEY,
STRACT 717, AND BEING A REPLAT OF ALL
OF RESERVES "A" AND "D" OF SHADOW CREEK

RANCH COMMERCIAL SITE NO. 18-A

RECORDED IN DOCUMENT NO. 2006023440

THE OFFICIAL RECORDS OF BRAZORIA COUNTY,
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

3 LOTS

REPLAT: TO RE-SUBDIVIDE LOTS "A" AND "D" INTO LOTS "A", "G" AND "H"
AND TO ABANDON PORTIONS OF AN EXISTING WATER LINE EASEMENT

2007

SCALE: 1" = 100'

OWNER:

CG-SHADOW CREEK RANCH VILLAGE, L.P.

TOD M. GREENWOOD, MANAGING PARTNER

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

JOB NO. 1947-0008-326

ENGINEER:

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026

CONTACT: TINA KAST

SHEET 1 OF 2

CITY OF PEARLAND
CITY LIMITS LINE
S-47-41-14-W 233.20
RIGHT OF WAY VARIES
NO. 288

JUN 25 2007

FINAL PLAT OF SHADOW CREEK MARKETPLACE

49.405 ACRES

BEING OUT OF THE T.C.R.R. CO. SURVEY,
SEC. 4, ABSTRACT 675, THE DUPUY & ROBERTS
SURVEY, ABSTRACT 726, THE OBEDIAH PITTS SURVEY,
ABSTRACT 717, AND THE J. CRAWLEY
SURVEY, ABSTRACT 174, AND BEING A REPLAT
OF C&S ASPHALT SEALING COMPANY
DIVISION, VOL. 24, PG. 24, OF THE OFFICIAL
RECORDS OF BRAZORIA COUNTY IN THE
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

3 LOTS

3 RESERVES (12.563)

JUN 25, 2007

SCALE: 1" = 100'

OWNERS:

SHADOW CREEK, L.P., A TEXAS LIMITED PARTNERSHIP
BY: GULF COAST CLE, INC., A TEXAS CORPORATION,
ITS GENERAL PARTNER

B. PATRICK EGAN, REPRESENTATIVE

3120 ROGERDALE DRIVE SUITE 150 HOUSTON, TEXAS 77042 PH. (713) 532-0977

ROGER TEXAS L.P., AN OHIO LIMITED PARTNERSHIP
BY: RGP INC., AN OHIO CORPORATION, ITS GENERAL PARTNER
PATRICIA T. ASH, VICE PRESIDENT

JOB NO. 1725-0005-310

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

from flooding damage. The flood hazard area is subject to change as detailed studies occur and/or as watershed or channel conditions change.

City Engineer

- 2.) This surveyor has not abstracted potential R.O.W. takings on the northeast side of County Road 125. There may exist documents that would have widened said road beyond the original northeasterly R.O.W. line as delineated on WEST FRIENDSWOOD SUBDIVISION, a subdivision of record in Volume 1, Page 96, Brazoria County Map Records, Brazoria County, Texas, and as shown hereon.
- 3.) Bearings are oriented to "AAA" STORAGE-PEARLAND, a subdivision of record in Volume 20, Pages, 279-280, Brazoria County Map Records, Brazoria County, Texas.
- 4.) Fire hydrants cannot be more than 500 feet apart.
- 5.) The address must be visible from the street or main parking lot.
- 6.) There are no pipelines or pipeline easements within this plat.
- 7.) Property is located in the City of Pearland extra-territorial jurisdiction.
- 8.) No residential, commercial, or industrial structure shall be permitted to be built nearer than 150 feet from any well or related facility other than structures necessary to operate the well or facility.
- 9.) Ingress/Egress to the subdivision is direct from County Road 125.
- 10.) All water and wastewater lines shall be located in the street rights of way unless agreed to and/or specified by the City of Pearland.
- 11.) All water and sewer service is subject to City of Pearland approval and acceptance. At the time of platting, there is no City of Pearland water or sewer service.
- 12.) Ownership of the 50' wide private street depicted on this plat will remain vested with the property owner's association. The association will assume responsibility for maintenance of the paving and drainage facilities.
- 13.) Maintenance of the storm water pump located on Restricted Reserve "B" will be the responsibility of the building owner's association.
- 14.) A 4 foot sidewalk on County Road 125 and Plylox Drive will be required at the time of development.
- 15.) There are 4 streetlights on this plat.

JUN 25 2007

PRELIMINARY PLAT

PLYLOX COMMERCIAL ADDITION

BEING A SUBDIVISION OF 4.7789 ACRES OF LAND OUT OF
 LOT 103, WEST FRIENDSWOOD SUBDIVISION, VOL. 1, PG. 96, B.C.M.R.
 AND INCLUDING A REPLAT OF
 LOT 1, BLOCK 1, "AAA" STORAGE PEARLAND, VOL. 20, PG. 279, B.C.M.R.
 JAMES F. PERRY AND EMILY M. AUSTIN LEAGUE, A-111
 BRAZORIA COUNTY, TEXAS

1 BLOCK

8 LOTS

2 RESERVES
TOTAL AREA 0.881 ACRE

OWNER:
PLYLOX, INC.

P.O. BOX 1749
FRIENDSWOOD, TEXAS 77549
(281) 996-6903

SURVEYOR:
BOUNDARY ONE, L.L.C.

150 W. SHADOWBEND, SUITE 303
FRIENDSWOOD, TEXAS 77546
(281) 648-3131

CONTACT: ROB FEE

CONTACT: CHRISTIAN OFFENBURGER, R.P.L.S.

DATE: JUNE 22, 2007

SCALE: 1" = 40'

SHEET 1 OF 1

State of
I certify that
this plat is
in actual
conformity
with the
requirements
of the
subdivision
act, and
that the
same has
been
correctly
prepared
and
submitted
for
recording.



JUN 25 2007

SEE

FINAL RIGHT-OF-WAY PLAT OF ADOW CREEK RANCH ADWAY STREET EXTENSION FROM KINGSLEY DRIVE TO BRAZORIA COUNTY LINE

12.2413 ACRES

OF THE H.T. & B.R.R. CO. SURVEY, SECTION
305, BRAZORIA COUNTY, TEXAS; THE H.T. &
SURVEY, SECTION 83, ABSTRACT 761, FORT
Y, TEXAS; THE H.T. & B.R.R. CO. SURVEY,
ABSTRACT 538, BRAZORIA COUNTY, TEXAS;
B.R.R. CO. SURVEY, SECTION 84, ABSTRACT
BEND COUNTY, TEXAS; AND THE H.T. & B.R.R.
SECTION 82, ABSTRACT 565, CITY OF PEARLAND
COUNTY AND BRAZORIA COUNTY, TEXAS.

JUNE 25, 2007

SCALE: 1" = 100'

OWNER:

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

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

JOB NO. 1546-5181-303

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 3

WITNESS MY HAND AND SEAL THIS 25 DAY OF JUNE 2007,

Freddy A. Gormly

Freddy A. Gormly, Registered Professional Land Surveyor No. 1918
P. O. Box 862, Alvin, Texas 77512-0862 Phone (281) 331-0883



JUN 25 2007

PRELIMINARY DEVELOPMENT PLAT OF SHADOWCREEK SELF-STORAGE 1 LOT, 1 BLOCK

A DEVELOPMENT PLAT OF 5.0 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 COUNTY, TEXAS, BEING PART IN THE CITY OF PEARLAND AND PART IN THE ETJ OF PEARLAND, BRAZORIA COUNTY, TEXAS

Owner - Larry Campbell
1835 CR 59
Pearland, Tx, 77583
713-718-3143

Surveyor - Gormly Surveying
Freddy A. Gormly R.P.L.S.
P. O. Box 862
Alvin, Texas, 77512
281-331-0883

Engineer - Abate T. Wolde-Kirkos, P.E.
ESPA Corp, Inc.
7120 Grand Blvd, Suite 100
Houston, Texas, 77054-3408
713-680-0080

DATE - JUNE 25, 2007