AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 3, 2006, 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 March 20, 2006 – Regular Meeting

III. NEW BUSINESS

A. Remove from Table – Zone Change 2006-13Z

B. Consideration & Possible Action – Zone Change 2006-13Z

A request by James Johnson and Trails Development, Ltd., applicant for William Walsh and Trails Development, Ltd., owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to Planned Unit Development District (PUD), on the following described property, to wit:

Legal Description: 71.70 acres of land in the H. T. & B.R.R. Company Survey, Section 80, Abstract 564, being all of Lots 40, 41, 47 through 50, the easterly half of Lot 39 and a westerly portion of Lot 51, Block 80, of the Allison-Richey Gulf Coast Home Company Subdivision recorded in Volume 2, Page 98, of the Brazoria County Map Records, City of Pearland, Brazoria County, Texas

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

C. Consideration & Possible Action – Final Plat of Pearland Retail Fitness Center

A request by Jesus J. Vitela, Lentz Engineering, for Pearland Fitness Partners, Ltd, owner, for approval of a Final Plat of 18.327 acres zoned General Business (GB) and R-1 for one lot. The property is located at the northwest corner of Broadway and Miller Ranch Road, and is described as follows:

Being a subdivision of 18.3270 acres in the H.T. & B. R.R. Co. Abstract No. 304, Pearland, Brazoria County, Texas.

D. Consideration & Possible Action – Final Plat of Shadow Creek Ranch Commercial Site No. 18A

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for CG Shadow Creek Ranch Village, LP, for approval of a Final Plat of 28.589 acres in Shadow Creek Ranch for five lots for commercial use, with 4.515 acres reserved for drainage. The plat is located at the northeast corner of the intersection of Kirby Dr and Shadow Creek Parkway (F.M. 2234) in the Shadow Creek Ranch PUD, and is described as follows:

28.589 acres, being out of the T.C.R.R. Co. Survey, Section 3, Abstract 678, and the T.C.R.R. Co. Survey, Section 4, Abstract 675, and the Obediah Pitts Survey, Abstract 717, and being a partial replat of Shadow Creek Ranch Village One Phase One-A and a partial replat of Allison-Richey Gulf Coast Home Co.'s part of Suburban Gardens, City of Pearland, Brazoria County, Texas.

E. Consideration & Possible Action – Final Plat of Sunrise Lake Village II

A request by Chris L. Hendrick, The Wilson Survey Group, Inc., for approval of a Preliminary Plat subdivision of 6.276 acres zoned General Business (GB) into two lots for commercial use. The plat is located on the north side of Broadway at the intersection of C.R. 90, and is described as follows:

6.276 acres in the John W. Maxey Survey, Abstract No. 721 in the City of Pearland, Brazoria County, Texas.

F. Public Hearing – Replat of Albertson's Pearland Plat Reserve A as Pearwood Plaza

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

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

G. Consideration & Possible Action – Final Plat of Pearwood Plaza

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

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

H. Election of P&Z Vice-Chairperson

I. DISCUSSION ITEMS: Upcoming Events

- March 29, 2006: APA – Annual Planning Commissioners Workshop @ HGAC, 8:30 a.m. – 3:30 p.m. Commissioner Fuertes and Planner DuCroz attended.
- April 6, 2006: ULI Houston Lunch & Learn @ Rice University, 11:30 a.m. – 4:15 p.m.
- April 20, 2006: Planning Day sponsored by the Planning Dept., in the Community Center, 9:00 a.m. – 11:00 a.m.
- April 22nd – 26th, 2006: APA National Planning Conference in San Antonio.

I. P&Z QUARTERLY TRAINING – Presentation by Mr. Chris McGowan of Houston-Galveston Area Council (HGAC)

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.

Planning and Zoning Commission

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MARCH 20, 2006 AT 7:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

The Regular Meeting was called to order at 9:20 p.m., with the following present:

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

Also in attendance: Assistant City Manager Nick Finan, Deputy City Attorney Nghiem Doan; Planning Director Lata Krishnarao; Senior Planner Theresa Grahmann; Planner 1 Diana DuCroz, and Planning Administrative Secretary Judy Krajca.

NEW BUSINESS

Chairperson Ruby Sandars asked Deputy City Attorney Nghiem Doan to address the issue of Plats and their time limit for submittal. Mr. Doan replied that if a plat was in the system, the time limit was not an issue. Under the New Unified Development Code, there is a two year expiration. Extensions can be filed after the two years.

Due to the lateness of the evening, Chairperson Sandars proceeded directly to item D on the agenda, and opened a public hearing at 9:23 p.m.

D. Public Hearing – Replat of Colony Park Commercial Section Two as Garrison Office Park

Chairperson Ruby Sandars read the request for the Public Hearing.

Planner I Diana DuCroz presented the information to the Commission.

Discussion ensued in regards to the location of this property and the outstanding items.

The Public Hearing was adjourned at 9:29 p.m.

E. Consideration & Possible Action – Final Plat of Garrison Office Park

A request by Glenn Garrison, owner, for a replat of Lot A of the Colony Park Commercial Section Two as the Garrison Office Park Final Plat in order to create two new lots. The parcel is 1.6503 acres in size and is zoned General Commercial (GC). The property is located at the northeast corner of Broadway and Hatfield Road.

Planner I Diana DuCroz read the staff report, stating there were three outstanding items. Staff recommended approval with Staffs comments.

Commissioner Sheryl Greiner made a motion for approval with staffs comments, and Commissioner Susan Sherrouse seconded.

There was discussion among the P&Z Commission and Staff on clarification of the outstanding items. Dr. Garrison also addressed these issues.

The vote was 7–0 for approval.

F. Consideration & Possible Action – Final Plat of South Gate Section Four

A request by Kyle Duckett, GeoSurv LLC, for Lingo Southgate, Ltd, owner, for approval of a Preliminary Plat subdivision of 31.5180 acres zoned R-2 for 99 residential lots. The property is located at the north side of C.R. 59 east of future Kirby Drive.

Planner I Diana DuCroz read the staff report. There were two outstanding Items.

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

There was no discussion among the Commission/Staff.

The vote was 7–0 for approval.

G. Consideration & Possible Action – Final Plat of Shadow Creek Ranch School Site. No. 2

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Alvin ISD, owner, for approval of a Final Plat of 11.673 acres in Shadow Creek Ranch for one lot for a school. The plat is located on Kingsley Drive south of Shadow Creek Parkway in the Shadow Creek Ranch PUD.

Planner I Diana DuCroz read the staff report. There were no outstanding items.

Commissioner Sheryl Greiner made a motion to approve, and Commissioner Susan Sherrouse seconded.

There was no discussion among the Commission/Staff.

The vote was 7-0 for approval.

H. Consideration & Possible Action – Final Plat of Shadow Creek Ranch Commercial Site No. 3

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for 3.2 AC/SCR, LP, owner, for approval of a Final Plat of 2.963 acres in Shadow Creek Ranch for two lot for commercial use. The plat is located at northeast corner of the intersection of Kirby Dr and Broadway (F.M. 518) in the Shadow Creek Ranch PUD.

Planner I Diana DuCroz read the staff report. There were two outstanding items.

Commissioner Henry Fuertes asked for clarification on the lots, and Planner DuCroz answered his question.

Commissioner Sheryl Greiner made a motion to approve with staff comments, and Commissioner Darrell Diggs seconded.

The vote was 7-0 for approval.

I. Consideration & Possible Action – Final Plat of Shadow Creek Ranch Commercial Site No. 18A

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for CG Shadow Creek Ranch Village, LP, for approval of a Final Plat of 28.589 acres in Shadow Creek Ranch for five lots for commercial use, with 4.515 acres reserved for drainage. The plat is located at the northeast corner of the intersection of Kirby Dr and Shadow Creek Parkway (F.M. 2234) in the Shadow Creek Ranch PUD.

Planner I Diana DuCroz read the staff report. There were numerous outstanding items.

Commissioner Neil West made the motion to approve with discussion, and Commissioner Sheryl Greiner seconded.

Much discussion ensued over the outstanding items.

The vote was 0-7. The Final Plat was denied, due to excessive outstanding items.

J. Consideration & Possible Action – Final Right-of-Way Plat of Shadow Creek Ranch Portion of Kingsley Drive North

A request by Jason Banda, LJA Engineering & Surveying, Inc. for Shadow Creek Ranch Development Co, LP, for approval of a Final Right-of-Way Plat of 5.415 acres in Shadow Creek Ranch for a portion of Kingsley Drive North. The plat is located between Shadow Creek Parkway and Clear Creek.

Planner I Diana DuCroz read the staff report. There was one outstanding item.

Commission Sheryl Greiner made a motion to approve with Staff comments, and Commissioner Darrell Diggs seconded.

There was no discussion among the Commission/Staff.

The vote was 7-0 for approval.

K. Consideration & Possible Action – final Plat of Shadow Creek Ranch SF-55A

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LP, for approval of a Final Plat subdivision of 12.479 acres in Shadow Creek Ranch for 46 residential lots. The plat is located between Arcadia Bay Drive and F.M. 521 in the Shadow Creek Ranch PUD, Fort Bend County.

Planner I Diana DuCroz read the staff report. There were no outstanding items.

Commissioner Darrell Diggs made the motion to approve, and Commissioner Sheryl Greiiner seconded.

There was no discussion among the Commission/Staff.

The vote was 7-0 for approval.

L. Consideration & Possible Action – Final Plat of Shadow Creek Ranch SF-55B

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LP, for approval of a Final Plat subdivision of 21.050 acres in Shadow Creek Ranch for 88 residential lots. The plat is located between Arcadia Bay Drive and F.M. 521 in the Shadow Creek Ranch PUD, Fort Bend County.

Planner I Diana DuCroz read the staff report. There was one outstanding item.

Commissioner Darrell Diggs made the motion to approve with staff comments, and Commissioner Jerry Koza, Jr. seconded.

There was no discussion among the Commission/Staff.

The vote was 7-0 for approval.

M. Consideration & Possible Action – Preliminary Plat of Avalon Terrace Section 2

A request by Scott Wright, Jones & Carter, Inc, for MHI Partnership, Ltd, owner, for approval of a Preliminary Plat subdivision of 16.8790 acres in the E.T.J. for 77 residential lots. The property is located north of Broadway west of Max Road.

Planner I Diana DuCroz read the staff report. There were no outstanding items.

Commissioner Jerry Koza, Jr. made the motion to approve, Commissioner Darrell Diggs seconded.

There was no discussion among the Commission/Staff.

The vote was 7-0 for approval.

N. Consideration & Possible Action – Preliminary Plat of Lovett Commercial

A request by Andy Lee, K. Chen Engineering, for Pearland Lizer, Ltd, owner, for approval of a Preliminary Plat subdivision of 1.051 acres zoned General Business (GB) for one lot. The property is located at the northwest corner of Pearland Parkway and John Lizer.

Planner I Diana DuCroz read the staff report. There were three outstanding items.

Commissioner Susan Sherrouse made the motion to approve with staff comments, and Commissioner Henry Fuertes seconded.

There was no discussion among the Commission/Staff.

The vote was 7-0 for approval.

O. Consideration & Possible Action – Preliminary Plat of Reflection Bay Shopping Center

A request by David Meredith, Pinnell Survey, Inc. for Stiletto Development, Ltd, owner, for approval of a Preliminary Plat of 3.6993 acres in Shadow Creek Ranch for one lot for commercial use. The plat is located at the northwest corner of Shadow Creek Parkway and Reflection Bay Drive in the Shadow Creek Ranch PUD.

Planner I Diana DuCroz read the staff report. There was one outstanding item.

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

There was no discussion among the Commission/Staff.

The vote was 7-0 for approval.

Chairperson Ruby Sandars returned to the beginning of the agenda

APPROVAL OF MINUTES

Commissioner Sheryl Greiner made the motion to approve the minutes, and Commissioner Jerry Koza seconded.

The vote was 7-0 for approval.

A. Consideration & Possible Action – Zone Change 2006-10Z

A request by Joseph Benes, applicant for Judith I. Poston, Betty P. Hill, Donald E. Benes, and Joseph Benes, owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to General Business District (GB), on the following described property located on the North Side of FM 518 (Broadway Street), and East of Westgate Street.

Chairperson Ruby Sandars read the purpose into the record.

Commissioner Susan Sherrouse made a motion to approve, and Commissioner Sheryl Greiner seconded.

There was no discussion among the Commission/Staff.

The vote was 7-0 for approval.

B. Consideration & Possible Action – Zone Change 2006-12Z

A request by James D. and L. Elaine Thomas, owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to General Business District (GB), on the following described property located on the South Side of FM 518 (Broadway Street), and on the East Side of Westchester Circle.

Chairperson Ruby Sandars read the purpose into the record.

Commissioner Darrell Diggs made a motion for approval with discussion, and Commissioner Neil West seconded.

There was discussion among the Commission in regards to this remaining residential.

The vote was 0-7. The Zone Change was denied for the following reasons:

(1) Property should remain residential to be in line with the adjoining property,
(2) The Land Use Map should be changed to reflect the land uses in the area

C. Consideration & Possible Action – Zone Change 2006-13Z

A request by James Johnson and Trails Development, Ltd., applicant for William Walsh and Trails Development, Ltd., owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to Planned Unit Development District (PUD), on the following property located on the South Side of Broadway Street, and on the West Side of State Highway 288.

Chairperson Ruby Sandars read the purpose into the record.

Commissioner Darrell Diggs made a motion for approval with discussion, and Commissioner Henry Fuertes seconded.

Commissioner Fuertes asked Staff if this should be tabled, since the revised PUD was presented to staff prior to this meeting. Assistant City Manager Finan suggested that the Commission tell the applicant what they want from him, before they table this.

Chairperson Sandars stated that P&Z needed several items clarified, including: Open Space, Green Space, and Retention. Also, that the amenities be put in and would be maintained by the HOA or MUD.

Chairperson Sandars made a motion to table, until staff can review the revised document. Commissioner Henry Fuertes seconded this motion.

The vote was 7-0 to table this PUD.

ADJOURNMENT

Commissioner Neil West made a motion to adjourn, and Commissioner Jerry Koza, Jr. seconded.

The meeting was adjourned at 10:55 p.m.

These minutes are respectfully submitted by:

_____

Judy D. Krajca
Planning Administrative Secretary

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

_____

Ruby Sandars
P&Z Chairperson

Present: Ruby, Neil, Jerry Darrell Diana, Richard, Lata. Theresa, Nghiem, Judy

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 3, 2006, AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER @ 6:31 Ruby called to order

II. APPROVAL OF MINUTES March 20, 2006 – Regular Meeting 4-0 appr.

III. NEW BUSINESS

A. Remove from Table – Zone Change 2006-13Z Darrell made motion to remove, Jerry 2nd to remove from table 4-0 app

B. Consideration & Possible Action – Zone Change 2006-13Z

A request by James Johnson and Trails Development, Ltd., applicant for William Walsh and Trails Development, Ltd., owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to Planned Unit Development District (PUD), on the following described property, to wit:

Lata ~~read~~ spoke in regards to corrections to comments ~~staff~~ She referred to letter from Alan Mueller re: BDD4

Legal Description: 71.70 acres of land in the H. T. & B.R.R. Company Survey, Section 80, Abstract 564, being all of Lots 40, 41, 47 through 50, the easterly half of Lot 39 and a westerly portion of Lot 51, Block 80, of the Allison-Richey Gulf Coast Home Company Subdivision recorded in Volume 2, Page 98, of the Brazoria County Map Records, City of Pearland, Brazoria County, Texas Mr. Johnson responded to Ruby - why there was not a letter from BDD4. He said this was best they could come up w/ Alan - spoke to BDD4 as represen

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

Lata - all other comments taken care of. Doc. you she is completed PUD

Henry arrived @ 6:36 p.m.

Sheryl arrived @ 6:38 p.m.

C. Consideration & Possible Action – Final Plat of Pearland Retail Fitness Center

Diana read Staff Rpt.

A request by Jesus J. Vitela, Lentz Engineering, for Pearland Fitness Partners, Ltd, owner, for approval of a Final Plat of 18.327 acres zoned General Business (GB) and R-1 for one lot. The property is located at the northwest corner of Broadway and Miller Ranch Road, and is described as follows: 3 outstanding item 2 & 3 have been addressed - 1 is a

Being a subdivision of 18.3270 acres in the H.T. & B. R.R. Co. Abstract No. 304, Pearland, Brazoria County, Texas.

Darrell moved / Henry 2nd. Bob Lewis, Realtor spoke.

see next pg. **D. Consideration & Possible Action – Final Plat of Shadow Creek Ranch Commercial Site No. 18A**

Code Enf. fined them because drag in dirt before approval.

Ruby said we only are dealing

6-0 appr.

Neil questioned acreage
p. 6 of 7 of the Agenda item "e".

Cannot go over 173 units. Must stay w/in 15%. (Per. J Johnson - has been removed completely)

Ruby referred to item "a". pg. 4 of 7

Ruby question - Table 1 Land Use Table Summary
"add'l prop. can be annexed . . ."
Ruby - why would we want to allow this?
Lata - did speak w/ Mr. J. If Council/P&Z agree . . . - had to add it.

Henry - was ~~Staff~~ happy w/ change
Lata - yes. all items addressed
Neil - retail node. Is it where it is supposed to be.
Lata - since alignment of kirby moved. It should have moved when alignment moved.

Henry motion to appr
Neil second.
no further discussion
6-0 appr.

D. Diana read staff report. [illegible] at last mtg. due to excessive outstandg. items. Most have been addressed. Ruby - are they major or minor. Richard has not rec'd letter from BDD. Jason Banda said they would do it.

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for CG Shadow Creek Ranch Village, LP, for approval of a Final Plat of 28.589 acres in Shadow Creek Ranch for five lots for commercial use, with 4.515 acres reserved for drainage. The plat is located at the northeast corner of the intersection of Kirby Dr and Shadow Creek Parkway (F.M. 2234) in the Shadow Creek Ranch PUD, and is described as follows:

Dson brought updated mylars

28.589 acres, being out of the T.C.R.R. Co. Survey, Section 3, Abstract 678, and the T.C.R.R. Co. Survey, Section 4, Abstract 675, and the Obediah Pitts Survey, Abstract 717, and being a partial replat of Shadow Creek Ranch Village One Phase One-A and a partial replat of Allison-Richey Gulf Coast Home Co.'s part of Suburban Gardens, City of Pearland, Brazoria County, Texas. Sheryl motion to appr for discussion w/ staff comments, Neil 2nd. Lata - 1yr from apprvl. →

E. Consideration & Possible Action – Final Plat of Sunrise Lake Village II

Diana read staff rpt. No outstand it

A request by Chris L. Hendrick, The Wilson Survey Group, Inc., for approval of a Preliminary Plat subdivision of 6.276 acres zoned General Business (GB) into two lots for commercial use. The plat is located on the north side of Broadway at the intersection of C.R. 90, and is described as follows:

Sheryl appr / Jerry 2nd. Henry asked Nghiem a legal question re: apprvl.

6.276 acres in the John W. Maxey Survey, Abstract No. 721 in the City of Pearland, Brazoria County, Texas.

6-0 appr.

Doug K. arrived ↘

F. Public Hearing – Replat of Albertson's Pearland Plat Reserve A as Pearwood Plaza Ruby opened Hearing @ 6:55 pm

Diana read staff rpt. Reason for hearing is because it's a replat. Applicant stated

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

No persons present to speak for or against.

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

Adjourned @ 6:56 pm

G. Consideration & Possible Action – Final Plat of Pearwood Plaza

Diana read report. 9 outstndg items. 1-7 are still outstnd. RK stat per Doug K

A request by Tina Kast, Texas Engineering and Mapping, for Parkwood Development, Ltd, owner, for a replat of Reserve A of the Albertson's-Pearland Plat as the Pearwood Plaza Final Plat in order to create three new lots. The parcel is 3.8984 acres in size and is zoned General Business (GB). The property is located at the northwest corner of Broadway and Reid Blvd, and is described as follows: to not recommend apprvl.

Sheryl motion to discuss / Neil 2nd.

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

Henry asked for clarification as appl. stated all was taken care of, but RK stated only item 8 & 9 taken care of. appl. stated TIA was presented to city. →

D./ Rata - we don't like mylars
are other items to be
provided @ time of mtg.

Richard looked @ mylars.
Waiting on letter.

6-0 appr.

G./ applicant

Charles Cooper
spoke on behalf

Darrell stated Mr. Cooper only address
item 1 & submitted.

Mr Kneupper addressed T/A. We have one on
file. Staff feels it needs to be looked @ Globally.
Get a better mitigation impact if addressed as
one lg tract.

- Sewer - need plans for off site extension
waiting on approval.

Much discussion among staff on proper procedures
how to handle this plat w/ outstanding items. Nghiem.
Rata & Doug addressed.

fully called or voted
0-6 denied

Sheryl was nominated by Neil

H. Election of P&Z Vice-Chairperson

Neil moved Henry 2nd. 6-0 - Sheryl is new V.C.

I. DISCUSSION ITEMS: Upcoming Events

Henry Ruby asked to comment

- March 29, 2006: APA – Annual Planning Commissioners Workshop @ HGAC, 8:30 a.m. – 3:30 p.m. Commissioner Fuertes and Planner DuCroz attended.
- April 6, 2006: ULI Houston Lunch & Learn @ Rice University, 11:30 a.m. – 4:15 p.m.
- April 20, 2006: Planning Day sponsored by the Planning Dept., in the Community Center, 9:00 a.m. – 11:00 a.m.
- April 22nd – 26th, 2006: APA National Planning Conference in San Antonio.

Lata said May 4 & May 5 Nick & Lata will be doing a presentation to Realtors. Can do same for P&Z comm.

J. P&Z QUARTERLY TRAINING – Presentation by Mr. Chris McGowan of Houston-Galveston Area Council (HGAC)

Lata distributed Detention Pond sheet

IV. **ADJOURNMENT**

9:47

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.

Need to Post Planning Day because of P&Z

Planning and Zoning Commission

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MARCH 20, 2006 AT 7:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

Jerry - motion
Darrell second
4-0 appr.

CALL TO ORDER

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

Also in attendance: Assistant City Manager Nick Finan, Deputy City Attorney Nghiem Doan; Planning Director Lata Krishnarao; Senior Planner Theresa Grahmann; Planner 1 Diana DuCroz, and Planning Administrative Secretary Judy Krajca.

NEW BUSINESS

Chairperson Ruby Sandars asked Deputy City Attorney Nghiem Doan to address the issue of Plats and their time limit for submittal. Mr. Doan replied that if a plat was in the system, the time limit was not an issue. Under the New Unified Development Code, there is a two year expiration. Extensions can be filed after the two years.

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Chairperson Ruby Sandars read the request for the Public Hearing.

Planner I Diana DuCroz presented the information to the Commission.

Discussion ensued in regards to the location of this property and the outstanding items.

The Public Hearing was adjourned at 9:29 p.m.

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Planner I Diana DuCroz read the staff report, stating there were three outstanding items. Staff recommended approval with Staffs comments.

Commissioner Sheryl Greiner made a motion for approval with staffs comments, and Commissioner Susan Sherrouse seconded.

There was discussion among the P&Z Commission and Staff on clarification of the outstanding items. Dr. Garrison also addressed these issues.

The vote was 7–0 for approval.

F. Consideration & Possible Action – Final Plat of South Gate Section Four

A request by Kyle Duckett, GeoSurv LLC, for Lingo Southgate, Ltd, owner, for approval of a Preliminary Plat subdivision of 31.5180 acres zoned R-2 for 99 residential lots. The property is located at the north side of C.R. 59 east of future Kirby Drive.

Planner I Diana DuCroz read the staff report. There were two outstanding Items.

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

There was no discussion among the Commission/Staff.

The vote was 7–0 for approval.

G. Consideration & Possible Action – Final Plat of Shadow Creek Ranch School Site. No. 2

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Alvin ISD, owner, for approval of a Final Plat of 11.673 acres in Shadow Creek Ranch for one lot for a school. The plat is located on Kingsley Drive south of Shadow Creek Parkway in the Shadow Creek Ranch PUD.

Planner I Diana DuCroz read the staff report. There were no outstanding items.

Commissioner Sheryl Greiner made a motion to approve, and Commissioner Susan Sherrouse seconded.

There was no discussion among the Commission/Staff.

The vote was 7-0 for approval.

H. Consideration & Possible Action – Final Plat of Shadow Creek Ranch Commercial Site No. 3

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for 3.2 AC/SCR, LP, owner, for approval of a Final Plat of 2.963 acres in Shadow Creek Ranch for two lot for commercial use. The plat is located at northeast corner of the intersection of Kirby Dr and Broadway (F.M. 518) in the Shadow Creek Ranch PUD.

Planner I Diana DuCroz read the staff report. There were two outstanding items.

Commissioner Henry Fuertes asked for clarification on the lots, and Planner DuCroz answered his question.

Commissioner Sheryl Greiner made a motion to approve with staff comments, and Commissioner Darrell Diggs seconded.

The vote was 7-0 for approval.

I. Consideration & Possible Action – Final Plat of Shadow Creek Ranch Commercial Site No. 18A

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for CG Shadow Creek Ranch Village, LP, for approval of a Final Plat of 28.589 acres in Shadow Creek Ranch for five lots for commercial use, with 4.515 acres reserved for drainage. The plat is located at the northeast corner of the intersection of Kirby Dr and Shadow Creek Parkway (F.M. 2234) in the Shadow Creek Ranch PUD.

Planner I Diana DuCroz read the staff report. There were numerous outstanding items.

Commissioner Neil West made the motion to approve with discussion, and Commissioner Sheryl Greiner seconded.

Much discussion ensued over the outstanding items.

The vote was 0-7. The Final Plat was denied, due to excessive outstanding items.

J. Consideration & Possible Action – Final Right-of-Way Plat of Shadow Creek Ranch Portion of Kingsley Drive North

A request by Jason Banda, LJA Engineering & Surveying, Inc. for Shadow Creek Ranch Development Co, LP, for approval of a Final Right-of-Way Plat of 5.415 acres in Shadow Creek Ranch for a portion of Kingsley Drive North. The plat is located between Shadow Creek Parkway and Clear Creek.

Planner I Diana DuCroz read the staff report. There was one outstanding item.

Commission Sheryl Greiner made a motion to approve with Staff comments, and Commissioner Darrell Diggs seconded.

There was no discussion among the Commission/Staff.

The vote was 7-0 for approval.

K. Consideration & Possible Action – final Plat of Shadow Creek Ranch SF-55A

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LP, for approval of a Final Plat subdivision of 12.479 acres in Shadow Creek Ranch for 46 residential lots. The plat is located between Arcadia Bay Drive and F.M. 521 in the Shadow Creek Ranch PUD, Fort Bend County.

Planner I Diana DuCroz read the staff report. There were no outstanding items.

Commissioner Darrell Diggs made the motion to approve, and Commissioner Sheryl Greiiner seconded.

There was no discussion among the Commission/Staff.

The vote was 7-0 for approval.

L. Consideration & Possible Action – Final Plat of Shadow Creek Ranch SF-55B

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LP, for approval of a Final Plat subdivision of 21.050 acres in Shadow Creek Ranch for 88 residential lots. The plat is located between Arcadia Bay Drive and F.M. 521 in the Shadow Creek Ranch PUD, Fort Bend County.

Planner I Diana DuCroz read the staff report. There was one outstanding item.

Commissioner Darrell Diggs made the motion to approve with staff comments, and Commissioner Jerry Koza, Jr. seconded.

There was no discussion among the Commission/Staff.

The vote was 7-0 for approval.

M. Consideration & Possible Action – Preliminary Plat of Avalon Terrace Section 2

A request by Scott Wright, Jones & Carter, Inc, for MHI Partnership, Ltd, owner, for approval of a Preliminary Plat subdivision of 16.8790 acres in the E.T.J. for 77 residential lots. The property is located north of Broadway west of Max Road.

Planner I Diana DuCroz read the staff report. There were no outstanding items.

Commissioner Jerry Koza, Jr. made the motion to approve, Commissioner Darrell Diggs seconded.

There was no discussion among the Commission/Staff.

The vote was 7-0 for approval.

N. Consideration & Possible Action – Preliminary Plat of Lovett Commercial

A request by Andy Lee, K. Chen Engineering, for Pearland Lizer, Ltd, owner, for approval of a Preliminary Plat subdivision of 1.051 acres zoned General Business (GB) for one lot. The property is located at the northwest corner of Pearland Parkway and John Lizer.

Planner I Diana DuCroz read the staff report. There were three outstanding items.

Commissioner Susan Sherrouse made the motion to approve with staff comments, and Commissioner Henry Fuertes seconded.

There was no discussion among the Commission/Staff.

The vote was 7-0 for approval.

O. Consideration & Possible Action – Preliminary Plat of Reflection Bay Shopping Center

A request by David Meredith, Pinnell Survey, Inc. for Stiletto Development, Ltd, owner, for approval of a Preliminary Plat of 3.6993 acres in Shadow Creek Ranch for one lot for commercial use. The plat is located at the northwest corner of Shadow Creek Parkway and Reflection Bay Drive in the Shadow Creek Ranch PUD.

Planner I Diana DuCroz read the staff report. There was one outstanding item.

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

There was no discussion among the Commission/Staff.

The vote was 7-0 for approval.

Chairperson Ruby Sandars returned to the beginning of the agenda

APPROVAL OF MINUTES

Commissioner Sheryl Greiner made the motion to approve the minutes, and Commissioner Jerry Koza seconded.

The vote was 7-0 for approval.

A. Consideration & Possible Action – Zone Change 2006-10Z

A request by Joseph Benes, applicant for Judith I. Poston, Betty P. Hill, Donald E. Benes, and Joseph Benes, owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to General Business District (GB), on the following described property located on the North Side of FM 518 (Broadway Street), and East of Westgate Street.

Chairperson Ruby Sandars read the purpose into the record.

Commissioner Susan Sherrouse made a motion to approve, and Commissioner Sheryl Greiner seconded.

There was no discussion among the Commission/Staff.

The vote was 7-0 for approval.

B. Consideration & Possible Action – Zone Change 2006-12Z

A request by James D. and L. Elaine Thomas, owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to General Business District (GB), on the following described property located on the South Side of FM 518 (Broadway Street), and on the East Side of Westchester Circle.

Chairperson Ruby Sandars read the purpose into the record.

Commissioner Darrell Diggs made a motion for approval with discussion, and Commissioner Neil West seconded.

There was discussion among the Commission in regards to this remaining residential.

The vote was 0-7. The Zone Change was denied for the following reasons:

(1) Property should remain residential to be in line with the adjoining property,
(2) The Land Use Map should be changed to reflect the land uses in the area

C. Consideration & Possible Action – Zone Change 2006-13Z

A request by James Johnson and Trails Development, Ltd., applicant for William Walsh and Trails Development, Ltd., owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to Planned Unit Development District (PUD), on the following property located on the South Side of Broadway Street, and on the West Side of State Highway 288.

Chairperson Ruby Sandars read the purpose into the record.

Commissioner Darrell Diggs made a motion for approval with discussion, and Commissioner Henry Fuertes seconded.

Commissioner Fuertes asked Staff if this should be tabled, since the revised PUD was presented to staff prior to this meeting. Assistant City Manager Finan suggested that the Commission tell the applicant what they want from him, before they table this.

Chairperson Sandars stated that P&Z needed several items clarified, including: Open Space, Green Space, and Retention. Also, that the amenities be put in and would be maintained by the HOA or MUD.

Chairperson Sandars made a motion to table, until staff can review the revised document. Commissioner Henry Fuertes seconded this motion.

The vote was 7-0 to table this PUD.

ADJOURNMENT

Commissioner Neil West made a motion to adjourn, and Commissioner Jerry Koza, Jr. seconded.

The meeting was adjourned at 10:55 p.m.

These minutes are respectfully submitted by:

_____

Judy D. Krajca
Planning Administrative Secretary

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

_____

Ruby Sandars
P&Z Chairperson

Tabled

See next item

CITY OF PEARLAND
PLANNING & ZONING

AGENDA ITEM

DATE: March 27, 2006

TO: Planning and Zoning Commission

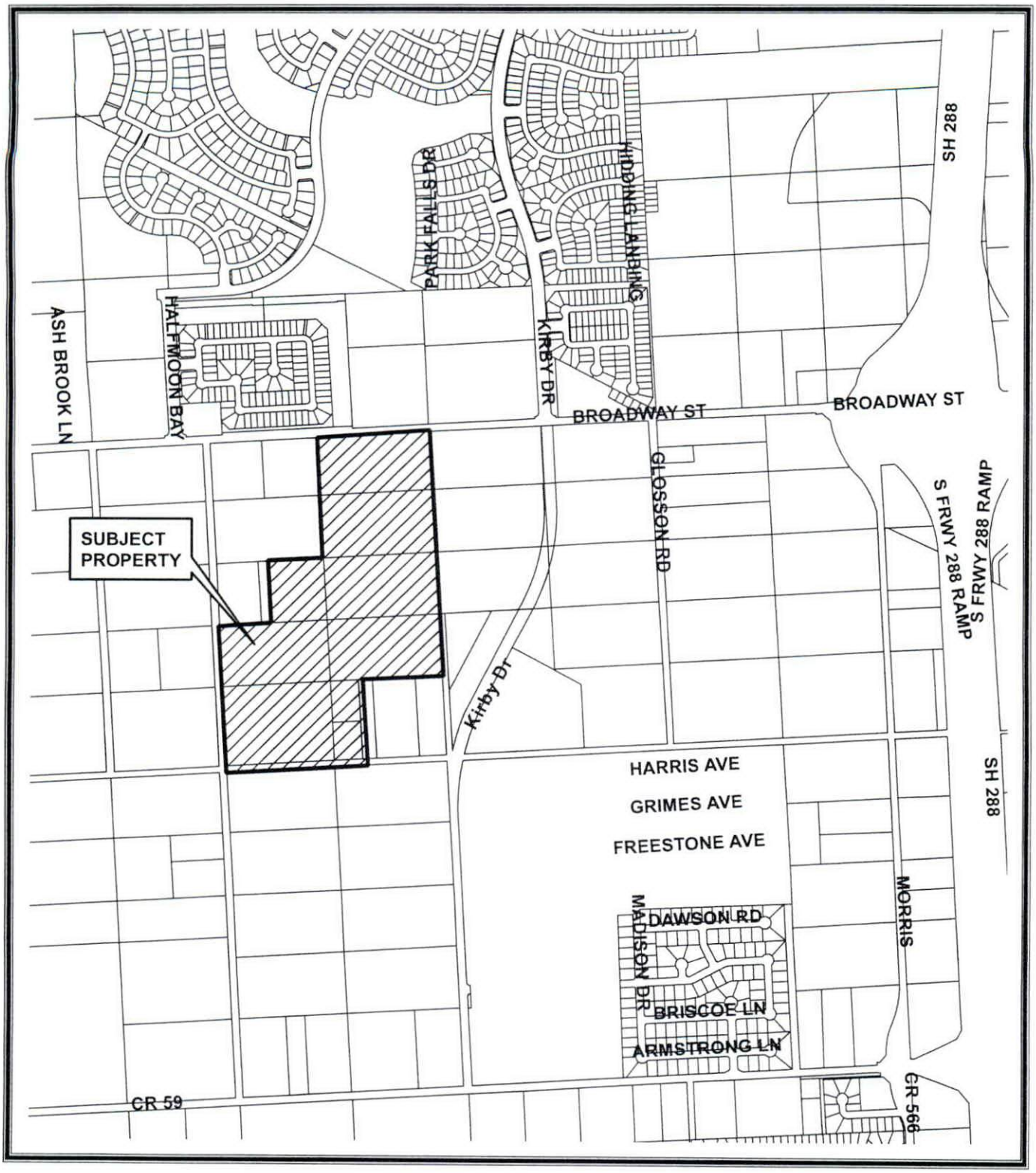
FROM: Lata Krishnarao, AICP, Planning Director

SUBJECT: Proposed Planned Unit Development (PUD), Generally Located on the south side of Broadway, east of Southern Trails subdivision.

The attached document is a proposed Planned Unit Development (PUD) that was scheduled for a joint public hearing on March 20, 2006. Planning and Zoning Commission tabled action at their regular meeting of March 20, 2006 to enable the applicant to address all the outstanding issues and prepare a revised PUD document. This item has been placed on the P & Z agenda of April 3, 2006 for their recommendation to the City Council.

The applicant has submitted a revised PUD document that has addressed all the comments.

Staff memo prepared for the joint public hearing has been attached with this memo for your reference.



LOCATION MAP

Zone Change
No. 2006-13Z

N
W E
S

0 500 1,000 Feet

Map Prepared on March 1, 2006

CITY OF PEARLAND
PLANNING & ZONING

AGENDA ITEM

DATE: March 10, 2006

TO: City Council & Planning and Zoning Commission

FROM: Lata Krishnarao, AICP, Planning Director

SUBJECT: Joint Public Hearing - Proposed Planned Unit Development (PUD), Generally Located on the south side of Broadway, east of Southern Trails subdivision.

The attached document is a proposed Planned Unit Development (PUD) that is scheduled for a joint public hearing on March 20, 2006. This item was scheduled for an informal workshop of the City Council and Planning and Zoning Commission on February 20, 2006.

The applicant will be available to make a presentation at the joint public hearing.

PROPERTY LOCATION:

The subject parcel is located south of Broadway, west of Kirby Drive, between SH 288 and Southern Trails subdivision.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	Shadow Creek Ranch PUD	Mixed uses
South	Southern Trails PUD	Single Family Residential
East	Estate Lot Single Family Dwelling District (RE) and PUD (CBL – Town Center)	Single Family Residential and Mixed Use Development (CBL – Town Center)
West	Southern Trails PUD	Single Family Residential

SUMMARY:

This 71.7 acre site was zoned Suburban Development (SD) and was changed to Estate Lot Single Family Residential (RE) on February 2, 2006. The applicant is proposing a maximum of 173 single family residential lots on gross 61.7 acres; 10 acres of General Business/Office use along Broadway; 9.2 acres of open space, park and detention areas (including a 0.9-acre neighborhood park). The minimum lot size is proposed to be 60 ft. X 110 ft. An eight-foot wide trail system is proposed around the detention area and along the drainage ditch located along the eastern side of the property.

The proposal with 173 lots on approximately 61.7 gross residential acres results in a gross residential density of 2.8 units per acre. Applicant has not provided net density calculations. However, assuming that 35.5% (21.9 acres) of land would be dedicated to streets and detention, the net residential density would be 4.35 units per acre.

CONFORMANCE TO THE COMPREHENSIVE PLAN AND UNIFIED DEVELOPMENT CODE (UDC):

As stated in the PUD the Comprehensive Plan and Zoning map recommends Estate Lot Single Family Residential (RE) with a minimum lot size of half-acre for the subject parcel. The intersection of the proposed entrance drive and Broadway is designated as a retail and office node in the Comprehensive Plan.

Residential:

a. Density: Unified Development Code (UDC) recommends a gross residential density of 1.3 units per acre for RE zone. The proposal with a gross residential density of 2.8 acres is not in conformance with the Unified Development Code and zoning map.
b. Lot sizes: The PUD proposes a minimum lot area of 6600 sf. ft. as opposed to the half-acre required by RE zone. The Cluster Zoning section of the UDC allows for reduction of lot size, width and depth if
    1. other standards for residential density are met,
    2. sufficient buffering is provided to assure compatibility with surrounding uses, and
    3. open space and amenities are provided that could not be achieved through application of minimum lot size standards.

    Cluster Zoning in RE zone would have permitted 81 lots on 61.7 residential acres based on a gross residential density of 1.3 units per acre. Since the proposed development exceeds the density requirements (1.3 units per acre), this development would not meet the requirements of Cluster Development in RE zone.

The following table summarizes the densities and corresponding number of lots allowed on 61.7 gross residential acres.

Criteria	Number of lots permitted
As per UDC and RE zoning – 1.3 units/ gross residential acre	81 lots
Density of 3.2 units per gross residential acre excluding only detention	170 lots
Density of 3.2 units per gross residential acre excluding detention and streets	128 lots
Proposed PUD Densities	
2.8 units per gross residential acre	173 lots
4.35 units per net residential acre	173 lots

CONFORMANCE TO THE THOROUGHFARE PLAN: The Thoroughfare Plan identifies Broadway as a Major Collector requiring 120' ROW. If adequate right of way does not exist dedication might be required to meet this requirement during platting. Other improvements might be required based on the recommendations of the Traffic Impact Analysis.

CONFORMANCE TO SURROUNDING CHARACTER: The subject property is surrounded by predominantly residential uses. The Southern Trails PUD on west and south is predominantly single-family residential and has lots 7000 sq. ft. and over. The area to the east is proposed to be a mixed-use development (CBL-Town Center). To the north is the Shadow Creek Ranch PUD, which is also a mixed use PUD with multi-family, commercial, school, and single family residential uses proposed along Broadway.

The proposed PUD in general would be compatible to the existing development in that area.

REVIEW COMMENTS:

Staff is in the process of reviewing the PUD. Additional comments may be forthcoming based on the discussion at the joint public hearing and further review by staff.

The following issues were discussed at the workshop with City Council and Planning and Zoning Commission. Applicant's response as indicated in the modified PUD and staff comments have been italicized at the end of each issue.

a. Density: Initially 198 lots were proposed. City Council and Planning and Zoning Commission discussed this and recommended that the number of lots be reduced to 168 (reduction by 30 lots).
Cluster Zoning in RE zone would have permitted 81 lots on 61.7 residential acres based on a density of 1.3 units per acre.

Applicant's response: The PUD was revised to provide 173 lots.

b. Trail System: The recommendation was to expand the trail system along the drainage ditch and to provide better pedestrian connectivity between the proposed development and the proposed school on the north side of Broadway, to Kirby Road and proposed CBL development .

Applicant's response:

Trail along drainage ditch - The PUD was revised to show extension of the 8' wide path along the west side of drainage ditch, but subject to approval by Brazoria County Drainage. The trail is shown within the 150' drainage easement controlled by BDD #4.
If the Council and Planning Commission desire that the trail be independent of BDD #4 approval, then the trail can be put outside BDD easement, within the subject parcel.

Trail connection to school site – It is not clear how this has been addressed. Connections to Kirby have not been shown.

Trails along main collectors – The PUD indicates (Under Section F. Street Circulation) that "the developer shall have the option to construct an 8-foot wide concrete trail system on each side of the main collectors as well as the entire area surrounding the detention/open space _ _ _ ".
It is not clear what standards will be used if the developer does not construct 8'-foot wide sidewalks. Would the Council and Commission want to require 8'-foot wide sidewalks? This needs clarification.

Trail Connection to adjoining Southern Trails neighborhood – Not addressed.

It is staff's understanding that the Council and Commission had requested that the trails be extended in a westerly direction to connect to Southern Trails. Staff is in favor of the extension and recommends that a small park like open area or a rest station be provided where the 8 foot wide trail would connect to the 4' wide sidewalk of Southern Trails. This would enable the trails systems of Southern Trails and the proposed subdivision to be connected by a small stretch of 4' wide sidewalks.

c. Lack of creativity:

Applicant's response: The overall concept plan has not been modified.

d. Lot sizes: The concern was that the lot sizes were not specified in the PUD, and if the applicant wanted flexibility then the guidelines of the Cluster Development needed to be complied with.

Applicant's response: The overall concept plan has not been modified. As indicated earlier in the report, Cluster Development would have allowed 81 lots.
The minimum lot size proposed is 60 ft. X 110 ft. (6600 sq. ft. area).

e. Lack of green spaces and parks: The concern was that the open spaces as shown in the PUD were not adequate to serve the needs of the residents.

Applicant's response: The original PUD had proposed a 0.4-acre neighborhood park and a 6.3-acre landscaped detention area amenitized with trails. The revised PUD shows a 0.9-acre neighborhood park and an 8.3 acre landscaped detention area with trails. The PUD indicates that credit shall be given towards the City's parkland dedication for the 0.9-acre park and the 30' wide area encompassing the trail system.

The plans have been reviewed by the Parks Director and according to her the neighborhood park and the trail system (part of detention basin) would not meet the requirements of the Master Parks Plan and thus cannot be given credit. The applicant will be required to pay the parks fee of $750/lot.
It is staff understanding (based on the PUD language) the entire 8.3-acre area is required for the detention system. Table 1 – Land Use Summary needs to differentiate between required detention area and open space/parks for clarity.

f. Label the Church and CBL PUD in the plans.

Applicant's response: Not addressed.

g. Add a note in the PUD that all requirements of platting and land development as per UDC and other City ordinance will be met unless specified in the PUD.

Applicant's response: Note not found.
Also, Appendix "A" refers to Land Use and Urban Development Ordinance for GB standards.

h. GB zone not appropriate at the proposed location.
Applicant's response: PUD has not been modified.
As indicated at the last meeting the Comprehensive Plan shows a retail and office node at the intersection of entrance drive and Broadway.

Other Comments:

a. Project Monumentation Sign: Proposed signage meets the requirements of the Ordinance.

b. Lot and bulk requirements: The PUD does not specify building setbacks etc. Typically the PUD's refer to the corresponding zoning in the Unified Development Code. Without this information in the PUD, staff will not be able to enforce any requirements on setback, lot width, coverage etc. A minimum lot width of 60' would correspond to the R-3 zoning category. This needs to be included in the PUD?

c. Parks and Recreation: As stated above the plans have been reviewed by the Parks Director and according to her the neighborhood park and the trail system (part of detention basin) would not meet the requirements of the Master Parks Plan and thus cannot be given credit. The applicant will be required to pay the parks fee of $750/lot. The PUD needs to be revised to reflect this.

d. Staff recommends that all pages be numbered.

e. Under section D – Land Use Summary, the PUD states, " Each land use may be increased in acreage by up to 15% as long as the total number of dwelling units does not exceed 173." The table includes Multi Family and Light Industrial as categories that

could potentially increase from 0% as proposed to 15%. Is this an issue?
Also, it is not clear if 15% increase refers to the total or within each category. For example, for single family residential use would it be 15% of 71.7 total acres or 15% of 52.5 Single Family Residential acres/

f. Staff recommends that the paragraph under Appendix "A" be inserted in paragraph "C. Proposed Land Use".
Also, staff recommends that reduction in lot sizes require and "amendment" to the PUD instead of a "variance" as stated.

SUPPORTING DOCUMENTS:

- ☐ Notice of Public Hearing
- ☐ Zone Change Application
- ☐ Location Map
- ☐ Property Ownership Map
- ☐ Property Owner Notification List
- ☐ Zoning Map
- ☐ Future Land Use Plan
- ☐ Proposed Planned Unit Development (PUD)

LJA Engineering & Surveying, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com

March 24, 2006

Mr. James Johnson
Forefront Properties, Inc.
701 North Post Oak Road, Suite 300
Houston, Texas 77024

Re: Ridge Rock Trail System

Dear James:

You had asked me to comment on the City of Pearland's prior practice relating to recreational trails within Brazoria Drainage District #4's (the "District") drainage easements. In locations where the Comprehensive Plan showed a greenbelt or trail system adjacent to a waterway, the typical practice was to overlay a 15-foot recreational trail easement within the District's easement. The outside edge of the trail easement was coterminous with the outside edge of the drainage easement. The easements were dedicated as part of the platting process. Examples of plats with this arrangement would be the Villages at Mary's Creek and Trinity Oaks Assisted Living Center, among others.

I have confirmed with the District that this practice is still acceptable with the understanding that the District is not responsible for maintenance or repair of any recreational features and provided that all of the other District rules are adhered to.

Please contact me if you have additional questions.

Sincerely,

Alan R. Mueller
Senior Project Manager

ARM/mec

RIDGE ROCK

PLANNED UNIT DEVELOPMENT

CITY OF PEARLAND

Trails Development Ltd.,
701 North Post Oak Road,
Suite 300
Houston, Texas 77024

March 2006

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LEGAL DESCRIPTION

I. INTRODUCTION

The Ridge Rock planned unit development application was prepared on behalf of Trails Development, Ltd. in accordance with the City of Pearland Zoning ordinance related to a Planned Unit Development ("PUD"). It is the intent of the Developer to utilize a Planned Unit Development to establish a comprehensive land use plan and zoning guidelines for the entire development project that will govern the future improvements, signage, landscaping, and use of open space.

Ridge Rock is a 71.7 acre master planned community located west of SH 288 and south of Broadway in the western portion of the city limits of Pearland, Texas. The property has frontage on and is bordered by Broadway to the north, the new community Southern Trails to the west, and to the south, and the future extension of Kirby to the east.

All of the property is inside the city.

At the core of the community's identity is the beautiful and intricately landscaped detention system which delivers focal points throughout the community. The development plan consists of residential, general business and office uses.

II. Existing Conditions

A. Site Description

The property is a compilation of 6 tracts of various sizes and is currently vacant and unimproved, and has been used as farmland for growing milo and grain sorghum for generations. The following are unique development issues to be addressed with this property: (*see Figure 1*)

- A regional north-south drainage ditch bordering the eastern property line which is owned and maintained by Brazoria County Drainage District #4. The improvements required for this ditch will be beyond the needs of this project in order to serve the region.
- A secondary east-west drainage ditch bordering the southern property line.
- The drainage outfall constraints increase the amount of land required for detention.
- The irregular shape of the property impacts the public street design as well as the lot design/layout.

B. **Surrounding Land Use**

The surrounding vicinity is characterized by recent residential development and a scattered mix of permanent residences.

- Shadow Creek Ranch to the north, a 3,300 acre master planned community, is immediately across and north of Broadway.
- Southern Trails a 522 acre master planned community borders the property to the west.
- Southgate, a 185 acre development, is located immediately to the east and across the future extension of Kirby Drive.
- Southfork, a 330 acre residential development, is located south of C.R. 59 and to the east in the City of Manvel

Also a proposed elementary school site at the north west corner of Broadway and Half Moon Bay. (See *Conceptual Development Plan.*)

III. Goals and Objectives

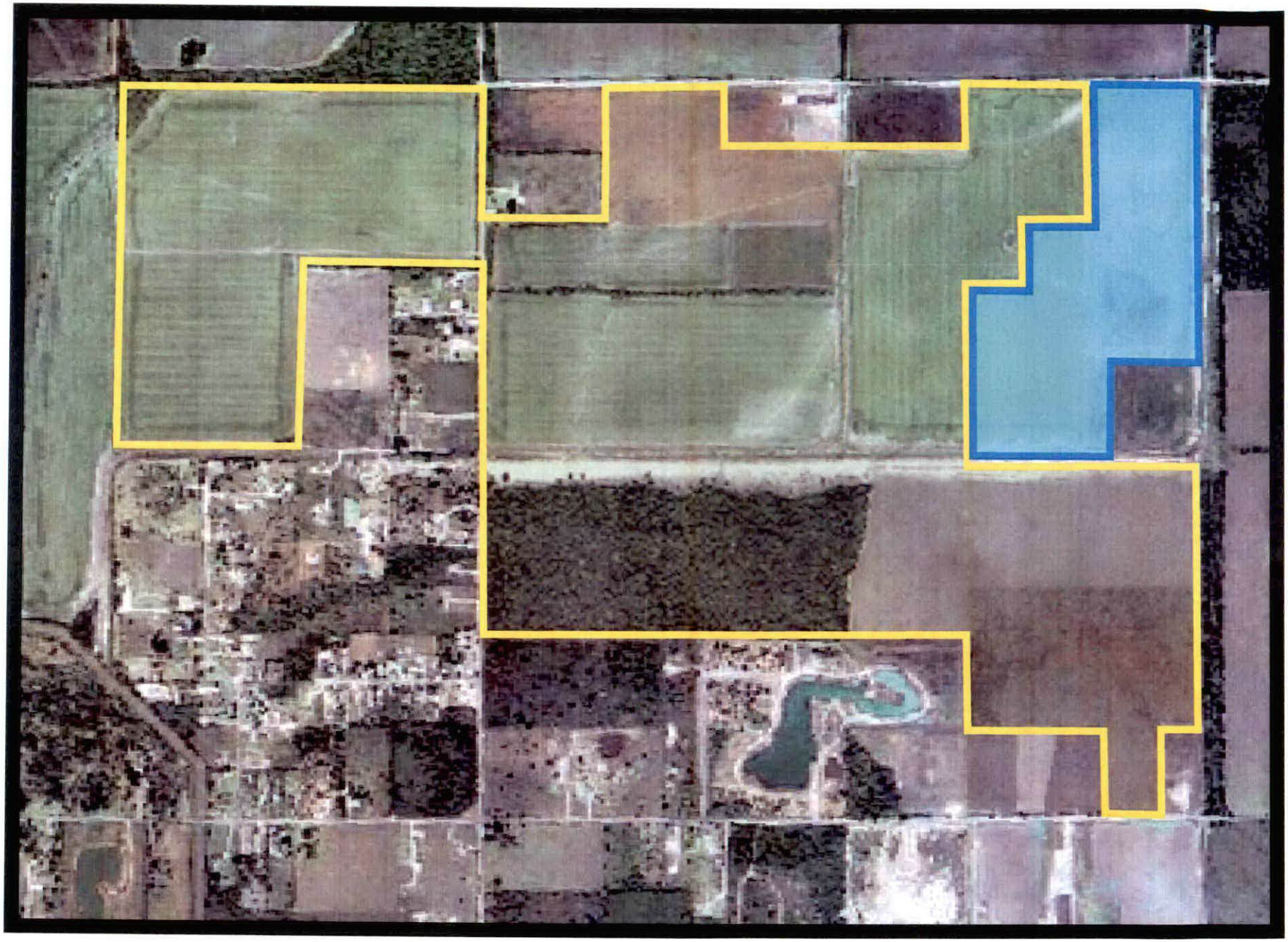
The proposed Planned Unit Development will have its own guidelines and restrictions in addition to those imposed by the City of Pearland. The Ridge Rock Planned Unit Development will establish a comprehensive land use plan and zoning regulations to guide future improvements, including signage, landscape architecture, and generous open space. The Planned Unit Development provisions as well as additional H.O.A restrictions will guarantee the long-term aesthetic quality and continuity of the development and preserve the character of the community over time.

The recreational trails are designed to be highly visible, with accessibility, and ease of use.

Main arterial roads (main collector) through the project will be enhanced with street trees and additional landscaping.

Open spaces will be designed with the goal of encouraging social interaction among residents, thus adding to the safety of the community as a whole.

FIGURE 1: CURRENT LAND USE OF RIDGE ROCK



IV. Conceptual Development Plan

A. Project Description

The 71.7 Planned Unit Development is entirely single family residential development with the exception of a General Business/Office parcel totaling 10 acres at the entrance on Broadway.

There will be approximately 10 acres of open space/detention and park areas within Ridge Rock.

B. Current Land Use

Ridge Rock is located west of SH 288 and south of Broadway in the western portion of the city limits of Pearland, Texas. The property has frontage on and is bordered by Broadway to the north, and the future extension of Kirby to the east.

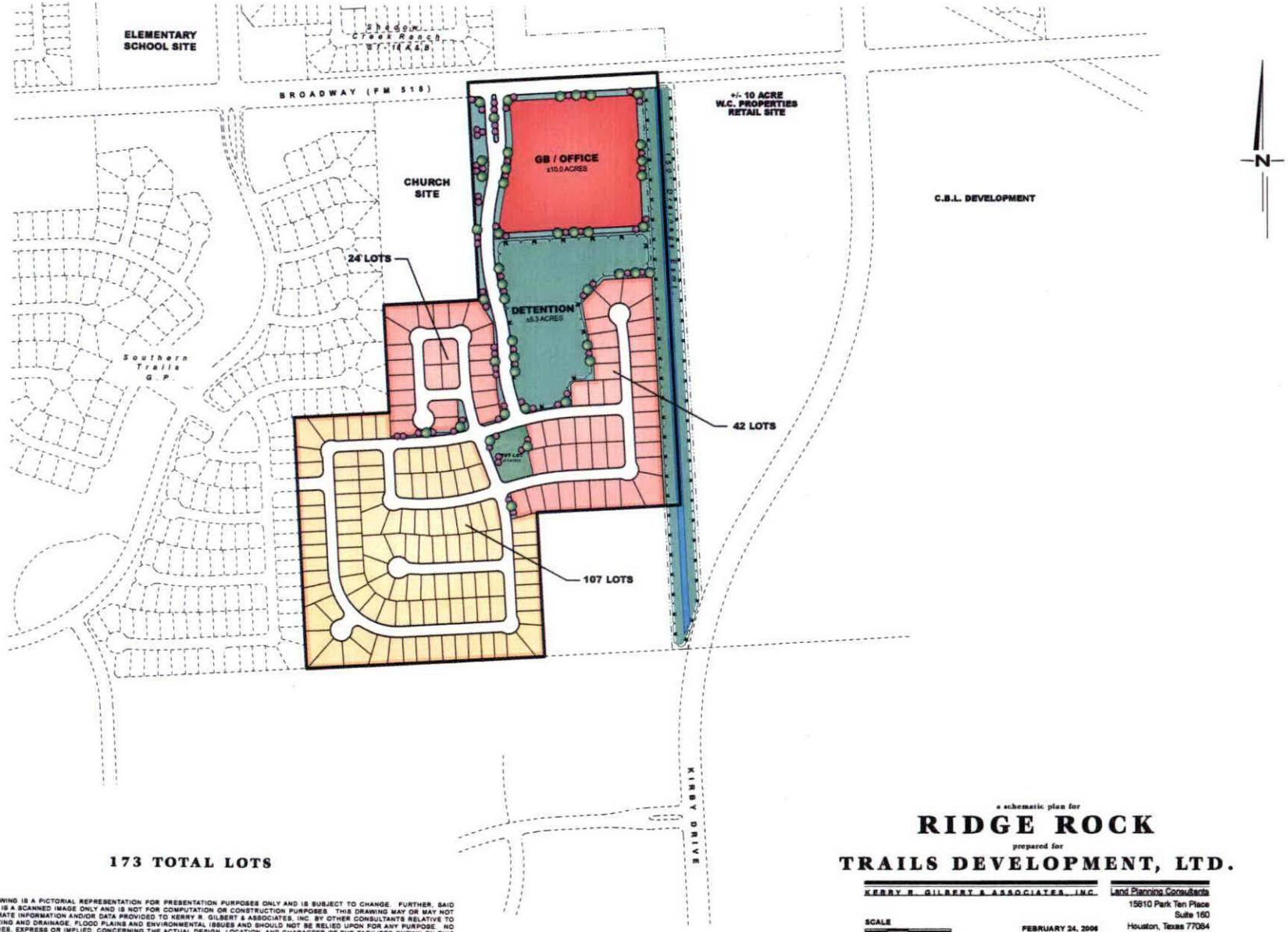
The property is a compilation of 6 tracts ranging in size from, 5 acres to 30 acres, and is currently vacant and unimproved, consisting of flat coastal plain used for farming row crops. The surrounding vicinity is characterized by vacant tracts of land, subdivisions, and a scattered mix of rural residences.

The property lies within the city limits of Pearland. The current zoning designations of the surrounding properties are a mixture of medium and low density residential (P.U.D.'s, R1, R2, and R3) with scattered commercial uses. The subject property (see *Figure 1*) is currently zoned SD.

C. Proposed Land Use

The City of Pearland's Comprehensive Plan indicates this portion of the planning area as medium and low density residential with appropriate commercial uses. The proposed Conceptual Development Plan presents a low density master-planned community with a range of attractive housing.

The Conceptual Development Plan complies with the intent of the Comprehensive Plan with an overall density not to exceed 173 homes (2.8 per ac.) on 61.7 gross residential use acres. Furthermore there shall be no lot smaller than 60 ft. x 110 ft. in the *Ridge Rock* PUD without an amendment approved by the City of Pearland. All single family residential lots will comply with the City of Pearland's R-3 guidelines for set backs and lot coverage. The GB/Office reserve identified in the conceptual plan shall be restricted to General Business and Office use as described in Appendix "A".



173 TOTAL LOTS

a schematic plan for

RIDGE ROCK

prepared for

TRAILS DEVELOPMENT, LTD.

KERRY R. GILBERT & ASSOCIATES, INC.
Land Planning Consultants
15810 Park Ten Place
Suite 160
Houston, Texas 77084
(281) 579-0340

SCALE
0 100 200 400

FEBRUARY 24, 2006
KGA #06104

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO KERRY R. GILBERT & ASSOCIATES, INC. BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

KERRY R. GILBERT & ASSOCIATES, INC.

TABLE 1: LAND USE SUMMARY

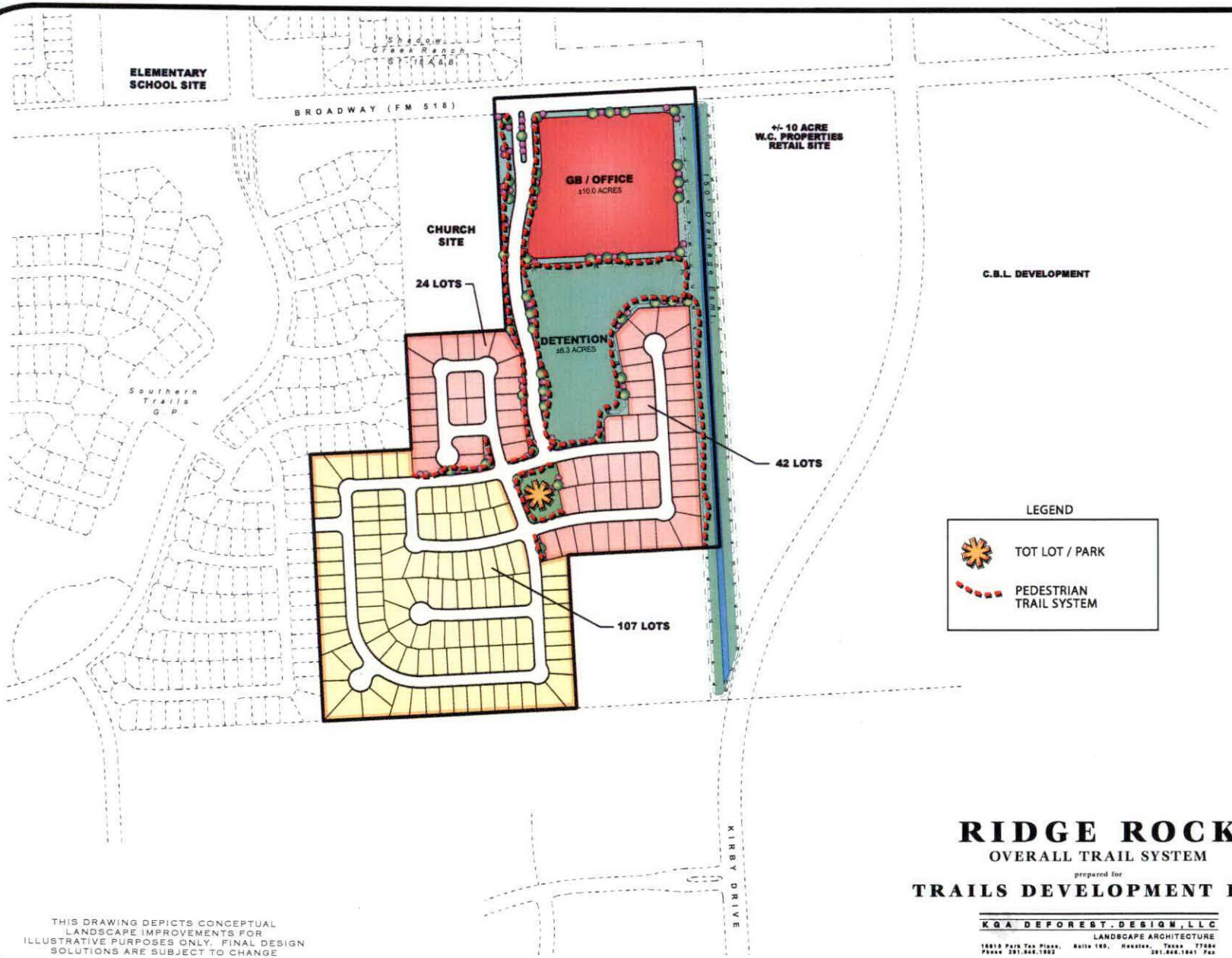
USE	ACRES	MIX
Single Family Residential (SFR)	52.4	72.5%
General Business/Office	10	14%
Parks/Recreation/open space/Trail System	1	1.5%
Major Thoroughfare Rights-of-Way	0	0%
Detention	8.3	12%
Total	71.7	100%

D. **Land Use Changes**

Land use shall be regulated on a total acreage basis as illustrated in Table 1 and by a finite cap on the number of dwelling units. The total number of dwelling units shall not exceed 173. Land uses may be interchanged within the boundaries of the project provided they are in compliance with the acreage defined in Table 1. Additional property may be annexed into the Ridge Rock P.U.D. for single family residential development in accordance with the guidelines of this document and upon appropriate approvals from the City of Pearland. All parks/detention/open space calculations are estimated based on the conceptual development plan and could change slightly after engineering and drainage plans are complete.

E. **Parks and Recreation**

The focal point of the Ridge Rock Planned Unit Development is its uniquely designed and landscaped open spaces which not only are designed to detain storm water but configured to enhance the community with trees, walking paths, and other vegetation in an otherwise baron area. The comprehensive landscape design is highly visible, with the pedestrian walk system designed with child crossings for safety, accessibility, and ease of use.



LEGEND

- TOT LOT / PARK
- PEDESTRIAN TRAIL SYSTEM

RIDGE ROCK

OVERALL TRAIL SYSTEM

prepared for

TRAILS DEVELOPMENT LTD.

KGA DEFOREST.DESIGN, LLC
LANDSCAPE ARCHITECTURE
18810 Park Ten Place, Suite 160, Houston, Texas 77084
Phone 281.848.1002 281.848.1041 Fax

THIS DRAWING DEPICTS CONCEPTUAL LANDSCAPE IMPROVEMENTS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN SOLUTIONS ARE SUBJECT TO CHANGE

Some features of the development plan are:

- A easily accessible path/trail system with natural open space**
- Passive use recreation facilities for jogging and picnic areas;
- Vantage points that offer visitors and residents beautiful views;
- +/- 8.3 acre detention system landscaped and designed to enhance the overall beauty of the neighborhood. **
- An additional +/- .9 acre neighborhood park**

** Developer will comply with the City of Pearland's public park dedication requirements through land dedication (1 acre per 100 single family homes) and/or cash payments. ($750.00 per lot)

F. **Street Circulation**

The Ridge Rock 90 foot boulevard entrance along Broadway (see *Project Monument Exhibit*) will merge into the main collector which adhere to the City of Pearland Comprehensive Plan and shall be 60-foot rights of way with two 10 foot utility easements as required by City ordinance. The main collectors will have 28 foot paving sections. In lieu of the standard 4-foot sidewalk on each side of the main collector and in keeping with the Ridge Rock theme, the developer will construct an 8-foot wide concrete trail system on each side of the main collectors as well as the entire area surrounding the detention/open space, additionally the developer shall extend the same 8 foot wide path/trail along the eastern boundary of the development as shown in the "Trails System" Exhibit to the extent that it is approved by Brazoria County Drainage District # 4. Local streets serving development pods will be 50-foot rights of way with 28-foot paving section and the standard 4 foot sidewalk.

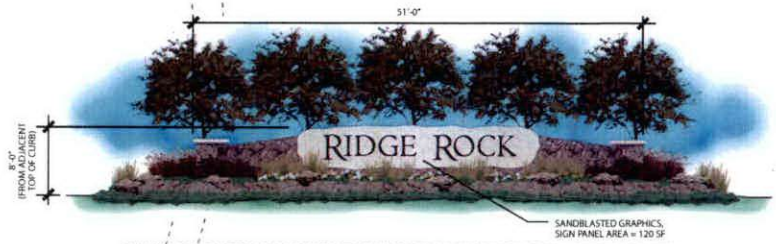
G. **Utilities/Drainage**

Ridge Rock shall have +/- 8.3 acres of drainage and detention facilities. The drainage facilities include a landscaped linear detention system in the heart of development.

All drainage plans will comply with Brazoria County Drainage District # 4 and the City of Pearland's requirements.

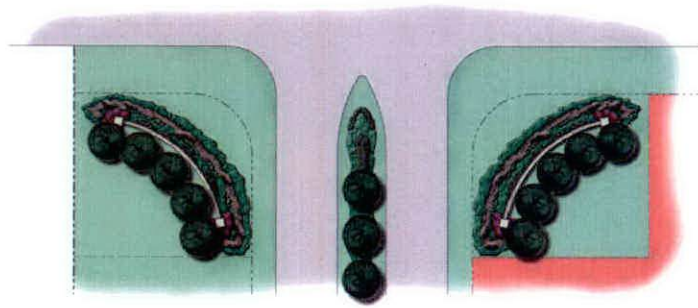
H. **Project Phasing / Development Schedule**

Ridge Rock will be constructed in two phases, with completion anticipated in 2008, projecting a 2 year build out, with an estimated total cost of approximately $7.5 million.



PRIMARY ENTRY MONUMENT CONCEPT ELEVATION (ONE SIDE SHOWN)

Not to scale



PRIMARY ENTRY MONUMENT CONCEPT PLAN

Not to scale

LEGEND

PRIMARY ENTRY MONUMENT LOCATION

RIDGE ROCK

PROJECT MONUMENTATION

prepared for

TRAILS DEVELOPMENT LTD.

KGA DEFOREST.DESIGN,LLC
LANDSCAPE ARCHITECTURE
16810 Park Ten Place, Suite 180, Houston, Texas 77084
Phone 281.646.1652 281.646.1641 Fax

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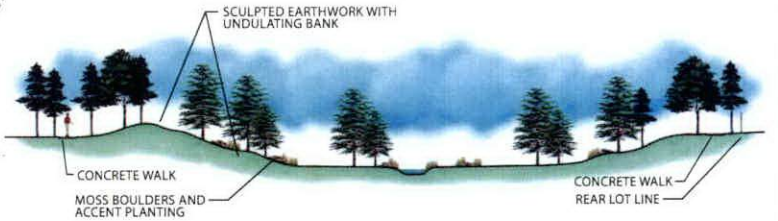
DRY DETENTION AREA LANDSCAPE CONCEPT

Not to scale



TYPICAL CROSS-SECTION AT DRY DETENTION AREA

Not to scale

RIDGE ROCK

DETENTION AREA TREATMENT

prepared for

TRAILS DEVELOPMENT LTD.

KGA DEFOREST.DESIGN,LLC
LANDSCAPE ARCHITECTURE
15818 Park Ten Place, Suite 160, Houston, Texas 77084
Phone 281.646.1903 281.646.1641 Fax

THIS DRAWING DEPICTS CONCEPTUAL LANDSCAPE IMPROVEMENTS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN SOLUTIONS ARE SUBJECT TO CHANGE

APPENDIX "A"

1. GENERAL BUSINESS/OFFICE DISTRICT: Purpose of District: The General Business district is intended to permit an extensive variety of commercial uses including retail trade, personal and business service establishments, offices and commercial recreational uses of limited scope. This district will follow the provisions provided in the City of Pearland's Land Use and Urban Development Ordinance applicable to the General Business district, and amendments thereto.

2. SIGNAGE: The Project Monument Exhibit illustrates the proposed entry monument. Except as otherwise provided for in the Planned Unit Development, signage will comply with the City of Pearland's signage ordinance.

3. Unless otherwise stated in this P.U.D. the developer shall comply with all development ordinances in Pearland's UDC.

F.M. 518/PEARLAND
71.70 ACRES

DECEMBER 27, 2004
JOB NO. ALC05-6T

DESCRIPTION OF A 71.70 ACRE TRACT OF LAND SITUATED
IN THE H.T.&B. RR CO. SURVEY SECTION 80, ABSTRACT NO. 564
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

Being a 71.70 acre tract of land in the H.T.& B. R.R. CO. Survey, Section 80, A-564, City of Pearland, Brazoria County, Texas, being all of Lots 40, 41, 47 thru 50, the easterly half of Lot 39 and a westerly portion of Lot 51, Block 80, of the Allison-Richey Gulf Coast Home Company Subdivision recorded in Volume 2, Page 98 of the Brazoria County Map Records and being more particularly described as follows:

BEGINNING at a 2-inch iron rod found on the east line of said Block 80, same being the west line of Block 81 of said Allison-Richey Gulf Coast Home Company Subdivision, at the common corner of Lots 50 and 51 of said Block 80 and Lots 4 and 5 of said Block 81 and being the most easterly southeast corner of the herein described tract;

THENCE S 86°42'41" W, along the south line of said Lot 50, at a distance of 135.10 feet pass a 2-inch iron pipe, in all a total distance of 662.00 feet to a point for the northeast corner of a tract recorded under Volume 1107, Page 449 of the Brazoria County Deed Records;

THENCE S 03°17'19" E, a distance of 660.00 feet to a point for the southeast corner of said tract recorded under Volume 1107, Page 449 of the Brazoria County Deed Records and being the most southerly southeast corner of the herein described tract;

THENCE S 86°42'41" W, along the south line of said Lots 51 and 41, a distance of 1098.00 feet to a 1/2-inch iron rod with a cap stamped "Gormly 1918" found for the southwest corner of the herein described tract;

THENCE N 03°17'19" W, along the west lines of said Lots 41 and 40, a distance of 1155.00 feet to a point for the northwest corner of said Lot 40 and the southwest corner of a tract recorded under Volume 182, Page 622 of the Brazoria County Deed Records from which a found 1/2-inch iron pipe bears S 67°22' W, 0.4 feet;

THENCE N 86°42'41"E, along the north line of said Lot 40 a distance of 440.00 feet to a point for the southeast corner of a tract recorded under Volume 126, Page 569 of the Brazoria County Deed Records from which a found 5/8-inch iron rod bears S 86°23' W, 0.5 feet;

THENCE N 03°17'19" W, a distance of 495.00 feet to a point for the northeast corner of said tract recorded under Volume 126, Page 569 of the Brazoria County Deed Records from which a found 5/8-inch iron rod bears S 72°58" W, 0.6 feet;

THENCE N 86°42'41" E, along and with the north line of said Lot 49 and the south line of a called 10.0 acre tract recorded under Brazoria County Clerk's File Number 97-000692, a distance of 440.00 feet to a found 2-inch iron pipe;

THENCE N 03°17'19" W, along the west lines of said Lots 47 and 48, a distance of 993.60 feet to a point for the northwest corner of said Lot 47 and the northwest corner of the herein described tract and lying in the centerline of County Road 92 (40-foot width) recorded under Volume 2, Page 98 of the Brazoria County Map Records and being the common line between said H.T.& B. R.R. CO. Survey, Section 80 and J.S. Talmage Survey, Section 82;

THENCE N 86°46'15" E, along the centerline of said County Road 92 and the north line of said Lot 47, a distance of 880.00 feet to a point for the northeast corner of said Lot 47 and the herein described tract;

THENCE S 03°17'19" E, leaving the centerline of said County Road 92 along the common lines of said H.T.& B. R.R. CO. Survey, Section 80 and H.T.& B. R.R. CO. Survey, Section 81, at a distance of 493.86 feet pass a 5/8-inch iron rod with a cap stamped "Rainwater 4722", at 993.12 feet pass a 2-inch iron pipe, in all a total distance of 1982.68 feet to the **POINT OF BEGINNING** and containing 71.70 acres of land.

Bearing orientation is based on monumentation found on the west line of a called 120.134 acre tract of land described in a deed recorded in Volume (90)820, Page 217 of the Official Records of Brazoria County.

Alan M. McLain RPLS No. 4511
Brown & Gay Engineers, Inc.
11490 Westheimer, Suite 700
Houston, Texas 77077
(281) 558-8700

FINAL PLAT SUBMITTAL APPLICATION
(Page 1 of Application)

MAR 24 2006

DATE FILED: 3/24/06 P&Z MEETING DATE: 4/3/06

SUBDIVISION NAME/LOCATION: PEARLAND RETAIL FITNESS CENTER N. OF BROADWAY W. OF MILLER RANCH

Lot(s): 1, Block(s): 1, Reserve(s): Ø

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

OWNER NAME: PEARLAND FITNESS PARTNERS, LTD.
MAILING ADDRESS: 3100 EDLOE #270
CITY, STATE, ZIP: HOUSTON, TX 77027
PHONE: 713-961-0208 FAX:
E-MAIL ADDRESS:

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

Signature: _____ (Owner) Signature: _____ (Agent)

Fee: $404.00 Date Paid: 3-24-06 Receipt No.: 108350

PEARLAND RETAIL FITNESS CENTER

FINAL PLAT – STAFF REPORT

P & Z MEETING DATE: April 3, 2006

APPLICANT: Jesus J. Vitela, Lentz Engineering, for Pearland Fitness Partners, Ltd, owner.

REQUEST: Final Plat of 18.327 acres zoned General Business (GB) and R-1(S) for one lot. The Preliminary Plat was approved on February 20, 2006.

GENERAL LOCATION: The subject property is located at the northwest corner of Broadway and Miller Ranch Road. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: General Business (GB) and R-1(S) – Special Use Permit for stormwater detention. The proposed plat is consistent with the zoning.

SURROUNDING USES: The property is surrounded by commercial uses on the west, north, and east sides. To the south is multifamily.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Retail, Offices, and Services, which is consistent with the proposed plat.

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

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

STORMWATER MANAGEMENT: Stormwater detention will be provided onsite.

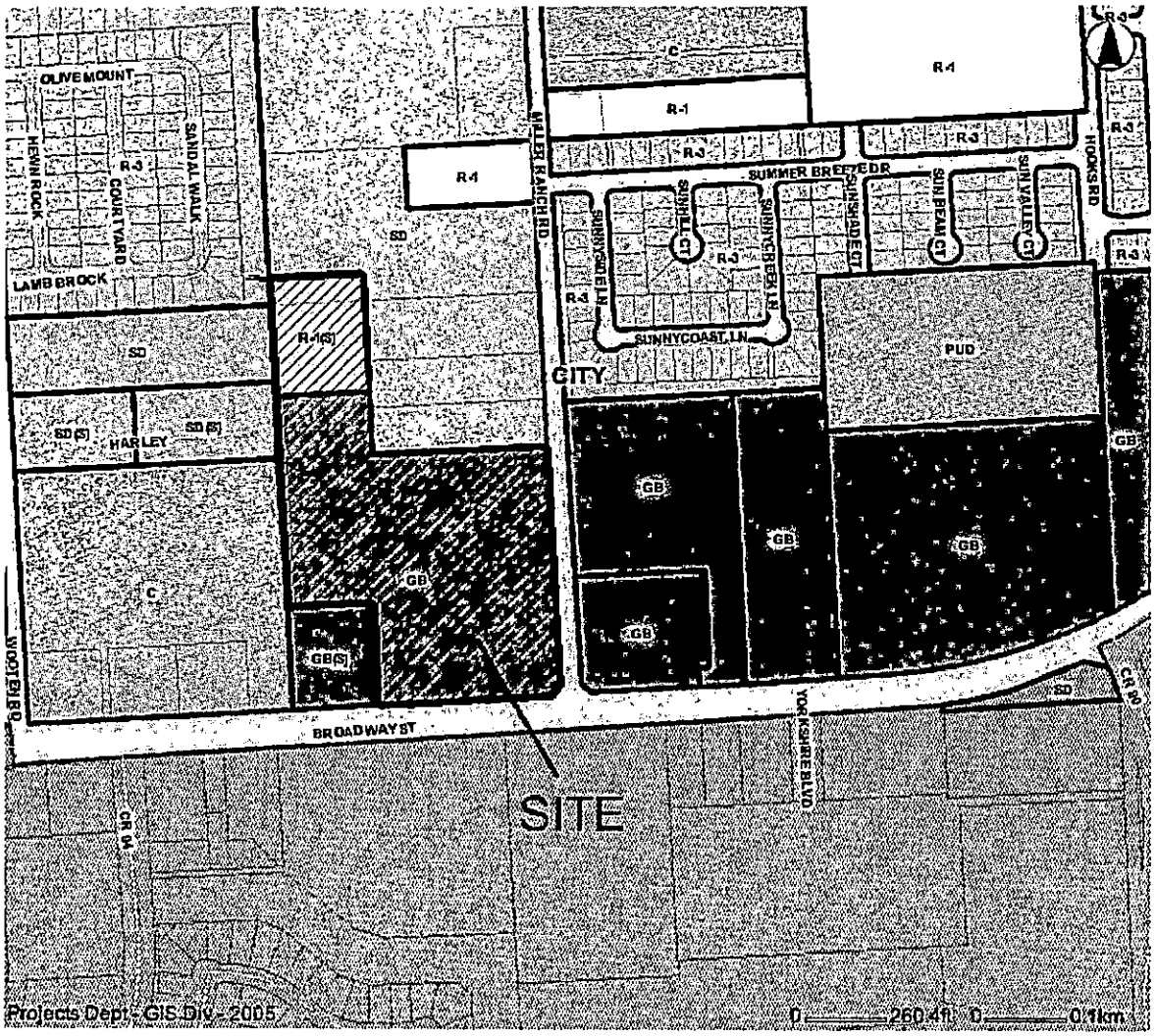
PARKS AND OPEN SPACE: Not applicable.

OUTSTANDING ITEMS:

1. The Zone Change ordinance number in Note No. 6 needs to be corrected to read 'Ord. 509-752.'
2. The correct description of T.B.M. #3 should be added.
3. The surveyor's signature and seal are required.

ATTACHMENTS:

1. Application Form
2. Final Plat


OLIVE MOUNT
HEWN ROCK
R-3
COURTYARD
SANDAL WALK
LAMB BROCK
SD
R-1(S)
SD (S)
HARLEY
C
GB
GB(S)
WOOTEN RD
BROADWAY ST
CR 04
MILLER RANCH RD
R-1
R-3
SUMMER BREEZE DR
SUNNYSIDE LN
SUNHILL CT
SUNNYCREEK LN
SUNNYCOAST LN
SUNSHADE CT
SUN BEAM CT
SUN VALLEY CT
HOOKS RD
PUD
CITY
YORKSHIRE BLVD
CR 90
SITE
Projects Dept - GIS Div - 2005
0 260.4ft 0 0.1km

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 03.24.06 P&Z MEETING DATE: 04.03.06

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch Commercial Site No. 18A

Lot(s): 5, Block(s): 0, Reserve(s): 1

PRIMARY CONTACT: LJA Engineering - Jason Bandz
MAILING ADDRESS: 2929 Briarpark Drive Suite 600
CITY, STATE, ZIP: Houston, TX 77042
PHONE: 713.953.5067 FAX: 713.953.5026
E-MAIL ADDRESS:

OWNER NAME: CG Shadow Creek Ranch Village, LP
MAILING ADDRESS: 2121 Sage Suite 290
CITY, STATE, ZIP: Houston, TX 77056
PHONE: 713.266.9200 FAX:
E-MAIL ADDRESS:

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

- [x] 22 folded prints of Final Plat
- [x] 2 sets of Final Plat mylars (3 sets if in ETJ)
- [x] Show Approval of Construction Plans
- [x] Show Approval of Drainage Report
- [ ] Show Approval of Traffic Impact Analysis
- [ ] Tree Disposition Plan rec'd 3/23
- [x] Current Title Report
- [x] Final Plat Staff Review Mark-Up
- [x] Completed Checklist
- [ ] Any variance requests submitted in letter form
- [x] Application fee ($400, plus $4 per lot, or $25 per acre)
- [x] Certified Tax Certificates (no taxes can be due)
- [ ] Park Fees (if required)

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

Signature: (Owner) Signature: (Agent)

Fee: $1125.00 Date Paid: 3-22-06 Receipt No.: 109707

SHADOW CREEK RANCH COMMERCIAL SITE No. 18A

FINAL PLAT– STAFF REPORT

P & Z MEETING DATE: April 3, 2006

APPLICANT: Jason R. Banda, LJA Engineering & Surveying, Inc., for CG Shadow Creek Ranch Village, LP, owner.

REQUEST: Final Plat of 28.589 acres in Shadow Creek Ranch for five lots for commercial use, with 4.515 acres reserved for drainage along the north side of the property adjacent to Clear Creek. The Preliminary Plat was approved on April 4, 2005. A previous application for Final Plat approval was denied on March 20, 2006 due to outstanding items.

GENERAL LOCATION: Northeast corner of the intersection of Kirby Drive and Shadow Creek Parkway (F.M. 2234) in the Shadow Creek Ranch PUD. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: Shadow Creek Ranch PUD-C (Commercial), which designates this site for commercial uses. The proposed plat is consistent with the PUD approval.

SURROUNDING USES: Clear Creek is the north boundary of this property. All surrounding parcels south of Clear Creek are part of the Shadow Creek Ranch PUD. To the west and south are retail uses. Other surrounding parcels are undeveloped.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Retail, Offices and Services, High Density Residential, and Park uses. The Comprehensive Plan also calls for a linear park or greenbelt along Clear Creek west of S.H. 288. The proposed commercial use was approved as part of the Shadow Creek Ranch PUD.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis will be required to address driveway layouts.

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

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

PARKS, OPEN SPACE, AND TREES: Park and open space requirements are not applicable to this plat. There are many large oak trees located on the northern portion of the property in the creek corridor. The City's Urban Forester has reviewed the applicant's tree survey, and tree mitigation will be required if any trees are removed.

OUTSTANDING ITEMS:

1. B.D.D.# 4 needs a letter from the owner stating that Reserve F will be dedicated by separate instrument after the plat is recorded.
2. A telephone company approval letter is needed.

ATTACHMENTS:

1. Application Form
2. Final Plat

FINAL PLAT SUBMITTAL APPLICATION

3-27-06 4-3-06

DATE FILED: 11-14-05 P&Z MEETING DATE: 11-21-05 w/d

SUBDIVISION NAME/LOCATION: SUNRISE LAKE VILLAGE, PHASE II
NE. CORNER OF THE INT. OF FM 518 & SILVERLAKE BLVD.

Lot(s): 2, Block(s): 1, Reserve(s): _____

PRIMARY CONTACT: CHRIS L. HENDRICK
MAILING ADDRESS: 2006 E. BROADWAY, #105
CITY, STATE, ZIP: PEARLAND, TX 77581
PHONE: 281-485-3991 FAX: 281-485-3998
E-MAIL ADDRESS: CLHENDRICK@HOUSTON.RR.COM

OWNER NAME: WAYNE AUSMUS (LANDQUEST, LCC)
MAILING ADDRESS: P.O. Box 3083
CITY, STATE, ZIP: PEARLAND TX 77588
PHONE: 281-997-9876 FAX: 281-412-1717
E-MAIL ADDRESS: _____

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

- ✓ OK ☑ 22 folded prints of Final Plat
- ✓ OK ☑ 2 sets of Final Plat mylars (3 sets if in ETJ)
- ☑ Show Approval of Construction Plans
- ☑ Show Approval of Drainage Report
- ☐ Show Approval of Traffic Impact Analysis
- ☒ Tree Disposition Plan
- ☑ Current Title Report dated 10-7-05
- ☑ Final Plat Staff Review Mark-Up
- ☑ Completed Checklist
- ☒ Any variance requests submitted in letter form
- ☑ Application fee pd 11-14-05 ($400, plus $4 per lot, or $25 per acre)
- ☑ Certified Tax Certificates (no taxes can be due)
- ☑ Park Fees (if required)

rec'd 2 mylars 11/14/05 JK

rec'd 2 mylar 3/27/06 JK

The undersigned hereby request approval by Richard - ...mmission of the above identified subdivision plat.

we will need new, current tax certificates

Signature: _____ (Owner)

Fee: $ 556.90 Date Paid: 1

SUNRISE LAKE VILLAGE PHASE II

FINAL PLAT – STAFF REPORT

P & Z MEETING DATE: April 3, 2006

APPLICANT: Chris Hendrick, The Wilson Survey Group, for Landquest, LLC, owner.

REQUEST: Final Plat subdivision of 6.276 acres zoned General Business (GB) into two lots for commercial use. The Preliminary Plat was approved on September 19, 2005.

GENERAL LOCATION: The subject property is located on the north side of Broadway at the intersection of C.R. 90/Silverlake Blvd. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: General Business (GB). The proposed plat is consistent with the zoning.

SURROUNDING USES: To the north is the Sunrise Lakes subdivision. The vacant properties to the west are zoned Suburban Development (SD) and PUD. The property to the east is zoned General Business (GB).

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Retail, Offices, and Services, which is consistent with the proposed plat.

TRAFFIC AND TRANSPORTATION: The Traffic Impact Analysis has been approved. Silverlake Blvd will be extended north of Broadway along the western border of this plat.

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

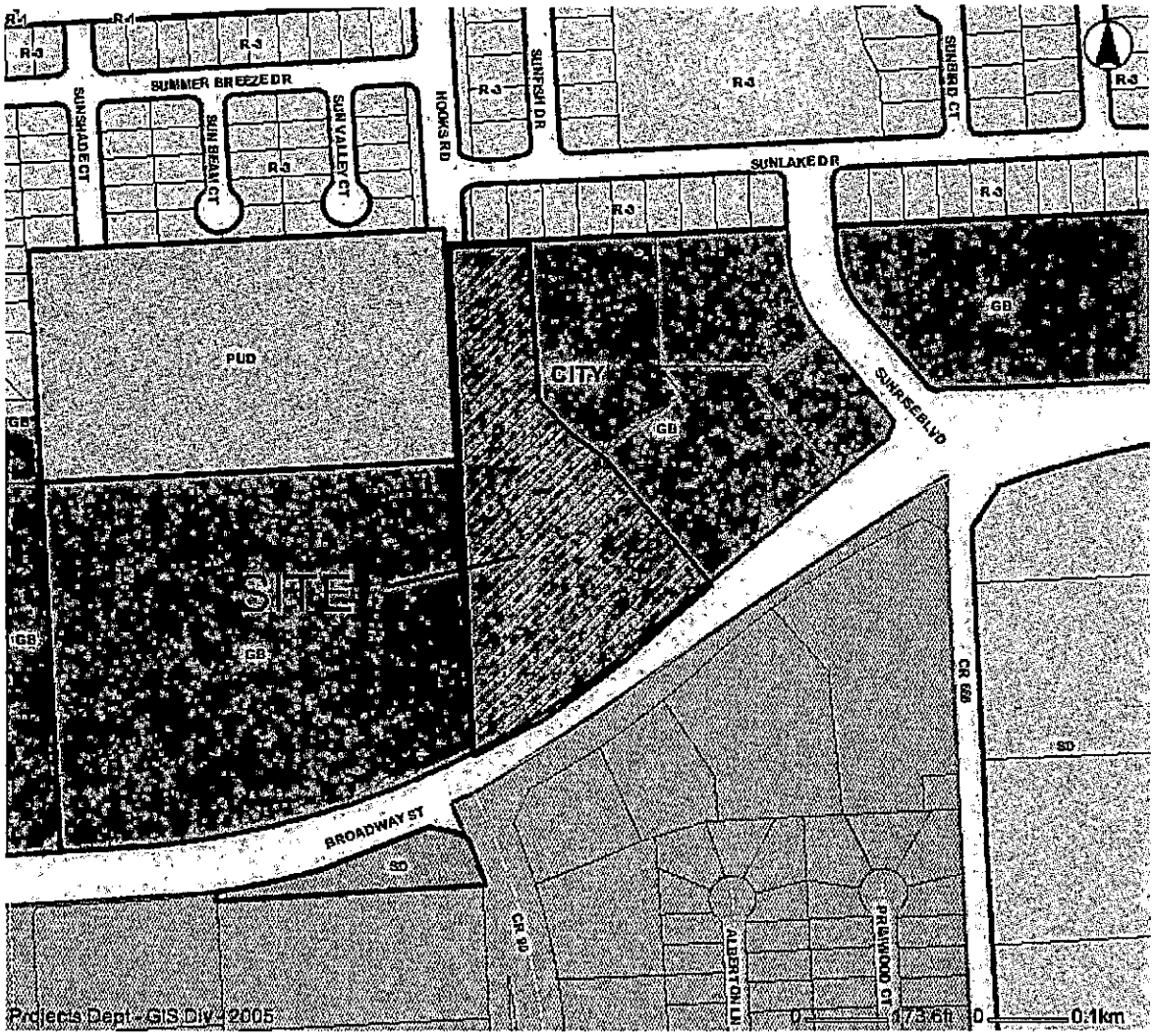
STORMWATER MANAGEMENT: Stormwater detention will be provided on an adjoining site.

PARKS AND OPEN SPACE: Not applicable.

OUTSTANDING ITEMS: None.

ATTACHMENTS:

1. Application Form
2. Final Plat


R-1
R-3
SUMMER BREEZE DR
SUNSHADE CT
SUN BEAM CT
SUN VALLEY CT
HOOKS RD
SUNFISH DR
SUNBIRD CT
SUNLAKE DR
PUD
CITY
GB
SITE
SUNRISE BLVD
CR 666
SD
BROADWAY ST
CR 90
ALBERTON LN
PRIMWOOD CT
Projects Dept - GIS Div - 2005
0
173.6ft
0
0.1km

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

January 2006

Replat ~~FINAL PLA~~T SUBMITTAL APPLICATION
(Page 1 of Application)

DATE FILED: 3-27-06 P&Z MEETING DATE: April 3, 2006

SUBDIVISION NAME/LOCATION: Pearwood Plaza

Lot(s): _____, Block(s): 1, 3 Tracts ~~Reserve(s)~~: _____

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

OWNER NAME: ~~Pearwood Plaza~~ Parkwood Development, LTD.
MAILING ADDRESS: 5400 Legacy Drive, Suite 10
CITY, STATE, ZIP: Plano, Texas
PHONE: 972-673-4081 FAX: _____
E-MAIL ADDRESS: _____

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

* Signature: See attached (Owner) Signature: Tina A. Kast (Agent)

Fee: $ 208.00 Date Paid: 3-27-06 Receipt No.: 109302

PEARWOOD PLAZA

FINAL PLAT (REPLAT) – STAFF REPORT

P & Z MEETING DATE: April 3, 2006

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

REQUEST: Replat of Reserve A of the Albertson's-Pearland Plat as the Pearwood Plaza Final Plat in order to create three lots. The parcel is 3.8984 acres in size and is zoned General Business (GB).

GENERAL LOCATION: The northwest corner of Broadway and Reid Blvd. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is currently undeveloped.

ZONING: General Business (GB). The proposed plat is consistent with the zoning.

SURROUNDING USES: The property is surrounded by retail and commercial uses and zones.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Retail, Offices, and Services. The plat is consistent with this designation.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis is required.

UTILITIES: Sewer is not available to Tract A-1.

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

PARKS AND OPEN SPACE: Not applicable to this plat.

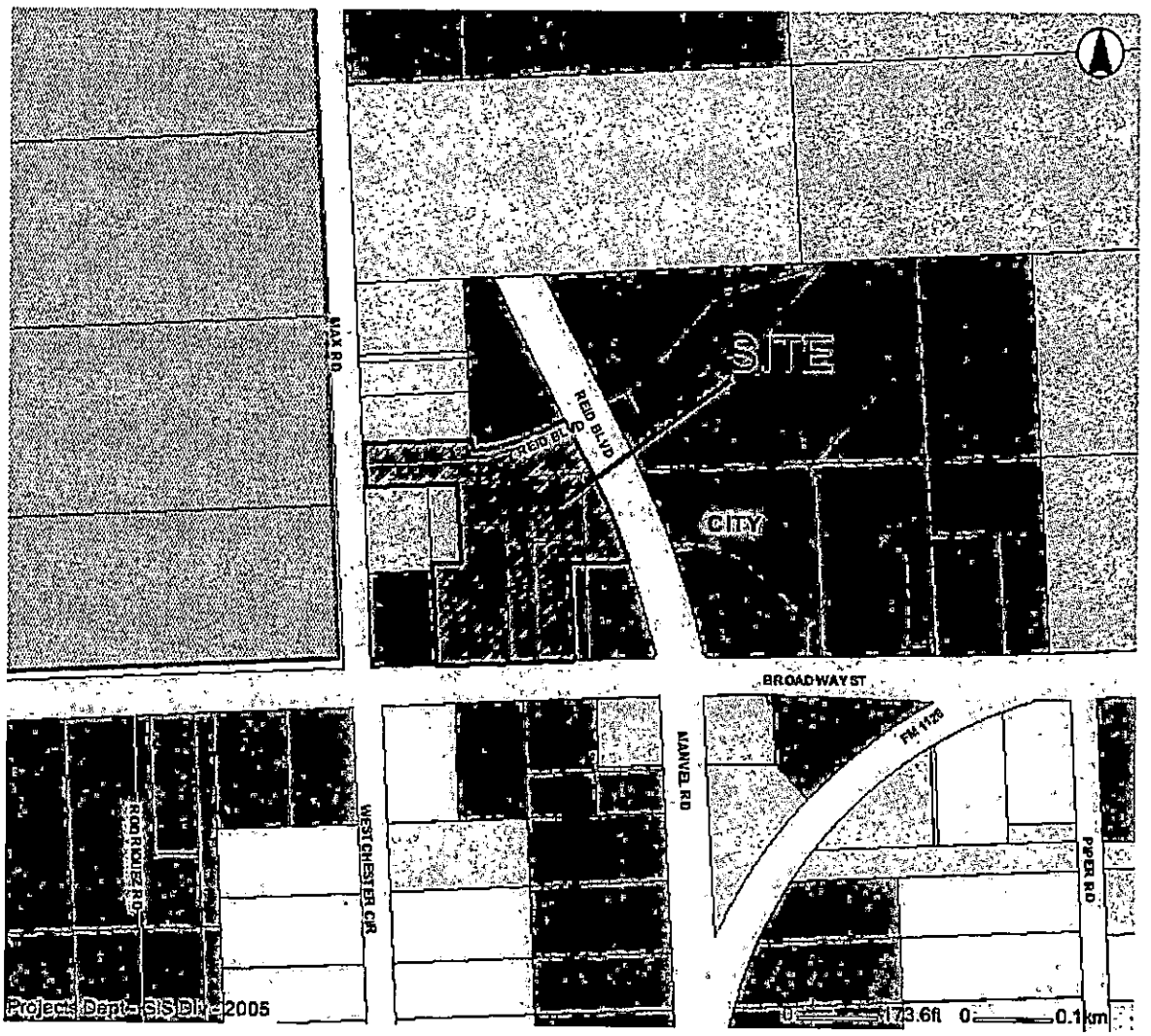
OUTSTANDING ITEMS:

1. An approved Traffic Impact Analysis (T.I.A.) is needed.
2. The Traffic Impact Analysis review fee is required.
3. The City Engineer will need plans for sanitary sewer to serve Tract A-1.
4. A 1% construction inspection fee is required if city-maintained infrastructure such as sanitary sewer lines are to be provided.
5. Please contact City Engineer Doug Kneupper at 281-652-1631 to see if a drainage report is required.
6. Utility company approval letters are needed.
7. All boundary corners should be labeled on the plat.

8. The owner's name on the plat does not match that shown on title report.
9. All lienholders listed on the title report must sign the plat.

ATTACHMENTS:

1. Application Form
2. Final Plat



WORKSHOP for PLANNING COMMISSIONERS, ELECTED OFFICIALS and STAFF

Sponsored by
Texas Chapter American Planning Association
in cooperation with
City Planners Association of Texas
Texas Association of Regional Councils
Councils of Governments/Regional Planning Councils

Location **Houston Galveston Area Council**
3555 Timmons Lane
Houston, Texas 77027

Date: **Wednesday, March 29, 2006**

Time: **8:30 A.M. to 3:30 P.M.**

Session Topics:
Texas Planning: What You Need to Know in 2006
Being An Effective and Ethical Planning Commissioner
Learn By Doing – An Exercise in Decision Making.
Undertaking Planning in Communities With a Limited Staff
The Importance of Meeting Procedures
Legislative Action and Court Decisions Impact on Planning
Discuss This Year's Hot Topics In Your Area

Registration Fee (includes lunch) $75.00: _____

Your Choice of APA Membership:
Texas Chapter Only or $40.00: _____
National APA Planning Official $65.00: _____
(Includes Chapter Only membership)
Total Amount Due: _____

For more information, please call Suhaag Kansara at (713) 993-4542, or e-mail at mailto:suhag.kansara@h-gac.com.

INFORMATION

Workshop:	Houston Galveston Area Council
Date:	Wednesday, March 29, 2006
Place	3555 Timmons Lane
Time:	8:30 A.M. – 3:30 P.M.
Cost:	$75 (includes lunch)
COG Coordinator:	Jeff Taebel, (713) 627-3200 jtaebel@h-gac.cog.tx.us
APA Presenters:	Wayne Neumann, (281) 261-4284 Wneumann@ci.mocity.tx.us
	Jeff Taebel, (713) 627-3200 jtaebel@h-gac.cog.tx.us
	Kim Mickelson, (281) 420-5387 boxerx2@aol.com
	Gary Mitchell, (713) 785-0080 gmitchell@wilbursmith.com

Contact Dick Lillie if your have questions: (512) 306-1674
dlillie@flash.net

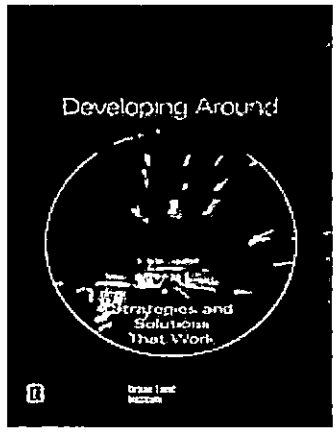
news & events

Events
Thursday, April 6, 2006
Rice/ULI Houston Real Estate Conference
Making Transit Oriented Development Work

RICE MBA

ULI Houst
A district council of the Urban Land I

Keynote Speaker:	**Maureen McAvey** **Senior Resident Fellow,** **ULI-The Urban Land Institute** **Washington, D.C.**
Discussion Panelists:	**Dr. Stephen Klineberg,** **Rice University, Houston, TX**
	Todd A. Mason **Metropolitan Transit Authority, Houston, TX**
	Chetan K. Davé, **Transwestern Commercial Services, Houston, TX**
	Kenneth H. Hughes, **Hughes Development, LP, Dallas, TX**
	Daniel A. Rosenfeld, **Urban Partners, LLC, Los Angeles, CA**
Location:	**Rice University** **6100 Main** **Houston, TX 77005**



Event Overview:

The Rice University Real Estate Club and the Urban Land Institute Houston District Council (ULI Houston) are proud to announce a new partnership: the **Rice/ULI Houston Real Estate Conference.** It is anticipated that this half-day conference will become an annual event, with each year focusing on a different topic of interest and importance to the real estate community.

This year's conference will be held on **Thursday, April 6, 2006** at Rice University, and will focus on the topic "Making Transit Oriented Development Work."

The conference schedule is as follows:

11:30 a.m. - 12:00 noon Registration

Grand Ballroom, Rice Memorial Center

12:00 noon - 1:15 p.m.

Luncheon with keynote speaker, Maureen McAvey, ULI Senior Resident Fellow and co-author of the recently-released ULI publication, Developing Around Transit
Grand Ballroom, Rice Memorial Center

1:30 p.m. - 2:30 p.m.

Session 1: Demographics Driving the Need for TOD

Dr. Stephen Klineberg, Rice University
Todd A. Mason, Metropolitan Transit Authority
Shell Auditorium, McNair Hall

2:45 p.m. - 4:15 p.m.

Session 2: TOD Projects- A Tale of Three Cities
Chetan K. Davé, Transwestern Commercial Services, Houston, TX
Kenneth H. Hughes, Hughes Development, LP, Dallas, TX
Daniel A. Rosenfeld, Urban Partners, LLC, Los Angeles, CA
Maureen McAvey, ULI (moderator)
Shell Auditorium, McNair Hall

4:30 p.m. - 6:00 p.m.

Networking Reception
Woodson Courtyard, McNair Hall

Registration Links :

There are three possible ways to register:

- Register online now by **clicking here**
- Register by **clicking here** for printable "fax-in" registration form and event flyer. (.PDF format)
- Register by phone by calling 1-800-321-5011 and referencing **Meeting Code 8113-0616.**

Directions :

Directions by MetroRail: From Downtown, take the Red Line Southbound to the Hermann Park/Rice University stop. Exit train and cross Main Street. Immediately outside the main University entrance is a bus stop (marked on the curb) for the campus shuttle Graduate Student Apartments route. This route includes a stop directly in front of the Rice Memorial Center. NOTE: The campus shuttle bus for this route only runs every 15 minutes, and the return trip from Rice Memorial Center includes a stop at the Graduate Student Apartments, just off campus.

Directions by car: Parking is available in the Rice University Central Parking Garage, under McNair Hall, at a cost of $3/hour ($9 daily maximum). To reach the garage, enter the campus at Gate 20, Rice Boulevard at Kent Street, and follow signs to the Central Campus Garage, located under McNair Hall. Park near the Northeast Elevator and take elevator to the first floor. Turn left and exit the building. Once outside, turn right and walk down the sidewalk. Rice Memorial Center will be directly ahead- cross the street and turn right into the building, into the Grand Ballroom.

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Urban Land Institute
Houston District Council
Maintained by: TechStudios, LLC

ULI
2617 C West Holc
Houstoı
Phone: 71
Fax: 71
E-mail: coordinator@hou

Do you have to deal with the City Development Process?

Do you want to know how it functions?

Do you want to know what is new and upcoming?

The Planning Department is hosting our fourth session in a quarterly series
April 20, 2006
9:00 a.m. to 11:00 a.m.

Planning Department Information Presentation

Feature Presentation: New Platting Procedures

This is a quarterly series being organized by the Planning Department.
Topics to be discussed in these series of workshops include:
Planning Department Functions, Process & Procedures, UDC Update,
Comprehensive Plan, Old Town Site, and Other Current Topics.
These sessions are tentatively scheduled for the third Thursdays of
January 2006, April 2006, July 2006 and October 2006
Located in the Community Center, next to City Hall

Door Prizes

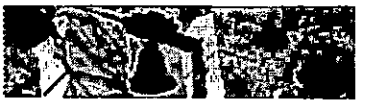
If you are interested in attending, please contact Judy @ (281) 652-1768

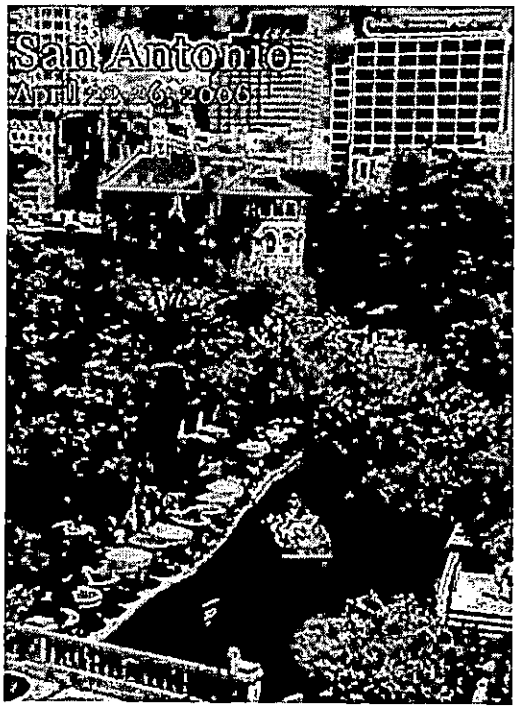
Refreshments will be served

Planning Department, City of Pearland, 3519 Liberty Drive, Pearland, Texas 77581-5416 • 281-652-1768 • www.ci.pearland.tx.us

American Planning Association

Making great communities happen





APA's 2006 National Planning Conference

April 22-26, 2006

San Antonio captures the spirit of Texas. Now the eighth largest city in the United States, the city has retained its sense of history and tradition, while building exciting new development.

Delight in the discovery of San Antonio's charms and experience a city proud of its architectural heritage and its robust future.

Conference Details

Click on the section headings above in the two blue bars to learn all about this year's conference in San Antonio. For session and workshops, click here.

Registration and Housing

Conference pre-registration has ended. Onsite registration in San Antonio opens Friday, April 21, at 1 p.m.

The deadline for making hotel reservations through the housing bureau has passed. Hotels will begin taking direct reservations early in April. Check the housing page for information.

Join APA

APA is an outspoken advocate for planning. Become a member and join thousands of people share your dedication to building strong, vibrant communities.

Make a Donation

- Hurricane Katrina Relief
- Other Donations...

2006 National Planning Conference Sponsors

ESRI

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U.S. Department of Transportation

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Federal Transit Administration

planning@URScorp.com

ELECTION

OF

P & Z

VICE-CHAIRPERSON

TRAINING
BY
HGAC

(handouts provided at meeting)

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

FINAL PLAT OF
IADOW CREEK RANCH
COMMERCIAL SITE NO. 18A

28.589 ACRES

BEING OUT OF THE T.C.R.R. CO. SURVEY,
ECTION 3, ABSTRACT 678, AND THE T.C.R.R.
SURVEY, SECTION 4, ABSTRACT 675, AND THE
IAH PITTS SURVEY, ABSTRACT 717, AND BEING A
AL REPLAT OF SHADOW CREEK RANCH VILLAGE ONE
ONE-A AND A PARTIAL REPLAT OF ALLISON-RICHEY
COAST HOME CO.'S PART OF SUBURBAN GARDENS
ITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

5 LOTS 1 RESERVE (4.515 AC.)

1 2006

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. 1947-0001-310

ENGINEER:

LJA Engineering & Surveying, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026

NTACT: JASON BANDA

SHEET 1 OF 2

THE SAID 7.3469
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THE SAID 7.3469
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RNER OF THE SAID

ACRE TRACT
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IRON ROD WITH CAP
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HE SAID 8.568
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STANCE OF 576.75
ER RANCH ROAD –
ACRE TRACT
0 ACRE TRACT 1;

FEET, PASS THE MOST SOUTHERLY EAST LINE OF THE SAID 9.760 ACRE TRACT 1, SAME BEING THE WEST LINE OF THE SAID 9.760 ACRE TRACT 1, AND CROSSING A PORTION OF THE SAID 9.760 ACRE TRACT 1, A TOTAL DISTANCE OF 533.68 FEET, TO A FOUND TXDOT CONCRETE MONUMENT, FOR THE WEST CORNER OF THE SAID 0.010 ACRE PARCEL NO.7, AND THE POINT OF BEGINNING;

THENCE, N 44° 50' 32" E, WITH THE NORTHWEST LINE OF THE SAID 0.010 ACRE PARCEL NO. 7, A DISTANCE OF 42.44 FEET TO A FOUND TXDOT CONCRETE MONUMENT, IN THE SAID WEST LINE OF MILLER RANCH ROAD–COUNTY ROAD 93, AS MONUMENTED, FOR THE NORTH CORNER OF THE SAID 0.010 ACRE PARCEL NO.7;

THENCE, S 00° 06' 59" E, WITH THE SAID WEST LINE OF MILLER RANCH ROAD–COUNTY ROAD 93, AS MONUMENTED, SAME BEING THE EAST LINE OF THE SAID 0.010 ACRE PARCEL NO. 7, A DISTANCE OF 30.03 FEET TO A POINT, IN THE SAID NORTH LINE OF F.M. 518, AS MONUMENTED, FOR THE SOUTHEAST CORNER OF THE SAID 0.010 ACRE PARCEL NO. 7;

THENCE, S 89° 52' 30" W, WITH THE SAID NORTH LINE OF F.M. 518, AS MONUMENTED, SAME BEING THE SOUTH LINE OF THE SAID 0.010 ACRE PARCEL NO. 7, A DISTANCE OF 29.99 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 0.0103 OF AN ACRE (450 SQUARE FEET) OF LAND MORE OR LESS, LEAVING 18.3270 ACRES (798,324 SQUARE FEET) OF LAND MORE OR LESS.

I, CLIFTON SEWARD, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT, AND THAT ALL PERIMETER MONUMENTS HAVE BEEN MARKED WITH 5/8" IRON RODS OR AS NOTED AND ALL BLOCK CORNERS AND ANGLE POINTS, AND POINTS OF CURVATURE WILL BE PROPERLY MARKED WITH 5/8" IRON RODS.

CLIFTON SEWARD, R.P.L.S., #4337

RECEIVED
MAR 24 2006

FINAL PLAT FOR

_AND RETAIL FITNESS CENTER

BEING A SUBDIVISION OF 18.3270 ACRES
IN THE
H.T. & B. R.R. CO.
ABSTRACT NO. 304
PEARLAND, BRAZORIA COUNTY, TEXAS

1 BLOCK 1 LOT

MARCH 24, 2006

WNER:
ESS PARTNERS, LTD.
MANN, PRESIDENT
.OE, SUITE 270
, TEXAS 77027
FAX (713) 691–0299

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

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

FINAL PLAT
OF
NRISE LAKE VILLAGE
PHASE II

UBDIVISION OF 6.276 ACRES IN THE JOHN W. MAXEY SURVEY, ABSTRACT NO. 721 IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

1 BLOCK, 2 TRACTS

MARCH 26, 2006

OWNERS:

LANDQUEST, LLC
P.O. BOX 3083
PEARLAND, TEXAS 77588
PHONE: 281-997-9876
FAX: 281-412-1717
CONTACT: WAYNE AUSMUS, MANAGER

MEDICAL COMMONS, LLC.
8325 BROADWAY, # 202-8A
PEARLAND, TEXAS 77584
PHONE: 832-758-1105
FAX: 713-464-4946
CONTACT: WELLINGTON D. YU, MANAGER

ENGINEER:

RYAN CIVIL ENGINEERING, LLC.
1100 WEST SEALY STREET
ALVIN, TEXAS 77511
PHONE: 281-331-2228
FAX: 281-331-2228
CONTACT: JOHN GARNER, P.E.

SURVEYOR:

THE WILSON SURVEY GROUP
PROFESSIONAL LAND SURVEYORS
2006 E. BROADWAY PEARLAND, TEXAS
(281) 485-3991 FAX (281) 485-3998
CONTACT: CHRIS L. HENDRICK

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

PEARWOOD PLAZA

RECEIVED
MAR 30 2006

1 BLOCK 3 TRACTS

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

~ OWNER ~

PARKWOOD DEVELOPMENT, LTD.

5700 Legacy Drive, Suite 10
Plano, Texas
Charles Cooper
PHONE: (972) 673-4081

~ ENGINEER/SURVEYOR ~

TEXAS ENGINEERING AND MAPPING CO.

12810 Century Drive
Stafford, Texas 77477
Gregory A. Schmidt, R.P.L.S.
PHONE: 281.491.2525 FAX: 281.491.2535

Job No. 752-1

MARCH 30, 2006