MINUTES OF THE JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD APRIL 02, 2007 AT 6:30 P.M., IN THE COUNCIL CHAMBERS, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

Mayor Reid called the public hearing to order at 7:05 p.m. with the following present:

Mayor Tom Reid	P&Z Chairperson Ruby Sandars
Mayor Pro-Tem Richard Tetens	P&Z Commissioner Neil West
Council Member Kevin Cole	P&Z Commissioner Susan Sherrouse
Council Member Felicia Kyle	P&Z Commissioner Henry Fuertes
Council Member Helen Beckman	P&Z Commissioner Darrell Diggs
Council Member Steve Saboe	

Also in attendance: City Manager Bill Eisen; City Attorney Darrin Coker; Deputy City Attorney Nghiem Doan; Assistant City Manager Nick Finan; Assistant City Engineer Narciso Lira; III, Director of PEDC Fred Welch; Planning Director Lata Krishnarao; Senior Planner Theresa Grahmann; Plan and Plat Administrator Richard Keller; Planner I Tim Chi; and Planning Administrative Secretary Judy Krajca.

Senior Planner Theresa Grahmann explained the Joint Public Hearing process for the attending public, and explained that the Planning & Zoning Commission Meeting will immediately follow the Joint Public Hearing.

Mayor Reid opened the hearing for Conditional Use Permit No. CUP2007-03 at 7:07 p.m.

A. CONSIDERATION & POSSIBLE ACTION—CONDITIONAL USE PERMIT NO. CUP2007-03

A request by Chris Talbert, applicant for JM Projects, LLC, and Jerome Karam, owners, for approval of a Conditional Use Permit for a "Mini-Warehouse and Self Storage" facility in the Heavy Industrial District (M-2).

Senior Planner Grahmann stated that the applicant has withdrawn the plat.

Mayor Reid adjourned the hearing for Conditional Use Permit No. CUP2007-03 at 7:08 p.m.

Mayor Reid opened the hearing for Conditional Use Permit No. CUP2007-04 at 7:08 p.m.

B. CONSIDERATION & POSSIBLE ACTION—CONDITIONAL USE PERMIT NO. CUP2007-04

A request by McGuff Architects, applicant for Warner Heathman, D.D.S., owner, for approval of a Conditional Use Permit for a "Lesser Percentage of Transparency for Overall Façade or Store Front Windows" for a new building located in the Old Townsite Mixed Use District (OT-MU).

P&Z Chairperson Sandars read the purpose into record.

Senior Planner Grahmann presented the Staff report. Staff believes that the applicant can provide for the 15 percent overall transparency façade by providing windows, either storefront or other, on the façade. Ms. Grahmann read Staff's recommendations for approval, as stated in the Staff report. Staff received two public comment forms in favor of this CUP.

Mr. Jon McGuff, of McGuff Architects spoke on behalf of the owner.

Mr. Pat Lopez, of Palcon Construction spoke in favor of the CUP.

There was much discussion among the Council/Commission/Staff.

Council Member Beckman stated there were beautiful trees, on a nice avenue and asked if these would remain. Mr. McGuff stated they would, while keeping a pedestrian atmosphere. Ms. Beckman also asked if any Green Building Codes were being used. Mr. McGuff explained that the waiting area will have natural light, but not in the surgery rooms.

Mayor Pro-Tem Tetens asked if the ordinance showed a difference between storefront of Retail and Office Professional. Senior Planner Grahmann stated storefront requires long windows. Staff is okay as long as they provide transparency beside the door, above the door, and along the sides of the door. Mr. Tetens asked Staff why is this required in an office. Planning Director Krishnarao asked Council/Commission to think back to original vision. The traditional look is what they were seeking, not suburban type development. Ordinance does not want blank walls while walking down the street. What the applicant is proposing is suburban development of what you might find in an urban area. Staff is recommending more glass in specific areas to meet this need.

Much discussion continued with Council asking Staff to explain the difference between the 25% verses 15%, definition of transparency, and elevations provided by the applicant. Discussion ensued.

Council Member Cole asked the Commission to stay with what our requirements are, and not try to micro-manage the design or location of the rooms. Mayor Reid reiterated that there is a difference between Office Professional and Retail, and the need for windows.

Mayor Reid adjourned the hearing for Conditional Use Permit No. CUP2007-04 at 7:39 p.m.

Mayor Reid opened the hearing for Zone Change No. 2007-04Z at 7:39 p.m.

C. CONSIDERATION & POSSIBLE ACTION—ZONE CHANGE NO. 2007-04Z

A request by Julio Lybrand, applicant for 288 and 59 II, Ltd., owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Business Park District – 288 (BP-288) to Planned Development District (PD).

P&Z Chairperson Sandars read the purpose into record.

Senior Planner Grahmann presented the Staff report. The subject property is currently zoned as Business Park District 288 (BP288). BP288 district is limited in the number of uses that it allows. The applicant wants to zone the property to a PD in order to allow more uses for the subject property in order to fit their proposed development. Staff received three Public Comment forms in favor of this zone change. Staff is recommending approval after the thirteen items are addressed in the Staff report.

Mr. Julio Lybrand, owner and applicant spoke. He stated that he purchased the land with the intent to do a true mixed-use project, and wants to work with the City of Pearland to meet their needs.

There was no one present to speak for or against the zone change.

Council Member Cole asked if staff had a list of extensive uses in the BP288 area. Senior Planner Grahmann stated these were addressed in the UDC. Mr. Cole also inquired what was being planned for CR 566 and CR 59. Mr. Lybrand stated that he was working with the adjacent owner, Mr. Bud Goza, to put in a traffic light.

Council Member Saboe stated he had concerns with the roads, to pull congestion off of FM 518. He asked the applicant to elaborate how this

could be treated. Mr. Lybrand stated he was very much aware of the traffic/road issues.

Commissioner Diggs asked what the Pearland Economic and Development Core envisioned originally. Mr. Fred Welch, Director for the PEDC stated they did not want a lot of strip centers.

Mayor Reid stated that getting a quality anchor would be a major key to this area. He also stated this was the last stop before leaving Pearland, and entering Manvel, to draw in high-end users.

Council Member Kyle encouraged the applicant to look at businesses in the Office Park/Office Professional and not all retail. Agrees with Mr. Welch that we need some retail, but also Office Professional. Council Member Beckman agreed with Ms. Kyle.

Mr. Lybrand stated he is seeking Office Professional, and agrees with Council that there is an opportunity here.

Mayor Reid adjourned the hearing for Zone Change No. 2007-04Z at 8:16 p.m.

ADJOURNMENT

The Joint Public Hearing adjourned at 8:16 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. 2007.

_____
Tom Reid, Mayor

Template for JPH Minutes

MINUTES OF THE JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON APRIL 2, 2007, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

The Mayor called the public hearing to order at 7:05 p.m. with the following present:

Mayor Tom Reid ✓
Mayor Pro-Tem Richard Tetens ✓
Council Member Kevin Cole ✓
Council Member Felicia Kyle ✓
Council Member Helen Beckman ✓
Council Member Steve Saboe ✓

P & Z Chairperson Ruby Sandars ✓
~~P & Z Vice Commissioner Sheryl Greiner~~ ✗
~~P & Z Commissioner Jerry Koza, Jr.~~ ✗
P & Z Commissioner Neil West ✓
P & Z Commissioner Henry Fuentes ✓
P & Z Commissioner Susan Sherrouse ✓
P & Z Commissioner Darrell Diggs ✓

Also in attendance: City Manager Bill Eisen ✓; City Attorney Darrin Coker ✓; Deputy City Attorney Nghiem Doan; Assistant City Manager Nick Finan ✓; ~~Assistant City Manager Mike Hodge~~, Asst. City Engineer Marcus Lira ~~Doug Kneupper~~, Planning Director Lata Krishnarao; Senior Planner Theresa Grahmann; Plan and Plat Administrator Richard Keller; Planner 1 Tim Chi, and Planning Administrative Secretary Judy Krajca. Fred Welch - director of PEDC ✓

Senior Planner Theresa Grahmann explained the Joint Public Hearing process for the attending public, and explained that the Planning & Zoning Commission Meeting will immediately follow the Joint Public Hearing.

PURPOSE OF HEARING

The Public Hearing for Conditional Use Permit/Zone Change No. 2007-03 was called to order at 7:07 p.m. by Mayor Tom Reid, and by Planning and Zoning Chairperson Ruby Sandars.

A. Conditional Use Permit/Zone Change No. 2007-03

Chairperson Ruby Sandars read the purpose into the record.

_____ presented the Staff Report .

Staff received _____Public Comment Forms.

There was _____ or *no one* in the audience to speak for or against this Zone Change.

Speakers/address/comments:

withdrawn by the applicant prior to this hearing.

There were no comments from the Council/Commission/Staff.
There was brief discussion.
There was much discussion. Topics discussed were:

The Public Hearing for Conditional Use Permit/Zone Change No. 2007-03 was adjourned at 7:09 p.m.

The Public Hearing for Conditional Use Permit/Zone Change No. 2007-04 was called to order at 7:10 p.m. by Mayor Tom Reid.

PURPOSE OF HEARING

The Public Hearing for Conditional Use Permit/Zone Change No. 2007-04 was called to order at 7:07 p.m. by Mayor Tom Reid, and by Planning and Zoning Chairperson Ruby Sandars.

A. Condition Use Permit/Zone Change No. 2007-04

✓ Chairperson Ruby Sandars read the purpose into the record.

Theresa Trahmann presented the Staff Report. Staff believes ... see pg. 4

Staff received 2 Public Comment Forms. in favor

There was for the applicant Jon McDuff, McDuff Architects or ~~no one~~ in the audience to speak ~~for or against this Zone Change~~.

Speakers/address/comments:

1. Pat Lopez - Falcon Construction - in favor

There were no comments from the Council/Commission/Staff.
There was brief discussion.
There was much discussion. Topics discussed were:

Helen - beautiful trees - lovely avenue. Will you keep? Mr. McDuff says yes, while keeping a Pedestrian atmosphere.
Are you using any Green
Waiting area will have natural light. But not in surgery room
R. Teters asked if ordinance - any diff between store front & retail and office/prof?
TAG - Store front - long windows. Staff is OK as long as they provide transparency beside, above door & on sides.
R. Teters - why do we require this in office.
Kata spoke. Asked Council/Comm. to think back to orig vision. The

The Public Hearing for Conditional Use Permit/Zone Change No. 2007-04 was adjourned at 7:39 p.m.

The Public Hearing for Conditional Use Permit/Zone Change No. 2007-04Z was called to order at 7:39 p.m. by Mayor Tom Reid.

traditional look is what they were seeking. Not suburban type development.
Don't want blank walls while walking on street.
what applicant is proposing suburban development of what you might find in an urban area. Staff is recommending more glass in specific areas to meet this need.

Kevin asked Kate explain 25% verses 15%.
KK - they meet the overall 15%
Kevin - he feels the 15% is ok. He feels that office/Prof. should have the lesser % of transparency.

Neil - try to create a friendly environment.

Mayor - similar to existing off/Prof. bldgs. He does not see a problem w/ the 15% overall.

Kevin - definition of transparency.
Steve - what elevations are relevant for discussion?
KK - the two illustrations shown in appl. pkt.
Steve - would like to see on West elevation; for the appl. to work w/ staff more. This is the Prkg lot side.

Mr. McStuff - West side is restroom & surgery.

~~Steve Sabol~~ Discussion continued
Steve - try to work a bit more.
Kevin Cole - asked Comm. to stick w/ what our requirements are - and not try to micro manage the design or location of rooms

Mayor reiterated that there is a diff between off/Prof & retail & need for windows

PURPOSE OF HEARING

The Public Hearing for Conditional Use Permit/Zone Change No. 2007-042 was called to order at 7:39 p.m. by Mayor Tom Reid, and by Planning and Zoning Chairperson Ruby Sandars.

A. Condition Use Permit/Zone Change No. 2007-042

Chairperson Ruby Sandars read the purpose into the record.

TAG presented the Staff Report. see pg. 1... Property is currently undeveloped TAG went over Staffs requirements in great detail. She also went over the General info. about BP-288 Staff recommends approval after 13 items are addressed

Staff received 3 Public Comment Forms. in support.

There was Julio Lybrand or no one in the audience to speak for or against this Zone Change. applicant →

Speakers/address/comments:

no one present to speak

There were no comments from the Council/Commission/Staff.
There was brief discussion.
There was much discussion. Topics discussed were:

K. Cole - did you have list of extensive use in BP-288? TAG - in UDC.

What is planned for 566 & CR 59 - It is TxDot right of way working w/ adjacent owner, Bud Goza. to put in traffic light.

Henry - commented that all others in BP-288 corridor, don't meet that. This is the only one that would.

→

The Public Hearing for Conditional Use Permit/Zone Change No. 2007-042 was adjourned at 8:16 p.m.

The Public Hearing for Conditional Use Permit/Zone Change No. _____ was called to order at __:__ p.m. by Mayor Tom Reid.

Purchased land w/ intent to do a true mixed-use project.
~~Trying to work w/ adjoining land owners to get Slab to~~
Want to work w/ COP to meet their needs.

Steve

Concern w/ roads to pull congestion off of 518.
→ Elaborate how ~~this will be~~ this can be treated.

Mr. Lybrand - very aware of traffic/road.

Darrell - what was invisioned originally by the PEDC.

Fred Welch - did not want to have a lot of strip centers.
~~Restaurants will~~

Mayor - If get a quality anchor will be the key.
It's last stop before ~~entering~~ C.O. Manvel to draw in high-end users.

Felicia - encourage appl. to look at ~~Business~~ (Off. Pk./Prof.) & not all retail.
agrees w/ Fred - need some retail - but also off/prof. →

ADJOURNMENT

The Joint Public Hearing adjourned at 8:16 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 _____, 2005.

_____

Tom Reid
Mayor

→ Julio Rybrand stated he is looking for Off/Prof. agrees w/ Council ~~that~~ that there is opportunity here.

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 2, 2007, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Withdrawn

Conditional Use Permit No. CUP2007-03

A request by Chris Talbert, applicant for JM Projects, LLC, and Jerome Karam, owners, for approval of a Conditional Use Permit for a "Mini-Warehouse and Self Storage" facility in the Heavy Industrial District (M-2), on the following described property, to wit:

Legal Description: 7.573 acres of land, being a part of Lot 15, out of the L.W. Murdock Subdivision in the A. C. H. and B. Railroad Survey, Section II, Abstract 507, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the West Side of State Highway 35 (Main Street), and on the North Side of Oiler Drive

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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

JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF APRIL 2, 2007

Conditional Use Permit No. CUP 2007-03

A request by Chris Talbert, applicant for JM Projects, LLC, and Jerome Karam, owners, for approval of a Conditional Use Permit for a "Mini-Warehouse and Self Storage" facility in the Heavy Industrial District (M-2)

LEGAL DESCRIPTION: 7.573 acres of land, being a part of Lot 15, out of the L.W. Murdock Subdivision in the A. C. H. and B. Railroad Survey, Section II, Abstract 507, City of Pearland, Brazoria County, Texas

GENERAL LOCATION: Generally Located on the West Side of State Highway 35 (Main Street), and on the North Side of Oiler Drive

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

Planning and Zoning Commission: April 2, 2007

SUMMARY: The applicant is requesting approval of a Conditional Use Permit (CUP) for a "Mini-Warehouse and Self Storage" facility in the Heavy Industrial District (M-2). The subject property is currently undeveloped.

The Conditional Use Permit has been applied for for the mini-warehouse and self-storage facility that is proposed to be developed on the subject property. The applicant has indicated that there will be multiple storage building totaling approximately 70,000 square feet of storage space, with an office of approximately 1,500 square feet. The applicant has indicated that there is a pad site in the front of the storage facility that will be developed for retail, office, and commercial uses. This can be seen on the preliminary site plan that the applicant has submitted with the CUP applications. The site plan also indicates a detention area on the subject property. If the CUP is approved, the applicant will be required to submit a building permit application, in which the site plan, landscape plan, and all other building plans and site development will be reviewed for conformance with all codes and ordinances applicable.

SURROUNDING ZONING AND LAND USES:
*** surrounding zoning districts based on the new map adopted February 27, 2006**

	Zoning	Land Use
North	Heavy Industrial District (M-2)	Undeveloped tracts
South	Heavy Industrial District (M-2)	Undeveloped tracts
East	General Commercial District (GC)	Pearland High School
West	Heavy Industrial District (M-2)	Undeveloped tracts

CONFORMANCE TO UNIFIED DEVELOPMENT CODE (UDC): The subject property is currently zoned as M-2. The minimum lot size for the M-2 district is 40,000 square feet and the minimum lot width is 150 feet. The subject property meets these requirements, as the subject property is approximately 7.5 acres in size and approximately 725 feet in width along Main Street.

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

PLATTING STATUS: Based on the legal description submitted with the zone change application, it appears that the subject property has not been platted. The subject property will need to be platted in accordance with the Unified Development Code, Chapter 3, Subdivision Regulations, prior to issuance of a building permit. The plat will need to address all requirements listed in Chapter 3, and be approved by the City, and the plat will need to be filed for record with the County Clerk, prior to issuance of a building permit.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends "Light Industrial" uses for the subject property, and for many of the adjacent properties along the west side of State Highway 35. The Comprehensive Plan further indicates that the appropriate zoning districts for "Light Industrial" is the Light Industrial District (M-1). The proposed mini-warehouse and self storage facility is allowed in M-2 by approval of a Conditional Use Permit.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on State Highway 35 (Main Street), a major thoroughfare with an ultimate right-of-way of 120 feet. Additional right-of-way for SH 35 may be necessary and will be reviewed when the subject property is platted.

Oiler Drive, to the south, will not affect the subject property. Oiler Drive will affect the lot to the south of the subject property, leaving a tract of land between the subject tract and Oiler Drive.

No other roadways affect the subject property.

If the zone change is approved, the applicant will be responsible for the submittal of a traffic impact analysis (TIA) in order to determine the impact of the proposed development on adjacent roadways and adjacent properties, as well as the locations of driveways.

AVAILABILITY OF UTILITIES: There is a 16 inch water line located on the west side of State Highway 35. There are no sanitary sewer facilities adjacent to the subject property. The applicant will be responsible for extending all utilities as necessary to serve the proposed development.

Availability and adequacy of utilities will be reviewed during the review of any subdivision plat or building permit applications submitted for the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed conditional use permit for mini-warehouse and self storage should not have a negative impact on the surrounding properties.

The subject property is located within a larger area that is currently zoned for M-2 uses. The M-2 district extends along the west side of State Highway 35 well past Dixie Farm Road.

SITE PLAN CONSIDERATIONS:
The applicant has submitted a preliminary site plan for review. The following is a list of requirements that pertain to the site under the M-2 district:

Building Setbacks:
Minimum front yard: 35 feet
Minimum side yard: 25 feet
Minimum rear yard: 25 feet
Maximum height: 60 feet

It appears that the proposed site plan meets these setbacks outlined in the GB district.

Corridor Overlay District:
Main Street is designated as a "corridor overlay" in the Unified Development Code. The applicant will be responsible for complying with all applicable requirements of the corridor overlay district as it pertains to the subject property. The corridor overlay district contains increased standards on building façade, building articulation, landscaping, and lighting, as well as others.

Building Façade:
The Unified Development Code requires that the building be 100 percent masonry or glass for the walls or portions of wall visible from the adjacent roadway.

The corridor overlay district contains standards that pertain to building articulation and building materials. Building articulation, which is the expression or outlining of parts of the building by its architectural design, shall be provided in accordance with the regulations listed in the ordinance. Regarding building materials, at least 25 percent of the exterior walls facing Main Street would need to be transparent. The applicant will have to provide compliance with the building articulation and building materials on the building permit plans. Also, the corridor overlay district requires that building colors meet the colors on the City's approved color palette.

Parking:
The applicant will be required to provide parking spaces in accordance with the Unified Development Code.

Screening:
Screening is not required because the subject property is surrounded by other Heavy Industrial (M-2) districts and related uses. The Corridor Overlay District contains specific regulations on screening, but it appears from the site plan that the applicant will not have any open storage or outside display areas. Staff does recommend that the applicant provide a 4 foot high berm in the 30 foot setback area in order to enhance the view into the site.

Traffic:
A traffic impact analysis (TIA) may be required when the subject property is platted for development. The TIA would determine the impact of the development on the surrounding properties and adjacent roadways, and would also determine the location of driveways.

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

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit, as proposed by the applicant, for the following reasons:

1. The proposed conditional use permit provides for a mini-warehouse and self storage facility in an area that is currently zoned M-2 and the surrounding areas are also zoned as M-2. The M-2 district allows mini-warehouse and self storage by approval of a Conditional Use Permit.

2. The proposed facility should not have any impact on the surrounding properties and developments.

3. The proposed facility should be compatible to the subject area.

4. The applicant will be required to comply with all requirements in the Unified Development Code pertaining to the development of the site.

5. The site plan, landscape plan, and building elevations will be reviewed again as part of a Building Permit Application, for compliance with all codes and ordinances applicable to the site.

Staff recommends that the Planning and Zoning Commission add this specific condition to the approval of the Conditional Use Permit:

1. The applicant comply with all applicable requirements in the Unified Development Code.

2. The applicant provide a 4 foot high berm in the 30 foot setback area in order to enhance the view into the site.

SUPPORTING DOCUMENTS:

- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan
- Aerial Photograph
- Site Plan

APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

Page 1 of Application

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Conditional Use Permit Request for: Self Storage
(list proposed use)

Current Zoning District: M-1

Property Information:

Address or General Location: 725 Ft Frontage Hwy 35 @ Pearland High School

Tax Account No.: 0507-0025-000

Subdivision: L.W. Murdock, Volume 29, Page 175, Brazoria County Deed Records, In the A.C.H And B. Railroad Survey, Section II, Abstract 507, Brazoria County.

PROPERTY OWNER INFORMATION*: If there are multiple property owners, please list on a separate sheet of paper and attach to this application.

NAME JM PROJECTS LLC Jerome Karam
ADDRESS P.O. Box 2024 OR
CITY Friendswood STATE TX ZIP 77546
PHONE(281) 482-7233
FAX(281) 482-7306
E-MAIL ADDRESS JeromeKaram@Yahoo.com

* Must be the current property owner at the time of the submittal of the application, not the party that has the property under contract.

APPLICANT INFORMATION:

NAME Chris Talbert
ADDRESS 7501 Westview
CITY Houston STATE TX ZIP 77055
PHONE(713) 464-8881 x108
FAX(603) 215-7609
E-MAIL ADDRESS ctalbert@datamate.com

CUP2007-03

Talbert Properties

7501 Westview Drive
Houston, Texas 77055
(713) 984-0710 (Phone)
(603) 215-7609 (Fax)
ctalbert@datamate.com

February 14, 2007

City of Pearland
3523 Liberty Drive
Pearland, Texas 77581

Subject: 725 Frontage Hwy 35 @ Pearland High School
7.573 Acres, A.C.H. and B. Railroad Survey
Conditional Use Permit

Gentlemen:

We are requesting a conditional use permit with regard to the above subject property. A plat of the property is attached hereto as further identification. We are seeking approval to build a self storage facility on a portion of the property. The remainder of the property will not be developed at this time, but is anticipated it will be sold or held an an investment. The completed Application for Special Use Permit is enclosed herein. The details of our proposal are as follows:

1 Proposed Usage--Self storage facility.

2 Square Footage of Proposed Building(s)--Multiple buildings totaling approximately 70,000 square feet of self storage space and office for the facility consisting of approximately 1,500 square feet.

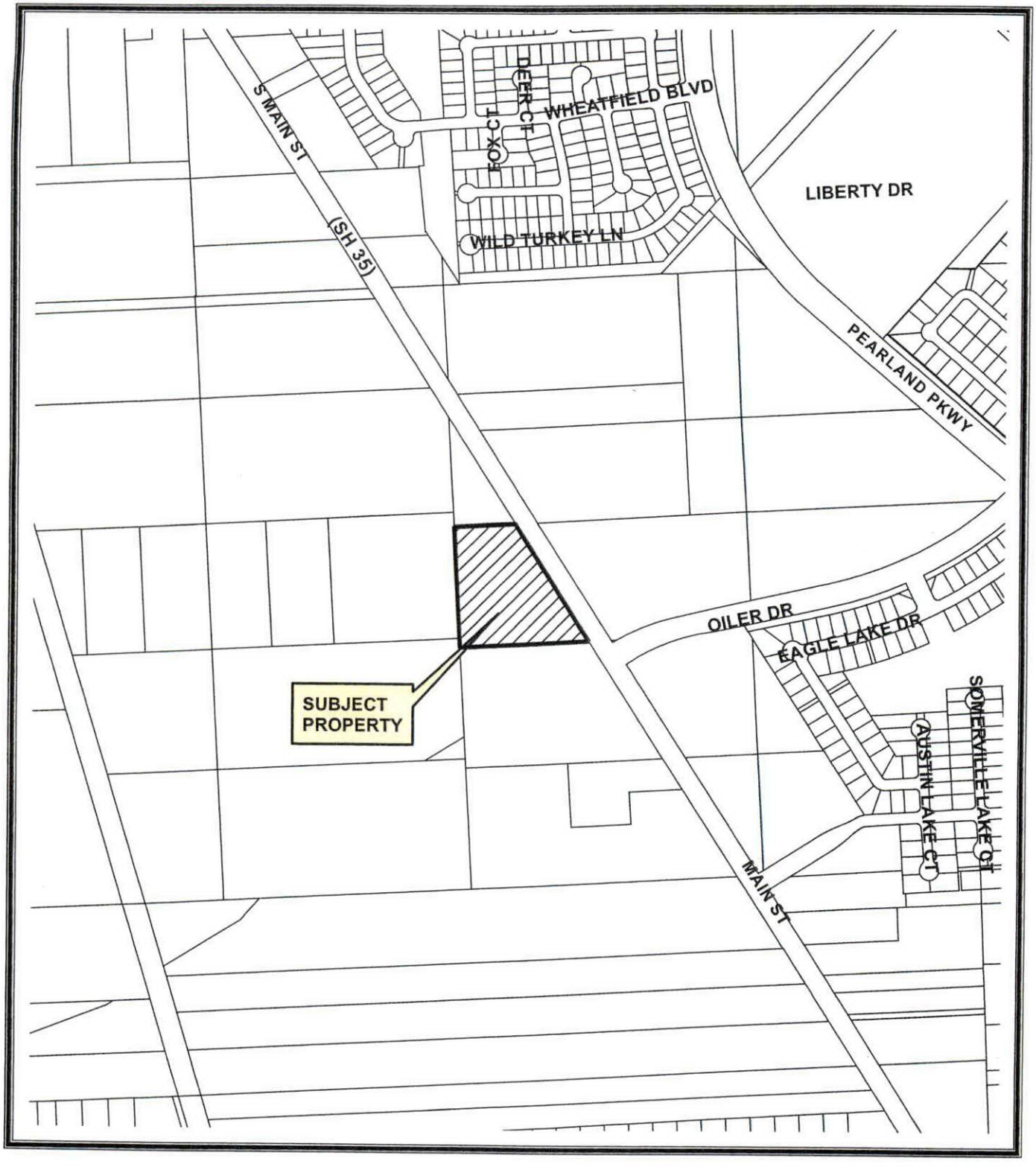
3 Size Tract--The self storage facility will be constructed on approximately 4 acres of the tract. The remainder of the tract will be used for storm water detention and vacant property.

4 There are no special considerations or unique characteristics of the subject property.

Respectfully submitted,

Chris Talbert

Enclosure: Application for Special Use Permit



LOCATION MAP

Conditional Use Permit No. CUP2007-03

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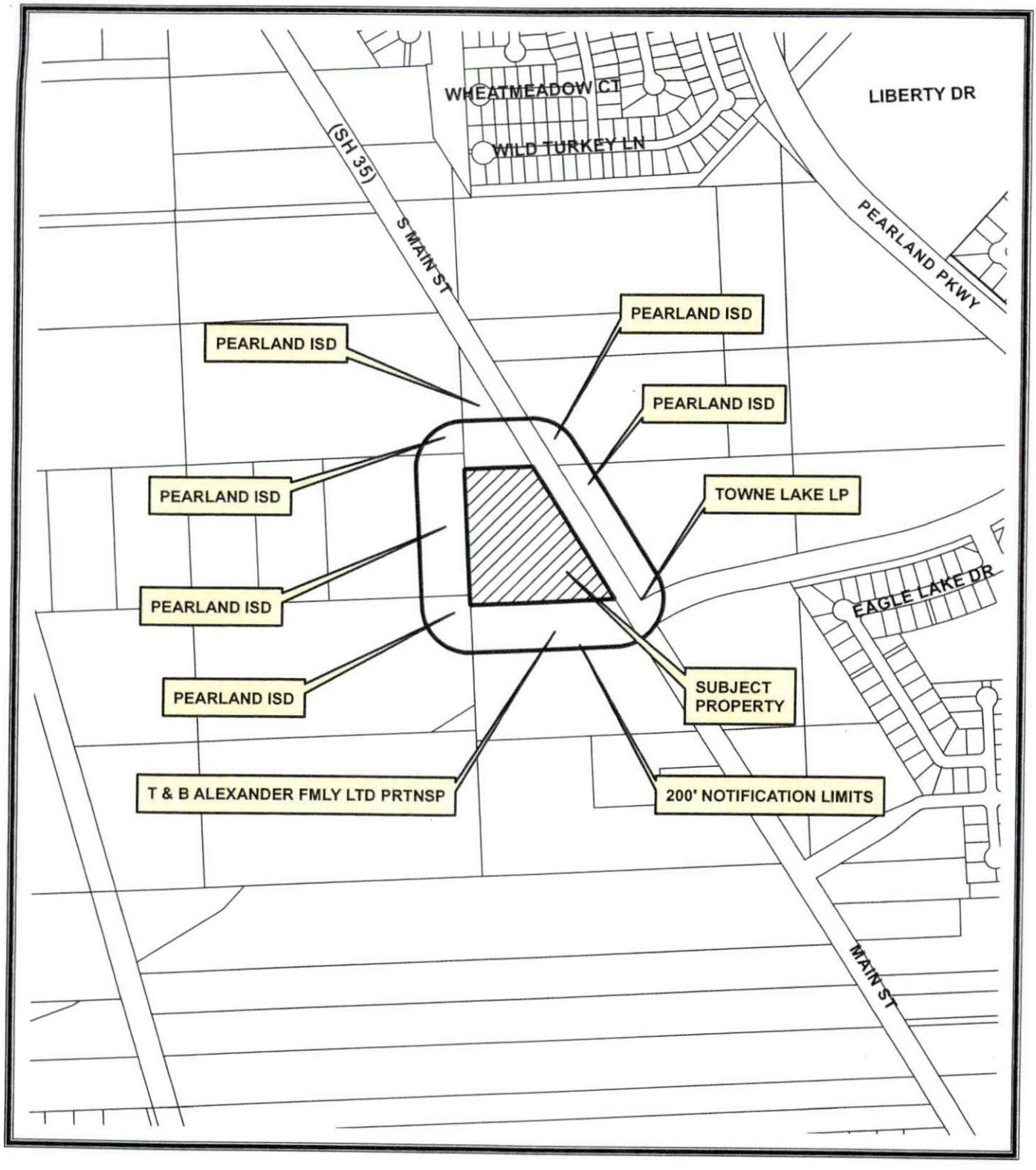
0 300 600 Feet

Map Prepared on March 12, 2007



OWNERSHIP MAP

Conditional Use Permit No. CUP2007-03

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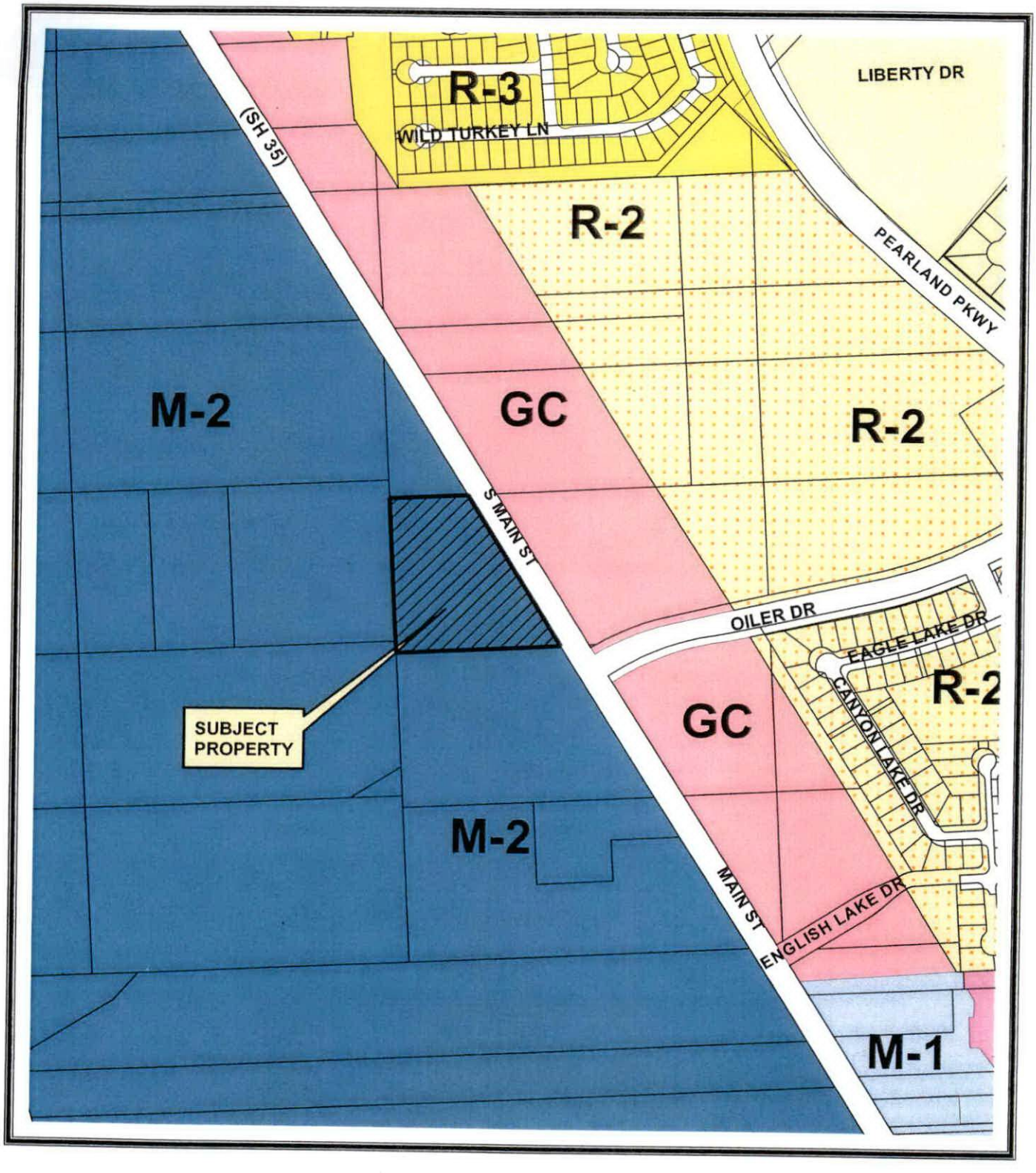
0 300 600 Feet

Map Prepared on March 12, 2007

CONDITIONAL USE PERMIT NO. CUP2007-03
Property Owner Notification List

OWNER	ADDRESS	CITY	ST	ZIP CODE
PEARLAND ISD	PO BOX 7	PEARLAND	TX	77588-0007
PEARLAND ISD	PO BOX 7	PEARLAND	TX	77588-0007
PEARLAND ISD	PO BOX 7	PEARLAND	TX	77588-0007
PEARLAND ISD	PO BOX 7	PEARLAND	TX	77588-0007
PEARLAND ISD	PO BOX 7	PEARLAND	TX	77588-0007
CHRIS TALBERT	7501 WESTVIEW	HOUSTON	TX	77055
J M PROJECTS LLC	PO BOX 2024	FRIENDSWOOD	TX	77546
PEARLAND ISD	PO BOX 7	PEARLAND	TX	77588-0007
TOWNE LAKE LP	7918 BROADWAY ST STE 106	PEARLAND	TX	77581-7758
T & B ALEXANDER FMLY LTD PRTNSP	2411 PARK AVE	PEARLAND	TX	77581-4233



ZONING MAP

Conditional Use Permit
No. CUP2007-03

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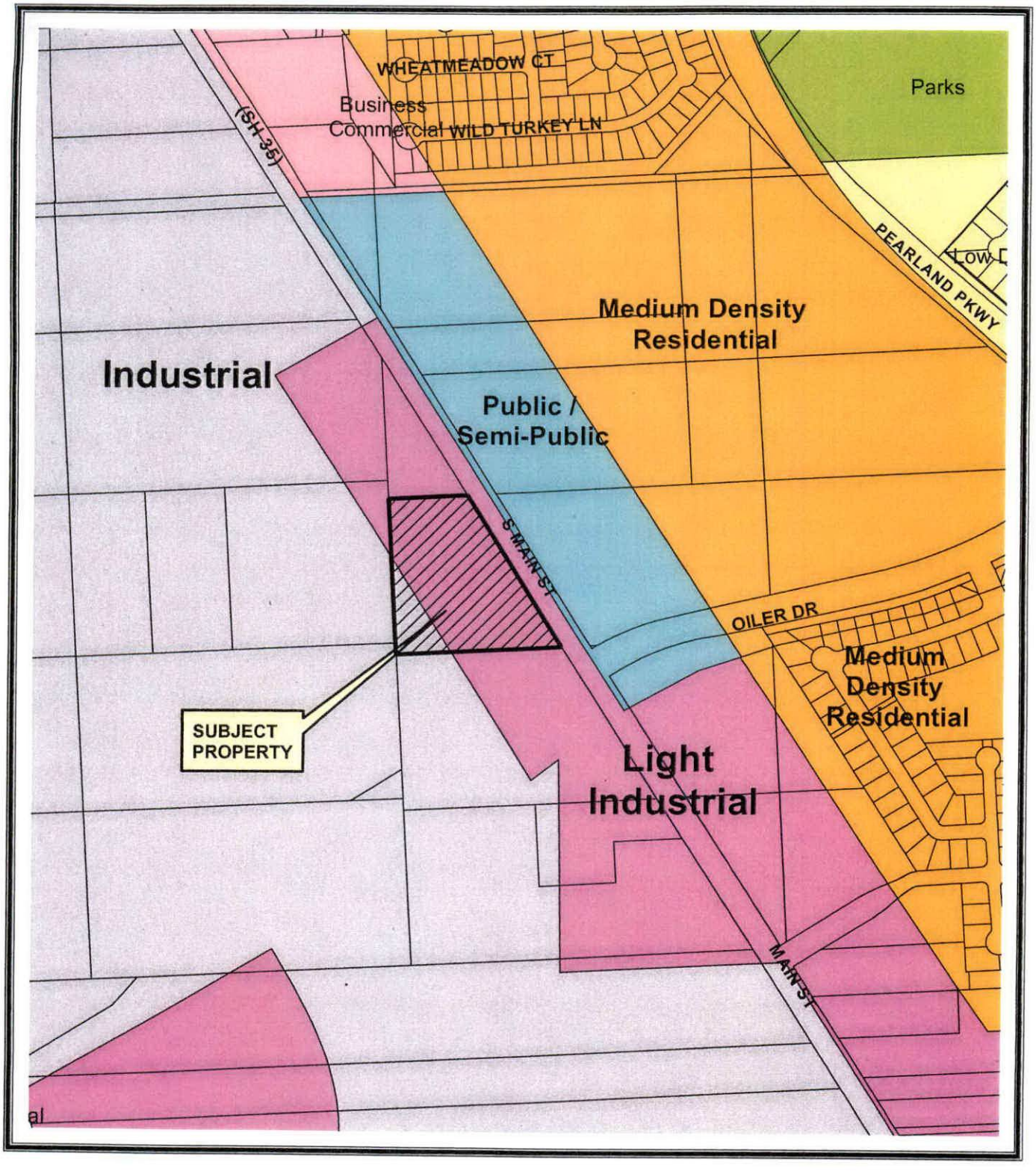
0 300 600 Feet

Map Prepared on March 12, 2007



FUTURE LAND USE PLAN

Conditional Use Permit
No. CUP2007-03

0 300 600 Feet

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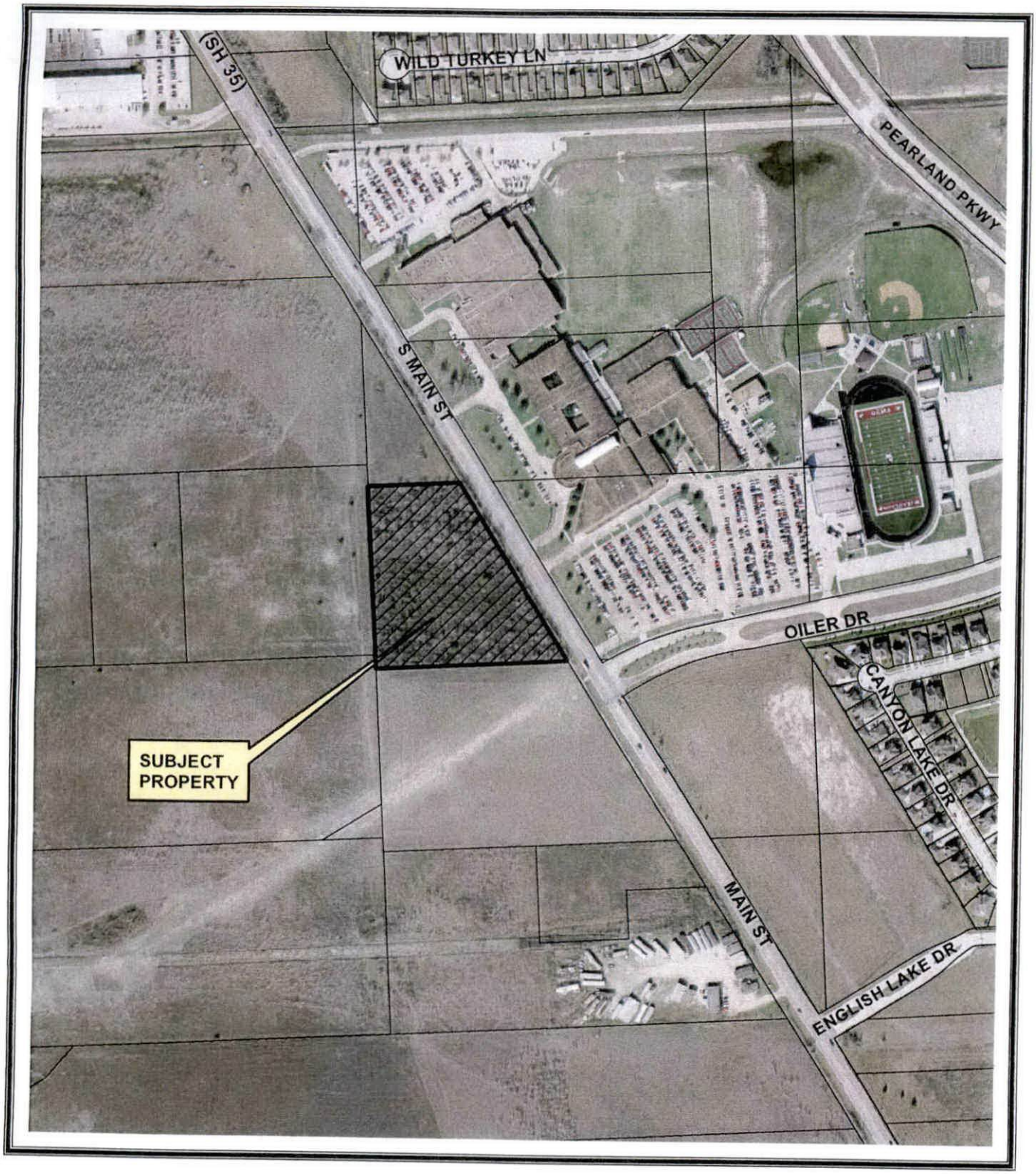
Map Prepared on March 12, 2007



AERIAL PHOTOGRAPH

Conditional Use Permit
No. CUP2007-03

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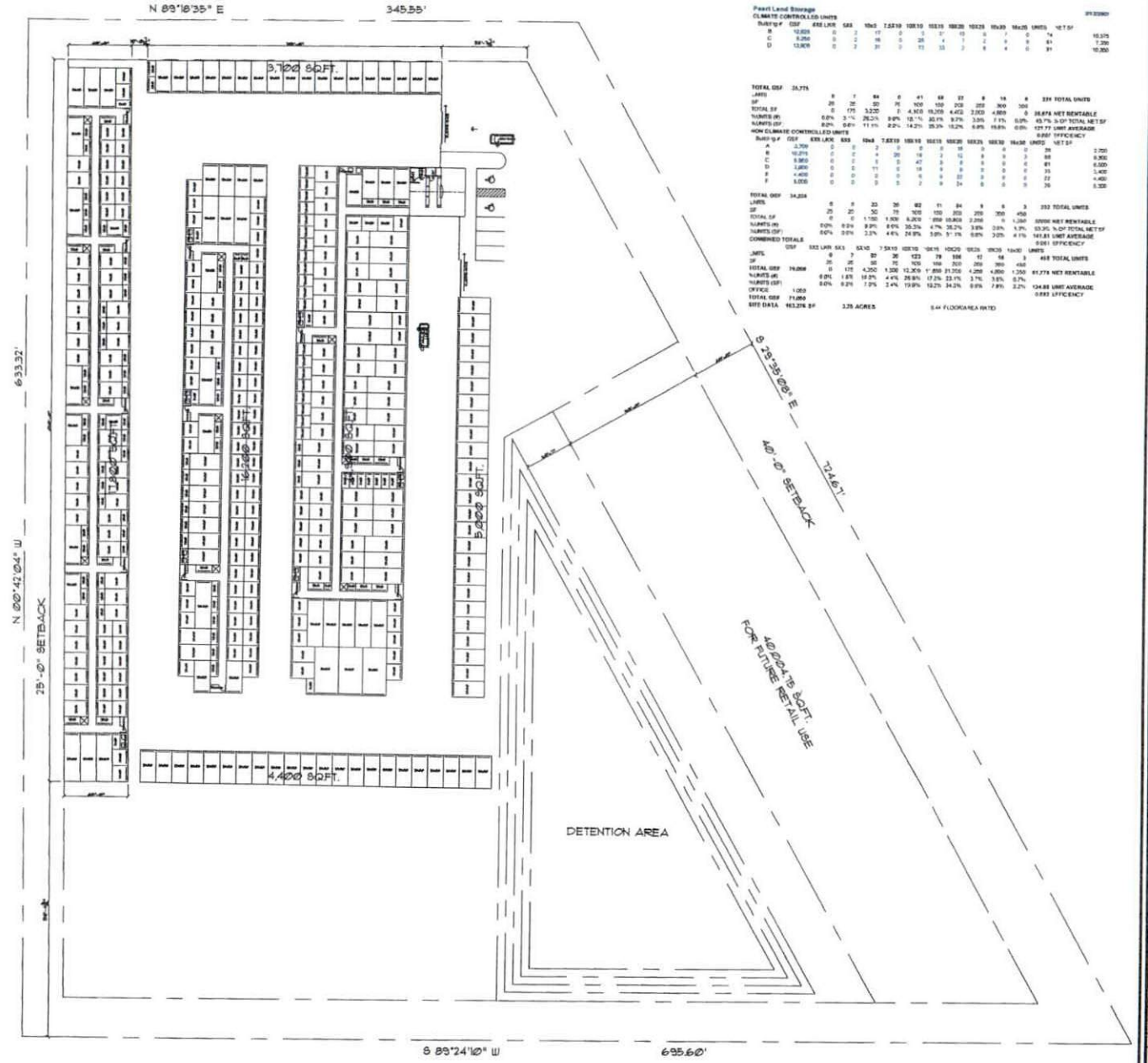
Map Prepared on March 12, 2007



Pearl Land Storage

CLIMATE CONTROLLED UNITS

Building #	GSF	4'X5' LKR	5X5	10x5	7.5X10	10X10	10X15	10X20	10X25	10x30	16x25	UNITS	NET SF	
B	12,825	0	0	2	17	0	3	37	15	0	7	0	74	10,375
C	5,250	0	0	2	16	0	28	4	7	2	5	0	64	7,350
D	13,909	0	0	2	31	0	72	33	2	8	4	0	91	10,350

TOTAL GSF	35,775												
UNITS		0	2	54	0	41	68	22	9	14	6	224	TOTAL UNITS
SF		25	25	50	75	100	150	200	250	300	400		
TOTAL SF		0	175	3,225	0	4,100	10,200	4,400	2,000	4,800	0	30,876	NET RENTABLE
%UNITS (#)		0.0%	3.1%	26.2%	0.0%	18.1%	30.1%	9.7%	3.5%	7.1%	0.0%	69.7%	% OF TOTAL NET SF
%UNITS (SF)		0.0%	0.6%	11.1%	0.0%	14.2%	35.3%	15.2%	6.9%	16.6%	0.0%	137.77	UNIT AVERAGE
												0.697	EFFICIENCY

NON CLIMATE CONTROLLED UNITS

Building #	GSF	4'X5' LKR	5X5	10x5	7.5X10	10X10	10X15	10X20	10X25	10X30	16x30	UNITS	NET SF	
A	2,700	0	0	2	0	0	0	18	0	0	0	20		2,700
B	10,215	0	0	4	20	14	2	12	8	0	3	68		9,300
C	5,950	0	0	2	0	47	0	8	0	0	0	61		6,500
D	3,800	0	0	11	0	15	9	8	0	0	0	33		3,400
E	4,400	0	0	0	0	0	0	22	0	0	0	22		4,400
F	5,000	0	0	0	0	0	9	17	0	0	0	26		5,300

TOTAL GSF	34,224												
UNITS		0	0	20	20	82	11	84	9	6	3	252	TOTAL UNITS
SF		25	25	50	75	100	150	200	250	300	400		
TOTAL SF		0	0	1,150	1,500	8,200	1,650	16,800	2,250	0	1,200	32,550	NET RENTABLE
%UNITS (#)		0.0%	0.0%	8.9%	8.9%	36.3%	4.7%	36.2%	3.8%	2.6%	1.3%	93.3%	% OF TOTAL NET SF
%UNITS (SF)		0.0%	0.0%	3.5%	4.6%	24.9%	5.0%	51.1%	6.8%	0.0%	3.6%	141.81	UNIT AVERAGE
												0.951	EFFICIENCY

COMBINED TOTALS

	GSF	4X5 LKR	5X5	5X10	7.5X10	10X10	10X15	10X20	10X25	10X30	16x30	UNITS	
UNITS		0	2	74	20	123	79	106	31	20	9	458	TOTAL UNITS
SF		25	25	50	75	100	150	200	250	300	400		
TOTAL GSF	70,059	0	175	4,350	1,500	12,300	11,850	21,200	4,250	4,800	1,200	61,774	NET RENTABLE
%UNITS (#)		0.0%	1.6%	17.3%	4.4%	26.8%	17.2%	23.1%	3.7%	3.5%	0.7%		
%UNITS (SF)		0.0%	0.2%	7.0%	2.4%	19.9%	19.2%	34.2%	6.9%	7.8%	2.2%	134.88	UNIT AVERAGE
OFFICE	1,050											0.882	EFFICIENCY
TOTAL GSF	71,059												

SITE DATA 163,274 SF 3.75 ACRES 0.44 FLOOR/AREA RATIO

REVISION	BY

PEARL LAND
SELF STORAGE
STATE HWY 35 & MAGNOLIA ROAD
HOUSTON, TX HARRIS COUNTY, TX

River City Design
8045 Camanche Pass
Converse, TX 78109
(o) 210.455.5499
(f) 210.259.8921

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JOB #: 541
ISSUE DATE: 2/8/07
ISSUE: FOR APPROVAL
SHEET: A1
OF 2 SHEETS

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 2, 2007, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Permit No. CUP2007-04

A request by McGuff Architects, applicant for Warner Heathman, D.D.S., owner, for approval of a Conditional Use Permit for a "Lesser Percentage of Transparency for Overall Façade or Store Front Windows" for a new building located in the Old Townsite Mixed Use District (OT-MU), on the following described property, to wit:

Legal Description: 0.646 acres of land, being Lots 25 through 33, Block 27, of Pearland Townsite, according to the map or plat thereof recorded in Volume 29, Page 41, of the Deed Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of Houston Avenue, and on the North Side of Walnut Street

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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

JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF APRIL 2, 2007

Conditional Use Permit No. CUP 2007-04

A request by McGuff Architects, applicant for Warner Heathman, D.D.S., owner, for approval of a Conditional Use Permit for a "Lesser Percentage of Transparency for Overall Façade or Store Front Windows" for a new building located in the Old Townsite Mixed Use District (OT-MU)

LEGAL DESCRIPTION: 0.646 acres of land, being Lots 25 through 33, Block 27, of Pearland Townsite, according to the map or plat thereof recorded in Volume 29, Page 41, of the Deed Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

GENERAL LOCATION: Generally Located on the East Side of Houston Avenue, and on the North Side of Walnut Street

APPROVAL PROCESS: After this Joint Public Hearing, the requested conditional use permit application will be considered as follows:

Planning and Zoning Commission: April 2, 2007

SUMMARY: The applicant is requesting approval of a Conditional Use Permit (CUP) for transparency requirements on a building façade.

The subject property is situated within the Old Townsite Mixed Use District (OT-MU). The applicant is proposing to construct a dentist office on the subject property.

The Old Townsite regulations state that for non-residential facades facing a public street, a minimum of 15 percent of the overall façade must be transparent, and also for non-residential, a minimum of 25 percent of the wall area is required to have store front windows on the ground floor. The Unified Development Code further states that a lesser percentage of transparency for overall façade or store front windows may be permitted as part of a Conditional Use Permit.

The proposed building consists of a dental office on the first floor. The building does have a second floor, but it is contained within the roof and the peak of the roof. The second floor does not have any windows.

SURROUNDING ZONING AND LAND USES:
*** surrounding zoning districts based on the new map adopted February 27, 2006**

	Zoning	Land Use
North	Old Townsite Mixed Use District (OT-MU)	Undeveloped tracts
South	General Commercial District (GC)	Undeveloped tracts
East	Old Townsite Mixed Use District (OT-MU)	Office building
West	Old Townsite Mixed Use District (OT-MU)	Convenience Store/Gas Station

CONFORMANCE TO UNIFIED DEVELOPMENT CODE (UDC): The subject property is currently zoned as OT-MU. The minimum lot size for the OT-MU district is 3,000 square feet and the minimum lot width is 50 feet. The subject property meets these requirements, as the subject property is greater than half and acre in size and approximately 225 feet in width along Houston Avenue.

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

PLATTING STATUS: Based on the legal description submitted with the zone change application, it appears that the subject property consists of several separate lots. The subject property will need to be replatted in accordance with the Unified Development Code, Chapter 3, Subdivision Regulations, prior to issuance of a building permit. The replat (or amending plat) will need to address all requirements listed in Chapter 3, and be approved by the City, and the plat will need to be filed for record with the County Clerk, prior to issuance of a building permit.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends "Village District" uses for the subject property, and for many of the surrounding properties. The Comprehensive Plan further indicates that the appropriate zoning districts for "Village District" is a new zoning district allowing residential, retail, office, public, an semi-public uses.

Within the past year, the Old Townsite area was rezoned and the overall plan for the Old Townsite was approved. Since the Old Townsite plans were approved most recently, the Comprehensive Plan still shows the original limits of the Old Townsite area, which was previously referred to as the Village District.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Houston Avenue, a local/residential street with a right-of-way of 50 feet. The Thoroughfare Plan does not specify any improvements to Houston Avenue.

The subject property also has frontage on Walnut Street, a major collector street with an ultimate right-of-way of 80 feet. If adequate right-of-way does not exist for Walnut Street, a right-of-way dedication will be required when the subject property is platted.

No other roadways affect the subject property.

AVAILABILITY OF UTILITIES: There are existing water lines located within Houston Avenue and Walnut Street. There is a sanitary sewer located within Walnut Street and along the alley on the east side of the subject property. The applicant will be responsible for extending all utilities as necessary to serve the proposed development.

Availability and adequacy of utilities will be reviewed during the review of any subdivision plat or building permit applications submitted for the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed conditional use permit would provide for a lesser transparency for store front windows for the building on the subject property.

The OT-MU district requires the non-residential facades that face a public street shall have 15 percent transparency on the overall façade and 25 percent on the ground floor façade. The purpose of the transparency requirement is to enhance the pedestrian walkways by providing store front windows to provide a pedestrian friendly environment.

The applicant has already submitted for a building permit application, and the transparency requirement was an outstanding item that the applicant has not met. The applicant has applied for a conditional use permit in order to reduce the amount of transparency required.

The applicant has indicated that the building will be used for a dental office, and they do not want to have that much transparency on the façade to allow pedestrians the ability to view patient rooms and patient areas. The applicant has indicated that they believe that they cannot achieve the 25 percent ground floor transparency, but that they may be able to make 15 percent work.

Staff believes that the applicant can provide for the 15 percent overall transparency façade by providing windows, either storefront or other, on the façade. Since the applicant does now want to provide storefront windows to meet the 25 percent transparency requirement, Staff believes that the applicant can provide regular windows near the entry doors, without placing windows on the patient surgery rooms, and can meet the 25 percent requirement. Staff believes that the applicant complying with the transparency requirement will complement the Old Townsite area and will provide for visually interesting facades and will enhance pedestrian walkways in the area, in accordance with the City's long term vision for the Old Townsite.

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

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit that would require overall 25 percent transparency achieved through a combination of storefront windows and regular windows, for the following reasons:

1. The proposed conditional use permit provides for a reduction in storefront windows, but would provide for other windows that would meet the transparency requirement, which would promote the Old Townsite district and create a create a pedestrian-friendly mixed-use development.

2. The proposed facility should not have any impact on the surrounding properties and developments and should be compatible with other future and existing developments within the area.

3. The applicant will be required to comply with all requirements in the Unified Development Code pertaining to the development of the site.

4. The site plan, landscape plan, and building elevations will be reviewed again as part of a Building Permit Application, for compliance with all codes and ordinances applicable to the site.

SUPPORTING DOCUMENTS:

- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan
- Aerial Photograph
- Proposed Site Plans

APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

Page 1 of Application

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Conditional Use Permit Request for: TRANSPARENCY REQUIREMENTS
(list proposed use)

Current Zoning District: OT-MU OLD TOWNSITE MIXED USE DISTRICT

Property Information:

Address or General Location: 2537 S. HOUSTON AVE.

Tax Account No.:

Subdivision: PEARLAND TOWNSITE

Lot: 25-33 Block: 27

PROPERTY OWNER INFORMATION*: If there are multiple property owners, please list on a separate sheet of paper and attach to this application.

NAME WARNER E HEATHMAN D.D.S.
ADDRESS 4010 VISTA SUITE B
CITY PASADENA STATE TX ZIP 77504
PHONE (713) 947-8832
FAX (713) 947-9064
E-MAIL ADDRESS

* Must be the current property owner at the time of the submittal of the application, not the party that has the property under contract.

APPLICANT INFORMATION:

NAME McGUFF ARCHITECTS
ADDRESS 5208 BROADWAY # 208
CITY PEARLAND STATE TX ZIP 77581
PHONE (281) 485 5200
FAX (281) 485-5219
E-MAIL ADDRESS JCPM @ SBCGLOBAL.NET

CUP2007-04

LOCATION MAP

Conditional Use Permit No. CUP2007-04

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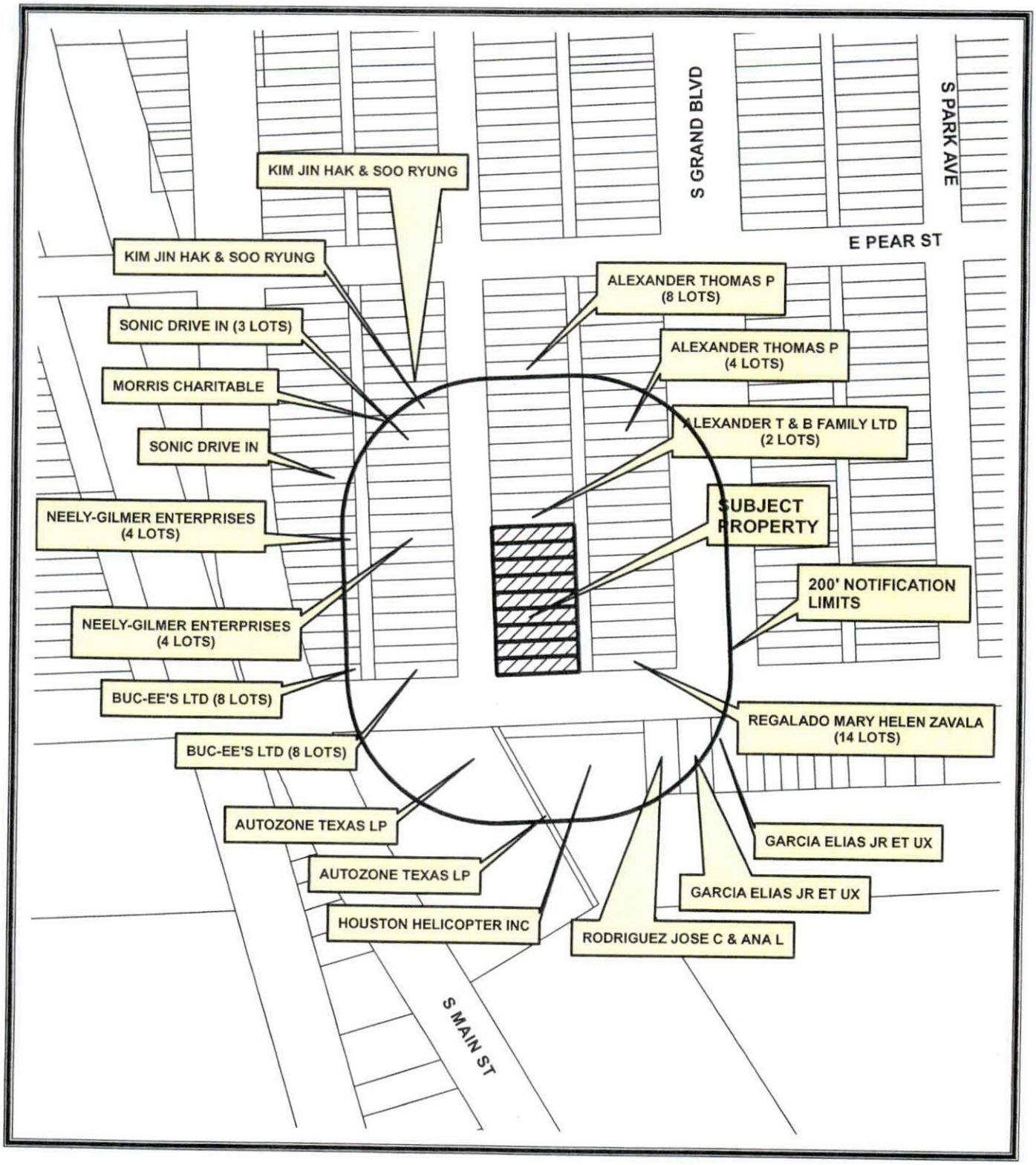
Map Prepared on March 12, 2007



OWNERSHIP MAP

Conditional Use Permit No. CUP2007-04

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Map Prepared on March 12, 2007

CONDITIONAL USE PERMIT NO. CUP2007-04
Property Owner Notification List

OWNER	ADDRESS	CITY	ST	ZIP CODE
ALEXANDER THOMAS P	2411 PARK AVE	PEARLAND	TX	77581-4233
ALEXANDER THOMAS P	2411 PARK AVE	PEARLAND	TX	77581-4233
ALEXANDER THOMAS P	2411 PARK AVE	PEARLAND	TX	77581-4233
KIM JIN HAK & SOO RYUNG	4613 BURNING TREE DR	BAYTOWN	TX	77521
ALEXANDER THOMAS P	2411 PARK AVE	PEARLAND	TX	77581-4233
ALEXANDER THOMAS P	2411 PARK AVE	PEARLAND	TX	77581-4233
KIM JIN HAK & SOO RYUNG	4613 BURNING TREE DR	BAYTOWN	TX	77521
ALEXANDER THOMAS P	2411 PARK AVE	PEARLAND	TX	77581-4233
ALEXANDER THOMAS P	2411 PARK AVE	PEARLAND	TX	77581-4233
WARNER HEATHMAN DDS	4010 VISTA SUITE B	PASADENA	TX	77504
MCGUFF ARCHITECTS	5208 BROADWAY STE 208	PEARLAND	TX	77581
MORRIS CHARITABLE REMAINDER UNITRUST	2200 WILLOWICK RD UNIT 1B	HOUSTON	TX	77027-3951
ALEXANDER THOMAS P	2411 PARK AVE	PEARLAND	TX	77581-4233
ALEXANDER THOMAS P	2411 PARK AVE	PEARLAND	TX	77581-4233
SONIC DRIVE IN %RAY CORKAN	3302 LONG MEADOW CT	PEARLAND	TX	77584-7961
REGALADO MARY HELEN ZAVALA	2536 GRAND BLVD	PEARLAND	TX	77581-4228
ALEXANDER THOMAS P	2411 PARK AVE	PEARLAND	TX	77581-4233
SONIC DRIVE IN %RAY CORKAN	3302 LONG MEADOW CT	PEARLAND	TX	77584-7961
REGALADO MARY HELEN ZAVALA	2536 GRAND BLVD	PEARLAND	TX	77581-4228
ALEXANDER THOMAS P	2411 PARK AVE	PEARLAND	TX	77581-4233
LEXANDER T & B FAMILY LTD PRTNSHP	2411 PARK AVE	PEARLAND	TX	77581-4233
ONIC DRIVE IN %RAY CORKAN	3302 LONG MEADOW CT	PEARLAND	TX	77584-7961
SONIC DRIVE IN %RAY CORKAN	3302 LONG MEADOW CT	PEARLAND	TX	77584-7961
REGALADO MARY HELEN ZAVALA	2536 GRAND BLVD	PEARLAND	TX	77581-4228
ALEXANDER THOMAS P	2411 PARK AVE	PEARLAND	TX	77581-4233
NEELY-GILMER ENTERPRISES INC	3402 TRELAWNEY DR	PEARLAND	TX	77581-2435
NEELY-GILMER ENTERPRISES INC	3402 TRELAWNEY DR	PEARLAND	TX	77581-2435
REGALADO MARY HELEN ZAVALA	2536 GRAND BLVD	PEARLAND	TX	77581-4228
ALEXANDER T & B FAMILY LTD PRTNSHP	2411 PARK AVE	PEARLAND	TX	77581-4233
NEELY-GILMER ENTERPRISES INC	3402 TRELAWNEY DR	PEARLAND	TX	77581-2435
NEELY-GILMER ENTERPRISES INC	3402 TRELAWNEY DR	PEARLAND	TX	77581-2435
REGALADO MARY HELEN ZAVALA	2536 GRAND BLVD	PEARLAND	TX	77581-4228
ALEXANDER T & B FAMILY LTD PRTNSHP	2411 PARK AVE	PEARLAND	TX	77581-4233
NEELY-GILMER ENTERPRISES INC	3402 TRELAWNEY DR	PEARLAND	TX	77581-2435
NEELY-GILMER ENTERPRISES INC	3402 TRELAWNEY DR	PEARLAND	TX	77581-2435
REGALADO MARY HELEN ZAVALA	2536 GRAND BLVD	PEARLAND	TX	77581-4228
NEELY-GILMER ENTERPRISES INC	3402 TRELAWNEY DR	PEARLAND	TX	77581-2435
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REGALADO MARY HELEN ZAVALA	2536 GRAND BLVD	PEARLAND	TX	77581-4228
ALEXANDER T & B FAMILY LTD PRTNSHP	2411 PARK AVE	PEARLAND	TX	77581-4233
BUC-EE'S LTD	327 FM 2004 RD	LAKE JACKSON	TX	77566-4980
BUC-EE'S LTD	327 FM 2004 RD	LAKE JACKSON	TX	77566-4980
REGALADO MARY HELEN ZAVALA	2536 GRAND BLVD	PEARLAND	TX	77581-4228
ALEXANDER T & B FAMILY LTD PRTNSHP	2411 PARK AVE	PEARLAND	TX	77581-4233
BUC-EE'S LTD	327 FM 2004 RD	LAKE JACKSON	TX	77566-4980
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REGALADO MARY HELEN ZAVALA	2536 GRAND BLVD	PEARLAND	TX	77581-4228

CONDITIONAL USE PERMIT NO. CUP2007-04
Property Owner Notification List

ALEXANDER T & B FAMILY LTD PRTNSHP	2411 PARK AVE	PEARLAND	TX	77581-4233
BUC-EE'S LTD	327 FM 2004 RD	LAKE JACKSON	TX	77566-4980
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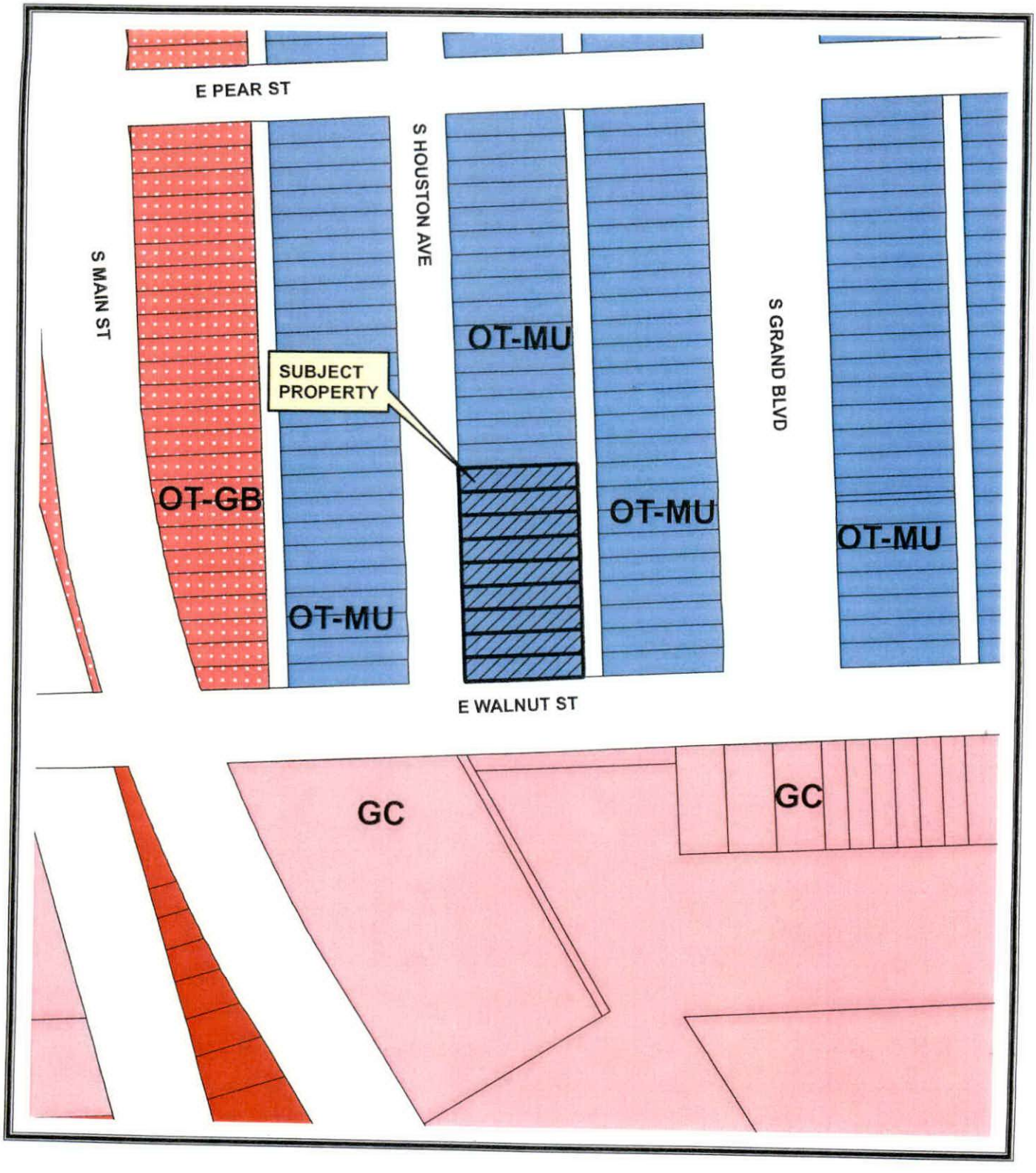
BUC-EE'S LTD	327 FM 2004 RD	LAKE JACKSON	TX	77566-4980
BUC-EE'S LTD	327 FM 2004 RD	LAKE JACKSON	TX	77566-4980
GARCIA ELIAS JR ET UX	PO BOX 371	PEARLAND	TX	77588-0371
RODRIGUEZ JOSE C & ANA L	3808 E WALNUT ST	PEARLAND	TX	77581-4724
HOUSTON HELICOPTER INC	PO BOX 830	PEARLAND	TX	77588-0830
GARCIA ELIAS JR ET UX	PO BOX 371	PEARLAND	TX	77588-0371
AUTOZONE TEXAS LP DEPT 8700	PO BOX 2198	MEMPHIS	TN	38101-2198
AUTOZONE TEXAS LP DEPT 8700	PO BOX 2198	MEMPHIS	TN	38101-2198



ZONING MAP

Conditional Use Permit No. CUP2007-04

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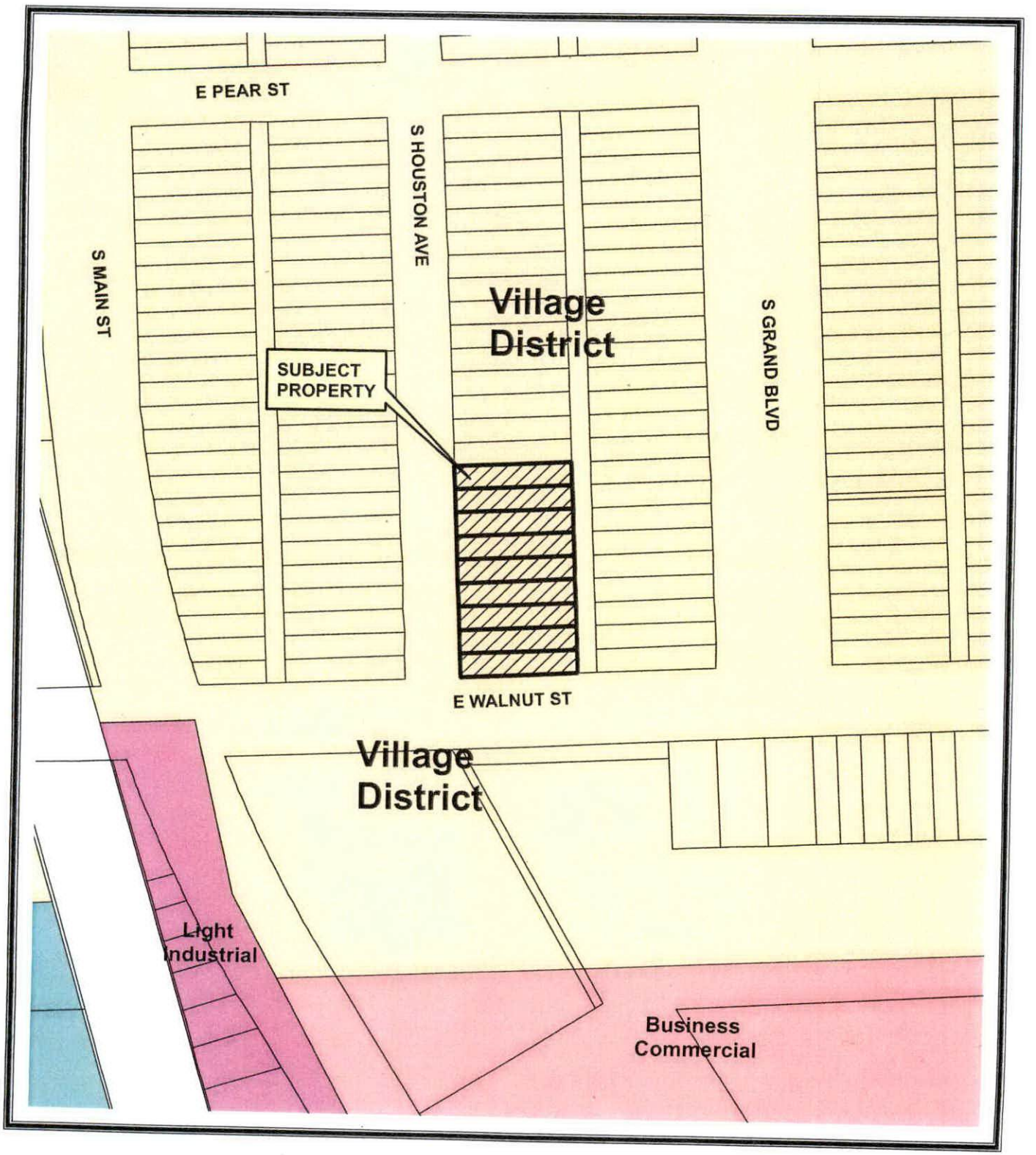
Map Prepared on March 12, 2007



FUTURE LAND USE PLAN

Conditional Use Permit No. CUP2007-04

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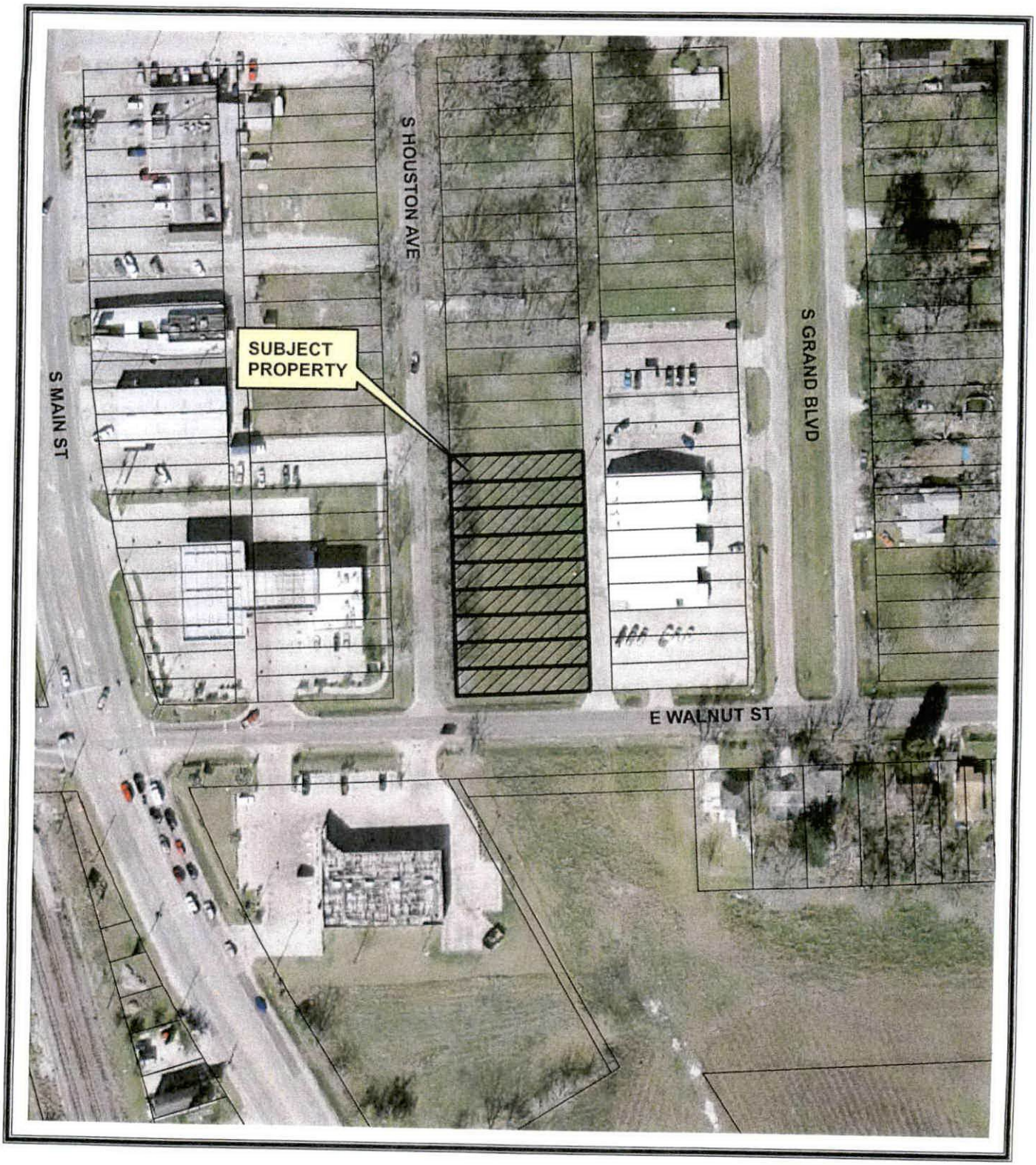
Map Prepared on March 12, 2007



AERIAL PHOTOGRAPH

Conditional Use Permit
No. CUP2007-04

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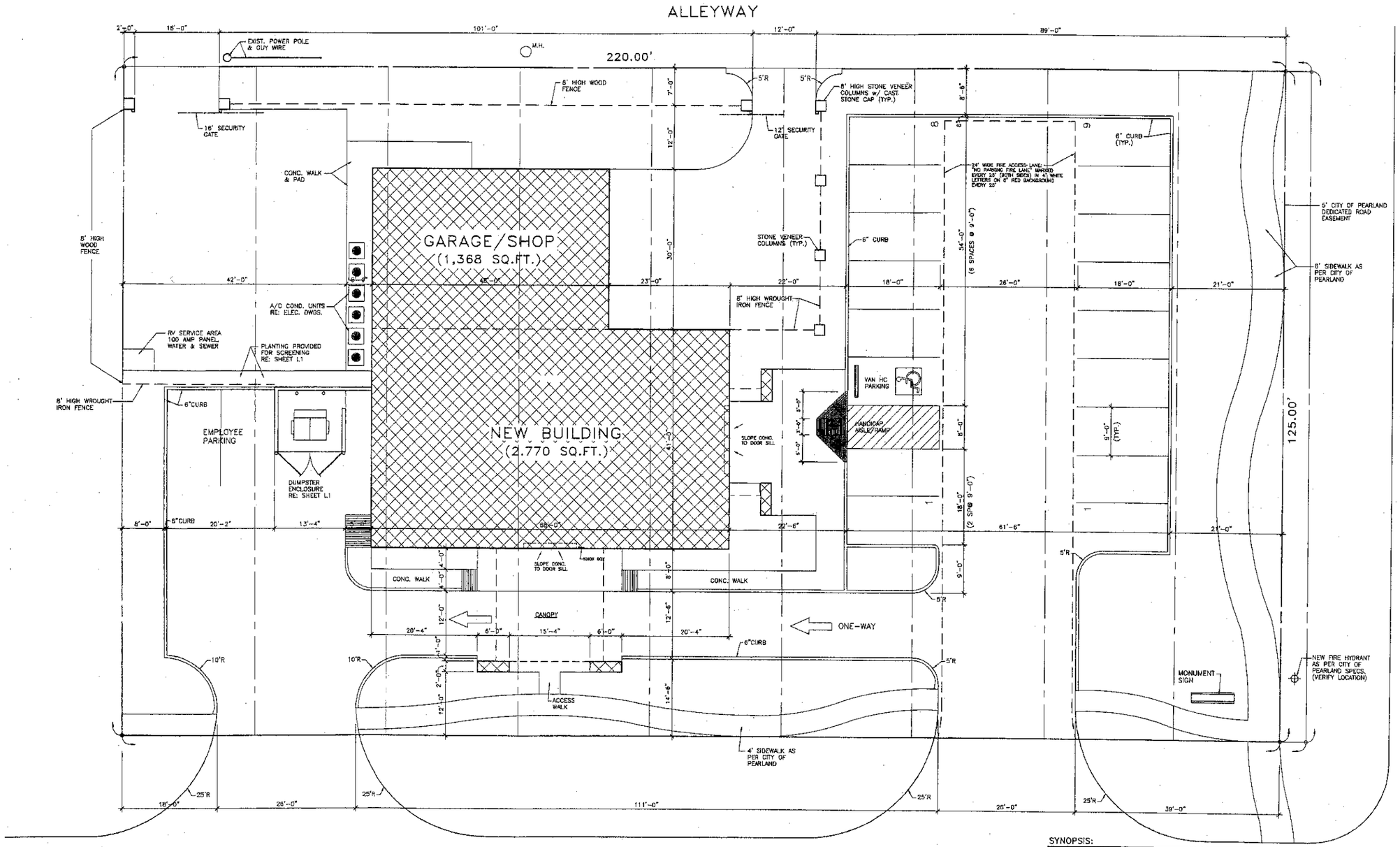
Map Prepared on March 12, 2007



SITE DEVELOPMENT PLAN

1/8" = 1'-0"

NORTH

SYNOPSIS:

MINOR PLAT:	
LAND:	125'-0"x220'-0" = 27,500 SQ.FT (.631 ACRES)
ZONING:	OLD TOWNSITE MIXED USE DISTRICT (OT-MU)
TOTAL BUILDING SQ. FT.	5,990 sq.ft.
OFFICE:	2,770 sq.ft.
GARAGE/STORAGE	1,368 sq.ft.
APARTMENT (2nd FLOOR):	1,852 sq.ft.
PARKING:	
REQUIRED: 4 SPACES/TREATMENT	=16 SPACES
RESIDENCE	= 2 SPACES (GARAGE)
TOTAL ON-SITE PARKING SPACES	=19 CARS (INCLUDING 1 HC)

WALNUT ST.

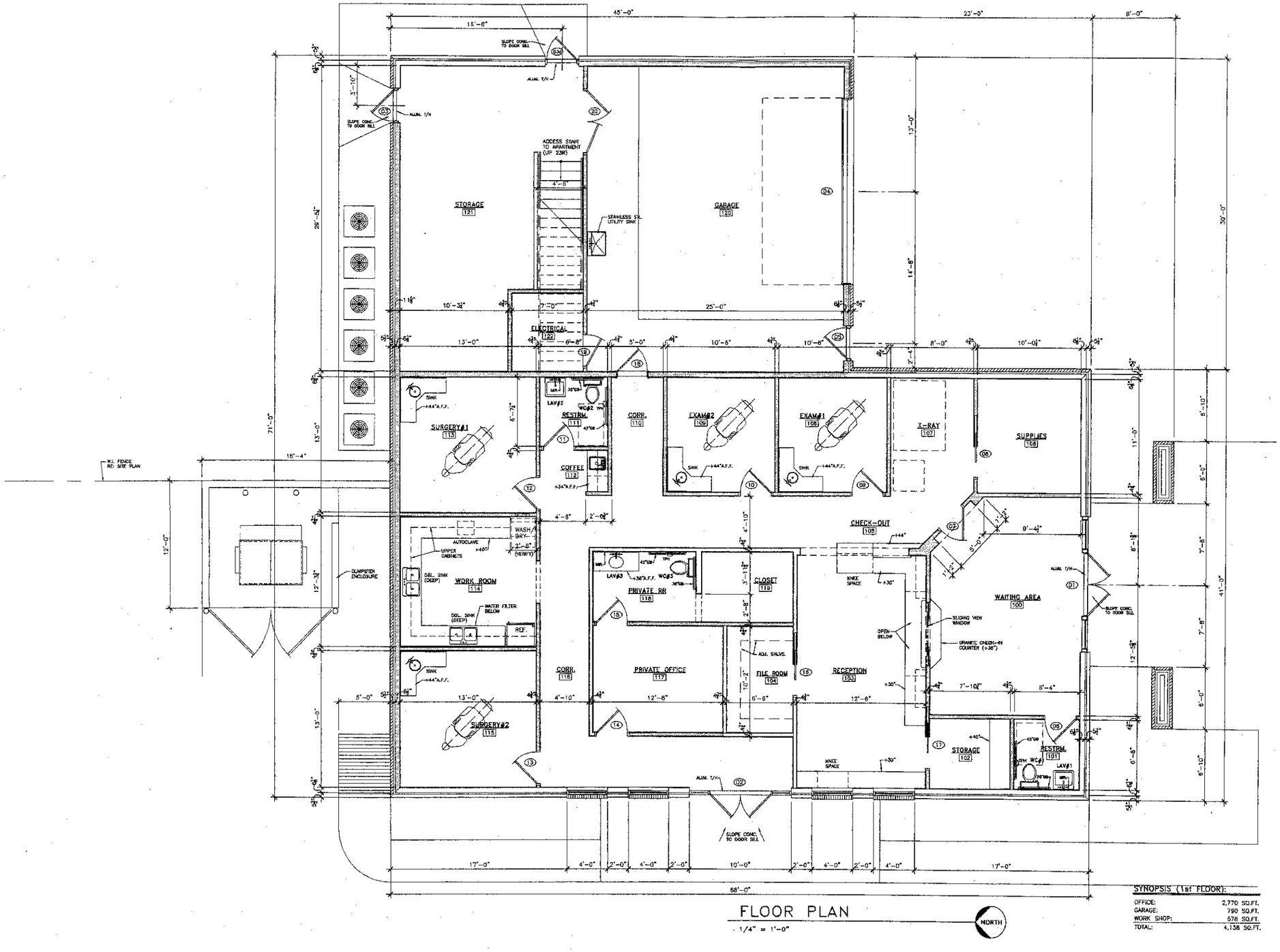
OFFICE BUILDING FOR
WARNER HEATHMAN, D.D.S.
PEARLAND, TEXAS

MCGUFF ARCHITECTS
5301 BROADWAY 7308 • 281-485-0200 • PEARLAND, TEXAS 77581

PROJECT	0882
DRAWN	JCPM
DATE	
REVISION	
1	02/19/07

DESCRIPTION: SITE DEVELOPMENT PLAN

SHEET: SP1



FLOOR PLAN

1/4" = 1'-0"

NORTH

SYNOPSIS (1st FLOOR):

OFFICE:	2,770 SQ.FT.
GARAGE:	790 SQ.FT.
WORK SHOP:	578 SQ.FT.
TOTAL:	4,138 SQ.FT.

OFFICE BUILDING FOR

WARNER HEATHMAN, D.D.S.

PEARLAND, TEXAS

REGISTERED ARCHITECT STATE OF TEXAS 3301

MCGUFF ARCHITECTS

5208 BROADWAY 206 • 281-485-3200 • PEARLAND, TEXAS 77581

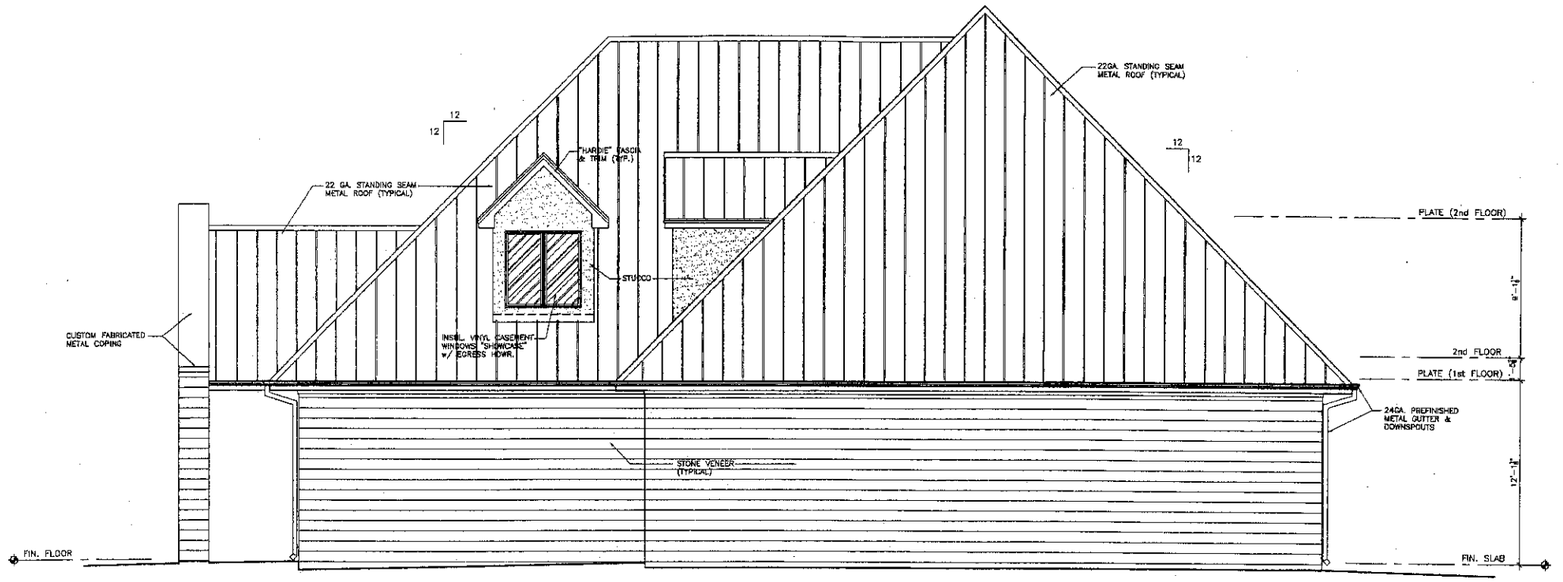
PROJECT	D562
DRAWN	JCPM
DATE	
REVISION	
△1	02/19/07

DESCRIPTION

OFFICE/GARAGE/SHOP: FLOOR PLAN

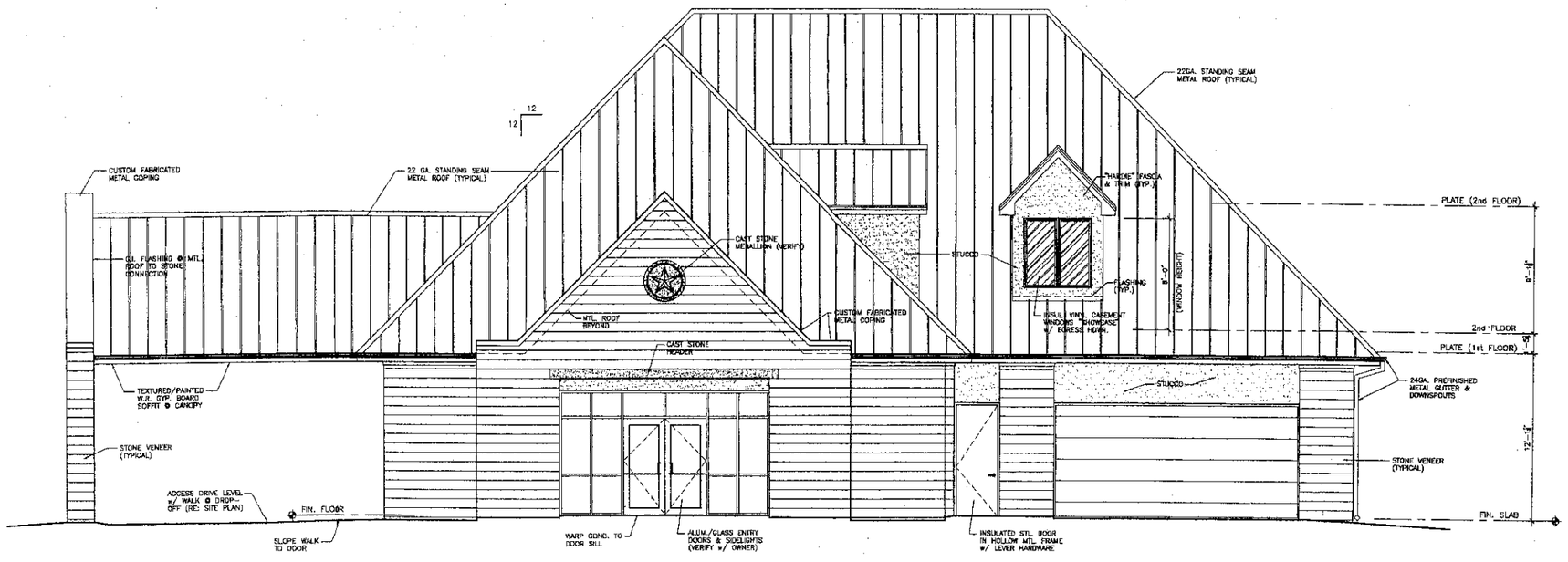
SHEET

A1



EAST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

OFFICE BUILDING FOR

WARNER HEATHMAN, D.D.S.

PEARLAND, TEXAS

MCGUFF ARCHITECTS

5328 BROADWAY • 281-485-8200 • PEARLAND, TEXAS 77581

PROJECT	0682
DRAWN	JCPM
DATE	
REVISION	
1	02/19/07

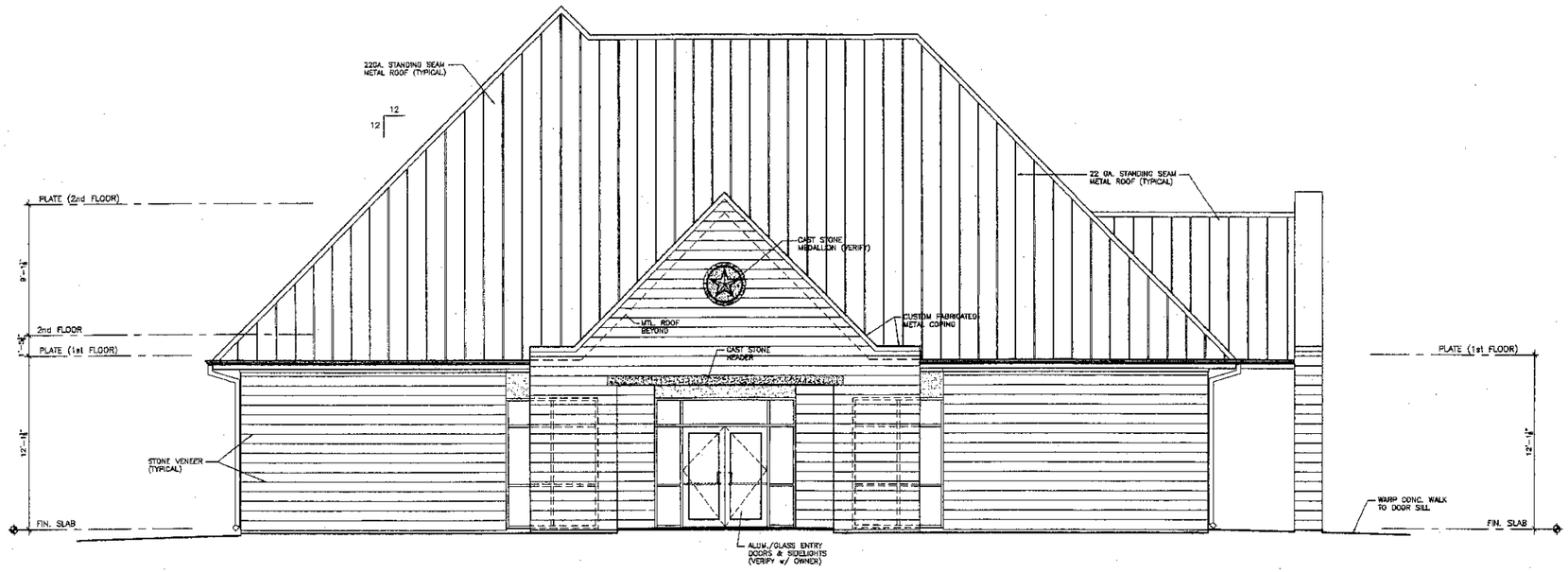
DESCRIPTION

EXTERIOR ELEVATIONS

SOUTH and EAST

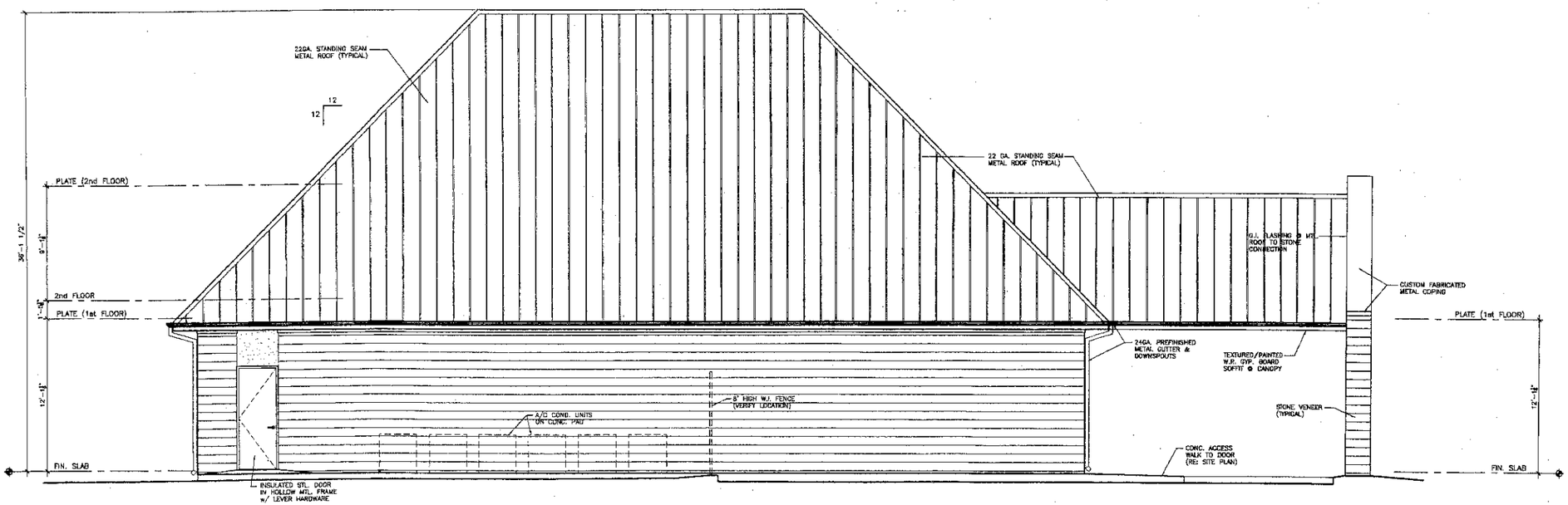
SHEET

A3



WEST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

OFFICE BUILDING FOR

WARNER HEATHMAN, D.D.S.

PEARLAND, TEXAS

REGISTERED ARCHITECT 3101 STATE OF TEXAS

MCGUFFARCHITECTS

5208 BROADWAY #208 • 281-485-5200 • PEARLAND, TEXAS 77581

PROJECT	0562
DRAWN	JCPM
DATE	
REVISION	
△1	02/16/07

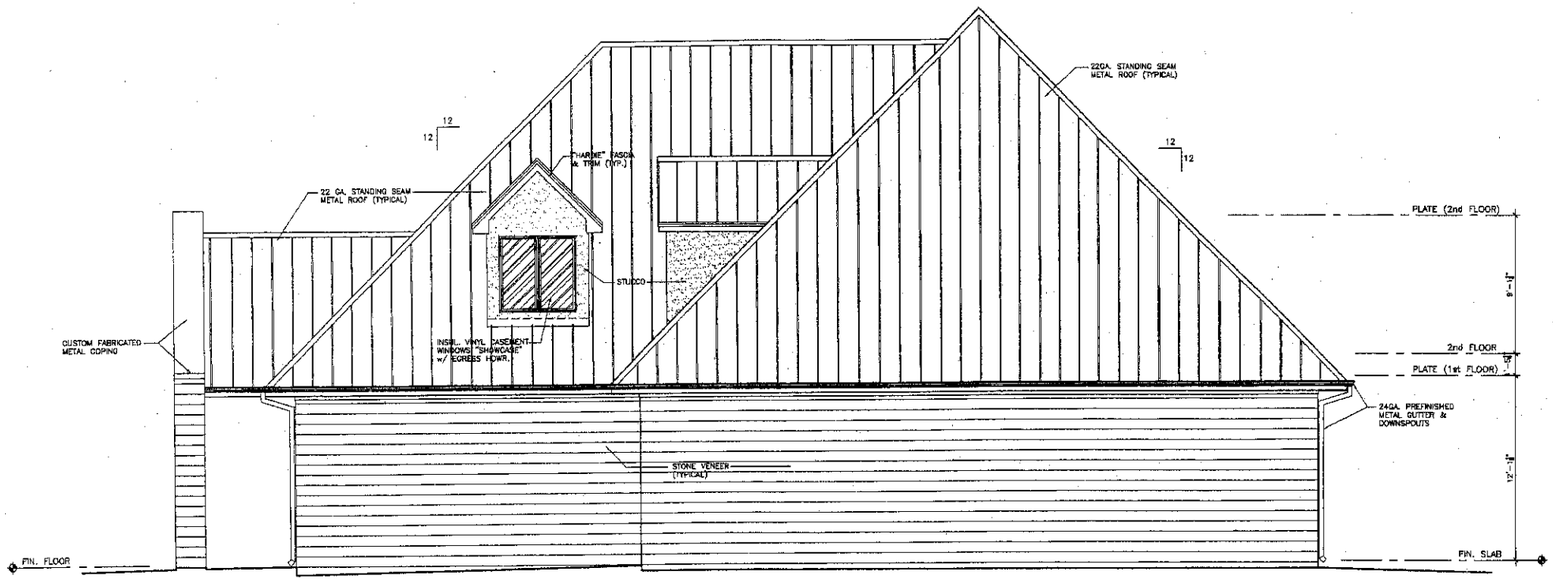
DESCRIPTION

EXTERIOR ELEVATIONS

NORTH and WEST

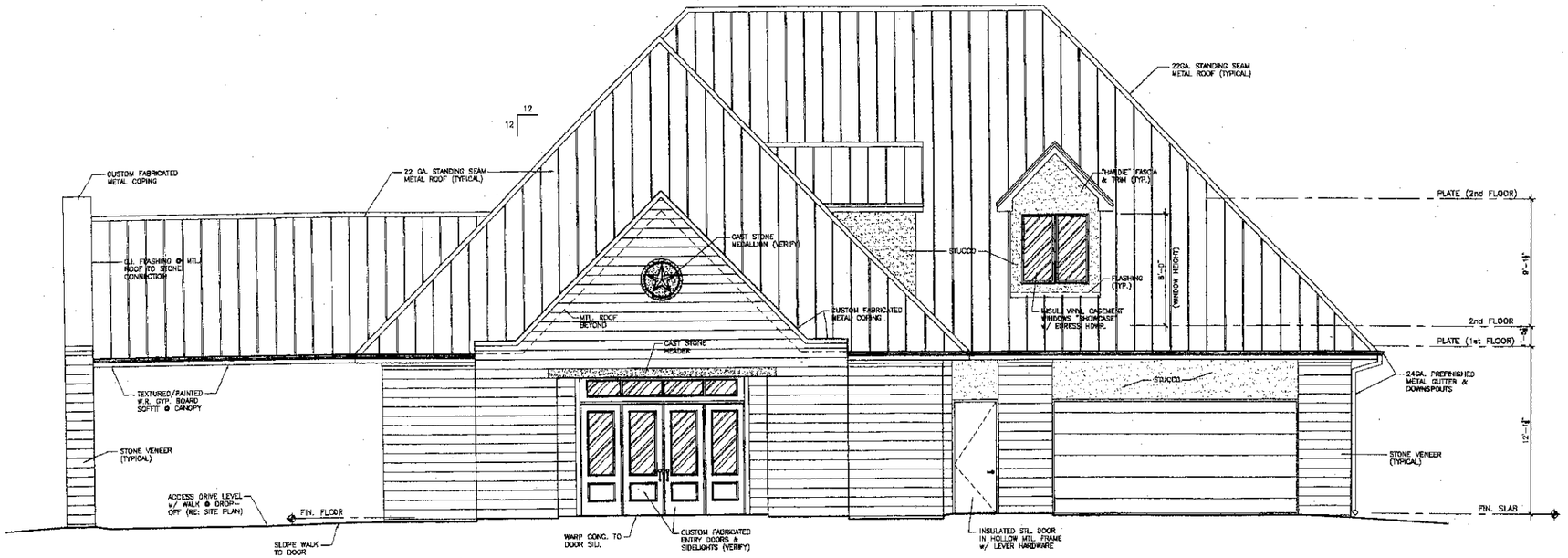
SHEET

A3.1



EAST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

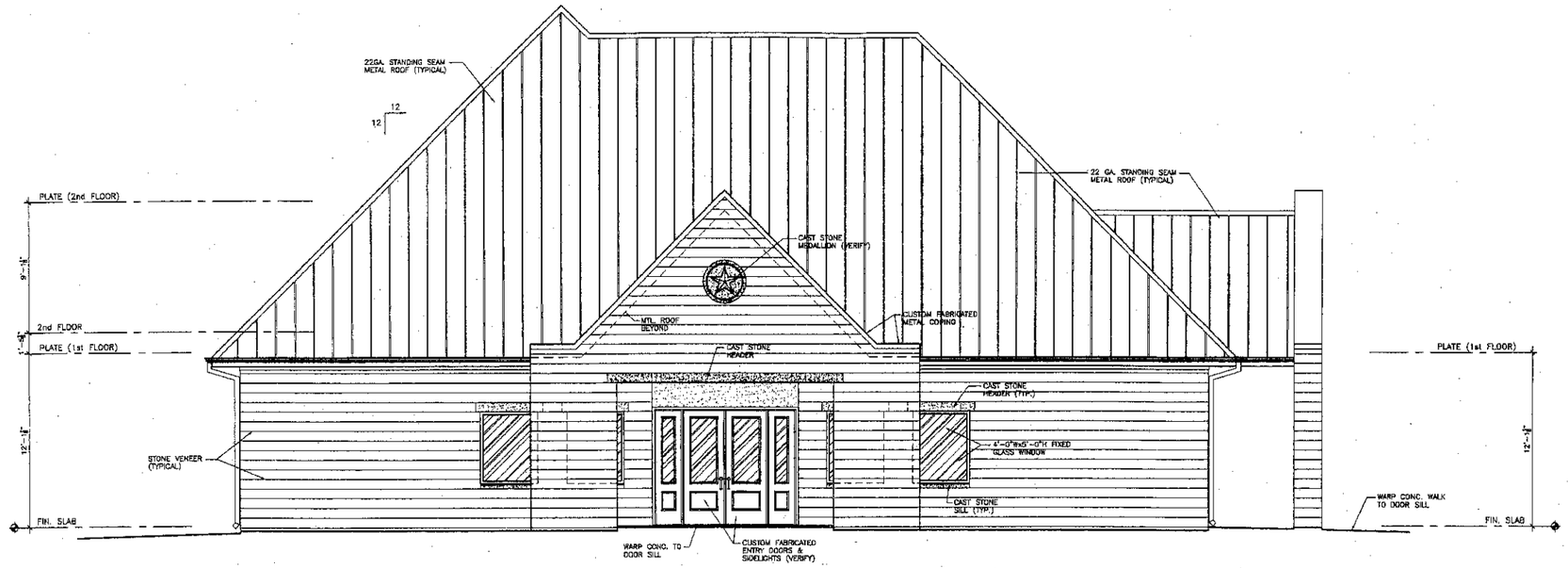
OFFICE BUILDING FOR
WARNER HEATHMAN, D.D.S.
PEARLAND, TEXAS

MCGUFFARCHITECTS
5999 BROADWAY #208 • 281-485-5300 • PEARLAND, TEXAS 77581

PROJECT 0682
DRAWN JCPM
DATE
REVISION
⚠ 02/19/07

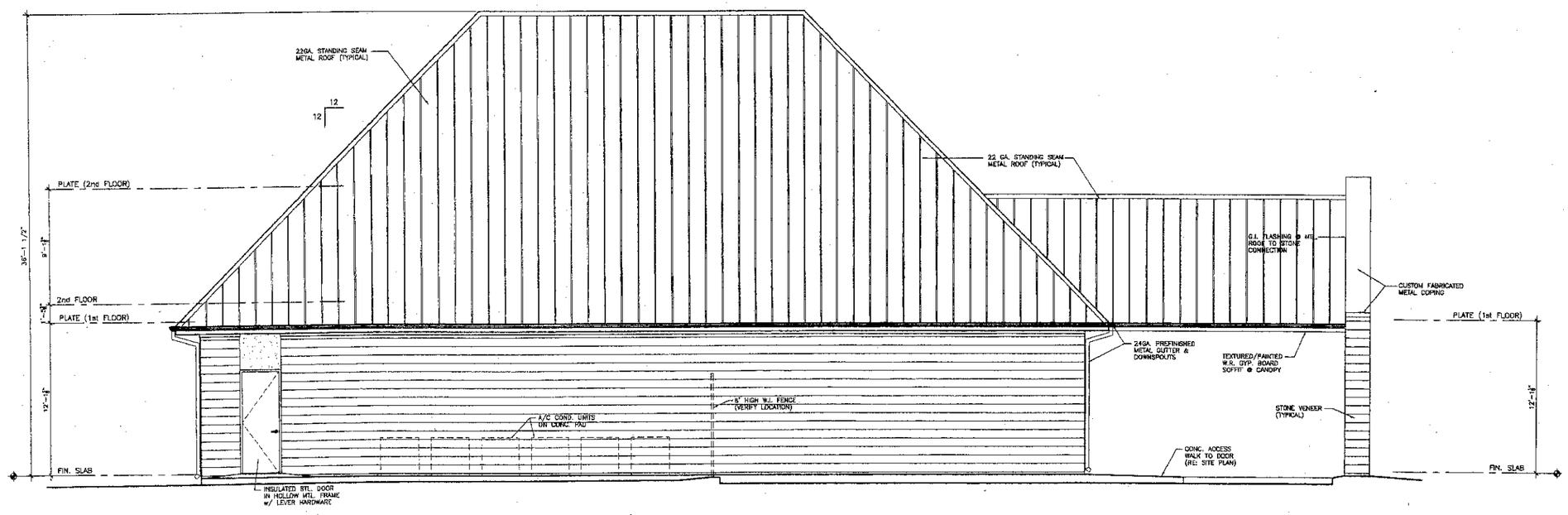
DESCRIPTION
EXTERIOR ELEVATIONS
SOUTH and EAST

SHEET
A3



WEST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

OFFICE BUILDING FOR
WARNER HEATHMAN, D.D.S.
PEARLAND, TEXAS

REGISTERED ARCHITECT * STATE OF TEXAS * 3601

MCGUFFARCHITECTS
5265 BROADWAY #226 • 281-485-3300 • PEARLAND, TEXAS 77581

PROJECT	0662
DRAWN	JCPM
DATE	
REVISION	
⚠	02/19/07

DESCRIPTION
EXTERIOR ELEVATIONS
NORTH and WEST

SHEET
A3.1

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 2, 2007, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change No. 2007-04Z

A request by Julio Lybrand, applicant for 288 and 59 II, Ltd., owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Business Park District – 288 (BP-288) to Planned Development District (PD), on the following described property, to wit:

Legal Description: 40.56 acres of land total; being 20.62 acres of land, being a part of Lots 39 and 40; 9.99 acres of land, being a part of Lots 49 and 50; and 9.95 acres of land, known as Lot 38; all of the Allison Richey Gulf Coast Home Company's Part of Suburban Gardens Subdivision, in the H.T. & B.R.R. Company Survey, Section 81, Abstract 300, according to the plat recorded in Volume 2, Page 98, Plat Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

General Location: Generally Located at the Northwest Corner of State Highway 288 and County Road 59

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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

JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF APRIL 2, 2007

Zone Change No. 2007-04Z

A request by Julio Lybrand, applicant for 288 and 59 II, Ltd., owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Business Park District – 288 (BP-288) to Planned Development District (PD)

LEGAL DESCRIPTION: 40.56 acres of land total; being 20.62 acres of land, being a part of Lots 39 and 40; 9.99 acres of land, being a part of Lots 49 and 50; and 9.95 acres of land, known as Lot 38; all of the Allison Richey Gulf Coast Home Company's Part of Suburban Gardens Subdivision, in the H.T. & B.R.R. Company Survey, Section 81, Abstract 300, according to the plat recorded in Volume 2, Page 98, Plat Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

GENERAL LOCATION: Generally Located at the Northwest Corner of State Highway 288 and County Road 59

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

Planning and Zoning Commission: April 2, 2007*
City Council for First Reading: April 23, 2007*
City Council for Second Reading: May 14, 2007*

(*dates subject to change if item is tabled)

SUMMARY: The applicant is requesting a change in zoning on the subject property for a Planned Development District (PD). The subject property is currently zoned as Business Park District 288 (BP288). The BP288 district is limited in the number of uses that it allows. The applicant is wanting to zone the property to a PD in order to allow more uses for the subject property to fit their proposed development.

The subject property is currently undeveloped. The subject property consists of approximately 40 acres of land, and is located on the north side of County Road 59, and between State Highway 288 and the Southgate residential subdivision. The applicant is proposing to construct a shopping center on the subject property.

SURROUNDING ZONING AND LAND USES:
*** surrounding zoning districts based on the new map adopted February 27, 2006**

	Zoning	Land Use
North	Business Park District – 288 (BP-288)	Undeveloped tracts
South	Area is Outside the City Limits of Pearland and Outside the ETJ of Pearland	Single family residences in the Southfork residential subdivision
East	Area is Outside the City Limits of Pearland, but within Pearland's ETJ	Credit Union/Bank; Undeveloped tracts
West	Single Family Residential – 2 District (R-2)	Single family residences in the Southgate residential subdivision

CONFORMANCE TO UNIFIED DEVELOPMENT CODE (UDC): The applicant is requesting a PD district for BP288 uses, plus additional uses. The minimum lot size for the BP288 district is 1 acre, the minimum lot width is 150 feet, and the minimum lot depth is 200 feet. When the applicant develops the subject property, each lot would have to meet these minimum size requirements.

The applicant will be required to comply with all other requirements of the Unified Development Code, in addition to those specifically stated in the PD.

PLATTING STATUS: Based on the legal description submitted with the zone change application, it appears that the subject property has not been platted. The subject property will need to be platted in accordance with the Unified Development Code, Chapter 3, Subdivision Regulations, prior to issuance of a building permit. The plat will need to address all requirements listed in Chapter 3, and be approved by the City, and the plat will need to be filed for record with the County Clerk, prior to issuance of a building permit.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends "Business Park" for the subject property, and for many of the surrounding properties. The Comprehensive Plan further indicates that the appropriate zoning districts for "Business Park" is the Business Park District 288. Therefore, since the applicant is proposing to modify the BP288 district by the PD, the proposed zone change does not conform to the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on State Highway 288, a major thoroughfare with an ultimate right-of-way greater than 120 feet. The subject property also has frontage on County Road 59, a secondary thoroughfare with an ultimate right-of-way of 100 feet. If adequate right-of-way does not exist for any of these roadways, the applicant would be required to dedicate any necessary right-of-way when the subject property is platted.

The future extension of Business Center Drive will also affect the subject property by running north/south through the property. Business Center Drive is a secondary thoroughfare with an ultimate right-of-way of 100 feet. The applicant will be required to dedicate right-of-way for Business Center Drive when the subject property is platted.

If the zone change is approved, the applicant will be responsible for the submittal of a traffic impact analysis (TIA) in order to determine the impact of the proposed development on adjacent roadways and adjacent properties, as well as the locations of driveways.

AVAILABILITY OF UTILITIES: There are no water or sanitary sewer facilities adjacent to the subject property. The applicant will be responsible for extending all utilities as necessary to serve the proposed development.

Availability and adequacy of utilities will be reviewed during the review of any subdivision plat or building permit applications submitted for the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The impact of the PD zoning district on the surrounding properties should be very minimal. The subject property is located at the intersection of two major thoroughfares, and would be the appropriate location for the development of a shopping center.

The applicant is proposing within the PD to add uses to the property. The BP288 district is very limited in the uses that it allows. The following uses are prohibited in the BP288 district (or they require a conditional use permit), and the applicant is requesting that these

uses be permitted on the subject property as part of the PD:

1. Convenience store with gasoline sales
2. Dry cleaner with plant
3. Shoe store
4. Video rental/sales
5. Variety store
6. Restaurant with or without drive-thru window
7. Tailor
8. Pet shop
9. Hobby shop
10. Business service/retail
11. Auto parts (with no outside storage or display)
12. Auto tire sales (indoor only)
13. Auto wash (full service/detail shop)
14. Billiard facility
15. Hotel/motel
16. Home improvement center with outside display and sales area (with limitations)

The applicant is requesting specific language in the PD regarding outdoor sales for the home improvement center. The BP288 district specifically states that no outdoor commercial activities or uses shall be permitted in the BP288 district. The applicant is requesting that the home improvement store be allowed to have an outdoor selling area. The applicant has stated in the PD that the display and sales areas that are located outside shall be screened from the public view with brick and metal facades, and that all storage of pallets and other materials shall be at the rear of the building where it is screened or enclosed by brick or brick and metal walls whereby the contents cannot be viewed by the public.

All 16 uses listed above are either prohibited in the BP-288 district or require the approval of a conditional use permit in the BP-288 district.

DISCUSSION ITEMS:

The proposed PD is very simple. It is a request to keep the base zoning district as BP288, but to add the above 16 uses, which are not permitted uses in the BP288 district. In deciding whether or not to approve the zone change request, the following items need to be decided:

1. Are the 16 uses listed above appropriate for the subject property?

2. Should the home improvement center be allowed to have outdoor sales as stated in the PD document?

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

REVIEW COMMENTS:

The following is a list of comments from Staff's review of the proposed PD:

1. On Page 1, Item B Description of Proposed Development. Where the applicant references "outside storage and garden center," the applicant should change it to read "screened outside storage and garden center."

2. On Page 2, Land Use Summary, under Use, the applicant should remove "general business/commercial" and replace with "see permitted use list in this document."

3. On Page 2, Land Use Summary, the applicant should remove the entire paragraph that begins with "intend to comply with. . . . "

4. On Page 2, 3 D (at the bottom of the page), before the list of permitted use, the applicant should add a title "Permitted Uses" and then list the uses they want.

5. On Page 2 and then again on Page 4, regarding the list of Permitted Uses, the list on Page 2 does not match the list on Page 4.

6. On Page 3, in the use list, for Auto Wash, the applicant should state "no outside activity."

7. On Page 3, for the home improvement center, the applicant should state that the outside selling area cannot located within the required parking areas. Designated areas should be shown on a site plan to be reviewed at the time of building permit application for the store.

8. On Page 3, the paragraph that begins with "in addition. . . ," it should be modified to state that "in addition, all display and sales area out of doors in the garden center and other areas shall be screened. . . . " The reason for this is that it appears from the photographs attached to the PD that there will be selling and display areas separate from the garden center area.

9. On Page 3, B, since the design plan is not finalized and is still in the planning stages, Staff believes that it should not be included in the PD document. The site plan is not at a scale that it can be reviewed at this point for compliance with the Unified Development Code.

10. On Page 4, C, the list of permitted uses, should begin with a title "Permitted Uses" and, as mentioned above, does not match the list on Page 2/3. Both lists should be the same.

11. The PD document states that all display and sales areas that are outside shall be screened from view, but one of the photos attached to the PD (Picture 3) shows plant sales outside that are not screened. Therefore, the picture conflicts with the text in the PD.

12. On Page 5, Exhibits, the two site plans should be removed from the PD because they are subject to change as the site is designed and developed. Also, they have not been reviewed by Staff for conformance with the Unified Development Code or other ordinances.

13. The applicant should provide a phasing plan for the development, indicating the phasing for improvements such as sidewalks, fences, landscape buffers, etc.

Regarding the screening of the outside display and selling area, the applicant has provided photos that show the type of screening that would be used to screen these display and storage areas. The Comprehensive Plan states that "outside storage areas along the corridor overlay roadways shall be screened from public view with a masonry screening wall," and that storage materials shall not be stacked above the height of the screening wall," and that "outside display shall be minimal along corridor roadways." The Unified Development Code also states that outside storage areas within the corridor overlay districts should be screened with an opaque screening wall. County Road 59 is designated as a corridor overlay roadway within the UDC. State Highway 288 is not designated as a corridor overlay roadway, but the existing BP-288 zoning district emphasizes screening requirement for certain site elements. Screening of outside storage and display areas were not specifically addressed in the BP-288 district because the BP-288 district allows limited uses, most of which are not associated with outside storage or display. Staff believes that the proposed screening is inadequate since it does not meet the requirements and intent of the business park zone and opaque screening.

STAFF RECOMMENDATION: Staff recommends approval of the zone change for PD, after all outstanding items are addressed, for the following reasons:

1. The applicant is proposing to keep the base zoning district as BP288, and is proposing to add additional uses in order to accommodate their development plans for the subject property.

2. The proposed zone change would generally be consistent with other zoning districts and uses along State Highway 288.

SUPPORTING DOCUMENTS:

- Zone Change Application
- Location Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan
- Aerial Photograph
- Proposed Planned Development Document

APPLICATION FOR A CHANGE IN ZONING

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Current Zoning District: BP-288

Proposed Zoning District: BP-288 WITH EXPANDED USES

Property Information:

Address or General Location of Property: NWC OF SH 288 AND CR 59 INCLUDING THE NEC + NWC OF CR 566 (BUSINESS CENTER DR) AND CR 59,

Tax Account No. _____

Subdivision: _____ Lot: _____ Block: _____

A Complete Application must include all of this information:

- ☐ Fee (see Zoning Change Fee Schedule)
- ☐ Legal Description and/or Survey of the Property
- ☐ Letter Explaining the Zoning Change Request in detail (specify the existing zoning and why the zone change is being requested, current use of the property, and the proposed use of the property; if a PD is requested, see PD Format and Guidelines)

PROPERTY OWNER INFORMATION:

NAME 288 + 59 II, LTD
ADDRESS 8350 N. CENTRAL EXPRESSWAY
CITY DALLAS STATE TX ZIP 75206
PHONE (214) 361-8880
FAX (214) 361-8168
E-MAIL ADDRESS BBROWNLEE@TROPHYINVESTMENTS.COM

APPLICANT INFORMATION:

NAME JULIO LYBRAND
ADDRESS 4545 POST OAK PLACE DR STE 225
CITY HOUSTON STATE TX ZIP 77027
PHONE (713) 965-0025
FAX (713) 965-0089
E-MAIL ADDRESS KPCARTER@SBCGLOBAL.NET

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

Owner's Signature: by: 288/59 GP, LLC its general partner Date: _____

Agent's Signature: by: Woodrow R Brownlee Date: 2-19-07
Woodrow R. Brownlee, manager

OFFICE USE ONLY:

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
$400.00	3/8/07	tq	

APPLICANT _____ DATE 2-24-07

Application No. 2007-047

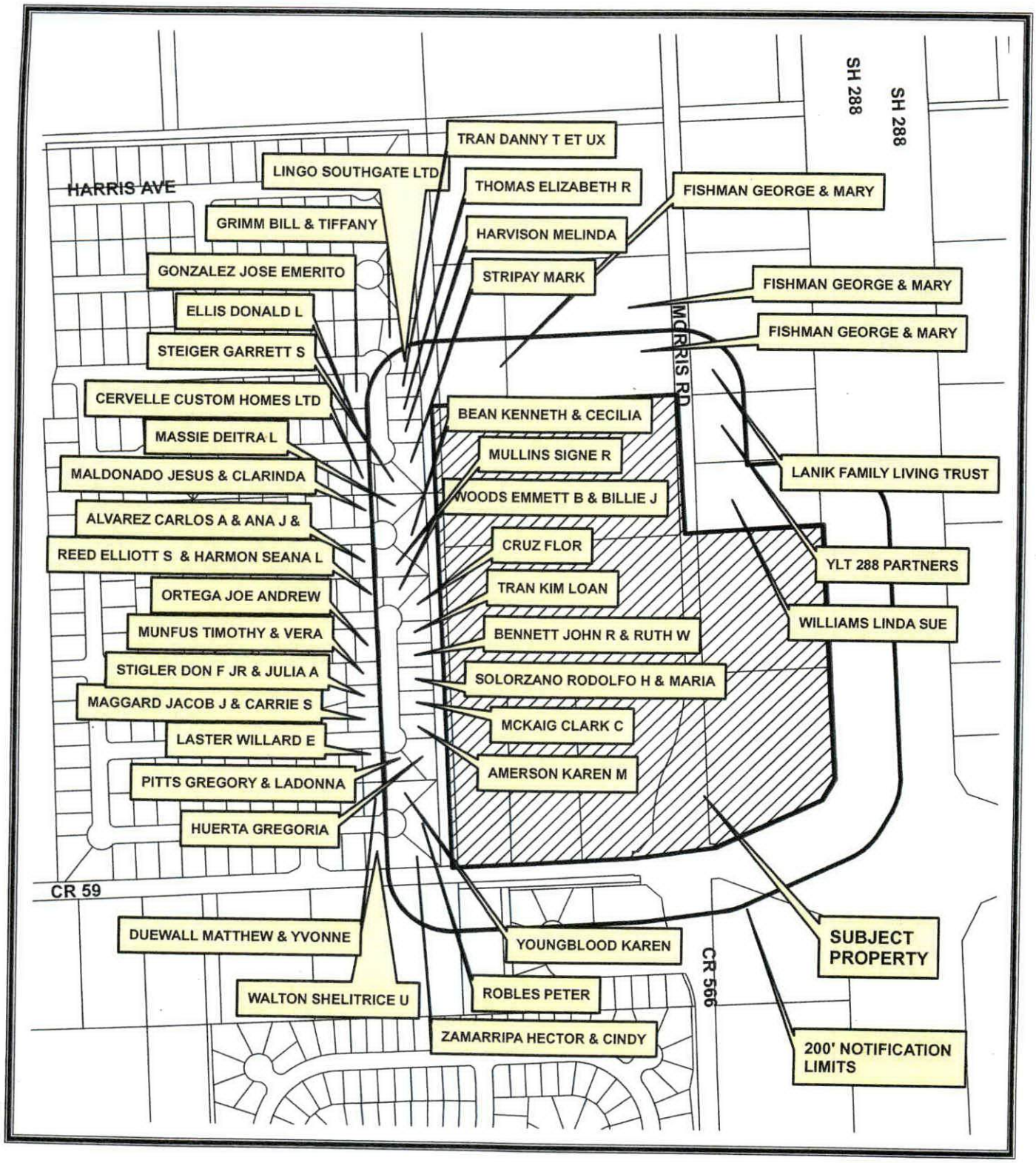
LOCATION MAP

Zone Change
No. 2007-04Z

N
W E
S

0 300 600 Feet

Map Prepared on March 12, 2007



OWNERSHIP MAP

0 300 600 Feet

Zone Change No. 2007-04Z

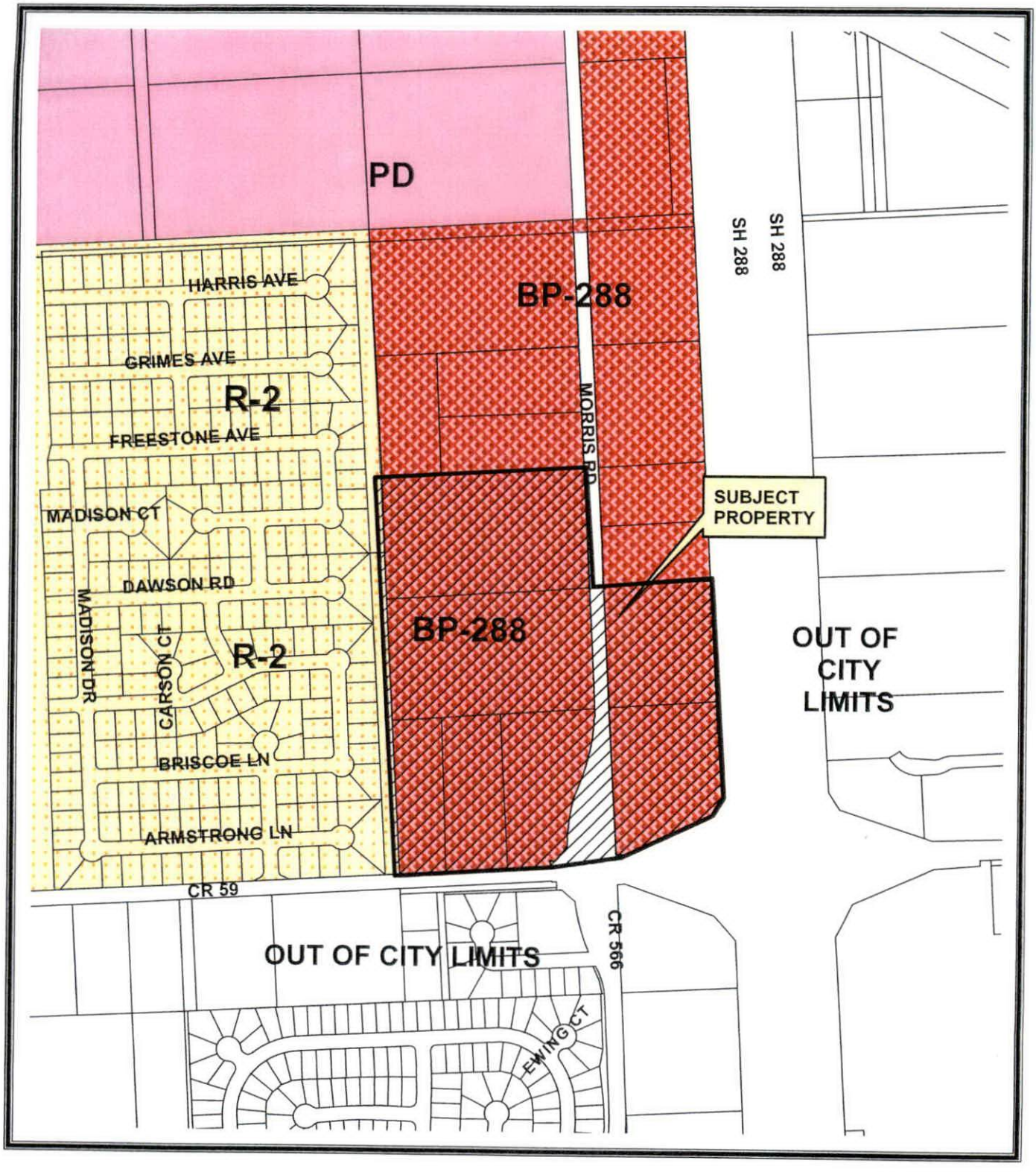
N W E S

Property Owners within ETJ notified by Legal Notice only, in accordance with 211.006(a) (for property south of CR 59 only)

Map Prepared on March 12, 2007

ZONE CHANGE NO. 2007-04Z
Property Owner Notification List

OWNER	ADDRESS	CITY	ST	ZIP CODE
LANIK FAMILY TRUST%EVERETT OR MARY LANIK	PO BOX 980903	HOUSTON	TX	77098-0903
FISHMAN GEORGE & MARY	3406 HAMPSHIRE ST	PEARLAND	TX	77581-4829
FISHMAN GEORGE & MARY	3406 HAMPSHIRE ST	PEARLAND	TX	77581-4829
GRIMM BILL & TIFFANY	11201 FREESTONE AVE	PEARLAND	TX	77584
FISHMAN GEORGE & MARY	3406 HAMPSHIRE ST	PEARLAND	TX	77581-4829
LINGO SOUTHGATE LTD	3900 MAGNOLIA DR	PEARLAND	TX	77584
TRAN DANNY T ET UX	3403 KERR LANE	PEARLAND	TX	77584
GONZALEZ JOSE EMERITO	11202 FREESTONE AVE	PEARLAND	TX	77584
YLT 288 PARTNERS	5855 SOVEREIGN DR STE 108	HOUSTON	TX	77036-2318
288 & 59 II LTD %BROWNLEE WOODROW R	8350 N CENTRAL EXPRESSWAY 15TH FL	DALLAS	TX	75206
THOMAS ELIZABETH R	3405 KERR LANE	PEARLAND	TX	77584
ELLIS DONALD L	11201 EDWARDS AVE	PEARLAND	TX	77584
HARVISON MELINDA	3407 KERR LN	PEARLAND	TX	77581
STRIPAY MARK	3409 KERR LN	PEARLAND	TX	77584
WILLIAMS LINDA SUE & HAZEL WILLIAMS TR	2523 BLUE BONNET BLVD	HOUSTON	TX	77030-3503
CERVELLE CUSTOM HOMES LTD	207 E EDGEWOOD DR	FRIENDSWOOD	TX	77546-3820
STEIGER GARRETT S	11102 EDWARDS AVE	PEARLAND	TX	77584-5590
JULIO LYBRAND	4545 POST OAK PLACE DR STE 225	HOUSTON	TX	77027
MASSIE DEITRA L	11103 DAWSON RD	PEARLAND	TX	77584-7245
BEAN KENNETH & CECILIA	11101 DAWSON RD	PEARLAND	TX	77584
MALDONADO JESUS & CLARINDA	11105 DAWSON RD	PEARLAND	TX	77584-7245
38 & 59 II LTD %BROWNLEE WOODROW R	8350 N CENTRAL EXPRESSWAY 15TH FL	DALLAS	TX	75206
ALVAREZ CARLOS A & ANA J & CAROLINA D	11104 DAWSON RD	PEARLAND	TX	77584-7244
MULLINS SIGNE R	11102 DAWSON RD	PEARLAND	TX	77581
WOODS EMMETT B & BILLIE J	11101 CARSON AVE	PEARLAND	TX	77584-7243
CRUZ FLOR	3501 KAUFMAN AVE	PEARLAND	TX	77584
REED ELLIOTT S & HARMON SEANA L	11103 CARSON AVE	PEARLAND	TX	77584
TRAN KIM LOAN	3503 KAUFMAN AVE	PEARLAND	TX	77584
ORTEGA JOE ANDREW & WAITS DOUGLAS FRANKLIN	11102 CARSON AVE	PEARLAND	TX	77584
BENNETT JOHN R & RUTH W	3505 KAUFMAN AVE	PEARLAND	TX	77584-7247
MUNFUS TIMOTHY & VERA	3506 KAUFMAN AVE	PEARLAND	TX	77584-7246
288 & 59 II LTD %BROWNLEE WOODROW R	8350 N CENTRAL EXPRESSWAY 15TH FL	DALLAS	TX	75206
SOLORZANO RODOLFO H & MARIA	3507 KAUFMAN AVE	PEARLAND	TX	77584-7247
288 & 59 II LTD %BROWNLEE WOODROW R	8350 N CENTRAL EXPRESSWAY 15TH FL	DALLAS	TX	75206
288 & 59 II LTD %BROWNLEE WOODROW R	8350 N CENTRAL EXPRESSWAY 15TH FL	DALLAS	TX	75206
288 & 59 II LTD %BROWNLEE WOODROW R	8350 N CENTRAL EXPRESSWAY 15TH FL	DALLAS	TX	75206
STIGLER DON F JR & JULIA A	3508 KAUFMAN AVE	PEARLAND	TX	77584-7246
MCKAIG CLARK C	3509 KAUFMAN AVE	PEARLAND	TX	77584-7247
MAGGARD JACOB J & CARRIE S	3510 KAUFMAN AVE	PEARLAND	TX	77584-7246
AMERSON KAREN M	3511 KAUFMAN AVE	PEARLAND	TX	77584-7247
HUERTA GREGORIA	3513 KAUFMAN AVE	PEARLAND	TX	77584-7247
LASTER WILLARD E & GABRIELLA A	11104 BRISCOE LN	PEARLAND	TX	77584-7240
PITTS GREGORY & LADONNA	11102 BRISCOE LN	PEARLAND	TX	77584-7240
YOUNGBLOOD KAREN	11103 ARMSTRONG LN	PEARLAND	TX	77584-7236
ROBLES PETER & YVONNE ROSALES	11101 ARMSTRONG LN	PEARLAND	TX	77584-7236
DUEWALL MATTHEW & YVONNE	11105 ARMSTRONG LN	PEARLAND	TX	77584-7236
ALTON SHELITRICE U	11104 ARMSTRONG LN	PEARLAND	TX	77584-7235
ZAMARRIPA HECTOR & CINDY	11102 ARMSTRONG LN	PEARLAND	TX	77584-7235



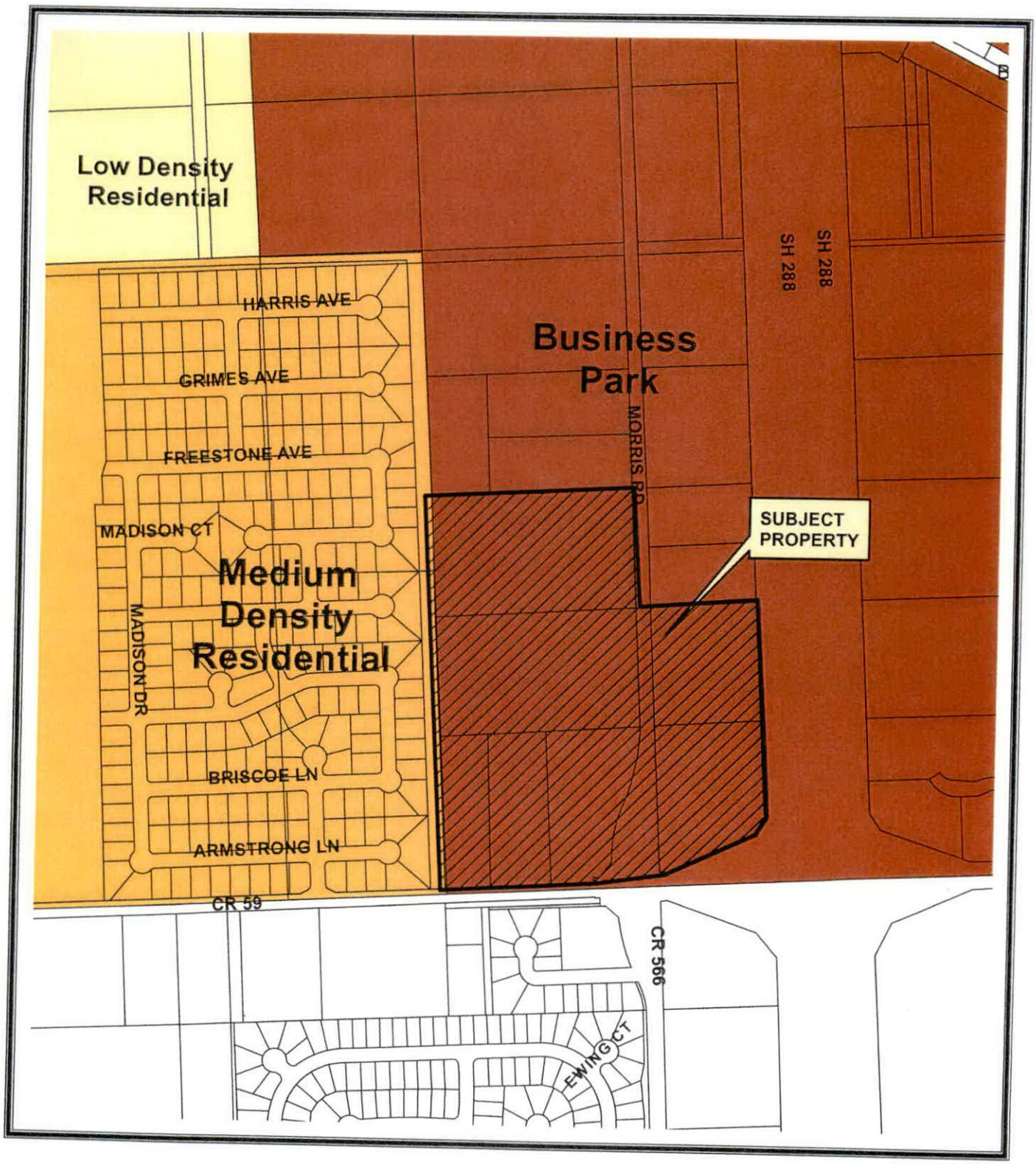
ZONING MAP

Zone Change No. 2007-04Z

N
W E
S

0 300 600 Feet

Map Prepared on March 12, 2007



FUTURE LAND USE PLAN

Zone Change No. 2007-04Z

N
W E
S

0 300 600 Feet

Map Prepared on March 12, 2007

AERIAL PHOTOGRAPH

Zone Change
No. 2007-04Z

N
W E
S

0 300 600 Feet

Map Prepared on March 12, 2007

PROPOSED ZONE CHANGE
TROPHY INVESTMENTS INC. TRACT

1. Introduction

A. Description of the Subject Property.

Currently the property is natural land area that is mowed and located at the NWC of SH 288 and CR 59. It also has both northern sides of the intersection of CR 59 and CR 566(Business Center Dr) The western boundary of the property abuts Southgate Subdivision.

B. Description of Proposed Development.

Proposed Development would consist of a shopping center anchored by a Home Improvement Center with outside storage and garden center with other retail spaces to possibly include a furniture store, Business Service Retail stores and retail Hobby Shop. Other Retail Spaces to include Dry Cleaners, Restaurants, coffee shops, shoe stores, nail salons, gift or card shops, ice cream parlor, copy / mailing center, and other standard retail tenant types that could also include a fitness center, banking center and gas station etc.

C. Describe the area of land in acreage.

The overall site consists of 40 acres of land that includes approx 8 acres of detention.

D. A statement as to the purpose and intent of the PD district established therein.

The purpose of the PD would be to expand the currently permitted building uses in the BP-288 Zone

II. Zoning and Land Use

A. Describe the existing zoning districts and the boundaries of said districts. Generally describe the location of the various districts. Use zoning districts from the UDC, and refer to locations on the Design Plan.

Existing Zoning is BP-288

B. Describe the base zoning district(s) to be overlaid, together with the boundaries of the district(s), and describe the areas in acreage of each different district.

BP-288 would become the base for the entire combined development, with uses expanded as noted.

C. The general standards applicable to development within the district, with or without reference to the base district, including but not limited to: density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking , access, accessory buildings, signs,

Lighting, project phasing or scheduling, management associations, and such other requirements as the City Council may deem necessary in order to implement the Comprehensive Plan, and the purposes of the PD District.
Same as BP-288

1. Provide a table outlining the percent of use in each zoning classification. Include detention and major thoroughfares as separate items. Discuss possible variations from percentages in table and amount of variance requesting, if any.

Land Use Summary

USE
General Business/Commercial
ACRES
40
Percentage of Total Acres
100%
Detention – 8 acres
Road ROW – 2 acres
Zoning District
Currently BP-288 – want to be in PD

Intend to comply with all standards of BP-288 with the exception of the expanded Permitted Uses and for the Conditional Use Permit for a Hotel/Motel and a Home Improvement Center with Outdoor storage of building materials and with an Outdoor plant & garden center.

Density Calculations for Residential
N/A

2. For residential uses, provide lot width categories and corresponding zoning in a table, Describe the percent change for the number of lot sizes may vary by category, if any variation.
N/A

3. For residential (single or multi-family) uses, provide density by classification of zoning districts included in the PD and overall for residential section, and the PD as a whole. Discuss any possible variation as development may occur.
N/A

D. The permitted, conditional and accessory uses authorized in the district, the location of such uses, the residential densities or other measurements of development intensity associated with base districts or phases of the development in conformance with approved Design Plan.
1. Convenience store with gas
2. Dry Cleaner with Plant

3. Shoe Store
4. Video Rental/Sales
5. Furniture & Accessory Store
6. Variety Store
7. Restaurant with or without Drive-Thru
8. Tailor
9. Pet Shop
10. Hobby Shop
11. Business Service/Retail
12. Auto Parts (no outside storage)
13. Auto Wash (full service/detail shop)
14. Hotel/Motel
15. Home Improvement Center with Outdoor Selling Area with the following provisions: In addition to year round selling which may be conducted on the sidewalk immediately adjacent to the front of the building, the term "Outdoor Selling" area shall mean that portion of the parking area where outdoor display and selling of merchandise will be permitted and will be placed so as to not impair the traffic flow on the internal drives of the Shopping Center or to unreasonably obstruct the use of the other easements.

In addition, all display and sales areas out of doors in the garden center shall be screened from the public view with brick and metal façade (See attached Example Photos) All storage of pallets & other material shall be at the rear of the building where it is screened or enclosed by brick or brick and metal walls whereby the contents cannot be viewed by the public.

III. Design standards applicable to the development.

A. Signage, Landscaping, Fencing, Parking, Screening, Trees, etc. Be sure to carefully consider all relevant regulations pertaining to the various land use requirement, and if necessary address them in the PD. These may be addressed with specific separate plans or as part of the Design Plan. State that these items are as per the UDC, or list variations.
Same as BP-288, and

*Any trucks, trailers, or storage containers for the delivery of merchandise shall be screened from view and shown on a site plan subject to review and approval by the City of Pearland.

B. Refer to Design Plan and describe which aspects of plan are precise and which are general. (Generally, unless requested, do not show items on the Design Plan unless you are willing to accept them as concrete or fairly specific. Unless clearly marked as general and described as such, anything in the Design Plan will be considered to be part of the plan as shown.)
Design Plan is still in a planning state whereby the placement of the building pads are subject to change. All items are in general concept.

C. A specific list of deviations from standards in the base zoning district(s), together with any standards in the ordinance which are to be varied for development within the PD district.

1. Convenience Store with gas
2. Dry Cleaner with Plant
3. Shoe Store
4. Video Rental/sales
5. Variety store
6. Restaurant with or without Drive – Thru
7. Tailor
8. Pet Shop
9. Hobby Shop
10. Business Service/Retail
11. Auto Parts (No outside storage or display)
12. Auto tire sales (indoor only)
13. Auto Wash (full service/detail shop)
14. Billiard Facility
15. Hotel/Motel
16. Home Improvement Center with Outdoor Selling Area with the following provisions: In addition to year around selling which may be conducted on the sidewalk immediately adjacent to the front of the building, the term "Outdoor Selling" area shall mean that portion of the parking area where outdoor display and selling of merchandise will be permitted and will be placed so as to not impair the traffic flow on the internal drives of the Shopping Center or to unreasonably obstruct the use of the other easements.

In addition, all display and sales areas out of doors in the garden center shall be screened from the public view with brick and metal façade (See attached Example Photos). All storage of pallets & other materials shall be at the rear of the building where it is screened or enclosed by brick or brick and metal walls whereby the contents cannot be viewed by the public.

D. Add a note that all requirements of the Unified Development Code will be met, unless specifically mentioned in this Planned Development.
UDC Requirements will be met except for the items noted specifically in the PD.

IV. Required dedications of land or public improvements
Approximately 1.7 Acres of land in total will be dedicated upon platting for expansion of the Right-of-way for both CR 59 and CR 566 (Business Center Dr)

V. A phasing schedule for the project, where applicable, setting forth the dates for submittal of site development plans and the timing of performance by the developer for dedications of land or public improvements and satisfaction of any conditions in relation to the phasing of development, where applicable;

The site will be developed as a retail center with the possibility of a Hotel/Motel and with major driveways and parking areas developed to support the major anchors during their construction. Retail pad sites will be developed over time as leases are signed. Full build out is projected over five years.

VI. Exhibits

1. Photo Sample I of possible side screening for home improvement center
2. Photo Sample II of possible rear storage screening for home improvement center
3. Photo Sample III of possible store front of garden center & outside sales area for a home improvement center
4. Conceptual Site Plans I & II for the property subject to change.

I.
SITE PLAN IS
CONCEPTUAL ONLY
NOT FOR CONSTRUCTION &
SUBJECT TO CHANGE

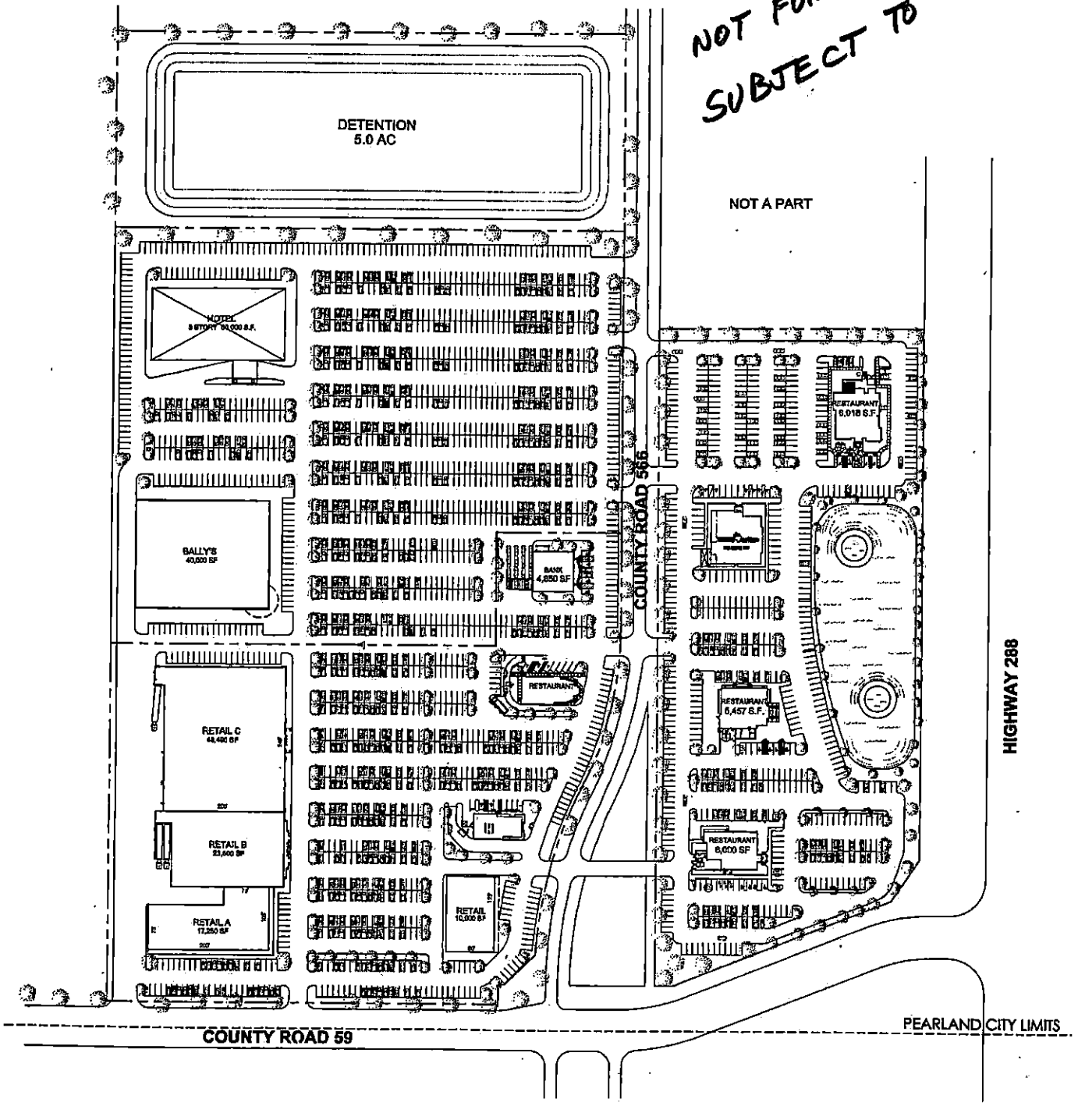
SOUTH FORK CROSSINGS

HWY 288 AT COUNTY ROAD 59
JANUARY 02, 2007

0 50' 100' 200'

II

SITE PLAN IS CONCEPTUAL ONLY NOT FOR CONSTRUCTION SUBJECT TO CHANGE



SOUTH FORK CROSSINGS

HWY 288 AT COUNTY ROAD 59
FEBRUARY 19, 2007

0 50' 100' 200'

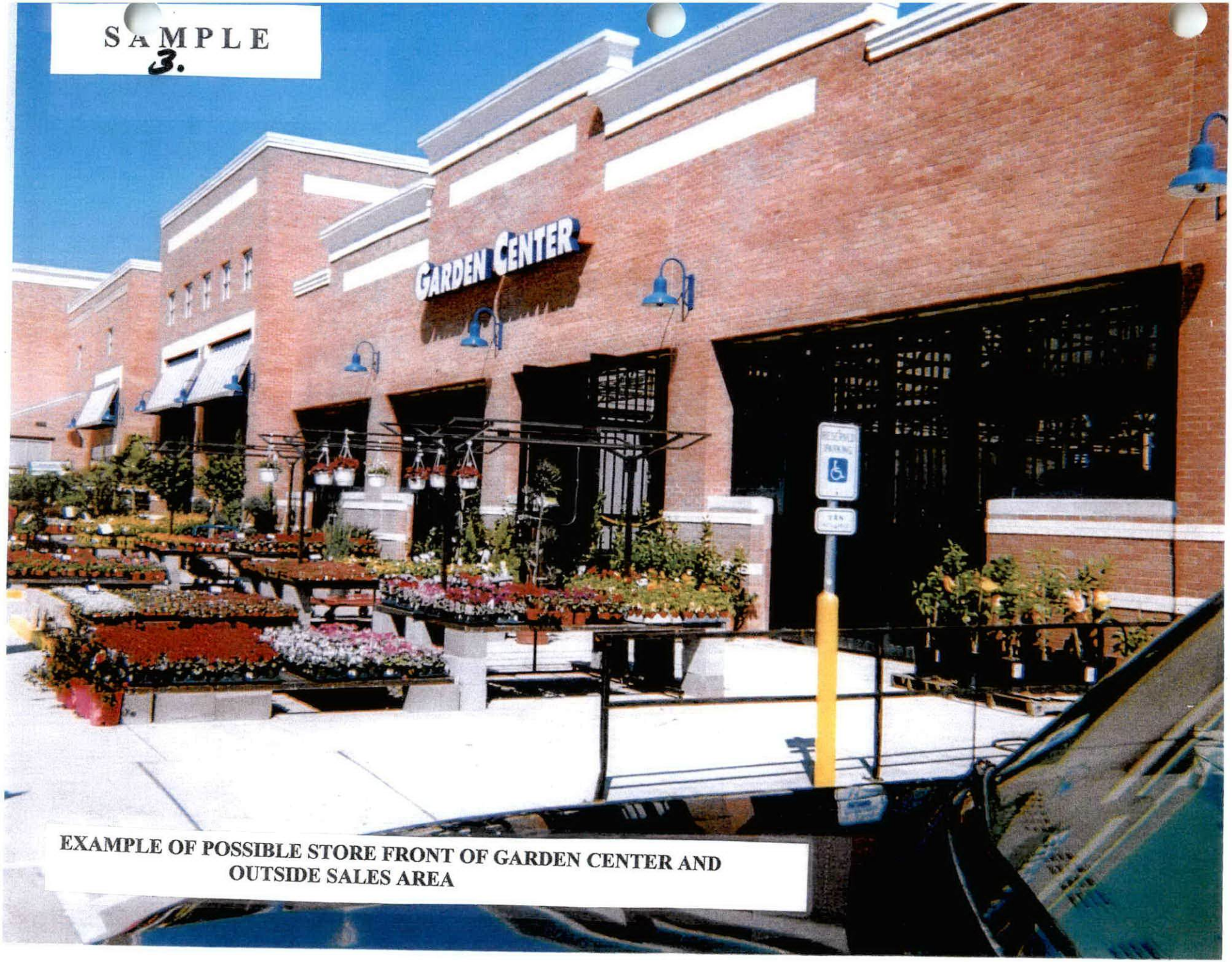
SCALE 1" = 100' 0"

EXAMPLE OF POSSIBLE SIDE SCREENING - OUTDOOR GARDEN CENTER

SAMPLE
2.

EXAMPLE OF POSSIBLE REAR STORAGE SCREENING

SAMPLE
3.



EXAMPLE OF POSSIBLE STORE FRONT OF GARDEN CENTER AND OUTSIDE SALES AREA

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 2, 2007, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Permit No. CUP2007-03

A request by Chris Talbert, applicant for JM Projects, LLC, and Jerome Karam, owners, for approval of a Conditional Use Permit for a "Mini-Warehouse and Self Storage" facility in the Heavy Industrial District (M-2), on the following described property, to wit:

Legal Description: 7.573 acres of land, being a part of Lot 15, out of the L.W. Murdock Subdivision in the A. C. H. and B. Railroad Survey, Section II, Abstract 507, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the West Side of State Highway 35 (Main Street), and on the North Side of Oiler Drive

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 2, 2007, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Permit No. CUP2007-04

A request by McGuff Architects, applicant for Warner Heathman, D.D.S., owner, for approval of a Conditional Use Permit for a "Lesser Percentage of Transparency for Overall Façade or Store Front Windows" for a new building located in the Old Townsite Mixed Use District (OT-MU), on the following described property, to wit:

Legal Description: 0.646 acres of land, being Lots 25 through 33, Block 27, of Pearland Townsite, according to the map or plat thereof recorded in Volume 29, Page 41, of the Deed Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of Houston Avenue, and on the North Side of Walnut Street

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 2, 2007, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change No. 2007-04Z

A request by Julio Lybrand, applicant for 288 and 59 II, Ltd., owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Business Park District – 288 (BP-288) to Planned Development District (PD), on the following described property, to wit:

Legal Description: 40.56 acres of land total; being 20.62 acres of land, being a part of Lots 39 and 40; 9.99 acres of land, being a part of Lots 49 and 50; and 9.95 acres of land, known as Lot 38; all of the Allison Richey Gulf Coast Home Company's Part of Suburban Gardens Subdivision, in the H.T. & B.R.R. Company Survey, Section 81, Abstract 300, according to the plat recorded in Volume 2, Page 98, Plat Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

General Location: Generally Located at the Northwest Corner of State Highway 288 and County Road 59

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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

Shadow Creek Marketplace

Preliminary Plat—Staff Report

P & Z Meeting Date: April 2, 2007

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

REQUEST:
Preliminary plat of 49.405 acres for Shadow Creek Marketplace located at the northwest corner of the intersection of Shadow Creek Parkway and S.H. 288.

ZONING:
Planned Unit Development (Strouhal).

TRAFFIC AND TRANSPORTATION:
Traffic Impact Analysis (TIA) has been submitted to the city.

UTILITIES:
They need to submit any public improvement plans.
Preliminary utility layout submitted.
Letter of No Objection obtained from Comcast. Request for response sent to CenterPoint Energy, Time Warner Cable, AT & T, CenterPoint Energy-HL&P/Entex.

STORMWATER MANAGEMENT:
Preliminary drainage report submitted to the city.
They will have detention facility on site.

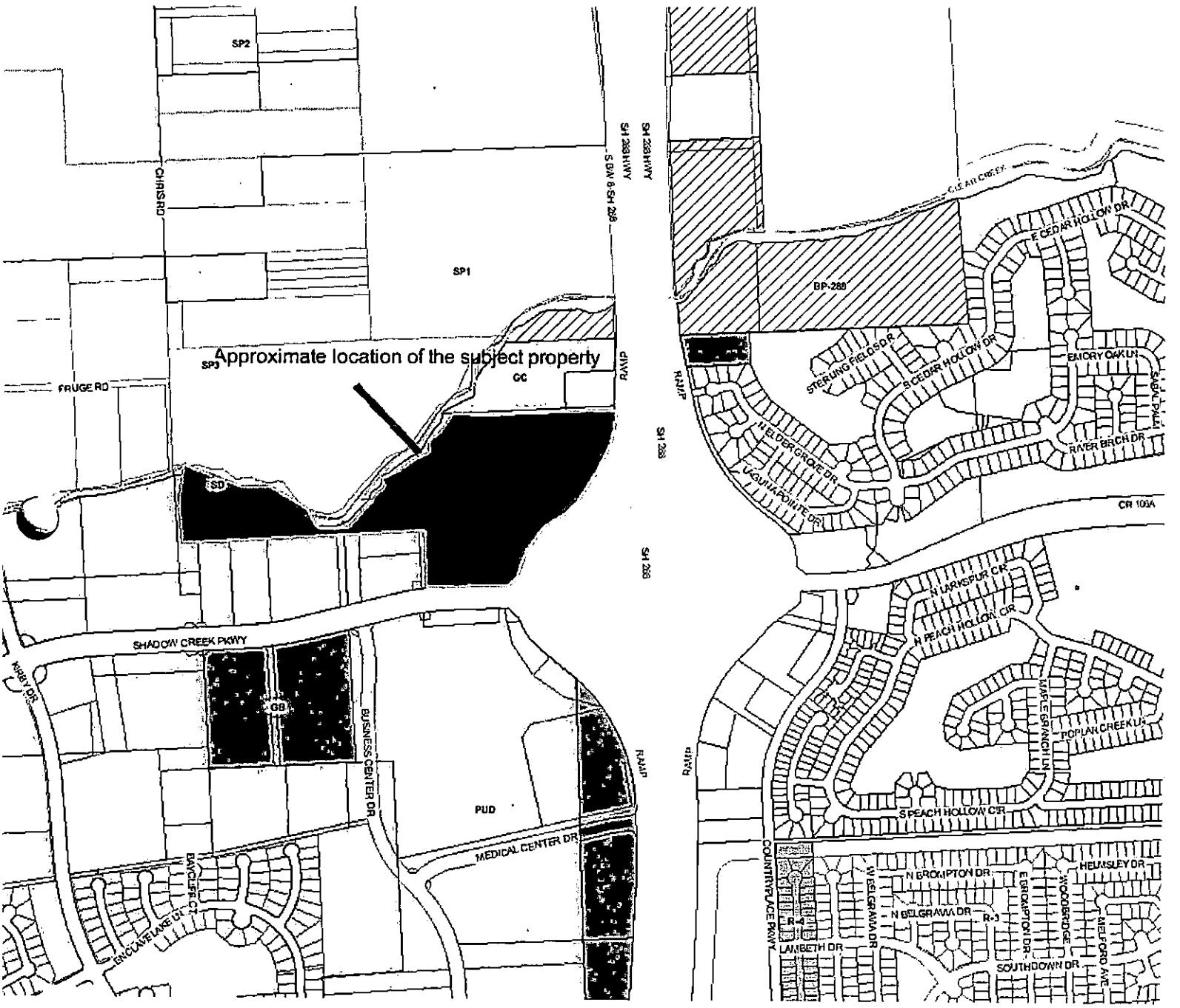
PARKS AND OPEN SPACE:
No park fee due as this is a preliminary plat.

OUTSTANDING ITEMS:

1. Add areas of lots
2. Show Floodway limits
3. Provide trail easement along Clear Creek connected to the trail easement on adjoining plat to the west
4. Update title block
5. Add S.H.288 to note No. 8
6. Provide 10' wide easement inside of R-O-W lines (except Business Center Drive) for sidewalk.
7. Provide easements for necessary water and sewer lines
8. Add note that Lot "A" is not a buildable lot at this time due to lack of access.

ATTACHMENTS:

1. Map
2. Application



Approximate location of the subject property
SP2
SP1
SP3
GC
SD
GB
PUD
BP-288
CHRIS RD
FRUGE RD
SHADOW CREEK PKWY
KIRBY DR
BUSINESS CENTER DR
MEDICAL CENTER DR
BAYCLIFF CT
ENCLAVE LAKE LN
RAMP
SH 288
SH 288 HWY
S BW 8-SH 288
CLEAR CREEK
E CEDAR HOLLOW DR
STERLING FIELDS DR
S CEDAR HOLLOW DR
EMORY OAK LN
SABAL PALM
RIVER BIRCH DR
N ELDER GROVE DR
LAGUNA POINTE DR
CR 100A
N LARKSPUR CIR
N PEACH HOLLOW CIR
MAPLE BRANCH LN
POPLAR CREEK LN
S PEACH HOLLOW CIR
COUNTRYPLACE PKWY
N BROMPTON DR
N BELGRAVIA DR
W BELGRAVIA DR
E BROMPTON DR
WOODBRIDGE
HELMSLEY DR
MELFORD AVE
LAMBETH DR
SOUTHDOWN DR
R-4
R-3

JAN 2007

MAR 0 5 2007

PLAT APPLICATION

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

P, PL
-13-07

Please Check Type of Plat Requested:

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

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

jkrajca@ci.pearland.tx.us

SUBDIVISION NAME: SHADOW CREEK MARKETPLACE

NUMBER OF LOTS: 3

GENERAL LOCATION: _____

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

PRIMARY CONTACT: LJA ENGINEERING - JASON BANDA
MAILING ADDRESS: 2929 BRIARPARK DRIVE SUITE 600
CITY, STATE, ZIP: HOUSTON, TX 77042
PHONE: 713.953.5200 FAX: 713.953.5026
E-MAIL ADDRESS: _____

OWNER NAME: GULF COAST COMMERCIAL
MAILING ADDRESS: 3120 ROGERDALE DRIVE SUITE 150
CITY, STATE, ZIP: HOUSTON, TY 77042
PHONE: 713.532.0977 FAX: _____
E-MAIL ADDRESS: _____

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

Owner's Signature: _____ Date: _____

Applicant's Signature: _____ Date: 03.05.07

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

Signature: _____ **Date:** _____

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

PLEASE REVIEW, COMMENT, & RETURN TO ME WITHIN 5 DAYS!

D KELLER

FEES PAID: 1635.03
DATE PAID: 3.5.07
RECEIVED BY: Krajca
RECEIPT NO.:

Shadow Creek Ranch Commercial Site No. 20B

Final Plat—Staff Report

P & Z Meeting Date: April 2, 2007

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

REQUEST:
Final plat of 4.25 acres for Shadow Creek Ranch Commercial Site No. 20B located at the northeast corner of the intersection of Shadow Creek Parkway and Reflection Bay drive.

ZONING:
Planned Unit Development.

TRAFFIC AND TRANSPORTATION:
Traffic Impact Analysis (TIA) approval obtained.

UTILITIES:
Water and sewer available.
Letter of No Objection obtained from CenterPoint Energy.

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

PARKS AND OPEN SPACE:
Not applicable in this case.

OUTSTANDING ITEMS:

1. Signatures and seal

ATTACHMENTS:

1. Map
2. Application

Approximate location of the subject property
REFLECTION BAY DR
SHADOW CREEK PKWY
KIRBY DR
SHADOW CREEK PKWY
KIRBY DR
SHOAL LANDING ST
SHOAL CT
BANKS RUN DR
WINDY SHORES DR
SEA COVE DR
PUD
WINEBROOK DR
RUSHING SPRING DR
AUBURN SHORES DR
AUBURN FALLS DR
SIGNAL HILL CT
SIGNAL HILL DR
CORAL COVE CT
CLEAR LAKE LOOP
N CLEAR LAKE LOOP
SEA COVE
SHORE CREEK DR
MOUNTAIN CREEK ST
EMERALD BAY DR
HOLLOW SHORE ST
LAKE SHOALS DR

JAN 2007

PLAT APPLICATION

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please Check Type of Plat Requested:

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

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

jkrajca@ci.pearland.tx.us

SUBDIVISION NAME: SHADOW CREEK RANCH COMMERCIAL SITE NO. 20B

NUMBER OF LOTS: 1

GENERAL LOCATION:

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

PRIMARY CONTACT: LJA ENGINEERING - JASON BANDA
MAILING ADDRESS: 2929 BRIARPARK DRIVE SUITE 600
CITY, STATE, ZIP: HOUSTON, TX 77042
PHONE: 713.953.5200 FAX: 713.953.5026
E-MAIL ADDRESS:

OWNER NAME: PEARLAND CAPITAL GROUP, LP
MAILING ADDRESS: 7322 SOUTHWEST FREEWAY SUITE 475
CITY, STATE, ZIP: HOUSTON, TX 77074
PHONE: 713.270.5552 FAX:
E-MAIL ADDRESS:

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

Owner's Signature: signature on file Date:

Applicant's Signature: Date: 03.05.07

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

Signature: _____ **Date:** _____

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

FEES PAID: 506.25
DATE PAID: 3-5-07
RECEIVED BY: JKrajca
RECEIPT NO.: M. CD.

MAR 0 5 2007

Shadow Creek Ranch Commercial Site No. 20D

Final Plat—Staff Report

P & Z Meeting Date: April 2, 2007

APPLICANT:
Jason Banda, LJA Engineering & Surveying, Inc., for Hai T. Nguyen owner.

REQUEST:
Final plat of 3.5 acres for Shadow Creek ranch Commercial Site No. 20D located west of Kirby Drive and east of Reflection Bay Drive.

ZONING:
Planned Unit Development.

TRAFFIC AND TRANSPORTATION:
Traffic Impact Analysis (TIA) approval obtained.

UTILITIES:
Water and sewer available.

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

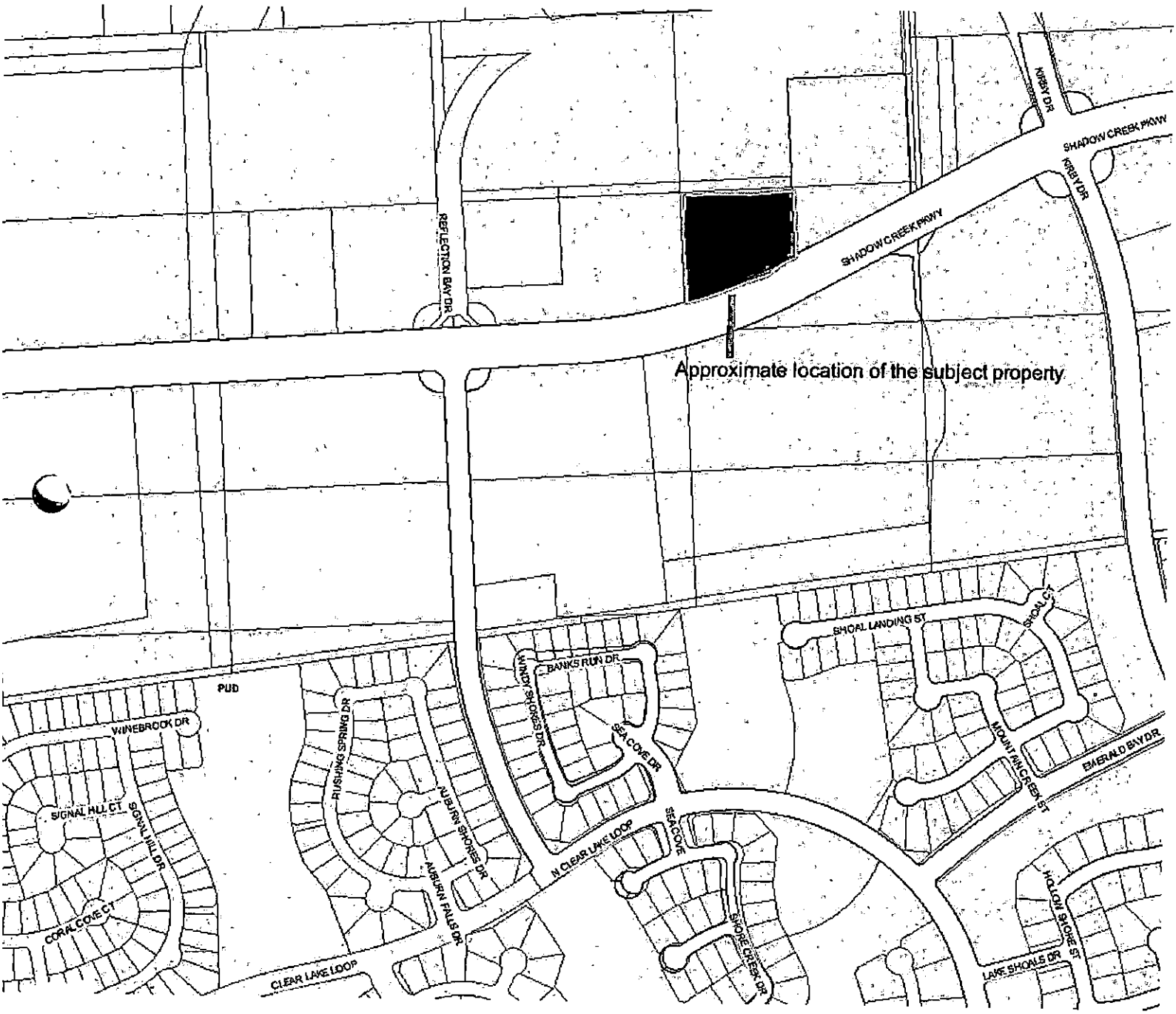
PARKS AND OPEN SPACE:
Not applicable in this case.

OUTSTANDING ITEMS:

Reminder: City attorney approval of performance bond for completion of public improvements.

ATTACHMENTS:

1. Map
2. Application


Approximate location of the subject property
REFLECTION BAY DR
SHADOW CREEK PKWY
KIRBY DR
SHOAL LANDING ST
SHOAL CT
BANKS RUN DR
WINDY SHORES DR
SEA COVE DR
PUD
WINEBROOK DR
RUSHING SPRING DR
AUBURN SHORES DR
SIGNAL HILL CT
SIGNAL HILL DR
CORAL COVE CT
CLEAR LAKE LOOP
AUBURN FALLS DR
N CLEAR LAKE LOOP
SEA COVE
SHORE CREEK DR
MOUNTAIN CREEK ST
EMERALD BAY DR
HOLLOW SHORE ST
LAKE SHOALS DR

JAN 2007

MAR 05 2007

PLAT APPLICATION

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please Check Type of Plat Requested:

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

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

jkrajca@ci.pearland.tx.us

SUBDIVISION NAME: SHADOW CREEK RANCH COMMERCIAL SITE NO. 20D

NUMBER OF LOTS: 1

GENERAL LOCATION:

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

PRIMARY CONTACT: LJA ENGINEERING - JASON BANDA
MAILING ADDRESS: 2929 BRIARPARK DRIVE SUITE 600
CITY, STATE, ZIP: HOUSTON, TX 77042
PHONE: 713.953.5000 FAX: 713.953.5026
E-MAIL ADDRESS:

OWNER NAME: HAI NGUYEN
MAILING ADDRESS: 5223 CAMINO VERDES
CITY, STATE, ZIP: ARLINGTON, TX 76017
PHONE: 817.467.2466 FAX:
E-MAIL ADDRESS:

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

Owner's Signature: _____ Date: _____

Applicant's Signature: _____ Date: 03.05.07

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

Signature: _____ **Date:** _____

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

FEES PAID: 487.50
DATE PAID: 3-5-07
RECEIVED BY: JKrajca
RECEIPT NO.: Cr. CC.

Shadow Creek Ranch SF-61

Final Plat—Staff Report

P & Z Meeting Date: April 2, 2007

APPLICANT:
Jason Banda, LJA Engineering & Surveying, Inc., for Pearland Investments, L.P., owner.

REQUEST:
Final plat of 24.794 acres in the Shadow Creek Ranch PUD for single family use. The preliminary plat was approved on November 7, 2005.

GENERAL LOCATION:
The plat is located east of F.M. 521 in the Ft. Bend County portion of Shadow Creek Ranch.

PROPERTY DESCRIPTION:
The property is undeveloped.

ZONING:
Shadow Creek Ranch PUD—Single Family. The proposed plat is consistent with the PUD approval.

SURROUNDING USES:
The surrounding areas are to be platted as single family residential.

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

TRAFFIC AND TRANSPORTATION:
A traffic impact analysis was submitted and approved as a part of the original P.U.D.

UTILITIES AND INFRASTRUCTURE:
Water and sewer are available.

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

PARKS & OPEN SPACE:
Parkland will be dedicated offsite in accordance with the master plan for the entire development. Site contained no trees.

OUTSTANDING ITEMS:

1. Utility company approval letters---telephone and electric.
2. Tax Certificates
3. Add signature and seal
4. Drainage plan must be approved by Ft. Bend County Drainage District

ATTACHMENTS:

1. Application Form
2. Final Plat

JULY 2006

PLAT APPLICATION

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

DEC 1 8 2006

Please Check Type of Plat Requested:

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

SUBDIVISION NAME: SHADOW CREEK RANCH SF-61

NUMBER OF LOTS: _____

GENERAL LOCATION: SHADOW CREEK RANCH

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

PRIMARY CONTACT: LJA ENGINEERING - JASON BANDA
MAILING ADDRESS: 2929 BRIARPARK DRIVE SUITE 600
CITY, STATE, ZIP: HOUSTON TX 77042
PHONE: 713.953.5200 FAX: 713.953.5026
E-MAIL ADDRESS: _____

OWNER NAME: PEARLAND INVESTMENTS LP
MAILING ADDRESS: 5195 LAS VEGAS ~~BLVD~~ BLVD.
CITY, STATE, ZIP: LAS VEGAS NV 89119
PHONE: 702.736.6151 FAX: _____
E-MAIL ADDRESS: _____

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

Owner's Signature: _____ Date: _____

Applicant's Signature: _____ Date: 12.18.06

FEES PAID:	DATE PAID: 12-18-06	RECEIVED BY:	RECEIPT NUMBER:

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

Signature: _____ **Date:** _____

Shadow Creek Ranch SF-62

Final Plat—Staff Report

P & Z Meeting Date: April 2, 2007

APPLICANT:
Jason Banda, LJA Engineering & Surveying, Inc., for Pearland Investments, L.P., owner.

REQUEST:
Final plat of 9.656 acres in the Shadow Creek Ranch PUD for single family use. The preliminary plat was approved on November 7, 2005.

GENERAL LOCATION:
The plat is located east of F.M. 521 in the Ft. Bend County portion of Shadow Creek Ranch.

PROPERTY DESCRIPTION:
The property is undeveloped.

ZONING:
Shadow Creek Ranch PUD—Single Family. The proposed plat is consistent with the PUD approval.

SURROUNDING USES:
The surrounding areas are to be platted as single family residential.

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

TRAFFIC AND TRANSPORTATION:
A traffic impact analysis was submitted and approved as a part of the original P.U.D.

UTILITIES AND INFRASTRUCTURE:
Water and sewer are available.

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

PARKS & OPEN SPACE:
Parkland will be dedicated offsite in accordance with the master plan for the entire development. Site contained no trees.

OUTSTANDING ITEMS:

1. Utility company approval letters---telephone and CenterPoint
2. Tax Certificates
3. SF-61 plat must be recorded first; add recordation data
4. Add name of contact person for owner
5. Add signatures and seal
6. Add name to owner's statement and notary statement

ATTACHMENTS:

1. Application Form
2. Final Plat

JULY 2006

PLAT APPLICATION

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

DEC 1 8 2006

Please Check Type of Plat Requested:

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

SUBDIVISION NAME: SHADOW CREEK RANCH SF-62

NUMBER OF LOTS: _____

GENERAL LOCATION: SHADOW CREEK RANCH

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

PRIMARY CONTACT: LJA ENGINEERING - JASON BANDA
MAILING ADDRESS: 2929 BRIARPARK DRIVE SUITE 600
CITY, STATE, ZIP: HOUSTON, TX 77042
PHONE: 713.953.5200 FAX: 713.953.5026
E-MAIL ADDRESS: _____

OWNER NAME: PEARLAND INVESTMENTS, LP
MAILING ADDRESS: 5195 LAS VEGAS BLVD. SOUTH
CITY, STATE, ZIP: LAS VEGAS, NV 89119
PHONE: 702.736.6151 FAX: _____
E-MAIL ADDRESS: _____

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

Owner's Signature: _____ Date: _____

Applicant's Signature: _____ Date: 12.18.06

FEES PAID:	DATE PAID: 12-18-06	RECEIVED BY:	RECEIPT NUMBER:

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

Signature: _____ **Date:** _____

Portions of County Road 58 and Savannah Parkway

Preliminary Plat—Staff Report

P & Z Meeting Date: April 2, 2007

APPLICANT:
Kerry R Gilbert & Associates Inc., for Troy Weaver, Savannah Development, Ltd, owner.

REQUEST:
Preliminary plat of +- 12.7 acres for portions of County Road 58 and Savannah Parkways located at Savannah Parkway and County Road 58.

ZONING:
Extra-Territorial Jurisdiction.
The subdivision is consistent with the single family dwelling district in accordance with the development agreement between Ashton Southern Trails Joint Venture and the City of Pearland dated February 19, 2004.

TRAFFIC AND TRANSPORTATION:
Traffic Impact Analysis (TIA) was a part of the overall master TIA.

UTILITIES:
Need public improvement plans.
Request for response sent to CenterPoint Energy.

STORMWATER MANAGEMENT:
Stormwater detention will be provided offsite in accordance with the Savannah Master Plan.

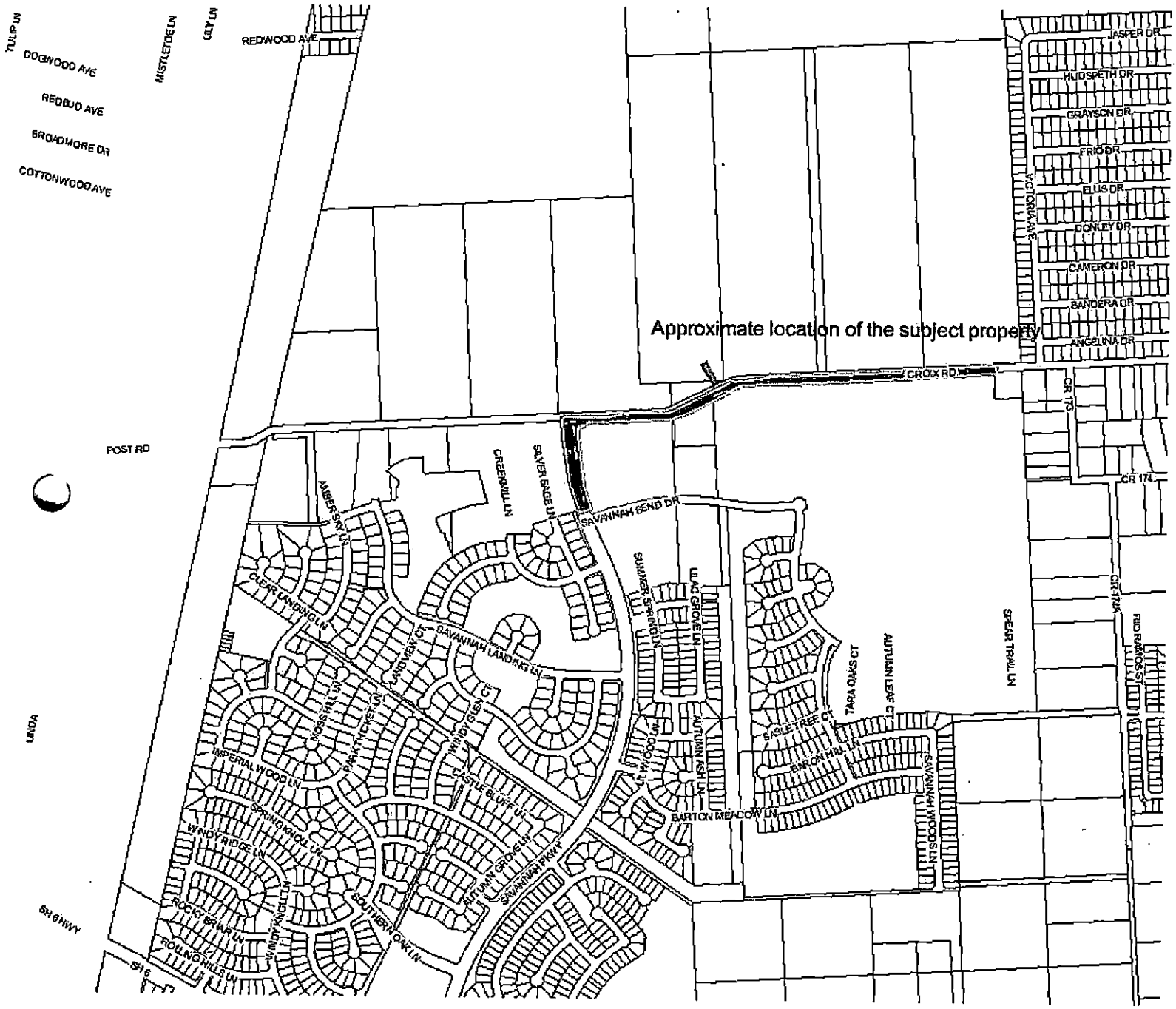
PARKS AND OPEN SPACE:
No park fee due as this is a preliminary plat.

OUTSTANDING ITEMS:

1. Remove 1' reserve strips
2. Provide 35' triangular R-O-W cutbacks at each corner of C.R. 58 and Savannah Parkway

ATTACHMENTS:

1. Map
2. Application



Approximate location of the subject property
TULIP LN
DOGWOOD AVE
REDBUD AVE
BROADMORE DR
COTTONWOOD AVE
MISTLETOE LN
LILY LN
REDWOOD AVE
POST RD
LINDA
SH 6 HWY
SH 6
JASPER DR
HUDSPETH DR
GRAYSON DR
FRIO DR
ELLIS DR
DONLEY DR
CAMERON DR
BANDERA DR
ANGELINA DR
VICTORIA AVE
CROIX RD
CR 173
CR 174
CR 174A
RIO RAMOS ST
SPEAR TRAIL LN
AUTUMN LEAF CT
TARA OAKS CT
SAVANNAH BEND DR
SILVER SAGE LN
CREEKMILL LN
AMBER SKY LN
CLEAR LANDING LN
SAVANNAH LANDING LN
LANDVIEW CT
MOSS HILL LN
PARKTHICKET LN
WINDY GLEN CT
IMPERIAL WOOD LN
CASTLE BLUFF LN
SPRING KNOLL LN
WINDY RIDGE LN
ROCKY BRIAR LN
ROLLING HILLS LN
WINDY KNOLL LN
SOUTHERN OAK LN
AUTUMN GROVE LN
SAVANNAH PKWY
SUMMER SPRING LN
LILAC GROVE LN
LILYWOOD LN
AUTUMN ASH LN
BARTON MEADOW LN
SASLE TREE CT
BARON HILL LN
SAVANNAH WOODS LN

PLAT APPLICATION

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

Please Check Type of Plat Requested:

- [X] Preliminary Subdivision Plat*
- [ ] Final Subdivision Plat*
- [ ] Minor (Subdivision) Plat*
- [ ] Amending Plat*
- [ ] Master Plat*
- [ ] Preliminary Development Plat*
- [ ] Final Development Plat*
- [ ] Replat*

MAR 0 5 2007

SUBDIVISION NAME: PORTIONS OF COUNTY ROAD 58 AND SAVANNAH PARKWAY ST. DEDICATION

NUMBER OF LOTS: 0 LOTS 0 RESERVES

GENERAL LOCATION: SAVANNAH PARKWAY @ COUNTY ROAD 58

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

PRIMARY CONTACT: KERRY R. GILBERT & ASSOCIATES, INC. ROY RICH
MAILING ADDRESS: 5810 PARK TEN PLACE, STE. 160
CITY, STATE, ZIP: HOUSTON, TEXAS 77084
PHONE (281) 579-0340 FAX: (281) 579-8212
E-MAIL ADDRESS: LANDPLAN@KRGA

OWNER NAME: SAVANNAH DEVELOPMENT, LTD.
MAILING ADDRESS: 550 GREENS PARKWAY, STE. 100
CITY, STATE, ZIP: HOUSTON, TEXAS 77067
PHONE: (281) 875-1552 FAX: (281) 872-4807
E-MAIL ADDRESS:

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

Owner's Signature: _____ Date: 2/13/07

Applicant's Signature: _____ Date: 2/13/07

Fees Not Required for Staff Review Plats

FEES PAID: 400.00	DATE PAID: 3-5-07	RECEIVED BY:	RECEIPT NUMBER:

Application No.

Savannah School Site and Fire Station Reserves

Preliminary Plat—Staff Report

P & Z Meeting Date: April 2, 2007

APPLICANT:
Kerry R Gilbert & Associates Inc., for Troy Weaver, Savannah Development, Ltd, owner.

REQUEST:
Preliminary plat of +- 15.7 acres for Savannah School Site and Fire Station Reserves located east of Savannah Parkway and north of County Road 58.

ZONING:
Extra-Territorial Jurisdiction.
The subdivision is consistent with the single family dwelling district in accordance with the development agreement between Ashton Southern Trails Joint Venture and the City of Pearland dated February 19, 2004.

TRAFFIC AND TRANSPORTATION:
Traffic Impact Analysis (TIA) was a part of the overall master TIA.

UTILITIES:
Need public improvement plans.
Preliminary utility layout submitted to the city.

STORMWATER MANAGEMENT:
Stormwater detention will be provided offsite in accordance with the Savannah Master Plan.

PARKS AND OPEN SPACE:
No park fee due as this is a preliminary plat.

OUTSTANDING ITEMS:

1. Provide 35' triangular R-O-W cutback at corner of C.R. 58 and Savannah Parkway
2. Show correct name of owner in Note No. 22

ATTACHMENTS:

1. Map
2. Application

Approximate location of the subject property
REDBUD AVE
BROADMORE DR
COTTONWOOD AVE
MISTLETOE LN
BRYAN AVE
TULIP LN
POST RD
SCRALET DR
NOCTURNE DR
VICTORIA DR
IMPERIAL DR
LINDA
TALISMAN DR
LINDA ST
SH 6 HWY
ERG AVE
JERRY ST
ROSEN AVE
JUDY ST
PUBLIC RD
ALVIN
SMITH
GRAYSON DR
FRIO DR
ELLIS DR
DONLEY DR
CAMERON DR
BANDERA DR
ANGELINA DR
VICTORIA AVE
CENTRAL AVE
CROIX RD
CR 173
CR 174
CR 174A
RIO LINDO ST
RIO RAMOS CT
RIO RAMOS ST
RIO ALAMO ST
RIO BRAVO ST
SAVANNAH BEND DR
SILVER SAGE LN
CREEKHILL LN
AMBER SKY LN
CLEAR LANDING LN
SAVANNAH LANDING LN
SUMMER SPRING LN
LILAC GROVE LN
AUTUMN LEAF CT
SPEAR TRAIL LN
AUTUMN ASH LN
BARON HILL LN
SAVANNAH WOODS LN
BARTON MEADOW LN
MOSS HILL LN
PARK THICKET LN
LAND VIEW CT
WINDY GLEN CT
IMPERIAL WOOD LN
CASTLE BLUFF LN
HOLLOW CANYON LN
SPRING KNOLL LN
SAVANNAH PKWY
MONT CLAIR HILL LN
ROCKY BRIAR LN
GREEN GROVE LN
MARTHA DR
CR 824
CR 824C
CR 824
GAY ST
SH 6
PHYLLIS ST
GRAND BLVD (ROSHARON)
JANET
HAZEL
DES MOINES CT
KIOWA CT
LOUISIANA

PLAT APPLICATION

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

MAR 0 5 2007

Please Check Type of Plat Requested:

- [x] Preliminary Subdivision Plat*
- [ ] Final Subdivision Plat*
- [ ] Minor (Subdivision) Plat*
- [ ] Amending Plat*
- [ ] Master Plat*
- [ ] Preliminary Development Plat*
- [ ] Final Development Plat*
- [ ] Replat*

SUBDIVISION NAME: SAVANNAH SCHOOLSITE AND FIRE STATION RESERVES

NUMBER OF LOTS: 3 RESTRICTED RESERVES

GENERAL LOCATION: EAST OF SAVANNAH PARKWAY & NORTH OF COUNTY ROAD 58

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

PRIMARY CONTACT: KERRY R. GILBERT & ASSOC. INC. / RANDY RICE
MAILING ADDRESS: 1810 PARK TEN PLACE, STE. 160
CITY, STATE, ZIP: HOUSTON, TEXAS 77084
PHONE: (281) 579-0340 FAX: (281) 579-8212
E-MAIL ADDRESS: LANDPLAN@KRGA

OWNER NAME: SAVANNAH DEVELOPMENT, LTD
MAILING ADDRESS: 550 GREENS PARKWAY, STE. 100
CITY, STATE, ZIP: HOUSTON, TEXAS 77067
PHONE: (281) 875-1552 FAX: (281) 872-4207
E-MAIL ADDRESS:

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

Owner's Signature: _____ Date: 2/13/07

Applicant's Signature: _____ Date: 2/13/07

Fees Not Required for Staff Review Plats

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

Application No.

Savannah Church Site

Preliminary Plat—Staff Report

P & Z Meeting Date: April 2, 2007

APPLICANT:
Kerry R Gilbert & Associates Inc., for Troy Weaver, Savannah Development, Ltd, owner.

REQUEST:
Preliminary plat of +-12.6 acres for Savannah Church Site located east of Savannah Parkway and South of County Road 58.

ZONING:
Extra-Territorial Jurisdiction.
The subdivision is consistent with the single family dwelling district in accordance with the development agreement between Ashton Southern Trails Joint Venture and the City of Pearland dated February 19, 2004.

TRAFFIC AND TRANSPORTATION:
Traffic Impact Analysis (TIA) was a part of the overall master TIA.

UTILITIES:
Preliminary utility layout submitted to the city.
Letter of No Objection obtained from CenterPoint Energy.

STORMWATER MANAGEMENT:
Stormwater detention will be provided offsite in accordance with the Savannah Master Plan.

PARKS AND OPEN SPACE:
No park fee due as this is a preliminary plat.

OUTSTANDING ITEMS:

1. Provide 35' triangular R-O-W cutback at corner of C.R. 58 and Savannah Parkway
2. Provide updated master plan for Savannah including the total number and types of lots already platted

ATTACHMENTS:

1. Map
2. Application

Approximate location of the subject property
CROIX RD
POST RD
AMBER SKY LN
BRIGHT CANYON LN
CREEKMILL LN
SILVER SAGE LN
SAVANNAH BEND DR
GLADEWATER LN
CREEKMILL CT
EAGLE PINES CT
MAY PINE CT
SAVANNAH COVE LN
CLEAR LANDING LN
CHAPEL TRACE CT
TREMONT PARK CT
LANDVIEW CT
MEADOW SPRING CT
SAVANNAH LANDING LN
SUMMER SPRING LN
LILAC GROVE LN
SILVER CANYON CT
MOSSHILL LN
PARK THICKET LN
WINDY GLEN CT
SUTHERLAND SPRING LN
HOLLOWCREST LN
WILLOWOOD LN
AUTUMN ASH LN
SCARLET DR
IMPERIAL DR
LINDA
TALISMAN DR
IMPERIAL WOOD LN
MEADOW ARBOR LN
CASTLE BLUFF LN
HOLLOW CANYON LN
BLOSSOM GROVE LN
SPRING KNOLL LN
WINDY RIDGE LN
AUTUMN GROVE LN
BARTON MEADOW CT
STONE BLUFF LN
STONE WOOD CT
SAVANNAH PKWY
STONE BRANCH LN
SAVANNAH TRACE LN
MONTCLAIR HILL LN
ROCKY BRIAR LN
WINDY HILL LN
ROSE HILL CT
SOUTHERN OAK LN
BROAD OAKS LN
SH 6 HWY
PUBLIC RD
SH 6

PLAT APPLICATION

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please Check Type of Plat Requested:

- [x] Preliminary Subdivision Plat*
- [ ] Final Subdivision Plat*
- [ ] Minor (Subdivision) Plat*
- [ ] Amending Plat*
- [ ] Master Plat*
- [ ] Preliminary Development Plat*
- [ ] Final Development Plat*
- [ ] Replat*

SUBDIVISION NAME: SAVANNAH CHURCH SITE

NUMBER OF LOTS: 1 RESTRICTED RESERVE

GENERAL LOCATION: EAST OF SAVANNAH PARKWAY & SOUTH OF COUNTY ROAD 58

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

PRIMARY CONTACT: KERRY R. GILBERT & ASSOC., INC. / RANDY RILEY
MAILING ADDRESS: 15810 PARK TEN PLACE, STE. 160
CITY, STATE, ZIP: HOUSTON, TEXAS 77084
PHONE (281) 579-0340 FAX (281) 579-8212
E-MAIL ADDRESS: LANDPLAN@KRGA.COM

OWNER NAME: SAVANNAH DEVELOPMENT, LTD.
MAILING ADDRESS 550 GREENS PARKWAY, STE. 100
CITY, STATE, ZIP: HOUSTON, TEXAS 77067
PHONE: (281) 875-1552 FAX: (281) 872-4207
E-MAIL ADDRESS:

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

Owner's Signature: _____ Date: 2/13/07

Applicant's Signature: _____ Date: 2/13/07

Fees Not Required for Staff Review Plats

FEES PAID: 778.00	DATE PAID: 3-5-07	RECEIVED BY:	RECEIPT NUMBER:

Application No.

Shadow Creek Crossing West

Preliminary Plat—Staff Report

P & Z Meeting Date: April 2, 2007

APPLICANT:
Aaron Bourgeois, Lentz Engineering, L.C., for Shadow Creek Ranch Development Co, L.P., owner.

REQUEST:
Preliminary plat of 15.7723 acres for Shadow Creek Crossing West located at the southwest corner of FM 2234 (Shadow Creek Parkway) and reflection Bay Drive.

ZONING:
Planned Unit Development.

TRAFFIC AND TRANSPORTATION:
Traffic Impact Analysis (TIA) has been submitted to the city.

UTILITIES:
They need to submit any public improvement plans.
Preliminary utility layout submitted.

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

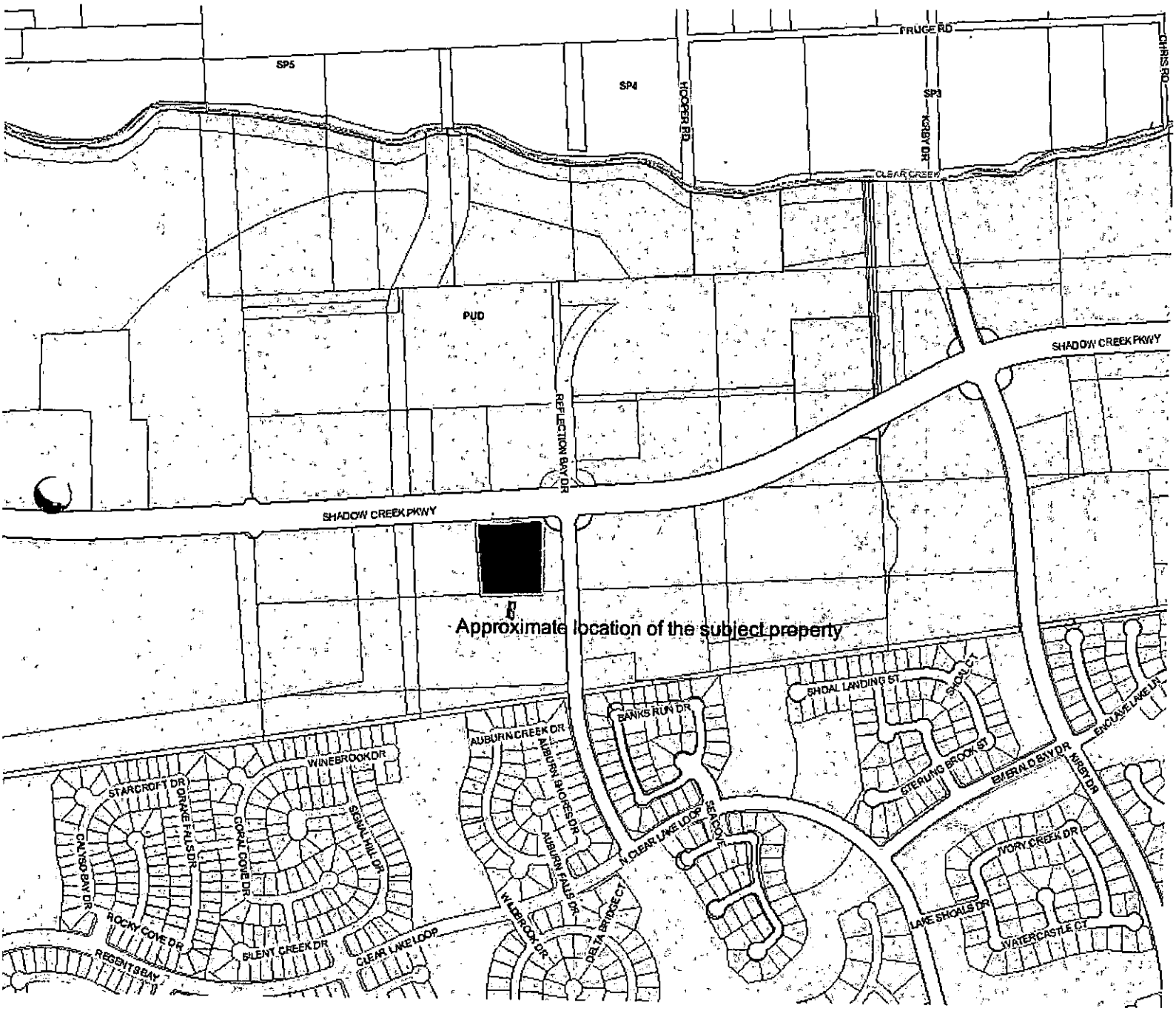
PARKS AND OPEN SPACE:
No park fee due as this is a preliminary plat.

OUTSTANDING ITEM:

Add Reflection Bay Drive to Note No.8.

ATTACHMENTS:

1. Map
2. Application


FRUGE RD
SP5
SP4
HOOPER RD
SP3
KIRBY DR
CHRIS RD
CLEAR CREEK
PUD
SHADOW CREEK PKWY
REFLECTION BAY DR
SHADOW CREEK PKWY
Approximate location of the subject property
SHOAL LANDING ST
SHOAL CT
ENCLAVE LAKE LN
BANKS RUN DR
AUBURN CREEK DR
AUBURN SHORES DR
WINEBROOK DR
STARCROFT DR
DRAKE FALLS DR
CORAL COVE DR
SIGNAL HILL DR
CALYSO BAY DR
STERLING BROOK ST
EMERALD BAY DR
KIRBY DR
N CLEAR LAKE LOOP
SEA COVE
AUBURN FALLS DR
IVORY CREEK DR
WILDBROOK DR
DELTA BRIDGE CT
LAKE SHOALS DR
WATERCASTLE CT
ROCKY COVE DR
SILENT CREEK DR
CLEAR LAKE LOOP
REGENTS BAY

JAN 2007

PLAT APPLICATION

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please Check Type of Plat Requested:

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

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

jkrajca@ci.pearland.tx.us

SUBDIVISION NAME: Shadow Creek Crossing West

NUMBER OF LOTS: 6

GENERAL LOCATION: FM 2234 (Shadow Creek Pkwy.) at Reflection Bay Dr.

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

PRIMARY CONTACT: Aaron Bourgeois - Lentz Engineering, L.C.
MAILING ADDRESS: 4710 Bellaire Blvd., Ste. 250
CITY, STATE, ZIP: Bellaire, Texas 77401
PHONE: (713) 839-8900 FAX: (713) 839-9020
E-MAIL ADDRESS: aaron@lentzengineering.net

OWNER NAME: Shadow Creek Ranch Development Co., L.P.
MAILING ADDRESS: 11711 Shadow Creek Pkwy., Ste. 145
CITY, STATE, ZIP: Pearland, Texas 77584
PHONE: (713) 436-0003 FAX: (713) 436-0004
E-MAIL ADDRESS: hghali@shadowcreekranch.net

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

Owner's Signature: _____ Date: 2/13/07

Applicant's Signature: _____ Date: 2/12/07

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

Signature: _____ **Date:** _____

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

FEES PAID: 880.00
DATE PAID: 3-5-07
RECEIVED BY: JKrajca
RECEIPT NO.:

Southern Trails West Sec. 2

Preliminary Plat- Staff Report

P & Z Meeting Date: March 19, 2007

APPLICANT:
Dausha Moore / EHRA, for The Stoddard Group, Ltd, owner.
Carol Redd will be the new contact after February 23, 2007.

REQUEST:
Preliminary Plat of 40.70 acres for Southern Trails West sec 2 located at the southwest corner of the intersection of Kingsley Drive and Broadway Street.

ZONING:
Planned Unit Development (P.U.D.). This subdivision is zoned S.F. as per the Southern Trails P.U.D.

TRAFFIC AND TRANSPORTATION:
Traffic Impact Analysis approval obtained.

UTILITIES:
Utility establishments are still is progress as of March 9, 2007.
Requests for letter of no objection sent to CenterPoint Energy, AT&T, and Time Warner Communications.

STORMWATER MANAGEMENT:
Detention facilities will be consolidated and constructed in accordance with the guidelines in Southern Trails P.U.D.

PARKS AND OPEN SPACE:
Parks and trail system are incorporated into Southern Trails master plan.

OUTSTANDING ITEMS:

1. Entrance street should have 100' wide R-O-W.
2. Add 2.5' E.E. on R-O-W lines of windword Bay Drive for streetlight service.

ATTACHMENTS:

1. Map.
2. Plat Application.

Approximate location of the subject property
CANYON GALE LN
SABLE CREEK LN
ARBOR GATE DR
ARBOR BROOK LN
HIGHLAND LAKE LN
MOONLIT LAKE LN
HICKORY SPRINGS LN
SHALLOW FALLS LN
BISCAYNE BAY DR
PUD
VILLAGE BROOK LN
SILHOUETTE BAY DR
WINDWARD BAY DR
PERDIDO BAY LN
KASSIDY DR
GENTLEBROOK DR
AUTUMNBROOK LN
EMERALD BROOK LN
LAUREL BROOK LN
ASH BROOK LN
SHADY BROOK DR
BROADWAY ST
R-1
R-1(S)
BIRCH LANDING CT
DECKER FIELD
TRAIL RIDGE DR
MOSSY TRAIL CT
ROSEMONT LN
PEPPER CREEK LN
PAGE CREST LN
RIPPLING ROCK CT
SOUTHERN TRAILS DR
GARDEN FIELD LN
SOUTHERN VALLEY DR
RE
TRAIL HOLLOW DR
ORCHARD MILL LN
FALL BRANCH LN
SHADY RUN LN
CARMEL HILL LN
LINDEN ROSE CT
HONEYSUCKLE RD
CR 48
HARVEST MOON LN
HARMONY HALL CT
CR 957

Eric Hammond
03/28/2007 03:17 PM

To: Richard Keller/COP@ci.pearland.tx.us
cc:
Subject: Urban Forester Plat Review

Mr. Keller,

The Urban Forester plat review for Southern Trails Subdivision Section 2 is approved. They provided a letter stating there were no protected trees on site, therefore no further action is required.

Thank You
Eric

JULY 2006

PLAT APPLICATION

City of Pearland
Community Development
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Pearland, Texas 77581
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281-652-1702 fax
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Please Check Type of Plat Requested:

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

FEB 16 2007

SUBDIVISION NAME: Southern Trails West Sec. 2

NUMBER OF LOTS: 117

GENERAL LOCATION: Broadway and Kingsley Dr.

↗ Will leave after Feb 23, 07

PRIMARY CONTACT: Dausha Moore / EHRA Contact: Carol Redd

MAILING ADDRESS: 10555 Westoffice Drive

CITY, STATE, ZIP: Houston, TX 77042

PHONE: 713-784-4500 FAX: 713-784-4577

E-MAIL ADDRESS: dmoore@ehrainc.com credd@ehrainc.com

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

OWNER NAME: The Stoddard Group, LTD.

MAILING ADDRESS: 15950 North Dallas Parkway

CITY, STATE, ZIP: Dallas, TX 75248

PHONE: 972-837-7999 FAX: 214-545-5353

E-MAIL ADDRESS: ccotrell@holigan.com

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

Owner's Signature: See Signature addendum Date: 2-16-07

Applicant's Signature: Dausha R Moore Date: 2-16-07

FEES PAID: 1102.00	DATE PAID: 2-19-07	RECEIVED BY: Mraja	RECEIPT NUMBER:

I acknowledge that this plat has been submitted on this day, 2-16-07, and the Plat filing date is 2-19-07, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: Dausha R Moore **Date:** 2-16-07

<gfreeman@browngay.com>

03/26/2007 08:29 AM

Tim,

Thank you for your assistance with our final plat applications. Unfortunately we were unable to address all of staff's comments in time to make the resubmittal this morning. Therefore **we respectfully request that the final plats of Savannah Landing 4, Meadows 6, Bend 2 & Cove 2 be withdrawn from consideration at the April 2nd City of Pearland Planning & Zoning meeting.**

Please let me know if you require any additional information.

Thank you,

Geoff Freeman
Platting Manager

Please note new address as of 07-17-06
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042-3455
713.488.8125 (direct)
281.558.8700 (main)
281.558.9701 (fax)
www.browngay.com

-----Original Message-----
From: TChi@ci.pearland.tx.us [mailto:TChi@ci.pearland.tx.us]
Sent: Thursday, March 22, 2007 1:15 PM
To: Geoff Freeman
Cc: Richard_Keller/COP@ci.pearland.tx.us
Subject: Savannah plats extension

Good afternoon Mr. Freeman:

The Planning and Zoning Commission (P & Z) granted a forty-day extension of time for the approval of these final plats during their meeting on March 19, 2007. Please either resubmit for approval no later than 9 AM on March 26, 2007, or withdraw the application, for consideration at the April 2, 2007 P & Z Meeting.

If you have any questions please contact me at 281-652-1680 or Mr. Richard Keller at 281-652-1636. Thank you.

Plats in consideration:

Final plat of Savannah Bend Section Two
Final plat of Savannah Meadows Section Six
Final plat of Savannah Cove Section Two
Final plat of Savannah Landing Section Four

Sincerely,

Tim Chi
Planner
City Of Pearland
Tel: (281) 652-1680

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: JON McGUFF - McGUFF ARCHITECTS

Full Address: 5208 BROADWAY #208

(include zip) PEARLAND, TX 77581

I wish to speak regarding Item No. CUP2007 NO.4

03/2005

PRELIMINARY PLAT OF
SHADOW CREEK MARKETPLACE

49.405 ACRES

NG OUT OF THE T.C.R.R. CO. SURVEY,
I, ABSTRACT 675, THE DUPUY & ROBERTS
ABSTRACT 726, THE OBEDIAH PITTS SURVEY,
ABSTRACT 717, AND THE J.CRAWLEY
Y, ABSTRACT 174, AND BEING A REPLAT
OF C&S ASPHALT SEALING COMPANY
SION, VOL. 24, PG. 24, OF THE OFFICIAL
CORDS OF BRAZORIA COUNTY IN THE
OF PEARLAND, BRAZORIA COUNTY, TEXAS

4 LOTS 2 RESERVES (8.321)

2007 SCALE: 1" = 100'

OWNER:

GULF COAST COMMERCIAL

B. PATRICK EGAN, REPRESENTATIVE

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

JOB NO. 1725-0001-304

ENGINEER:

LJA Engineering & Surveying, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026

: JASON BANDA

B. C. P. R. BRAZORIA COUNTY PLAT RECORDS

F. N. FILE NUMBER

FINAL PLAT OF
DOW CREEK RANCH
MMERCIAL SITE NO. 20B

4.250 ACRES

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

1 LOT

:007 SCALE: 1" = 100'

OWNER:

PEARLAND CAPITAL GROUP, LP
A TEXAS LIMITED PARTNERSHIP

WILLIAM F. HARMEYER, MANAGER

THWEST FREEWAY SUITE 475 HOUSTON, TEXAS 77074 PH. (713) 270-5552

JOB NO. 1132-0001-304

ENGINEER:

LJA Engineering & Surveying, Inc.

:929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026

T: JASON BANDA

10. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48039C0010 I, REVISED SEPTEMBER 22, 1999, A PORTION OF THE SUBJECT TRACT LIES WITHIN THE 100 YEAR FLOOD PLAIN AND A PORTION OF THE SUBJECT TRACT HAS BEEN REMOVED FROM THE 100 YEAR FLOOD PLAIN BY LETTER OF MAP REVISION BASED ON FILL (CASE NO. 06-06-0152A) DATED FEBRUARY 7, 2006.

    B.F.E. = 59.8' 1973 ADJUSTMENT

11. A 6-FOOT SIDEWALK SHALL BE BUILT ALONG SHADOW CREEK PARKWAY AT THE TIME OF DEVELOPMENT.

12. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.

13. MUTUAL ACCESS UPON APPROVAL OF CITY OF PEARLAND IS HEREBY GRANTED TO ALL ADJACENT TRACTS AND LOTS.

FINAL PLAT OF
ADOW CREEK RANCH
OMMERCIAL SITE NO. 20D

3.500 ACRES

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

1 LOT

2007 SCALE: 1" = 100'

OWNER:

HAI T. NGUYEN AND MARY V. NGUYEN

HAI T. NGUYEN AND MARY V. NGUYEN

223 CAMINO VERDES ARLINGTON, TEXAS 76017 PH. 817-467-2466

JOB NO. 1161-0001-304

ENGINEER:

LJA Engineering & Surveying, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026

CONTACT: JASON BANDA

F. B. C. P. R. FORT BEND COUNTY PLAT RECORDS

F. B. C. O. P. R. FORT BEND COUNTY OFFICIAL PUBLIC RECORDS

F. B. C. D. R. FORT BEND COUNTY DEED RECORDS

STREET NAME CHANGE

MAR 2 6 2007

FINAL PLAT OF

HADOW CREEK RANCH

SF – 62

9.656 ACRES

BEING OUT OF THE F. HOOPER SURVEY, BSTRACT 198, AND THE GEORGE MAC DONALD URVEY, ABSTRACT 557, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS

LOTS 3 RESERVES (1.832 AC.) 2 BLOCKS

L 2007 SCALE: 1" = 100'

OWNER:

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

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

JOB NO. 1545-0162-304

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

AND SAVANNAH PARKWAY

BEING ±12.7 ACRES OF LAND

MAR 2 6 2007

OUT of THE
J.S. TALMAGE SURVEY, A-562
H. T. & B. RR. A-302
A. C. H. & B. SURVEY, A-403
BRAZORIA COUNTY, TEXAS

SURVEYOR / CONSULTING ENGINEER:
BROWN & GAY ENGINEERS, INC.
EDWARD F. TAYLOR, R.P.L.S. (281) 558-8700
RANDY RANDERMAN, P.E. (281) 558-5700
11490 WESTHEIMER, SUITE. 700
HOUSTON, TEXAS 77077

OWNER:
SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSH
MR. ROBERT JONES (281) 875-1552
550 GREENS PARKWAY, SUITE. 100
HOUSTON, TEXAS 77067

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

SCALE: 1" = 100'

0 50 100 200

MARCH 26, 2007
KGA# 4708

GILBERT &

AND FIRE STATION SITE

MAR 2 6 200

BEING ±15.7 ACRES OF LAND

WO TRACTS AND ONE RESERVE IN ONE BLOCK

JT of THE

. T. & B. RR. A-302
.C.H.&B. SURVEY, A-403
S. TALMAGE SURVEY, A-562

RAZORIA COUNTY, TEXAS

JRVEYOR / CONSULTING ENGINEER:

ROWN & GAY ENGINEERS, INC.

)WARD F. TAYLOR, R.P.L.S. (281) 558-8700
\NDY RANDERMAN, P.E. (281) 558-5700
190 WESTHEIMER, SUITE. 700
)USTON, TEXAS 77077

WNER:

NNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP

R. ROBERT JONES (281) 875-1552
0 GREENS PARKWAY, SUITE. 100
)USTON, TEXAS 77067

ERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants
15810 Park Ten Place
Suite 160
Houston, Texas 77084
(281)579-0340

ALE: 1" = 100'

50 100 200

MARCH 26, 2007
KGA# 4708

KERRY R. GILBERT

SAVANNAH CHURCH SITE

BEING ±12.6 ACRES OF LAND

ONE TRACT IN ONE BLOCK.

OUT of THE

H. T. & B. RR. A-302
A.C.H.&B. SURVEY, A-403 AND
J.S. TALMAGE SURVEY, A-562

BRAZORIA COUNTY, TEXAS

SURVEYOR / CONSULTING ENGINEER:

BROWN & GAY ENGINEERS, INC.
EDWARD F. TAYLOR, R.P.L.S. (281) 558-8700
RANDY RANDERMAN, P.E. (281) 558-5700
11490 WESTHEIMER, SUITE. 700
HOUSTON, TEXAS 77077

OWNER:

ANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP
MR. ROBERT JONES (281) 875-1552
550 GREENS PARKWAY, SUITE. 100
HOUSTON, TEXAS 77067

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants
15810 Park Ten Place
Suite 160
Houston, Texas 77084
(281)579-0340

SCALE: 1" = 100'

50 100 200

MARCH 26, 2007
KGA# 4708

MAR 2

KERRY R. GILBE

AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 485458 C0010I DATED SEPTEMBER 22, 1999. THIS SITE IS LOCATED IN ZONE "AE" SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, BASE FLOOD ELEVATIONS DETERMINED AND ZONE "X" (SHADED)AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

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

MAR 2 6 2007

PRELIMINARY PLAT

SHADOW CREEK CROSSING WEST

BEING A SUBDIVISION OF

15.7723 ACRES

IN THE

T.C.R.R. CO. SURVEY
SECTION 3
ABSTRACT NO. 678
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS

1 BLOCK 6 LOTS

MARCH 26, 2007

OWNER:
SHADOW CREEK RANCH DEVELOPMENT COMPANY, L.P.
A NEVADA LIMITED PARTNERSHIP
CONTACT: HICHAM H. GHALI
11711 SHADOW CREEK PARKWAY, SUITE 145
PEARLAND, TEXAS 77584
(713) 436-0003

CIVIL-SURV
LAND SURVEYING, L.C.
4710 BELLAIRE BOULEVARD, SUITE 250
BELLAIRE, TEXAS 77401
PHONE(713) 839-8900 FAX (713) 839-9020
CONTACT: CLIFTON SEWARD

Lentz
ENGINEERING, L.C.
4710 BELLAIRE BLVD., SUITE 250
BELLAIRE, TEXAS 77401
PHONE 713-839-8900
FAX 713-839-9020
CONTACT: AARON BOURGEOIS

LE 07018 CS 07019

S63°22'45"E	28.87'
S48°02'56"W	36.14'
S66°50'11"W	485.10'
N61°36'38"E	113.72'
N22°27'46"E	34.40'
N12°43'01"W	237.82'
N23°38'06"W	16.45'
N42°05'17"E	99.61'
S73°00'43"E	17.12'
N69°05'40"E	15.34'
S48°20'18"E	98.61'
S14°26'30"W	15.16'
N48°07'33"W	35.30'
N41°52'27"E	35.41'
N80°07'13"E	179.82'
S63°54'08"E	33.98'
S12°38'37"E	227.55'
S41°22'45"W	35.71'
N75°21'43"W	15.18'
S41°52'27"W	98.61'
S20°53'23"E	15.18'
S17°22'44"W	17.58'
S48°07'33"E	99.77'
N66°22'10"E	17.58'
N48°07'33"W	35.30'
N41°52'27"E	35.41'
S48°07'33"E	35.30'
N44°49'56"E	37.24'
S43°45'27"E	32.44'
S83°27'35"E	53.17'
N51°56'00"E	35.58'
S38°02'37"E	35.15'

PRELIMINARY PLAT OF SOUTHERN TRAILS WEST, SEC. 2

BEING A TOTAL OF 40.72 ACRES OUT OF THE H.T. AND B. R.R. CO. SURVEY, SEC. 84, A-538, IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

117 LOTS 8 BLOCKS 6 RESERVES (11.8837 AC.)

MAR 2 2 2007

OWNER
PNL TRAILS, L.P.
C/O JOHN C. GILBERT

A DELEWARE LIMITED PARTNERSHIP
2100 ROSS AVE, SUITE 2900
DALLAS, TEXAS 75201

RICK SITTS 713-784-4500

March 23, 2007

Edminster · Hinshaw · Russ and associates
civil engineers · surveyors · land planners
10555 westoffice drive houston, texas 77042
t·713·784·4500 f·713·784·4577 www.ebrainc.com

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