

# AGENDA

## CITY OF PEARLAND PLANNING & ZONING COMMISSION

AUGUST 2, 2010

6:30 p.m.

Jerry Koza, Jr.  
P&Z CHAIRPERSON

Ron Capehart  
P&Z VICE-CHAIRPERSON

### COMMISSIONERS

Neil West

Susan Sherrouse



Darrell Diggs

Richard Golden

Henry Fuentes

In accordance with the Texas Open Meeting Act the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at the front entrance of the City Hall, 3519 Liberty Drive.

**AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 2, 2010 AT 6:30 P.M., IN THE 2<sup>ND</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES Regular Meeting of July 19, 2010**

**III. NEW BUSINESS**

**A. ELECTION OF OFFICERS**

**B. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF SOUTHERN TRAILS SECTION TWELVE**

Request of Christy Smidt, Kerry R. Gilbert & Assoc., Inc., applicant, for C. L. Ashton Woods, L.P., owner, for approval of a Preliminary Plat of Southern Trails Section Twelve located within the Southern Trails Planned Development south of Broadway and west of Kirby Drive. The applicant is proposing 68 residential lots and two reserve areas in five blocks on the following described property:

Being a subdivision of 17.6 acres out of the H.T. & B. R.R. Co. Survey, Sec. 84 A-538 and Sec. 80 A-564, City of Pearland, Brazoria County, Texas.

**C. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF SAVANNAH MEADOWS SECTION EIGHT**

Request of Christy Smidt, Kerry R. Gilbert & Assoc., Inc., applicant, for Savannah Development, Ltd., Inc., owner, for approval of a Preliminary Plat of Savannah Meadows Section Eight located within the Savannah Planned Development on the south side of County Road 58 east of Savannah Parkway in the Pearland E.T.J. The applicant is proposing 28 residential lots and three reserves in two blocks and the property is described as follows:

Being a subdivision of 7.8 acres out of the A. C. H. & B. Survey, A-403 and the J. S. Talmage Survey, A-562, Brazoria County, Texas

**D. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF PROVINCE VILLAGE SECTION THREE**

Request of Warren Escovy, LJA Engineering & Surveying, Inc., applicant, for Tex Proj 2008 L.L.C., owner, for approval of a Preliminary Plat of Province Village Section Three located within the Province Village Planned

Development at the corner of Country Club Drive and Province Village Drive. The applicant is proposing 28 residential lots and five reserves in two blocks and the property is described as follows:

Being a subdivision of 5.125 acres in the W.D.C. Hall Survey, Abstract 23, City of Pearland, Harris County, Texas.

**E. DISCUSSION ITEMS**

1. Commissioners Activity Report
2. Annexation Process
3. Project Stars Gateway
4. Update of Zoning Cases
5. Next P&Z Meeting August 16, 2010
6. Next Joint Public Hearing August 16, 2010

**IV. ADJOURNMENT**

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

**I, Judy Krajca, Office Coordinator of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 30<sup>th</sup> day of June 2010 A.D., at 5:30 p.m.**

\_\_\_\_\_  
Judy Krajca, Planning Office Coordinator

Agenda removed \_\_\_\_\_ day of August 2010 A.D.

**APPROVAL**

**OF**

**MINUTES**

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD JULY 19, 2010 AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**CALL TO ORDER**

P&Z Vice-Chairperson Ron Capehart called the meeting to order at 7:02 p.m. with the following present:

P&Z Chairperson Jerry Koza, Jr.  
P&Z Commissioner Neil West  
P&Z Commissioner Richard Golden  
P&Z Commissioner Henry Fuyertes  
P&Z Commissioner Susan Sherrouse

Also in attendance were: Planning Director Lata Krishnarao, Senior Planner Angela Gantuah, Planner I Ian Clowes, Plans and Plat Administrator Richard Keller, Deputy City Attorney Nghiem Doan, and Office Coordinator Judy Krajca.

P&Z Vice-Chairperson Ron Capehart, and P&Z Commissioner Darrell Diggs, was not in attendance.

**APPROVAL OF MINUTES**

P&Z Commissioner Susan Sherrouse made the motion to approve the minutes of the Regular Meeting of June 21, 2010, and P&Z Commissioner Neil West seconded.

The vote was 5-0. The minutes of June 21, 2010 were approved.

**NEW BUSINESS**

**CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. CUP 2010-05**

A request of Shawn McDonald, applicant, on behalf of Allison Investments LLC., owners of 1855 Cullen Blvd. Suite 304, for a conditional use permit for a health club/gym, being located in the Cullen Mixed-Use (C-MU) Zoning District, on the following described property, to wit

Legal Description: Approximately 4.9990 Acre Tract of Land being the north one-half of lot 3 of the Allison Richey Gulf Coast Home company Suburb Gardens Subdivision of Section 19, H.T. & B.R.R. Co. Survey, Abstract 243, Brazoria County, Texas According to the map or plat thereof recorded in Volume 2, Pages 23-24, Plat Records, Brazoria County, Texas.

General Location: 1855 Cullen Blvd, Pearland Texas

P&Z Commissioner Neil West made the motion to approve, and P&Z Commissioner Richard Golden seconded.

P&Z Commissioner Henry Fuertes reiterated his same concerns from the joint public hearing with regards to the hours of operation.

Mr. Steven Blanchard stated that the hours would begin early in the morning, and end by 7:30 p.m. Mr. Blanchard went on to say that the club/gym is set up for military, police and fire personnel. He also added that the property does not abut any residences, as to disturb them with the early morning hours or evening hours.

Planning Director Lata Krishnarao stated that the Commission could add the hours of operation as a condition of approval.

The vote was 5-0. Conditional Use Permit No. 2010-05 was approved.

#### **CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE NO. 2010-02Z**

A request of Claudia S. Wright, applicant, on behalf of George David Scott, owner, for approval of a zone change from Single Family Residential-1 (R-1) Zoning District to Office Professional (OP) Zoning District, on the following described property, to wit:

Legal Description: Approximately 5.63 acres of land out of Lot 29 of Walcott's Pearland Subdivision, as recorded in Volume 35, Page 241 of the Deed Records of Brazoria County Texas and a tract of land containing 0.3247 acre (14,145 square feet) being out of Lot 29 of Walcott's Pearland Subdivision according to the Map or Plat Recorded in Volume 35, Page 241 and 242 of the Brazoria County Deed Records (B.C.D.R.). Said 0.3247 acre tract also being part of a certain called 74.986 acre tract recorded in Brazoria County Clerk's File Number (B.C.C.F.) No. 94-040206.

General Location: The SW Portion of Pearland Parkway and McHard Road, Pearland, Texas

P&Z Commissioner Susan Sherrouse made the motion to approve, and P&Z Commissioner Henry Fuertes seconded.

P&Z Commissioner Henry Fuertes inquired about the cities signature – as the owner – on the application, or a letter included in the staff report referencing the sale of city property to the applicant. Deputy City Attorney stated that a letter would be given and included in the packet.

P&Z Commissioner Neil West asked how the traffic circle at Pearland Parkway and McHard Road was approved in the first place. City Engineer Narciso Lira was not present, and Mr. West stated he would ask it at another time.

### **CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF PEARLAND FARMS SECTION TWO**

Request of Aaron Bourgeois, Lentz Engineering' L.C., applicant, for Chase Lodge Corporation, owner, for approval of a Preliminary Plat of Pearland Farms Section Two located east of Veterans Drive south of Magnolia. The applicant is proposing 77 residential lots in six blocks and five reserve areas on the following described property:

Being a subdivision of 23.5245 acres located in the H.T. & B. R.R. Survey Section 12, Abstract No. 508, City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller read the staff report stating the outstanding items are minor.

P&Z Chairperson Jerry Koza, Jr. asked what the area regulations were for a Single Family R-2 zoned lot. Planning Director Lata Krishnarao stated it was 7,000 s.f. (approximately 70' X 110').

P&Z Commissioner Henry Fuertes made the motion to approve, and P&Z Commissioner Richard Golden seconded.

The vote was 5-0. The Preliminary Plat of Pearland Farms Section Two was approved.

### **CONSIDERATION AND POSSIBLE ACTION – VARIANCE REQUEST NO. 2010-05 REQUESTING A VARIANCE FROM SECTION 2.4.2.2(c)(1)(b) OF THE UNIFIED DEVELOPMENT CODE REQUIRING A MINIMUM LOT WIDTH OF 120 FEET IN THE RE ZONING DISTRICT**

Request of Ajith Nair, owner, for a variance from the provision of the Unified Development Code requiring a minimum lot width of 120 feet in the RE zoning district to allow platting of a lot with a width of 108.5 feet at the northeast corner of Linda Lane and Hughes Ranch Road.

Plans and Plat Administrator Richard Keller read the staff report and stated staff feels a bit of a hardship exist since the right-of-way was reduced due to the expansion of Hughes Ranch Road.

P&Z Commissioner Neil West inquired if a Conditional Use Permit would not allow a variance in the setback. Plans and Plat Administrator Richard Keller stated that the variance is to reduce the lot size, and added that at the May 17, 2010 P&Z meeting, that

the Commission denied a zone change for Application No. 2010-01Z for this property, and had recommended a variance.

The vote was 5-0. Variance Request No. 2010-05 was approved.

## **CONSIDERATION AND POSSIBLE ACTION – PROJECT STARS MONUMENT**

Planner I Ian Clowes and Chris McBride with Knudson Services made a power point presentation regarding Project Stars Program. A program funded by the Economic Alliance and H-GAC, as part of the San Jacinto Texas Historic District, Pearland.

Planner I Ian Clowes asked the Commission to choose a location and type of monument.

P&Z Commissioner Henry Fuertes inquired why the fountain at the traffic circle of Pearland Parkway and McHard Road was not being put in as part of the Lakes of Highland Glen/Beazer Planned Development. Planning Director Lata Krishnarao stated that at some point during revisions of the PD, the fountain was taken out.

P&Z Chairperson Jerry Koza, Jr. stated he felt the best location was at the traffic circle on Pearland Parkway, and that the monument needed to be narrow and tall. A tower monument would look good, such as the example for Baytown or Deer Park.

Discussion continued with regards to funding and cost. Chris McBride stated that the stars begin at a price of about \$2500 or go higher as it increases in size. Size increases with the height of the tower.

Planning Director Lata Krishnarao asked the Commission to choose a location. The P&Z Commission agreed the Pearland Parkway location was the best place for this gateway monument. Knudson Services agreed to come back with some preliminary drawings, and could set up 3-D software to depict height and style. A date of August 2, 2010 was agreed upon.

P&Z Commissioner Henry Fuertes recommended staff take this opportunity to check with some of the cellular companies about possibly co-locating with the tower structure; an opportunity to use stealth technology.

## **DISCUSSION ITEMS**

The next P&Z Meeting will be August 2, 2010, and the next JPH Meeting will be August 16, 2010.

## **ADJOURNMENT**

P&Z Chairperson Jerry Koza, Jr. adjourned the meeting at 8:19 p.m.

These minutes are respectfully submitted by:

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Judy Krajca, Planning Office Coordinator

Minutes approved as submitted and/or corrected on this 2nd day of August 2010, A.D.

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P&Z Chairperson Jerry Koza, Jr.

# **P&Z Agenda Item**

**A**

# **ELECTION OF OFFICERS**

# **P&Z Agenda Item**

**B**

JUL 07 2010

JUL 07 2010

# 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:**

[rkeller@ci.pearland.tx.us](mailto:rkeller@ci.pearland.tx.us)

SUBDIVISION NAME: Southern Trails Sec. 12

NUMBER OF LOTS: 68

GENERAL LOCATION: east of CR 48 and South of Broadway

PRIMARY CONTACT: Kerry R. Gilbert & Assoc., Christy Smidt

MAILING ADDRESS: 23501 Cinco Ranch Blvd., A-250

CITY, STATE, ZIP: Katy, TX 77494

PHONE: (281) 579-0340 FAX: (281) 579-8212

E-MAIL ADDRESS: landplan@krga.com

OWNER NAME: C.L. Ashton Woods LP.

MAILING ADDRESS: 11375 W. Sam Houston Pkwy, #100

CITY, STATE, ZIP: Houston, TX 77031

PHONE: (281) 561-7773 FAX: (281) 561-7774

E-MAIL ADDRESS: \_\_\_\_\_

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

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

Owner's Signature: SEE ATTACHED Date: \_\_\_\_\_

Applicant's Signature: Christy Smidt Date: 6/29/10

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 Plat submittal schedule.

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



11375 W Sam Houston Pky S, Ste 100  
Houston, Texas 77031  
P: 281-561-7773 • F: 281-561-7774  
www.ashtonwoods.com

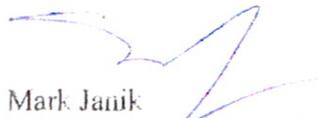
Richard Keller, Plat Administrator  
City of Pearland  
3523 Liberty Drive  
Pearland, Texas 77581

RE: Authorization of Kerry R. Gilbert & Assoc., Inc. as agents for C.L.  
Ashton Woods LP

Dear Mr. Keller,

This letter authorizes Kerry R. Gilbert & Assoc., Inc to submit plats on our behalf  
for the Southern Trails development.

Sincerely,



Mark Janik  
Vice President of Land Development  
Ashton Woods Homes

**SOUTHERN TRAILS SECTION TWELVE**  
**PRELIMINARY PLAT – STAFF REPORT**

**P & Z MEETING DATE:** AUGUST 2, 2010

**APPLICANT:** Christy Smidt, Kerry R. Gilbert & Associates, Inc., for C.L. Ashton Woods, L.P., owner.

**REQUEST:** Preliminary Plat of 17.6 acres zoned PUD for a single-family residential development. The PUD was approved in February of 2004.

**GENERAL LOCATION:** The property is located southwest of Southern Trails Drive and east of C.R. 48.

**PROPERTY DESCRIPTION:** The property is undeveloped.

**ZONING:** PUD. The proposed plat is consistent with the zoning.

**SURROUNDING USES:** Property will adjoin other single-family units of the Southern Trails PUD on the north and east and undeveloped property outside the City Limits to the west and south.

**COMPREHENSIVE PLAN:** The City of Pearland Land Use Plan designates the property for Low Density Residential. The existing zoning and proposed development are consistent with this plan.

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

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

**STORMWATER MANAGEMENT:** Stormwater detention will be provided offsite in a detention reserve.

**PARKS, OPEN SPACE, AND TREES:** Park fees will be paid prior to final plat approval.

**OUTSTANDING ITEMS:**

- 1.) Remove building lines from landscape reserves.
- 2.) Plot T.B.M. location on the plat.

**ATTACHMENTS:**

1. Application Form
2. Preliminary Plat
3. Location sketch





# **P&Z Agenda Item**

**C**

# PLAT APPLICATION

JUL 07 2010

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:**

[rkeller@ci.pearland.tx.us](mailto:rkeller@ci.pearland.tx.us)

**SUBDIVISION NAME:** Savannah Meadows Sec. 8

**NUMBER OF LOTS:** 28

**GENERAL LOCATION:** South of CR 58  
and east of Savannah PKwy

**PRIMARY CONTACT:** Christy Smidt, Kerry R. Gilbert & Assoc.

**MAILING ADDRESS:** 23501 Cinco Ranch Blvd., A-250

**CITY, STATE, ZIP:** Katy, TX 77494

**PHONE:** 281/579-0340 **FAX:** 281/579-8212

**E-MAIL ADDRESS:** landplan@krgca.com

**OWNER NAME:** Savannah Development, Ltd.

**MAILING ADDRESS:** 550 Greens Parkway, #100

**CITY, STATE, ZIP:** Houston, TX 77067

**PHONE:** 281/875-1000 **FAX:** \_\_\_\_\_

**E-MAIL ADDRESS:** \_\_\_\_\_

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

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

Owner's Signature: [Signature] Date: 7/1/10

Applicant's Signature: [Signature] Date: 6/4/10

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 Plat submittal schedule.

<b>FEES PAID:</b> _____
<b>DATE PAID:</b> _____
<b>RECEIVED BY:</b> _____
<b>RECEIPT NO.:</b> _____

## **SAVANNAH MEADOWS SECTION EIGHT**

### **PRELIMINARY PLAT– STAFF REPORT**

**P & Z MEETING DATE:** AUGUST 2, 2010

**APPLICANT:** Christy Smidt, Kerry R. Gilbert & Associates, for Savannah Development, Ltd., owner.

**REQUEST:** Preliminary Plat of 7.8+/- acres in the Savannah PUD for single-family residential and recreational use.

**GENERAL LOCATION:** The plat is located south of C.R. 58 and east of Savannah Parkway.

**PROPERTY DESCRIPTION:** The property is undeveloped.

**ZONING:** none (E.T.J.)

**SURROUNDING USES:** The surrounding areas north, east and west are or will be platted as single family residential. Area to the south is a proposed lake.

**COMPREHENSIVE PLAN:** Low density residential

**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 will be extended by the developer to serve this property.

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

**PARKS, OPEN SPACE, AND TREES:** park fees due for final plat approval

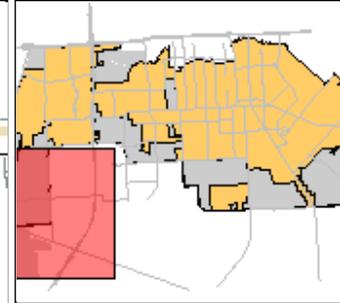
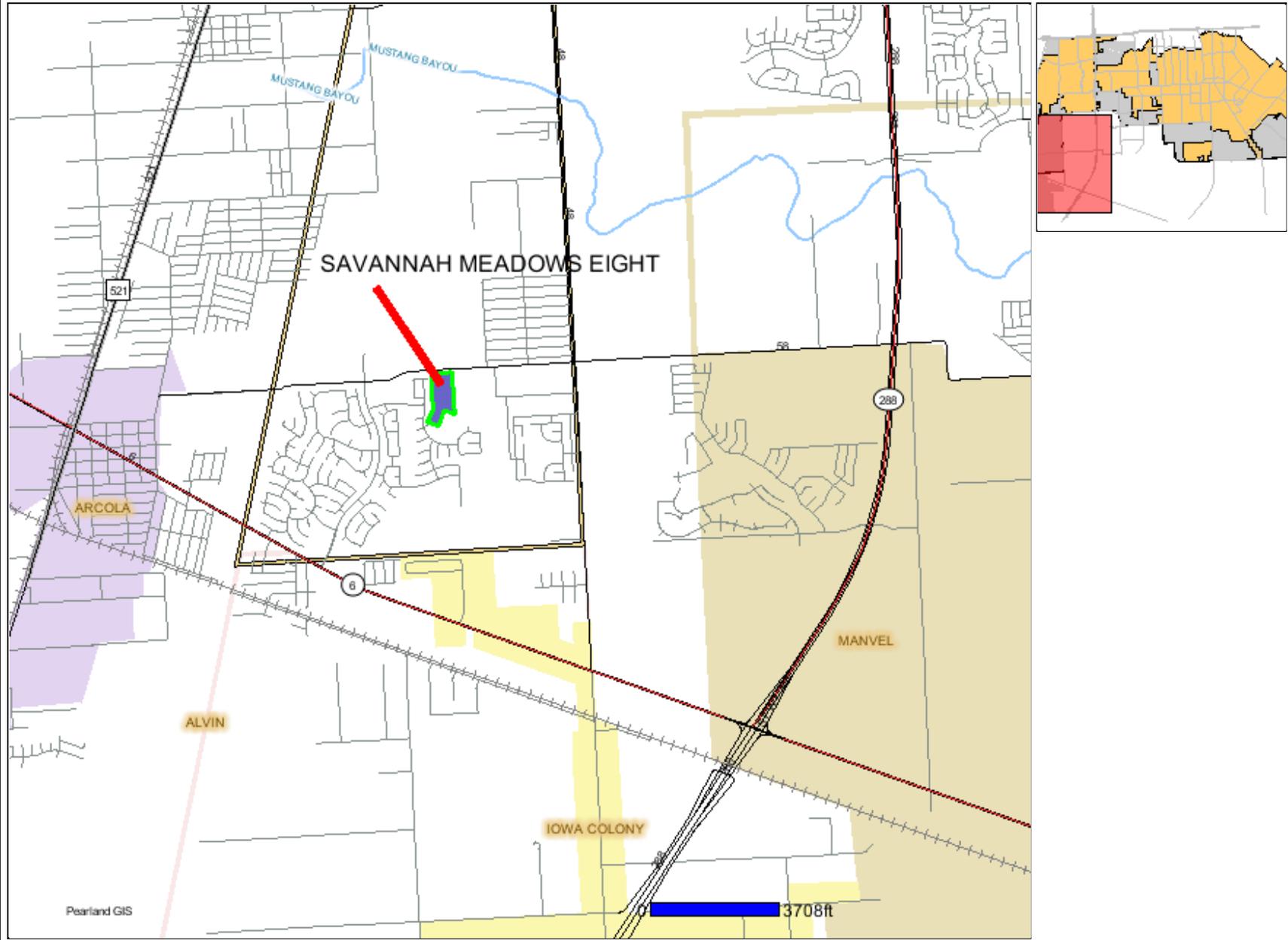
#### **OUTSTANDING ITEMS:**

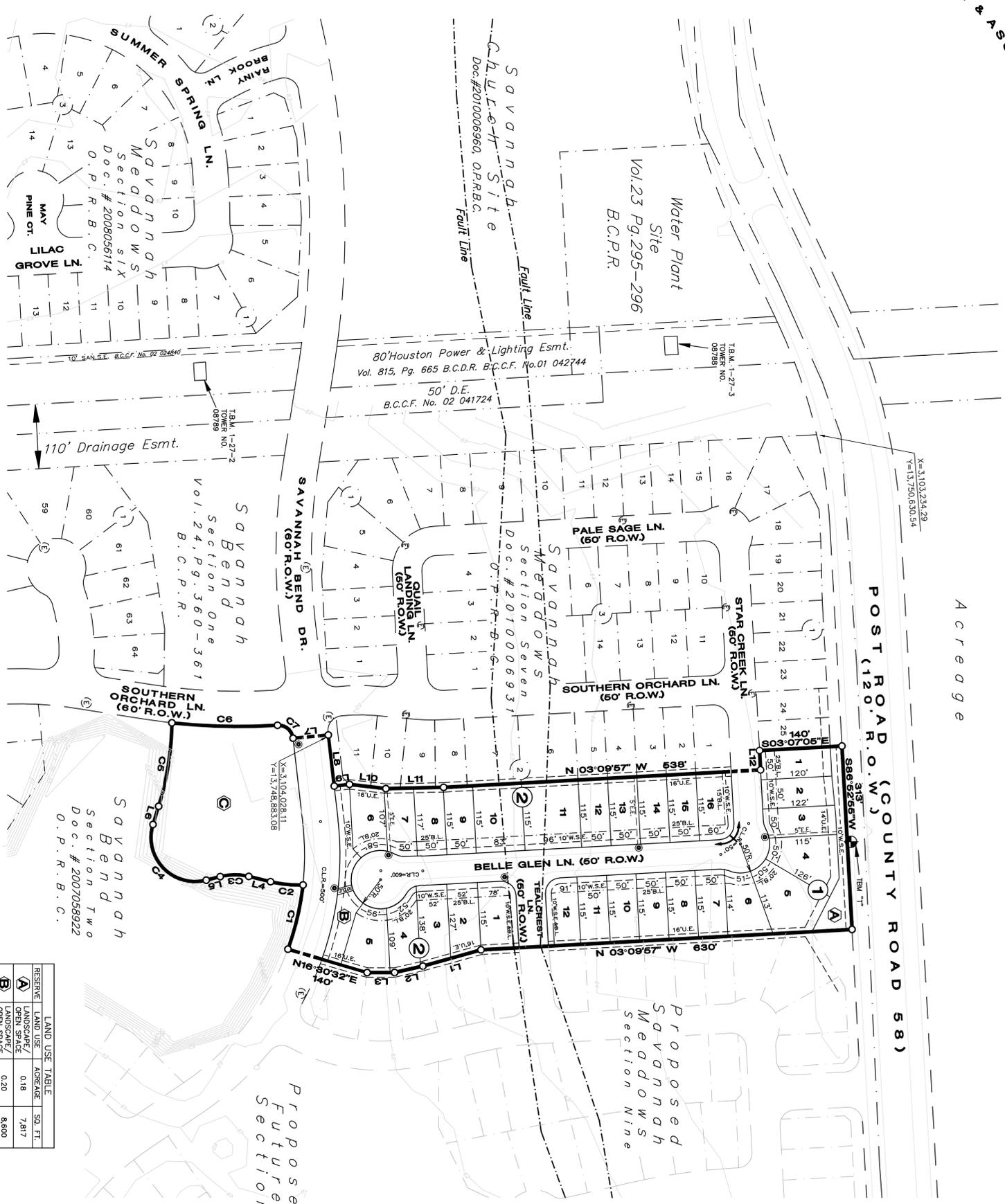
- 1.) Approval to be conditioned upon approval of the adjoining Savannah Meadows Section Nine (needed for street continuation) Preliminary Plat within the next sixty days or inclusion of connecting streets to Savannah Bend Drive in this plat.

#### **ATTACHMENTS:**

1. Application Form
2. Preliminary Plat
3. Location sketch

# SAVANNAH MEADOWS EIGHT





Acres

APPROVED by Brazoria Drainage District No. 4, Brazoria County Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2010

Edward F. Taylor, R.E.L.S.  
Registration No. 1912

DAVID KELLER  
District Engineer No. 4  
Brazoria County, Texas

APPROVED for the City of Pearland, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2010

Darin Coker  
City Attorney

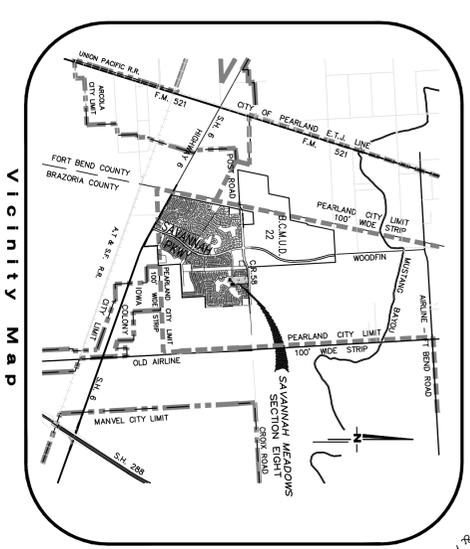
RESERVE	LAND USE	TABLE
A	LANDSCAPE / OPEN SPACE	7.817
B	LANDSCAPE / OPEN SPACE	8.800
C	REC. CENTER	61,059

LOT AREA SUMMARY

Block 1	Block 2
LOT #	LOT #
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16

- GENERAL NOTE:
- 1) "CL" indicates CENTRAL LINE
  - 2) "BL" indicates BUILDING LINE
  - 3) "UL" indicates UTILITY EASEMENT
  - 4) "WLE" indicates WATER LINE EASEMENT
  - 5) "SSE" indicates STREET STOP SIGN EASEMENT
  - 6) "SSE" indicates STREET SIGN EASEMENT
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  - 19) "SSE" indicates STREET SIGN EASEMENT
  - 20) "SSE" indicates STREET SIGN EASEMENT

- 21) ALL SET LOT LINES ARE THE CONTINUATION OF A PREVIOUS EASEMENT TO EACH ADJACENT LOT.
- 22) A TIE-OUT EASEMENT IS REQUIRED ON BOTH SIDES OF ALL SETBACKS COMPARED WITH THE PLAT. NO SETBACK ALONG POST ROAD (C.R. 68) IS REQUIRED WITHIN THIS PLAT FOR THE DEVELOPMENT AGREEMENT REFERENCED BELOW IN NOTE #22.
- 23) THE SURVEY IS CONSIDERED WITH THE MOST RECENT SURVEY DATA. THERE IS A DISCREPANCY IN THE ADJACENT SURVEY DATA AND THE CITY OF PEARLAND SURVEY DATA. THE SURVEY DATA IS THE MOST RECENT SURVEY DATA. THE SURVEY DATA IS THE MOST RECENT SURVEY DATA.
- 24) THE SURVEY IS CONSIDERED WITH THE MOST RECENT SURVEY DATA. THERE IS A DISCREPANCY IN THE ADJACENT SURVEY DATA AND THE CITY OF PEARLAND SURVEY DATA. THE SURVEY DATA IS THE MOST RECENT SURVEY DATA.
- 25) LOTS WHICH SINK INTO A PUBLIC STREET RIGHT-OF-WAY ARE DEEMED DIRECT DRAINAGE ACCESS.
- 26) A 3' (9" 100' FROM WASTEWATER) SHALL BE PROVIDED ALONG POST ROAD (C.R. 68) AT THE TIME OF DEVELOPMENT.



LINE	BEARING	DISTANCE
L1	S 16° 41'51" E	102'
L2	N 12° 43'37" W	49'
L3	S 00° 19'32" E	47'
L4	N 19° 58'09" E	38'
L5	S 14° 22'48" E	24'
L6	N 72° 45'37" W	33'
L7	S 06° 31'34" E	60'
L8	S 89° 28'28" W	86'
L9	N 06° 31'34" W	26'
L10	N 06° 47'41" E	62'
L11	N 01° 18'14" W	98'
L12	S 88° 52'55" W	33'

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	470'	13° 48'09"	113'	57'	N 76° 52'06" W	113'
C2	200'	16° 54'07"	56'	28'	S 05° 42'06" W	56'
C3	100'	28° 01'55"	49'	25'	N 00° 21'49" W	48'
C4	75'	121° 37'09"	156'	134'	S 48° 25'48" W	131'
C5	500'	18° 33'05"	144'	73'	N 81° 02'09" W	144'
C6	1030'	09° 58'32"	179'	90'	N 01° 20'00" E	179'
C7	25'	87° 07'42"	38'	24'	N 39° 54'35" E	34'

13600 BLOCK OF POST ROAD (C.R. 68)  
A PRELIMINARY PLAT OF  
**SAVANNAH MEADOWS**  
SECTION EIGHT  
BEING 7.8 ACRES OF LAND  
CONTAINING 28 LOTS (60' X 115' TYP) AND  
THREE RESERVES (1.78 AC.) TWO BLOCKS  
OUT OF THE  
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) 656-8700  
RANDY RANDERMAN, P.E. (281) 656-5700  
1077 WESTHEIMER, SUITE 400  
HOUSTON, TEXAS 77042

**OWNER:**  
SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP  
MR. KEITH SCHOONOVER (281) 876-1000  
650 GREENS PARKWAY, SUITE 100  
HOUSTON, TEXAS 77067

**KERRY R. GILBERT & ASSOCIATES, INC.**  
Land Planning Consultants  
23501 Cinco Ranch Blvd.  
Suite A-250  
Katy, Texas 77494  
(281) 579-0340

**ENCUMBRANCE CERTIFICATE**

This is to certify that I, Edward F. Taylor, a Registered Professional Land Surveyor of the State of Texas, have defined the above subdivision from an actual survey on the ground, that all exterior boundary corners of the actual survey have been set, that all block corners, reserve corners, lot corners, permanent reference monuments and permanent control points will be established, that the plat correctly represents that survey made by me. All corners will be marked with iron rods 1/2-inch in diameter. This tract is within the limits of the City Limits of Pearland.

**DISCLAIMER AND LIMITED WARRANTY**

THE PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF PEARLAND SUBDIVISION AND ZONING ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED. ALONG WITH MANY VARIANCES OR DEVIATIONS FROM THE CITY OF PEARLAND SUBDIVISION AND ZONING ORDINANCES SUBSEQUENTLY GRANTED BY THE PLANNING AND ZONING COMMISSION AND/OR CITY COMMISSION. THE PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF OBTAINING A PERMIT TO CONSTRUCT FROM THE CITY OF PEARLAND. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AND REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE DESIGN, LOCATION, QUALITY AND QUANTITY OF THE MATERIALS AND WORKMANSHIP INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

# **P&Z Agenda Item**

**D**

**LJA Engineering & Surveying, Inc.**



2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3703

Phone 713.953.5200  
Fax 713.953.5026  
www.ljaengineering.com

July 28, 2010

City of Pearland  
Planning Department  
3523 Liberty Drive  
Pearland, Texas 77581

Re: Province Village Sec. 3  
LJA Job No. 1387-9002

Dear Planning & Zoning Commission/Planning Director:

Please accept for consideration the following request for waiver of decision time pursuant to Section 3.1.1.4 (b) of Pearland's Unified Development Code. LJA Engineering Inc. hereby requests an additional forty (40) days before the Planning & Zoning Commission/Planning Director must act upon the plat know as Province Village Sec. 3. This extension is to allow time to make the corrections including any updates to the Master Plat.

**Warren Escovy agrees that the above waiver, if granted, shall be construed as tolling the official filing date of the above plat by the number of days granted pursuant to this request.**

Sincerely,

A handwritten signature in blue ink, appearing to read 'Warren Escovy', is written over a light blue horizontal line.

Warren Escovy  
Platting Group Manager

WE/rp



**ITEM  
E**

**DISCUSSION ITEMS**

# **DISCUSSION ITEMS**

**Commissioners Activity Report**

**Annexation Process**

**Project Stars Gateway**

**Update of Zoning Cases**

**Next P&Z Meeting      August 16, 2010**

**Next Joint Public Hearing August 16, 2010**

## Annexation Proceedings Schedule 2010 FLUP Annexations June 2010

<u>Action</u>	<u>Target Date</u>	<u>Statutory Requirement</u>	<u>Actual</u>
Council Direction to Prepare Service Plan	March 8, 2010 (Monday)	Prior to Advertisement of 1st hearing	Requirement Met
Notify property owners, utilities, service providers, and railroads of Annexation intent	June 28 thru July 2, 2010	30 days prior to 1 <sup>st</sup> public hearing	
Notify Schools of Annexation PH	June 28 thru July 2, 2010	11-20 Days Prior to First Public Hearing	
Advertise Annexation First Public Hearing and post to web site	July 9, 2010 by 12:00 pm Friday for to be in paper on July 14 ,2010 Wednesday	11-20 Days Prior to First Public Hearing	
Advertise Second Annexation Public Hearing	July 23, 2010 by noon, Ad appears July 28, 2010	Ad to appear 19 days prior to the JPH	
Annexation First Public Hearing	August 2, 2010		
Annexation Second Public Hearing	August 16, 2010	21-40 Days Before the First Reading of the Ordinance	
First Reading of the Annexation Ordinance	September 13, 2010, the 2nd Monday of the next month	NA	NA
Second Reading and Adoption of the Annexation Ordinance	September 27, 2010 two weeks after the 1st reading	Within 90 Days of First Reading of the Ordinance	
Notify Justice Department	October 30, 2010	Within 90 days after adoption, or as soon as allowed by law	NA

## UPDATE OF ZONING CASES

CASE #	NAME	LOCATION	JPH DATE	STAFF RECOMMENDATION	P & Z STATUS	CC STATUS
CUP 2009-19	Clear Wireless	2850 Wooten Rd	02/15/10	Approval	Approval	Approval 2/22/10
CUP 2010-01	Clear Wireless	1411 Broadway	5/17/10	Approval with Conditions	Scheduled for 6/21/10	Approved
CUP 2010-02	Koza's Snow-cone Stand	2910 S. Main St	5/17/10	Approval	Approved	Approved
CUP 2010-03	Clear Wireless	13232 Max Rd	5/17/10	Approval with Conditions	W/D by applicant and needs to be reapplied for due to inaccurate legal description from applicant	Withdrawn by property owner- needs to re-apply
2010-01Z	Ajith Nair and Jeeva Ajith	2201 Linda Rd	5/17/10	Approval From RE to SR-12	Denied by P&Z	06/14/10 Denied
CUP 2010-04	Janice and Bonnie Howard	2310 Cullen	06/21/10	Approval to add 3.00 acres	Approved	Approved
2010-02Z	Claudia S. Wright	Scott Tract near the round about	7/19/10	Cannot hear 6/21/10- property not posted. properly needs to be readvertised for 7/19/10	Approved 7/19/10	
CUP 2010-05	Shawn McDonald	1855 Cullen Blvd	7/19/10	Approval	Approved 7/19/10	Approved
CUP 2010-06						
2010-03Z						

**ADJOURN  
MEETING**