

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

OCTOBER 4, 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 OCTOBER 4, 2010 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

Regular Meeting of August 16, 2010
Special Meeting of August 30, 2010
Special Meeting of September 13, 2010

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION – ONE-YEAR EXTENSION OF APPROVAL OF THE PRELIMINARY PLAT OF SOUTHERN TRAILS WEST SECTION THREE

Decision
Date:
11-5-10

Request of Carol A. Redd, of Edminster, Hinshaw, Russ and Associates, applicant, for Taylor Morrison, owner, for approval of a one-year extension of approval of the Preliminary Plat of Southern Trails West Section Three located west of Kingsley Drive south of Broadway.

B. CONSIDERATION AND POSSIBLE ACTION – WAIVER OF DECISION TIME FOR APPROVAL OF THE FINAL PLAT OF PEARLAND FARMS SECTION TWO

Decision
Date:
10-10-10

Request of Aaron Bourgeois, Lentz Engineering, L.C., applicant, for approval of a Waiver of Decision Time for approval of the Final Plat of Pearland Farms Section Two.

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

Decision
Date:
10-21-10

Request of Christy Smidt, Kerry R. Gilbert & Associates, Inc., applicant, for Savannah Development, Ltd., owner, for approval of a Preliminary Plat of Savannah Meadows Section Nine located south of Post Road (County Road 58) east of Savannah Parkway in the Savannah PUD, proposing 51 single-family residential lots and five reserve areas for landscape and open space on the following property:

Being 12.8 acres of land 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 SAVANNAH COVE SECTION THREE

Decision
Date:
10-8-10

Request of Christy Smidt, Kerry R. Gilbert & Associates, Inc., applicant, for Savannah Development, Ltd., owner, for approval of a Preliminary Plat of Savannah Cove Section Three located south of Post Road (County Road 58) west of Savannah Parkway in the Savannah PUD, proposing 27 single-family residential lots and one reserve area for landscape and open space on the following property:

Being 9.2 acres of land out of the A.C.H. & B. Survey, A-403 and the J.S. Talmage Survey, A-562, Brazoria County Texas.

E. CONDUCT PUBLIC HEARING – REPLAT OF RESERVE “A” OF THE LAKES AT HIGHLAND GLEN SECTION ELEVEN

Decision
Date:
10-21-10

Request of C. L. Davis, R.P.L.S., C.L. Davis & Company, applicant, for Beazer Homes Texas, L.P., MHI Partnership, Ltd., Newmark Homes, L.P., Brazoria County Municipal Utility District No. 23, owners, for approval of a Replat of Reserve “A” of Lakes at Highland Glen Section Eleven, located east of Pearland Parkway north of Hidden Glen Lane within the Lakes at Highland Glen PUD, proposing two reserve areas, on the following property:

12.5079 acres of land being all of Reserve “A” of Lakes at Highland Glen Section Eleven, City of Pearland, Brazoria County Texas.

F. CONSIDERATION AND POSSIBLE ACTION – REPLAT OF RESERVE “A” OF THE LAKES AT HIGHLAND GLEN SECTION ELEVEN

Decision
Date:
10-21-10

Request of C. L. Davis, R.P.L.S., C.L. Davis & Company, applicant, for Beazer Homes Texas, L.P., MHI Partnership, Ltd., Newmark Homes, L.P., Brazoria County Municipal Utility District No. 23, owners, for approval of a Replat of Reserve “A” of Lakes at Highland Glen Section Eleven, located east of Pearland Parkway north of Hidden Glen Lane within the Lakes at Highland Glen PUD, proposing two reserve areas, on the following property:

12.5079 acres of land being all of Reserve “A” of Lakes at Highland Glen Section Eleven, City of Pearland, Brazoria County Texas.

G. CONDUCT PUBLIC HEARING –PARTIAL REPLAT OF HOME DEPOT, U.S.A. SUBDIVISION

Request of Larry V. Sherlock, R.P.L.S., Bury & Partners, applicant, for W. Corp., Inc., owner, for approval of a Partial Replat of Home Depot, U.S.A.

Decision
Date:
10-8-10

Subdivision, located east of Dixie Farm Road on Broadway (F.M. 518), on the following property:

.
0.93 acres of land out of Reserve "A", Block 1 of Home Depot, U.S.A. Subdivision, City of Pearland, Brazoria County Texas.

H. CONSIDERATION AND POSSIBLE ACTION – PARTIAL REPLAT OF HOME DEPOT, U.S.A. SUBDIVISION

Decision
Date:
10-8-10

Request of Larry V. Sherlock, R.P.L.S., Bury & Partners, applicant, for W. Corp., Inc., owner, for approval of a Partial Replat of Home Depot, U.S.A. Subdivision, located east of Dixie Farm Road on Broadway (F.M. 518), on the following property:

.
0.93 acres of land out of Reserve "A", Block 1 of Home Depot, U.S.A. Subdivision, City of Pearland, Brazoria County Texas.

I. DISCUSSION ITEMS

- | | |
|---|----------------------------|
| 1. Commissioners Report | October 4, 2010 |
| 2. Project Stars Update | October 4, 2010 |
| 3. Texas APA Conference | October 6 – 8, 2010 |
| 4. P&Z Strategic Plan Workshop | October 16, 2010 |
| 5. Next JPH Meeting | October 18, 2010 |
| 6. Next P&Z Regular Meeting | October 18, 2010 |
| 7. Annexation Workshop (CC) | October 18, 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 1st Day of October 2010 A.D., at 5:30 p.m.

Judy Krajca, Planning Office Coordinator

Agenda removed _____ day of October 2010 A.D.

APPROVAL

OF

MINUTES

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD AUGUST 16, 2010 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Chairperson Jerry Koza, Jr. called the meeting to order at 11:31 p.m. with the following present:

P&Z Chairperson Jerry Koza, Jr.
P&Z Vice-Chairperson Ron Capehart
P&Z Commissioner Neil West
P&Z Commissioner Henry Fuertes
P&Z Commissioner Darrell Diggs
P&Z Commissioner Richard Golden
P&Z Commissioner Susan Sherrouse

Also in attendance were: Planner I Ian Clowes, Plans and Plat Administrator Richard Keller, Planner II Evan DuVall, Deputy City Attorney Nghiem Doan and Office Coordinator Judy Krajca.

APPROVAL OF MINUTES

P&Z Vice-Chairperson Ron Capehart made the motion to approve the minutes of the Regular Meeting of August 2, 2010, and P&Z Commissioner Richard Golden seconded, The vote was 7-0. The minutes of August 2, 2010 were approved.

NEW BUSINESS

CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2010-04Z

A request of the City of Pearland for proposed Single-Family Estate District (R-E) zoning for Annexation Area 1, on the following described property, on the following described property, to wit:

General Location: Generally located north of Bailey Road between Kennedy Road and 1350 West of FM1128/Manvel.

P&Z Vice-Chairperson Ron Capehart made the motion to postpone Zone Change No. 2010-04Z, and P&Z Commissioner Neil West seconded.

The vote was 7-0. Zone Change No. 2010-04Z was postponed.

CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2010-05Z

A request of the City of Pearland for proposed Single-Family Estate District (R-E) zoning for Annexation Area 2, on the following described property, on the following described property, to wit:

General Location: Generally located south of Bailey Road from FM 1128/Manvel to Veterans Road.

P&Z Vice-Chairperson Ron Capehart made the motion to postpone Zone Change No. 2010-05Z, and P&Z Commissioner Neil West seconded.

The vote was 7-0. Zone Change No. 2010-05Z was postponed.

CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2010-06Z

A request of the City of Pearland for proposed Single-Family Estate District (R-E) zoning for Annexation Area 3&4, on the following described property, on the following described property, to wit:

General Location: Generally located along Kingsley Drive south of Broadway Street and near the intersection of CR 59 and CR 48 and to the west up to Woodfin.

P&Z Vice-Chairperson Ron Capehart made the motion to postpone Zone Change No. 2010-06Z, and P&Z Commissioner Neil West seconded.

The vote was 7-0. Zone Change No. 2010-06Z was postponed.

P&Z Chairperson Jerry Koza, Jr. stated he would drive the area known as Area 1 and Area 2 to better determine the uses of the land, while P&Z Commissioner Henry Fuertes would drive the area know as Area 3 & 4. A recommendation would be made to City Council.

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

Request of Warren Escovy, LJA Engineering & Surveying, Inc., applicant, for TEXPROJ2008 L.L.C., owner, for approval of a Preliminary Plat of Province Village Section Three located within the Province Village Planned Development between Pearland Parkway and Country Club Drive east of Broadway. The applicant is proposing 28 lots in two blocks and five reserve areas on the following described property:

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

Plans and Plat Administrator Richard Keller read the staff report stating there were no outstanding items.

P&Z Commissioner Susan Sherrouse made the motion to approve, and P&Z Commissioner Richard Golden seconded.

The vote was 7-0. Preliminary Plat of Province Village Section Three was approved.

CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP 2010-06

A request of Jack McGuff Jr., applicant, on behalf of Brazoria Cardiology, owners of Pearland Heart Institute for a conditional use permit to allow an increase in height, being located in the General Business (GB) Zoning District, on the following described property

Legal Description: Approximately 3.101 Acre Tract of Land in the H.T. & B.R.R. CO. Survey, Abstract 309, Being Part of Lot 7 of the Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision, as recorded in Volume 2, Page 23, of the Brazoria County Plat Records, City of Pearland, Brazoria County, Texas, Lot 1, 1 Block.

General Location: South side of Broadway, East of Ower Ln.

P&Z Vice-Chairperson Ron Capehart made the motion to approve, and P&Z Commissioner Darrell Diggs seconded.

P&Z Chairperson Jerry Koza, Jr. inquired if this was an overnight hospital. Planner I Ian Clowes stated it was outpatient only.

The vote was 7-0. Conditional Use Permit No. CUP 2010-06 was approved.

CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2010-03Z

A request of Crown Warehouse Service Inc, applicant and owner, for approval of a zone change from Botanical Landscape Design Planned Development (PD) Zoning District to General Business (GB) Zoning District, on the following described property

Legal Description: Approximately 3.0 Acre Tract of land out of a 10 Acre Tract, a residue of D. H, Stripling 12.000 Acre Tract recorded Volume 868, Page 239 of the Brazoria County Deed Records. All being part of the South 99 Acres of the H.T. & B. R. R. Co. Survey, Sec. 7, A-219 as recorded in Volume 595, Page 63 of the Deed of Records of Brazoria County, Texas

General Location: 6301 Broadway Street

P&Z Vice-Chairperson Ron Capehart made the motion to approve, and P&Z Commissioner Darrell Diggs seconded.

P&Z Commissioner Henry Fuertes inquired about keeping the Planned Development (PD) in place with adjustments for the use, storage and fence.

Planner I Ian Clowes addressed this and explained that the Commission should rely on the codes and leave the zoning as General Business (GB).

P&Z Commissioner Susan Sherrouse brought up the discussion of Office Professional (OP) zone with a Conditional Use Permit. P&Z Commissioner Richard Golden mentioned keeping the PD for now and having the underlying zone as GB or OP.

Much discussion ensued.

Mr. Marlin Marsh, one of three Presidents and owner of Crown Warehouse Service, 6301 Broadway, Pearland, Texas commented on how his father began the Crown Warehouse Services in the 1970's, before there were residential homes in the area.

P&Z Vice-Chairperson Ron Capehart stated he was comfortable with the General Business (GB) zone.

The vote was 6-1. Zone Change No. 2010-03Z was approved. P&Z Commissioner Henry Fuertes voted in opposition, as he feels this should remain a PD with conditions.

DISCUSSION ITEMS:

1. Commissioners Activity Report – There was nothing to report.
2. Telecommunication Project - Presented by P&Z Commissioner Neil West. Mr. West talked about his research, and how he is still working on gathering information. Mr. West presented maps for the Commission to view, and will request to be placed on the agenda at a future date, after more research is gathered.
3. No meeting September 6, 2010 - Labor Day Holiday
4. Next P&Z and JPH September 20, 2010
5. Pearland Gateway - Project Stars. Planner I Ian Clowes stated he is working with Chris McBride of Knudson Services. Presentation will be on September 20, 2010.
6. Land Use Matrix, to be presented by Evan DuVall on September 20, 2010. P&Z Chairperson Jerry Koza, Jr. stated he would like to see a reverse Land Use Matrix that listed all the uses under each Zone.

ADJOURNMENT

P&Z Chairperson Jerry Koza, Jr. adjourned the meeting at 12:17 a.m., August 17, 2010.

These minutes are respectfully submitted by:

Judy Krajca, Planning Office Coordinator

Minutes approved as submitted and/or corrected on this 20th day of September 2010,
A.D.

P&Z Vice-Chairperson Ron Capehart

MINUTES OF THE SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, ON AUGUST 30, 2010 AT 6:00 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Chairperson Jerry Koza, Jr. called the Special Meeting of the Planning & Zoning Commission to order at 6:14 p.m.

Members Present were:

P&Z Chairperson Jerry Koza, Jr.
P&Z Vice-Chairperson Ron Capehart
P&Z Commissioner Henry Fuentes
P&Z Commissioner Neil West

P&Z Commissioner Darrell Diggs
P&Z Commissioner Susan Sherrouse
P&Z Commissioner Richard Golden

NEW BUSINESS

CONSIDERATION & POSSIBLE ACTION – PROJECT STARS GATEWAY

Planner I Ian Clowes introduced Chris McBride of Knudson Services, and also introduced Projects Director Trent Epperson and Project Coordinator Susan Johnson.

Mr. McBride presented a power point slide depicting two ideas for the epic art wall and the tower to be located in the Pearland Parkway roundabout, at the McHard Road intersection.

There was much discussion about the site location with reconsideration of the Old Townsite gateway at McHard Rd. and Broadway St., the area just before the roundabout on Pearland Parkway heading south, and the first site as you enter Pearland over the Clear Creek Bridge on Pearland Parkway heading south.

There was also much discussion about the look of the tower and the height while staying within the allowable amount.

No action was taken.

Staff reminded the Commission of the timeline and that a presentation from Knudson would be presented at the next meeting with more detailed pictures and graphics.

ADJOURNMENT

P&Z Chairperson Jerry Koza, Jr. adjourned the meeting at 7:30 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Planning Office Coordinator

Minutes approved as submitted and/or corrected on this 20th day of September 2010,
A.D.

P&Z Vice-Chairperson Ron Capehart

MINUTES OF THE SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, ON SEPTEMBER 13, 2010 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

Acting P&Z Chairperson Susan Sherrouse called the Special Meeting of the Planning & Zoning Commission to order at 6:31 p.m.

Members Present were:

Acting P&Z Chairperson Susan Sherrouse
P&Z Commissioner Henry Fuyertes
P&Z Commissioner Neil West
P&Z Commissioner Richard Golden

OLD BUSINESS

CONSIDERATION & POSSIBLE ACTION – PROJECT STARS GATEWAY

Planner I Ian Clowes made a power point presentation showing the three sites located at Pearland Parkway just over the Clear Creek Bridge, the median area just before the round-about on Pearland Parkway, and the Old Townsite Gateway on Broadway and McLean Rd.

Planner I Ian Clowes introduced Chris McBride of Knudson Services, who also made a power point presentation detailing the actual monuments.

There was much discussion about.

The location known as Pearland Parkway, just over the Clear Creek Bridge was chosen as the best location, and the first view make it slimmer and adding height, with the city logo removed and the Pear added was chosen as the best monument. The star at the top would be lighted.

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

The vote was 4-0.

A backup plan was chosen with the same location, but using the second photo, with long slender columns.

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

The vote was 4-0.

A workshop will be presented to City Council on September 20, 2010.

ADJOURNMENT

Acting P&Z Chairperson Susan Sherrouse adjourned the meeting at 7:05 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Planning Office Coordinator

Minutes approved as submitted and/or corrected on this 20th day of September 2010, A.D.

P&Z Vice-Chairperson Ron Capehart

NEW BUSINESS

P&Z Agenda Item

A



CITY OF PEARLAND PLANNING & ZONING

TO: Planning & Zoning Commission

FROM: Richard Keller, Plans and Plat Administrator

DATE: September 14, 2010

SUBJECT: Preliminary Plat of Southern Trails West Section Three Approval Extension

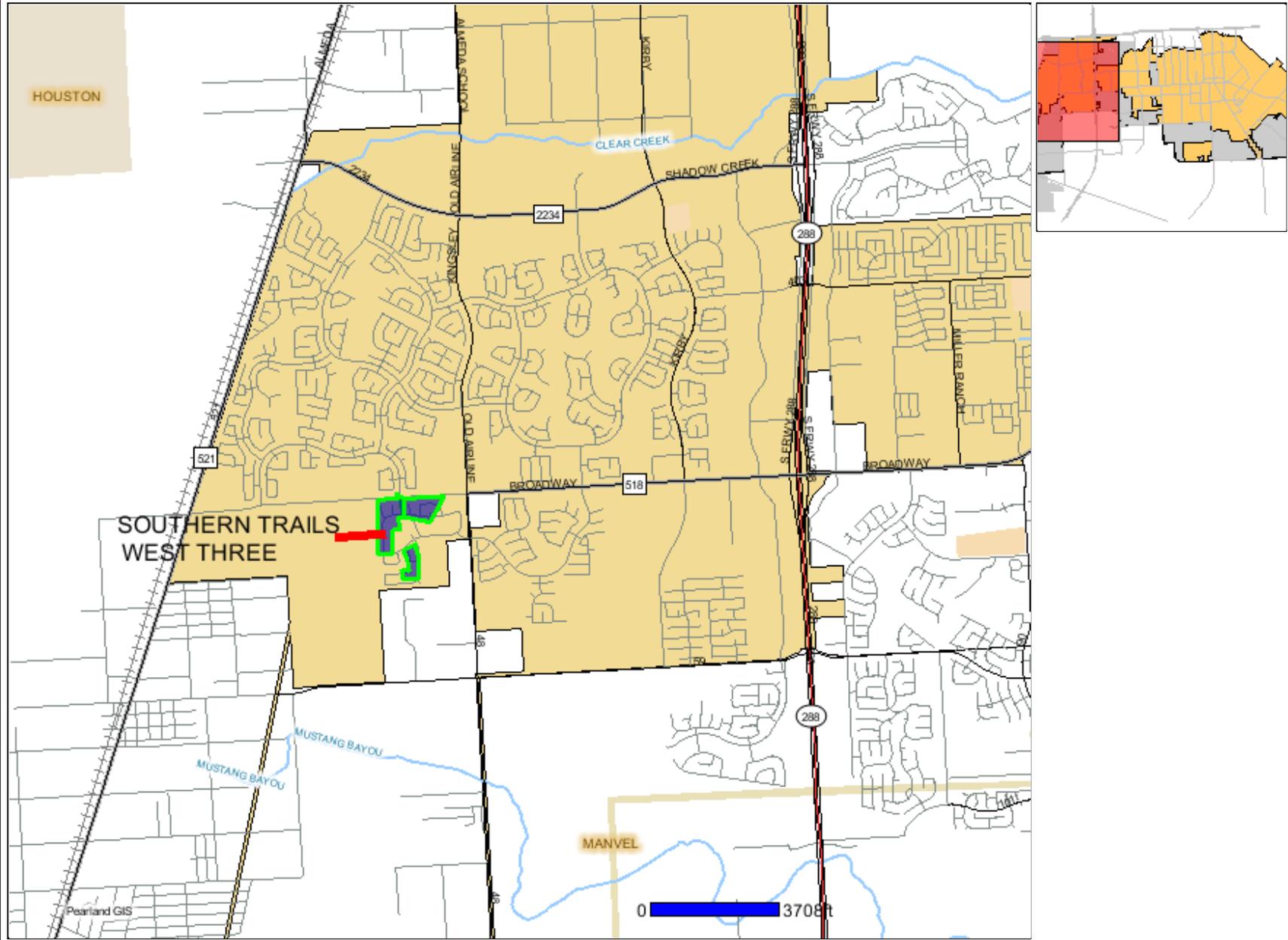
The Preliminary Plat of Southern Trails West Section Three was conditionally approved on December 1, 2008. A condition of approval was provision of a breakdown of densities for the entire development. Current status of platted lots in both sections of Southern Trails was provided on August 16, 2010. I have compared this to the Southern Trails Master Development Plan dated October 4, 2005 and find that platted lots to date are in compliance with the approved Master Development Plan.

Section 3.1.3.5(a) of the Unified Development Code (UDC) establishes a two-year period during which final plats must be approved for areas included in an approved preliminary plat. A final plat has not yet been approved for Southern Trails West Section Three due, in part, to a change in ownership. This section of the UDC provides that preliminary plat approval may be extended beyond the two-year period in accordance with Article 2, Division 5, of Chapter 1 of the UDC. Section 1.2.5.3 makes provisions for a one-year extension of the time for expiration of the original application. Applicant wishes to follow this procedure for Southern Trails West Section Three and an application has been filed in a timely manner. Their application letter is attached. This Article of the UDC allows an extension of approval by the Planning & Zoning Commission for a period not to exceed one year.

Staff recommends that the one-year extension of approval be granted.

Attachments:
Location Sketch
Applicant's letter

SOUTHERN TRAILS WEST THREE



July 7, 2010

City of Pearland
Planning Department
and Planning and Zoning Commission
3523 Liberty Drive
Pearland, Texas 77581

JUL 07 2010

Re: "Southern Trails West, Section 3"

Dear Planning & Zoning Commission/Planning Director:

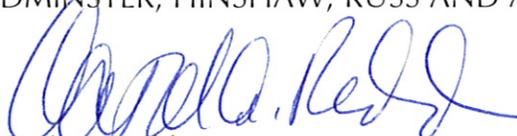
On behalf of our client, Taylor-Morrison, please accept for consideration this request for an Extension of Approval for the plat of "Southern Trails West, Sec. 3". The plat currently has preliminary approval, granted by the Planning and Zoning Commission on December 1, 2008. The plat was originally submitted for preliminary approval on November 5, 2008.

Construction for this project is anticipated to begin in July, 2010 and to be completed on or about January, 2011. Infrastructure will not be constructed and accepted by the City of Pearland before the preliminary plat expires. Therefore, in accordance with Section 3.1.3.5 of the Unified Development Code, we request a one-year extension of approval, effective November 5, 2010, extending through November 5, 2011.

If you have any questions, you may contact me at 713-784-4500.

Sincerely,

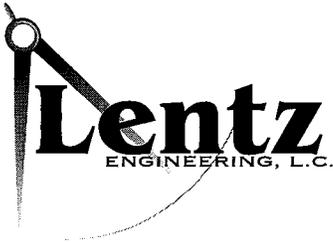
EDMINSTER, HINSHAW, RUSS AND ASSOCIATES


Carol A. Redd
Platting Supervisor
713-784-4500, x2235

*\$150 Rec'd
7-7-10*

P&Z Agenda Item

B



September 10, 2010

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

RE: Pearland Farms, Section Two
LE 05055

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 the Pearland Unified Development Code. Lentz Engineering, L.C., hereby requests an additional 40 days before the Planning & Zoning Commission must act upon the plat known as Pearland Farms, Section Two. This extension is to allow time to address the City's plat comments.

Lentz Engineering, L.C., 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,
Lentz Engineering, L.C.

A handwritten signature in black ink, appearing to read "Aaron Bourgeois", written over a horizontal line.

Aaron Bourgeois, LEED AP
Urban Planner

P&Z Agenda Item

C

SAVANNAH MEADOWS SECTION NINE
PRELIMINARY PLAT– STAFF REPORT

P & Z MEETING DATE: October 4, 2010

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

REQUEST: Preliminary Plat of 12.8+/- 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. Submittal of this plat was a condition of approval of the Preliminary Plat of Savannah Meadows Section Eight to the west.

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

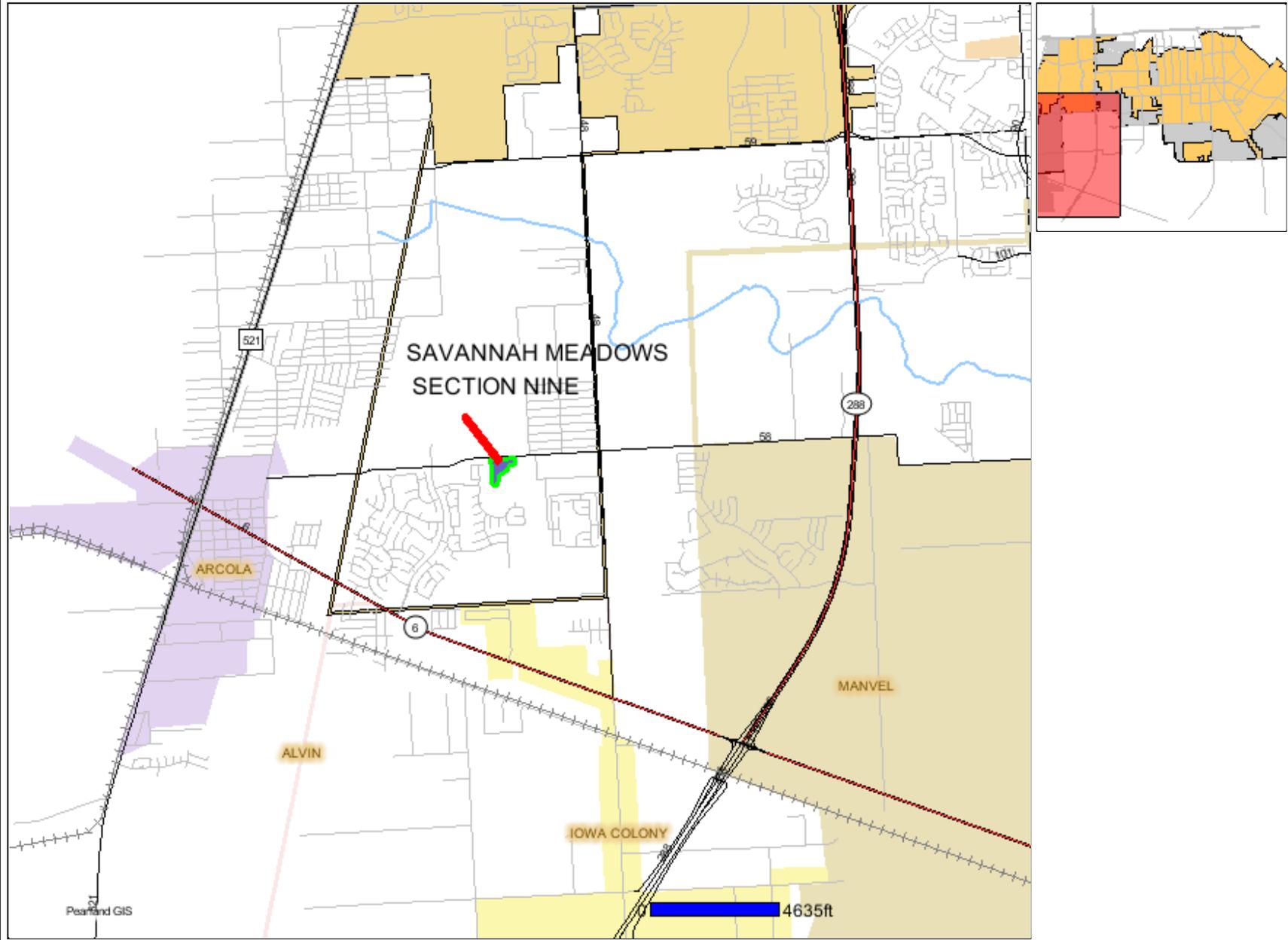
OUTSTANDING ITEMS:

none

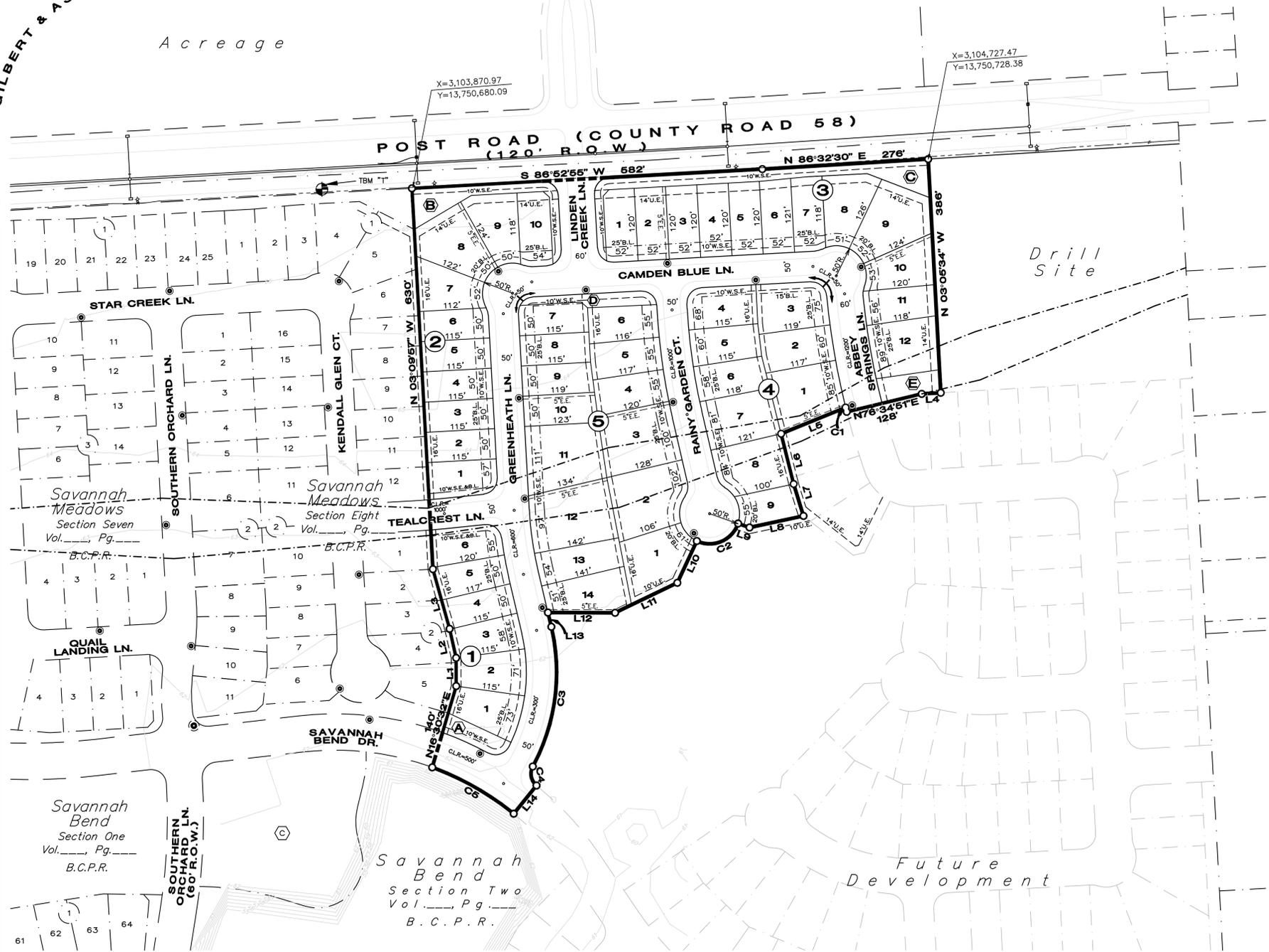
ATTACHMENTS:

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

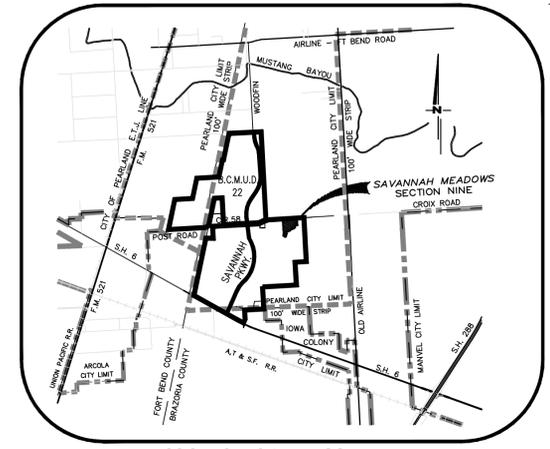
SAVANNAH MEADOWS NINE



Acreage



- GENERAL NOTE:
- "C.L.R." INDICATES CENTERLINE RADIUS.
 - "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "W.L.E." INDICATES WATER LINE EASEMENT.
 - "S.M. SWR. ESMT." INDICATES STORM SEWER EASEMENT.
 - "S.S.E." INDICATES SANITARY SEWER EASEMENT.
 - "W.S.E." INDICATES WATER LINE / SANITARY SEWER EASEMENT.
 - "D.E." INDICATES DRAINAGE EASEMENT.
 - "S.L." INDICATES STREET LIGHT LOCATION.
 - "E.E." INDICATES ELECTRICAL EASEMENT.
 - "B.C.P.R." INDICATES BRAZORIA COUNTY PLAT RECORDS.
 - "B.C.D.R." INDICATES BRAZORIA COUNTY DEED RECORDS.
 - "B.C.C.F." INDICATES BRAZORIA COUNTY CLERK FILE.
 - "B.C.R.P.R." INDICATES BRAZORIA COUNTY REAL PROPERTY RECORDS.
 - "B.C.M.U.D." INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT.
 - THERE ARE 12 STREETLIGHTS ON THIS PLAT.
 - THIS TRACT LIES IN ZONE X OF THE F.I.R.M. FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED JUNE 8, 1998. MAP NO. 480300000. CONTACT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION.
 - CITY OF PEARLAND C.P. 63 BENCHMARK IS A 5/8-INCH IRON ROD WITH CAP STAMPED "CITY OF PEARLAND" AND IS LOCATED APPROXIMATELY 84.60 FEET EAST OF THE EAST R.O.W. LINE OF B.C.R. 48, (OLD AIRLINE) AND APPROXIMATELY 10.00 FEET SOUTH OF THE SOUTH R.O.W. LINE OF B.C.R. 58 (POST RD.). ELEVATION: 56.99. 1987 ADJUSTMENT.
 - CITY OF PEARLAND C.P. 64 BENCHMARK IS A 5/8-INCH IRON ROD WITH CAP STAMPED "CITY OF PEARLAND" AND IS LOCATED APPROXIMATELY 110.00 FEET NORTH OF THE CENTERLINE OF HWY 6, AND APPROXIMATELY 37.80 FEET WEST OF THE WEST R.O.W. LINE OF B.C.R. 48, (OLD AIRLINE). ELEVATION: 56.99. 1987 ADJUSTMENT.
 - TBM 1-27-3: "C" Cut on N.W. corner of concrete H.L. & P. lower leg. Tower No. 08788 Elevation: 65.68 1978 Adjustment
 - TBM "T": Top Metal "T" fence post set in ground approx. 55 ft. south of County Road 58 and approx. 1425 ft. west of the BOMUD 21 east boundary. Elevation: 65.75 1978 Adjustment
 - NOTE: TO CONVERT PROJECTS BENCHMARKS TO CITY OF PEARLAND VERTICAL DATUM, NGVD 29, 1987 ADJUSTMENT, (BASED ON THE HARRIS GALVESTON COASTAL SUBSIDENCE DISTRICT (H.G.C.S.) MONUMENTATION), SUBTRACT 1.29 FEET FROM THE PROJECT BENCHMARKS.
 - NOTE: ALL ELEVATIONS ARE BASED ON THE VERTICAL CONTROL ESTABLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE WIDENING OF STATE HIGHWAY 6, FEDERAL AID PROJECT NO. 31220001400RM, CSJ 192-02-039, DATED OCTOBER 5, 1999, BROWN & GAY ENGINEERS PROJECT ELEVATIONS WERE ESTABLISHED FROM TYPICAL POINT "102" AS SHOWN IN "TODOT" FIELD BOOK NO. 240, PAGE 16, FOR PROJECT NO. CSJ 192-02-039. CONTROL POINT "102" IS SHOWN IN "SAD FIELD BOOK" TO HAVE A TEXAS STATE PLANE COORDINATE OF X = 313580.5764, Y = 820799.6878 AND AN ELEVATION OF 59.52 FEET, NGVD 29 AND BEING ON THE 1978 ADJUSTMENT.
 - NOTE: ALL BEARING AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.99990.
 - ALL SIDE LOT LINES ARE THE CENTERLINE OF 6" DRAINAGE EASEMENT TO EACH ADJACENT LOT.
 - A FOUR-FOOT SIDEWALK IS REQUIRED ON BOTH SIDES OF ALL STREETS CONTAINED WITHIN THIS PLAT. NO SIDEWALK ALONG POST ROAD (C.R.58) IS REQUIRED WITHIN THIS PLAT PER THE DEVELOPMENT AGREEMENT REFERENCED BELOW IN NOTE #22.
 - THIS SUBDIVISION IS CONSISTENT WITH THE THIRD AMENDMENT SINGLE FAMILY DWELLING DISTRICT IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN SAVANNAH DEVELOPMENT LTD., A TEXAS LIMITED PARTNERSHIP AND THE CITY OF PEARLAND DATED JUNE 13, 2005.
 - THIS PROPERTY IS WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 21, AT THE TIME OF PLATING.
 - LOTS WHICH SIDE ONTO A PUBLIC STREET RIGHT-OF-WAY ARE DENIED DIRECT DRIVEWAY ACCESS TO THE SIDING PUBLIC STREET. ALL CORNER LOTS ARE FRONT ENTRY ONLY.
 - A SIX (6) FOOT HIGH MASONRY WALL SHALL BE PROVIDED ALONG POST ROAD (C.R.58) AT THE TIME OF DEVELOPMENT.



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 00°13'22" E | 47' |
| L2 | S 12°43'37" E | 49' |
| L3 | N 16°41'51" W | 102' |
| L4 | N 86°42'57" E | 32' |
| L5 | S 67°57'46" W | 115' |
| L6 | N 14°06'20" W | 86' |
| L7 | S 17°12'18" E | 55' |
| L8 | S 77°57'56" W | 92' |
| L9 | S 70°53'23" E | 20' |
| L10 | N 26°06'30" E | 76' |
| L11 | S 64°26'48" W | 115' |
| L12 | N 89°49'20" W | 111' |
| L13 | N 13°22'40" W | 24' |
| L14 | S 39°02'17" W | 60' |

| CURVE | RADIUS | DELTA | ARC | TANGENT | BEARING | CHORD |
|-------|--------|-----------|------|---------|---------------|-------|
| C1 | 1230' | 00°20'48" | 7' | 4' | N 14°16'00" W | 7' |
| C2 | 60' | 95°59'53" | 84' | 56' | S 67°08'34" W | 74' |
| C3 | 325' | 41°57'25" | 238' | 125' | N 07°36'02" E | 233' |
| C4 | 25' | 79°32'28" | 35' | 21' | N 11°11'29" W | 32' |
| C5 | 470' | 19°01'48" | 156' | 79' | N 60°28'37" W | 155' |

13500 BLOCK OF POST ROAD (C.R. 58)
A PRELIMINARY PLAT OF
SAVANNAH MEADOWS
SECTION NINE
BEING ±12.8 ACRES OF LAND

CONTAINING 51 LOTS (60' X 115' TYP) AND FIVE RESERVES (0.78 AC.) FIVE 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) 558-8700
RANDY RANDERMAN, P.E. (281) 658-5700
10777 WESTHEIMER, SUITE 400
HOUSTON, TEXAS 77042

OWNER:
SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP
MR. KEITH SCHOONOVER (281) 875-1000
650 GREENS PARKWAY, SUITE 100
HOUSTON, TEXAS 77067

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

SCALE: 1" = 100'
PLAT NO. P-652F-2010-0040
AUGUST 25, 2010
KGA# 4708

ENCUMBRANCE CERTIFICATE
This is to certify that I, Edward F. Taylor, a Registered Professional Land Surveyor of the State of Texas, have plotted 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 set at completion of construction; and that this plat correctly represents that survey made by me. All corners will be marked by iron rods 5/8-inch in diameter and 3-feet long. Except lot corners which will be marked with iron rods 1/2-inch in diameter. This tract is within two miles of the City Limits of Pearland.

Edward F. Taylor, R.P.L.S.
Registration No. 1615

DISCLAIMER AND LIMITED WARRANTY
THIS 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. ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE PEARLAND PLANNING COMMISSION AND/OR CITY COUNCIL, THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES, MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

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

JEFF BRENNAN
Commissioner / Chairman
Drainage District No. 4
Brazoria County, Texas

DAN KELLER
Secretary
Drainage District No. 4
Brazoria County, Texas

APPROVED for the City of Pearland, Texas, this _____ day of _____, 2010

Darrin Coker
City Attorney

Stacy L. Adams
Member
Drainage District No. 4
Brazoria County, Texas

Alfred E. Lentz, P.E.
District Engineer
Drainage District No. 4
Brazoria County, Texas

Narciso Lira, P.E.
City of Pearland, City Engineer.

| RESERVE | LAND USE | ACREAGE | SQ. FT. |
|---------|------------------------|---------|---------|
| A | LANDSCAPE / OPEN SPACE | 0.08 | 3,409 |
| B | LANDSCAPE / OPEN SPACE | 0.19 | 8,222 |
| C | LANDSCAPE / OPEN SPACE | 0.33 | 14,421 |
| D | LANDSCAPE / OPEN SPACE | 0.09 | 3,934 |
| E | LANDSCAPE / OPEN SPACE | 0.09 | 3,937 |

| BLOCK 1 | | | BLOCK 3 | | | BLOCK 4 | | | BLOCK 5 | | |
|---------|-------------------|---------|---------|-------------------|---------|---------|-------------------|---------|---------|-------------------|---------|
| LOT | LOT WIDTH AT B.L. | SQ. FT. | LOT | LOT WIDTH AT B.L. | SQ. FT. | LOT | LOT WIDTH AT B.L. | SQ. FT. | LOT | LOT WIDTH AT B.L. | SQ. FT. |
| 1 | 73' | 7,354 | 1 | 52' | 6,180 | 1 | 85' | 10,532 | 1 | 61' | 10,515 |
| 2 | 71' | 7,225 | 2 | 52' | 6,240 | 2 | 60' | 7,371 | 2 | 102' | 12,580 |
| 3 | 58' | 6,307 | 3 | 52' | 6,240 | 3 | 76' | 8,952 | 3 | 100' | 12,531 |
| 4 | 50' | 5,758 | 4 | 52' | 6,240 | 4 | 68' | 7,562 | 4 | 55' | 6,734 |
| 5 | 50' | 6,179 | 5 | 52' | 6,240 | 5 | 60' | 6,641 | 5 | 55' | 6,645 |
| 6 | 55' | 6,586 | 6 | 52' | 6,275 | 6 | 58' | 6,611 | 6 | 55' | 6,500 |
| | | | 7 | 52' | 6,349 | 7 | 81' | 9,494 | 7 | 50' | 5,686 |
| | | | 8 | 51' | 8,415 | 8 | 51' | 8,415 | 8 | 50' | 5,750 |
| | | | 9 | 52' | 11,413 | 9 | 55' | 9,821 | 9 | 50' | 5,847 |
| | | | 10 | 53' | 7,539 | | | | 10 | 50' | 6,041 |
| | | | 4 | 50' | 5,750 | | | | 11 | 111' | 13,196 |
| | | | 5 | 50' | 5,750 | | | | 12 | 97' | 13,638 |
| | | | 6 | 50' | 5,737 | | | | 13 | 54' | 7,285 |
| | | | 7 | 52' | 7,329 | | | | 14 | 51' | 8,382 |
| | | | 8 | 50' | 10,353 | | | | | | |
| | | | 9 | 50' | 8,030 | | | | | | |
| | | | 10 | 54' | 6,495 | | | | | | |

P&Z Agenda Item

D

SAVANNAH COVE SECTION THREE

PRELIMINARY PLAT– STAFF REPORT

P & Z MEETING DATE: OCTOBER 4, 2010

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

REQUEST: Preliminary Plat of 9.2+/- acres in the Savannah PUD for single-family residential and landscape/open space use.

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

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: none (E.T.J.)

SURROUNDING USES: The surrounding areas on north, east, and south are or will be platted as single family residential. Area to the west is not part of this development.

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

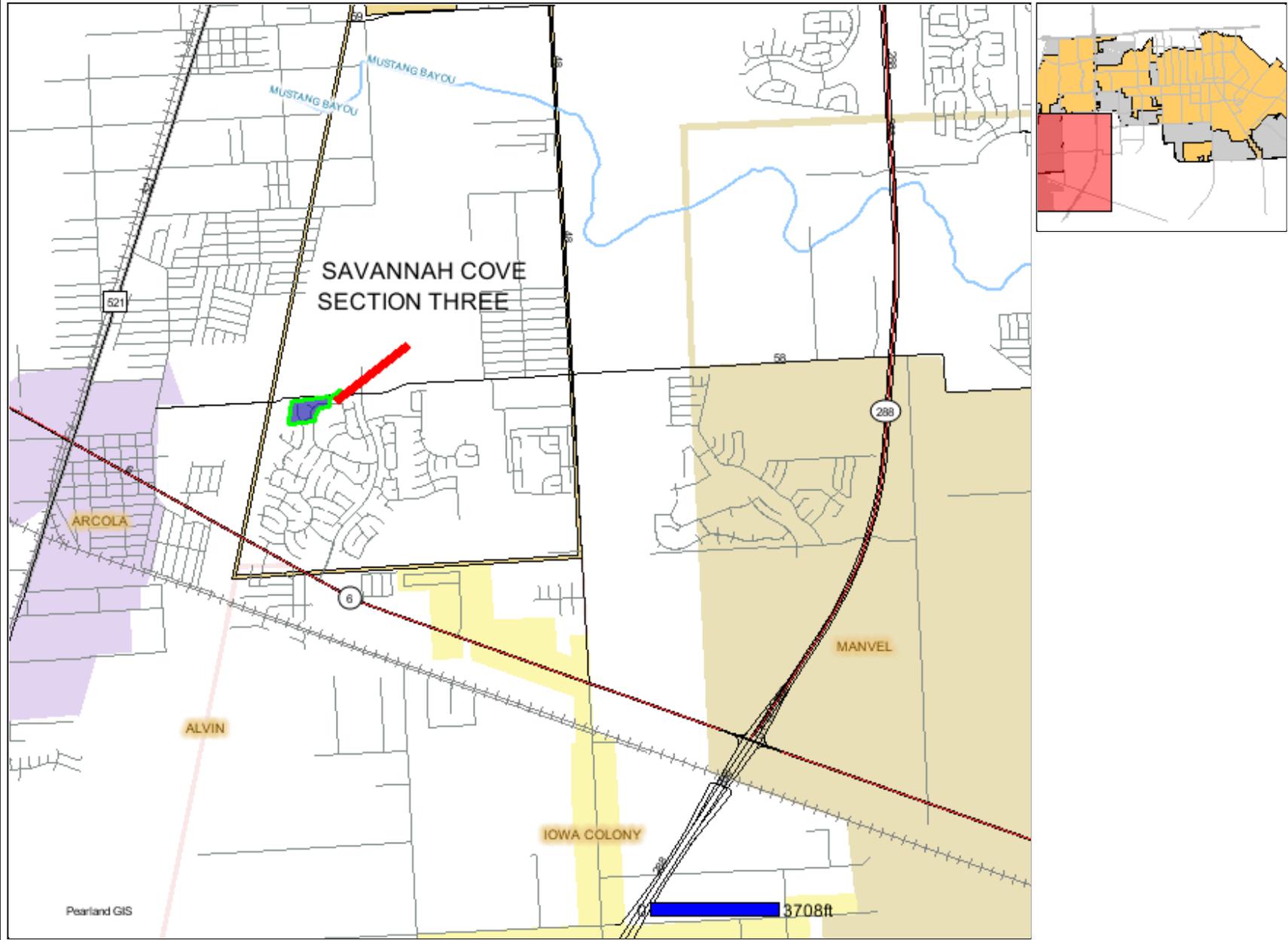
OUTSTANDING ITEMS:

none

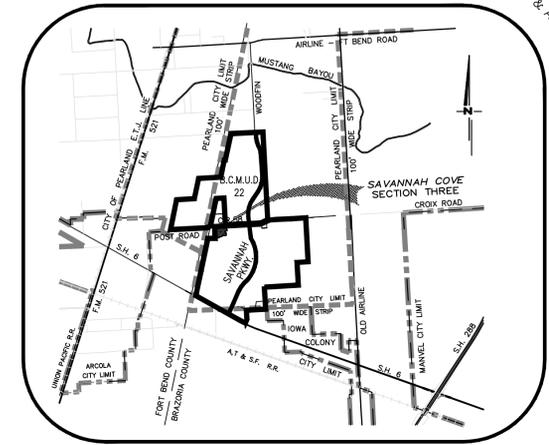
ATTACHMENTS:

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

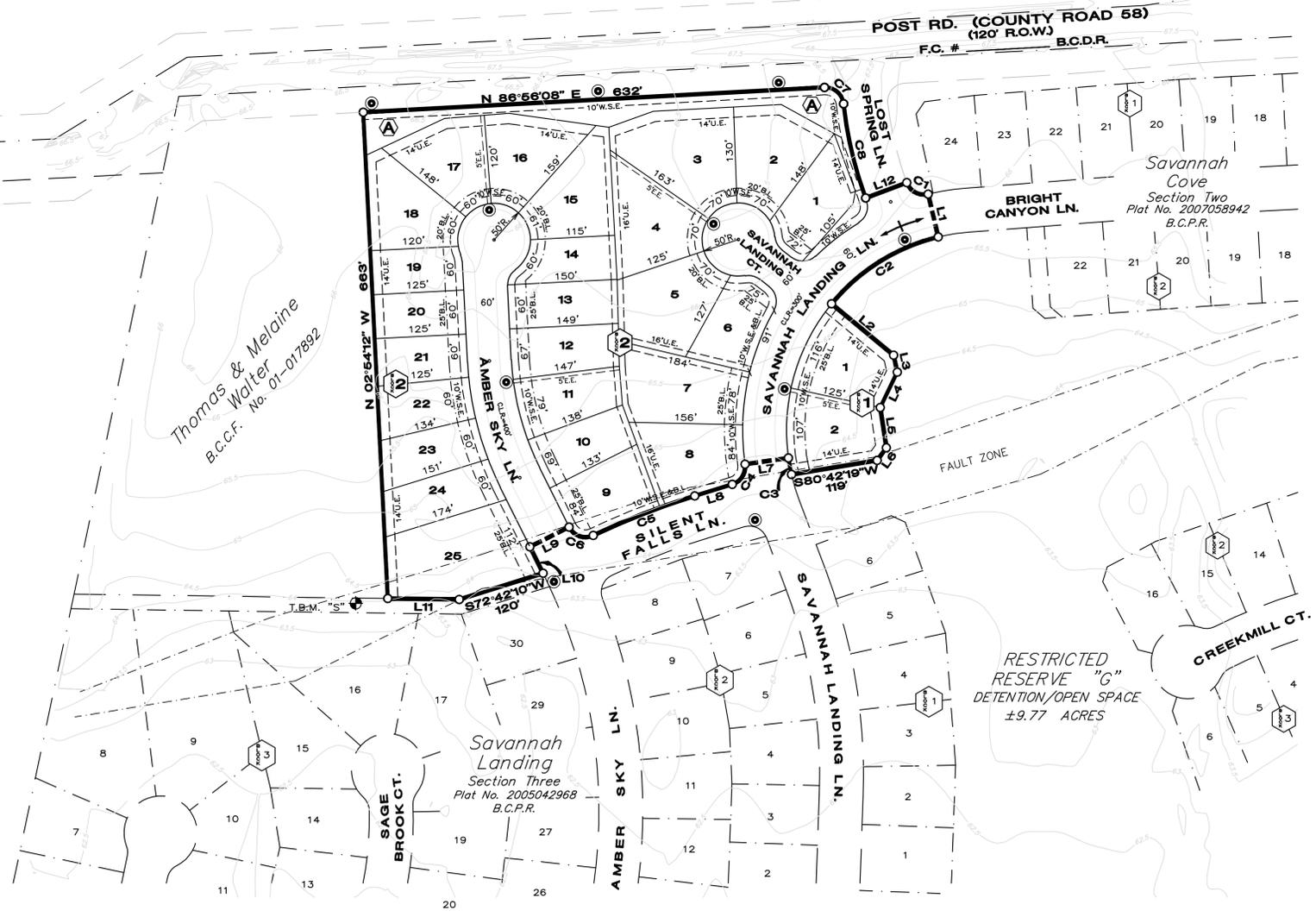
SAVANNAH COVE SECTION THREE



Savannah
Development, LTD.
Clerks File No. 00-037-203 B.C.R.P.R.



Vicinity Map
SCALE= 1"=500'



- GENERAL NOTE:
- "C.L.R." INDICATES CENTERLINE RADIUS.
 - "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "W.L.E." INDICATES WATER LINE EASEMENT.
 - "S.M. SEMT." INDICATES STORM SEWER EASEMENT.
 - "S.S.E." INDICATES SANITARY SEWER EASEMENT.
 - "W.S.E." INDICATES WATER LINE / SANITARY SEWER EASEMENT.
 - "D.E." INDICATES DRAINAGE EASEMENT.
 - "S.L." INDICATES STREET LIGHT LOCATION.
 - "E.E." INDICATES ELECTRICAL EASEMENT.
 - "B.C.P.R." INDICATES BRAZORIA COUNTY PLAT RECORDS.
 - "B.C.D.R." INDICATES BRAZORIA COUNTY DEED RECORDS.
 - "B.C.C.F." INDICATES BRAZORIA COUNTY CLERK FILE.
 - "B.C.R.P.R." INDICATES BRAZORIA COUNTY REAL PROPERTY RECORDS.
 - "B.C.M.U.D." INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT.
 - THERE ARE 8 STREETLIGHTS ON THIS PLAT.
 - THIS TRACT LIES IN ZONE X OF THE F.I.R.M. FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED JUNE 5, 1999, MAP NO. 40039C0200H. CONTACT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATION FOR THE FLOOD INFORMATION. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE CURRENT STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
 - CITY OF PEARLAND C.P. 63 BENCHMARK IS A 5/8-INCH IRON ROD WITH CAP STAMPED "CITY OF PEARLAND" AND IS LOCATED APPROXIMATELY 84.90 FEET EAST OF THE EAST R.O.W. LINE OF B.C.R. 48, (OLD AIRLINE) AND APPROXIMATELY 10.00 FEET SOUTH OF THE SOUTH R.O.W. LINE OF ELEVATION: 59.31 1987 ADJUSTMENT.
 - CITY OF PEARLAND C.P. 64 BENCHMARK IS A 5/8-INCH IRON ROD WITH CAP STAMPED "CITY OF PEARLAND" AND IS LOCATED APPROXIMATELY 1100 FEET NORTH OF THE CENTERLINE OF HWY. 8 AND APPROXIMATELY 37.80 FEET WEST OF THE WEST R.O.W. LINE OF B.C.R. 48, (OLD AIRLINE) ELEVATION: 58.98 1987 ADJUSTMENT.
 - T.B.M. "S" TOP METAL "T" FENCE POST SET IN GROUND APPROX. 705 FT. SOUTH OF COUNTY ROAD 58 AND APPROX. 387 FT EAST THE BOUND 21 WEST BOUNDARY. ELEVATION: 64.52 FEET 1978 ADJUSTMENT.
- NOTE: TO CONVERT PROJECTS BENCHMARKS TO CITY OF PEARLAND VERTICAL DATUM, WHICH IS 1987 ADJUSTMENT, BASED ON THE HARRIS GALVESTON COASTAL SURVEYANCE DISTRICT (H.C.S.D.) MONUMENTATION, SUBTRACT 1.28 FEET FROM THE PROJECT BENCHMARKS.
- NOTE: ALL ELEVATIONS ARE BASED ON THE VERTICAL CONTROL ESTABLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE WIDENING OF STATE HIGHWAY 6, FEDERAL AID PROJECT NO. STP2000(140)RM, CSJ 192-02-039, DATED OCTOBER 5, 1999. BROWN & GAY ENGINEERS PROJECT ELEVATIONS WERE ESTABLISHED FROM TYPICAL CONTROL POINT #102 AS SHOWN IN TYPICAL FIELD BOOK NO. 240, PAGE 16, FOR PROJECT NO. CSJ 192-02-039. CONTROL POINT #107 IS SHOWN IN TYPICAL FIELD BOOK TO HAVE A TEXAS STATE PLANE COORDINATE OF X = 3135180.2764, Y = 620799.6878 AND AN ELEVATION OF 69.52 FEET, HOID 29 AND BEING ON THE 1978 ADJUSTMENT.
- NOTE: ALL BEARING AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 0.999970.
- ALL LOT LINES ARE THE CENTERLINE OF 6" DRAINAGE EASEMENT TO EACH ADJACENT LOT
 - A FOUR-FOOT SIDEWALK IS REQUIRED ON BOTH SIDES OF ALL STREETS CONTAINED WITHIN THIS PLAT. NO SIDEWALK ALONG POST ROAD (C.R.58) IS REQUIRED WITHIN THIS PLAT PER THE DEVELOPMENT AGREEMENT REFERENCED BELOW IN NOTE #22.
 - THIS SUBDIVISION IS CONSISTENT WITH THE THIRD AMENDMENT SINGLE FAMILY DWELLING DISTRICT IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN SAVANNAH DEVELOPMENT LTD., A TEXAS LIMITED PARTNERSHIP AND THE CITY OF PEARLAND DATED JUNE 13, 2005.
 - THIS PROPERTY IS WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 21, AT THE TIME OF PLATING.
 - LOTS WHICH SIDE ONTO A PUBLIC STREET RIGHT-OF-WAY ARE DENIED DIRECT DRIVEWAY ACCESS TO THE SAID PUBLIC STREET.
 - A SIX (6) FOOT HIGH MASONRY WALL SHALL BE PROVIDED ALONG POST ROAD (C.R.58) AT THE TIME OF DEVELOPMENT.

LINE DATA

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 13°20'51" E | 60' |
| L2 | N 50°29'01" W | 110' |
| L3 | N 12°19'10" W | 24' |
| L4 | S 25°50'42" W | 54' |
| L5 | S 08°41'20" E | 65' |
| L6 | S 36°00'30" W | 21' |
| L7 | S 81°52'48" W | 60' |
| L8 | N 72°58'00" E | 54' |
| L9 | S 63°21'52" W | 60' |
| L10 | N 26°38'08" W | 40' |
| L11 | N 89°12'34" W | 98' |
| L12 | S 69°38'03" W | 60' |

CURVE DATA

| CURVE | RADIUS | DELTA | ARC | TANGENT | BEARING | CHORD |
|-------|--------|-----------|------|---------|---------------|-------|
| C1 | 26' | 82°58'54" | 36' | 22' | N 61°51'24" W | 33' |
| C2 | 270' | 37°08'10" | 175' | 91' | S 68°05'04" W | 172' |
| C3 | 270' | 04°50'46" | 23' | 11' | N 10°32'37" W | 23' |
| C4 | 26' | 81°06'14" | 36' | 21' | S 32°25'23" W | 33' |
| C5 | 1030' | 08°17'16" | 149' | 76' | S 68°49'22" W | 149' |
| C6 | 26' | 88°41'07" | 39' | 24' | N 70°58'42" W | 36' |
| C7 | 26' | 86°57'54" | 38' | 24' | S 49°34'55" E | 34' |
| C8 | 530' | 14°15'59" | 132' | 66' | S 13°13'58" E | 132' |

A PRELIMINARY PLAT OF
SAVANNAH COVE
SECTION THREE
BEING ±9.2 ACRES OF LAND
CONTAINING 27 LOTS (60'/70' X 120' TYP) AND
ONE RESERVE (0.48 AC.) IN 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) 658-8700
RANDY RANDERMAN, P.E. (281) 658-5700
10777 WESTHEIMER, SUITE 400
HOUSTON, TEXAS 77042

OWNER:
SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP
MR. KEITH SCHOONOVER (281) 875-1000
550 GREENS PARKWAY, SUITE 100
HOUSTON, TEXAS 77067

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

SCALE: 1" = 100'
PLAT NO. P-652E-2010-0047
SEPTEMBER 23, 2010
KGA# 4708

ENCUMBRANCE CERTIFICATE
This is to certify that I, Edward F. Taylor, a Registered Professional Land Surveyor of the State of Texas, have plotted 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 set at completion of construction; and that this plat correctly represents that survey made by me. All corners will be marked by iron rods 5/8-inch in diameter and 3-foot long. Except lot corners which will be marked with iron rods 1/2-inch in diameter. This tract is within two miles of the City Limits of Pearland.

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

JEFF BRENNAN
Commissioner / Chairman
Drainage District No. 4
Brazoria County, Texas

Stacy L. Adams
Member
Drainage District No. 4
Brazoria County, Texas

DAN KELLER
Secretary
Drainage District No. 4
Brazoria County, Texas

Alfred E. Lentz, P.E.
District Engineer
Drainage District No. 4
Brazoria County, Texas

APPROVED for the City of Pearland, Texas, this _____ day of _____, 2010

Darrin Coker
City Attorney

Narciso Lira, P.E.
City of Pearland, City Engineer.

LAND USE TABLE

| RESERVE | LAND USE | ACREAGE | SQ. FT. |
|---------|------------------------|---------|---------|
| A | LANDSCAPE / OPEN SPACE | 0.48 | 20,747 |

LOT AREA SUMMARY

| BLOCK 1 | | | BLOCK 2 | | | BLOCK 2 | | |
|---------|-------------------|---------|---------|-------------------|---------|---------|-------------------|---------|
| LOT | LOT WIDTH AT B.L. | SQ. FT. | LOT | LOT WIDTH AT B.L. | SQ. FT. | LOT | LOT WIDTH AT B.L. | SQ. FT. |
| 1 | 116' | 12,452 | 1 | 72' | 10,298 | 13 | 60' | 8,965 |
| 2 | 107' | 12,262 | 2 | 70' | 13,795 | 14 | 60' | 7,822 |
| | | | 3 | 70' | 17,925 | 15 | 61' | 12,787 |
| | | | 4 | 70' | 13,787 | 16 | 60' | 12,295 |
| | | | 5 | 70' | 14,670 | 17 | 60' | 12,103 |
| | | | 6 | 75' | 9,781 | 18 | 60' | 12,484 |
| | | | 7 | 78' | 15,488 | 19 | 60' | 7,454 |
| | | | 8 | 84' | 13,315 | 20 | 60' | 7,500 |
| | | | 9 | 84' | 10,936 | 21 | 60' | 7,712 |
| | | | 10 | 69' | 8,819 | 22 | 60' | 8,381 |
| | | | 11 | 79' | 9,830 | 23 | 60' | 8,958 |
| | | | 12 | 67' | 9,406 | 24 | 60' | 9,716 |
| | | | | | | 25 | 112' | 20,349 |

DISCLAIMER AND LIMITED WARRANTY
THIS 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 ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE PEARLAND PLANNING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

Edward F. Taylor, R.P.L.S.
Registration No. 1615

P&Z Agenda Item

E

PUBLIC HEARING

CALL TO ORDER

PURPOSE OF HEARING

APPLICATION INFORMATION AND CASE SUMMARY

STAFF REPORT

APPLICANT PRESENTATION

PERSONS WISHING TO SPEAK FOR OR AGAINST THE
PROPOSED REQUEST

PLANNING COMMISSION/STAFF DISCUSSION

ADJOURNMENT

P&Z Agenda Item

F

LAKES AT HIGHLAND GLEN SECTION ELEVEN – RESERVE “A”

REPLAT – STAFF REPORT

P & Z MEETING DATE: October 4, 2010

APPLICANT: Chuck Davis, C.L. Davis & Company, for Beazer Homes Texas, L.P., et al, owners.

REQUEST: Replat of 12.5079 acres zoned PUD for subdivision into two reserve areas for landscaping, park/recreational, detention and drainage easement/open space.

GENERAL LOCATION: The property is located east of Pearland Parkway north of Hidden Glen Lane.

PROPERTY DESCRIPTION: The property is developed with amenities.

ZONING: PUD, the proposed plat is consistent with the zoning.

SURROUNDING USES: Property adjoins Pearland Parkway to the west, platted streets and building lots of Lakes at Highland Glen Sections Eleven and Twelve to the east, and undeveloped property to the north.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Low Density Residential.

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

UTILITIES AND INFRASTRUCTURE: Water and sewer service available.

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

PARKS, OPEN SPACE, AND TREES: purpose of replat is to convey parkland to City of Pearland

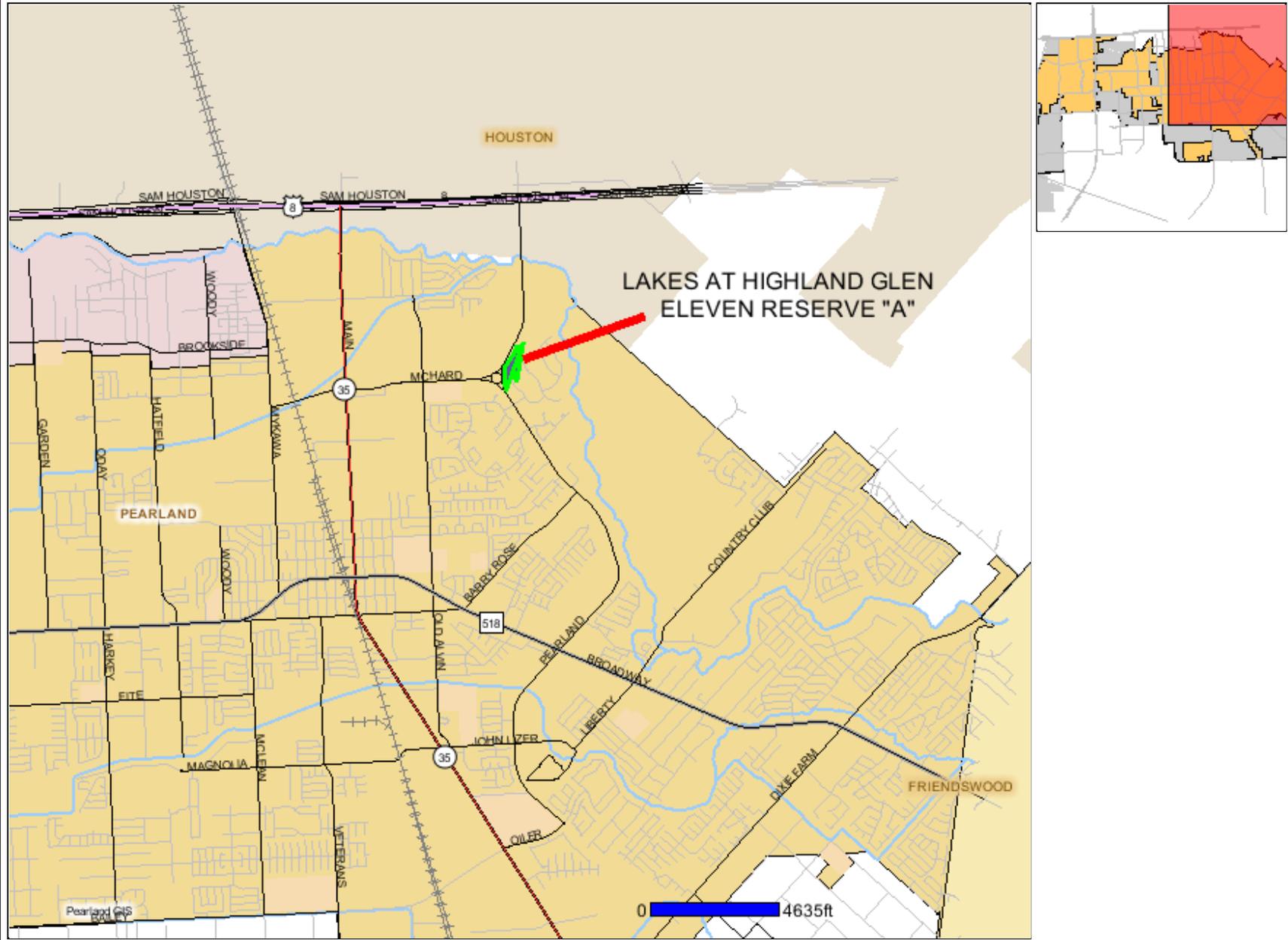
OUTSTANDING ITEM:

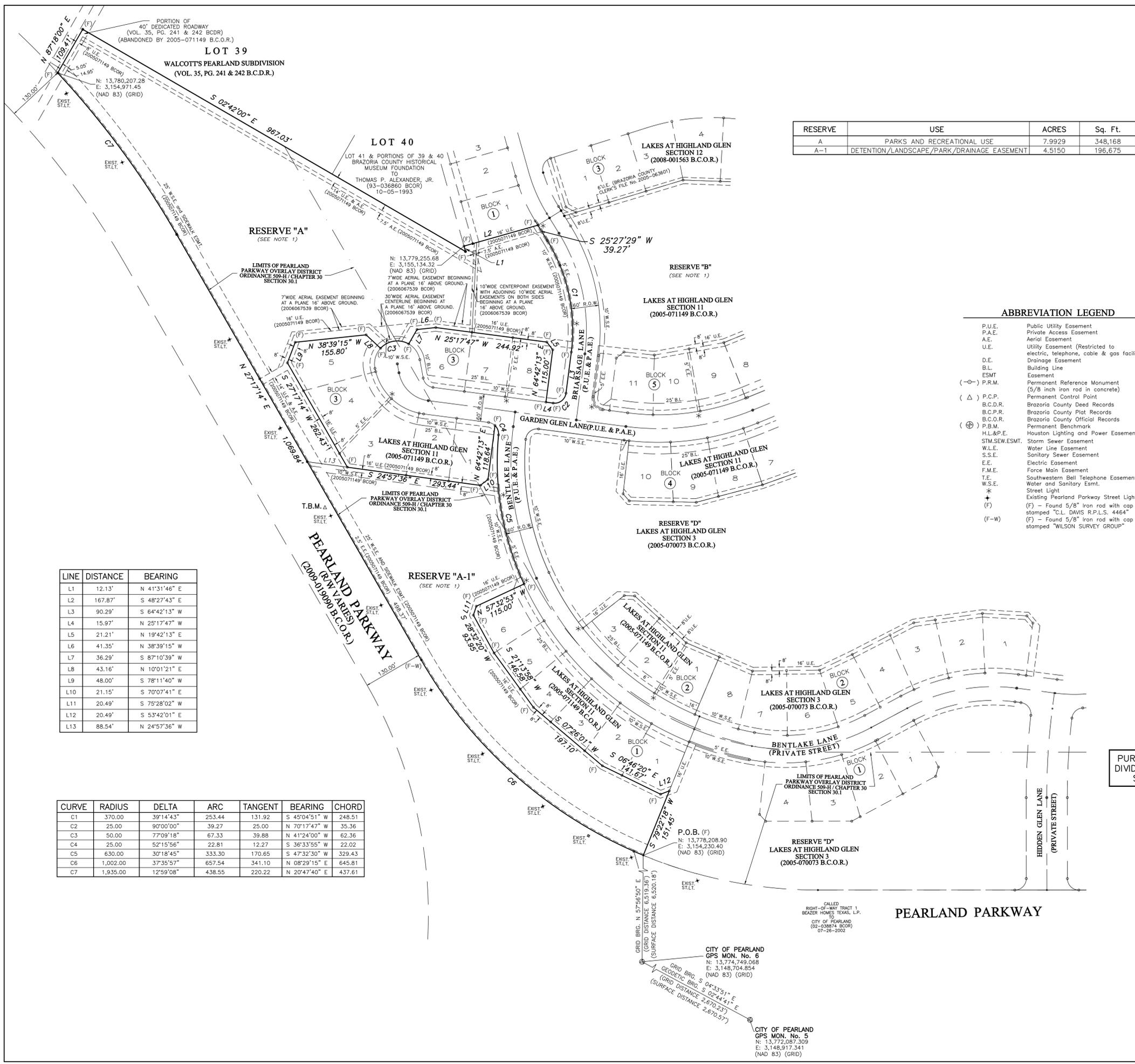
- 1.) Provision of original signed mylar copies for signatures and recordation.

ATTACHMENTS:

1. Application Form
2. Replat
3. Location Sketch

LAKES AT HIGHLAND GLEN ELEVEN RESERVE "A"





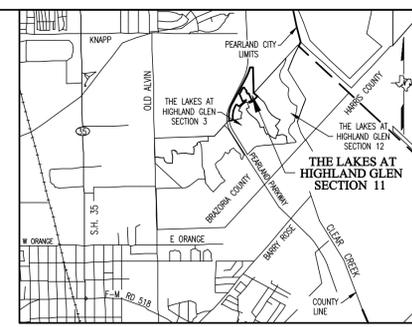
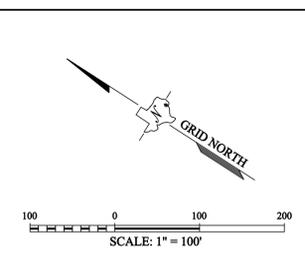
| LINE | DISTANCE | BEARING |
|------|----------|---------------|
| L1 | 12.13' | N 41°31'46" E |
| L2 | 167.87' | S 48°27'43" E |
| L3 | 90.29' | S 64°42'13" W |
| L4 | 15.97' | N 25°17'47" W |
| L5 | 21.21' | N 19°42'13" E |
| L6 | 41.35' | N 38°39'15" W |
| L7 | 36.29' | S 87°10'39" W |
| L8 | 43.16' | N 10°01'21" E |
| L9 | 48.00' | S 78°11'40" W |
| L10 | 21.15' | S 70°07'41" E |
| L11 | 20.49' | S 75°28'02" W |
| L12 | 20.49' | S 53°42'01" E |
| L13 | 88.54' | N 24°57'36" W |

| CURVE | RADIUS | DELTA | ARC | TANGENT | BEARING | CHORD |
|-------|----------|-----------|--------|---------|---------------|--------|
| C1 | 370.00 | 39°14'43" | 253.44 | 131.92 | S 45°04'51" W | 248.51 |
| C2 | 25.00 | 90°00'00" | 39.27 | 25.00 | N 70°17'47" W | 35.36 |
| C3 | 50.00 | 77°09'18" | 67.33 | 39.88 | N 41°24'00" W | 62.36 |
| C4 | 25.00 | 52°15'56" | 22.81 | 12.27 | S 36°33'55" W | 22.02 |
| C5 | 630.00 | 30°18'45" | 333.30 | 170.65 | S 47°32'30" W | 329.43 |
| C6 | 1,002.00 | 37°35'57" | 657.54 | 341.10 | N 08°29'15" E | 645.81 |
| C7 | 1,935.00 | 12°59'08" | 438.55 | 220.22 | N 20°47'40" E | 437.61 |

| RESERVE | USE | ACRES | Sq. Ft. |
|---------|--|--------|---------|
| A | PARKS AND RECREATIONAL USE | 7.9929 | 348,168 |
| A-1 | DETENTION/LANDSCAPE/PARK/DRAINAGE EASEMENT | 4.5150 | 196,675 |

ABBREVIATION LEGEND

- P.U.E. Public Utility Easement
- P.A.E. Private Access Easement
- A.E. Aerial Easement
- U.E. Utility Easement (Restricted to electric, telephone, cable & gas facilities)
- D.E. Drainage Easement
- B.L. Building Line
- ESMT Easement
- (-O-) P.R.M. Permanent Reference Monument (5/8 inch iron rod in concrete)
- (Δ) P.C.P. Permanent Control Point
- B.C.D.R. Brazoria County Deed Records
- B.C.P.R. Brazoria County Plat Records
- B.C.O.R. Brazoria County Official Records
- (⊕) P.B.M. Permanent Benchmark
- H.L.&P.E. Houston Lighting and Power Easement
- SIM,SEW,ESMT. Storm Sewer Easement
- W.L.E. Water Line Easement
- S.S.E. Sanitary Sewer Easement
- E.E. Electric Easement
- F.M.E. Force Main Easement
- S.W.B.E. Southwestern Bell Telephone Easement
- T.E. Water and Sanitary Easmt.
- W.S.E. Street Light
- * Existing Pearland Parkway Street Light
- (F) Found 5/8" Iron rod with cap stamped "C.L. DAVIS R.P.L.S. 4464"
- (F-W) Found 5/8" Iron rod with cap stamped "WILSON SURVEY GROUP"



- GENERAL NOTES**
- Detention Reserves also serve as drainage easements.
 - All building line transitions to be at a forty-five (45') angle.
 - All easement line transitions to be at a forty-five (45') angle.
 - There are no pipelines or pipeline easements inside the boundary or within 100 feet of the boundary of this plat.
 - Drainage easements may be used by any government body for purposes of drainage work.
 - All drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility, side lot fences are an exception.
 - All easement cut-back corners to be located ten feet from the intersection point measured parallel to the lot lines.
 - This tract lies in Zone "AE", "X" & Zone "X-Shaded" per FEMA flood insurance rate map, Community panel no. 4803900035-1, dated 09-22-1999 the base flood elevation is 43.5 (1973 adjustment). Contours and elevations shown are based on H.G.C.S.D. 1987 adjustment. A conversion factor of 1.3" was established based on RM 2-35 (NGS Monument M-456) and RM 3-35 (NGS Monument N-693). Applying the conversion factor, 42.0 contour is shown for base flood elevation.
 - Bench Mark - City of Pearland G.P.S. Monument No. 6 being a brass cap in concrete located on the west side of State Highway 35 and the south side of the north entrance to Walmart. Elevation 47.43 (H.G.C.S.D. 1987 ADJ). T.B.M. - Brass disc in concrete set on a "C" inlet located along easterly side of Pearland Parkway approximately 101.26' southwest of the southwest corner of Lot 3, Block 3, The Lakes at Highland Glen Section 11. (Exact location shown on survey). Elevation 43.32 (H.G.C.S.D. 1987 ADJ).
 - Maintenance of detention facilities is not the responsibility of the Brazoria Drainage District No. 4 or the City of Pearland.
 - All Detention Facilities shall be maintained by the Owner or the Homeowners Association or M.U.D. 23. The Brazoria Drainage District No. 4 shall not be responsible for any such facility maintenance.
 - All side lot lines are the centerline of a 6" drainage easement to each adjacent lot. Fences will be permitted along centerline.
 - There are 0 street lights in this subdivision.
 - This property is zoned a Planned Unit Development consisting of commercial, residential and open space uses. (Ordinance Number 509-489). Zone Category F-1.
 - All lots are restricted to front entry only.
 - Plat complies with Ordinance 509-G with regard to side lot building lines.
 - All Utility Easements are for electrical, gas, telephone, cable, and similar dry utilities.
 - Coordinates and bearings shown are based on the Texas State Plane Coordinate System South Central Zone (NAD 83). Distances shown are surface and can be converted to grid by multiplying by a combined scale factor of 0.999874.
 - 8' curvilinear sidewalk required on Pearland Parkway per P.U.D.
 - Land is in Brazoria County M.U.D. 23 at time of platting.
 - Masonry facades required on fences visible from Pearland Parkway.
 - Property subject to Pearland Parkway Overlay District.
 - 10' Sanitary sewer easement in Vol.(86)188, Pg. 192, Vol.(86)325, Pg. 373, Vol.(86)323, Pg. 234, Vol.(86)308, Pg. 150 Brazoria County Deed Records. Abandoned by City of Pearland Ordinance No. 1315.

PURPOSE OF REPLAT IS TO DIVIDE RESERVE A INTO TWO SEPARATE RESERVES

REPLAT OF RESERVE "A" FINAL PLAT OF THE LAKES AT HIGHLAND GLEN SECTION ELEVEN

12.5079 ACRES BEING ALL OF RESERVE "A", LAKES AT HIGHLAND GLEN, SECTION 11 (DOCUMENT NO. 2005-071149 B.C.O.R.) CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

0 LOTS 0 BLOCKS 2 RESERVES (12.5079 ACRES) AUGUST, 2010

OWNER:
BEAZER HOMES TEXAS, L.P.
MHI PARTNERSHIP, LTD.
TOUSA TEXAS, LTD.
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT No. 23

SURVEYOR:
C.L. DAVIS & CO. LAND SURVEYING
C.L. DAVIS, R.P.L.S.
1500 WINDING WAY
FRIENDSWOOD, TEXAS 77546
281-482-9490

GREG COLEMAN
10235 WEST LITTLE YORK, SUITE 240
HOUSTON, TEXAS 77040
713-849-5017

P&Z Agenda Item

G

PUBLIC HEARING

CALL TO ORDER

PURPOSE OF HEARING

APPLICATION INFORMATION AND CASE SUMMARY

STAFF REPORT

APPLICANT PRESENTATION

PERSONS WISHING TO SPEAK FOR OR AGAINST THE
PROPOSED REQUEST

PLANNING COMMISSION/STAFF DISCUSSION

ADJOURNMENT

P&Z Agenda Item

H

HOME DEPOT U.S.A., INC. SUBDIVISION
REPLAT– STAFF REPORT

P & Z MEETING DATE: OCTOBER 4, 2010

APPLICANT: Larry V. Sherlock, R.P.L.S., Bury + Partners, for HD Development Properties, L.P., owner.

REQUEST: Replat of 0.93 acres within the Home Depot U.S.A., Inc. Subdivision for commercial use.

GENERAL LOCATION: The plat is located south of Broadway and east of Dixie Farm Road.

PROPERTY DESCRIPTION: The property is presently developed as a parking lot.

ZONING: GC

SURROUNDING USES: The surrounding areas on all sides are zoned GC or GB.

COMPREHENSIVE PLAN: Retail, Offices, and Services

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis was submitted and approved.

UTILITIES AND INFRASTRUCTURE: Water and sewer available.

STORMWATER MANAGEMENT: Stormwater detention provided onsite.

PARKS, OPEN SPACE, AND TREES: not applicable

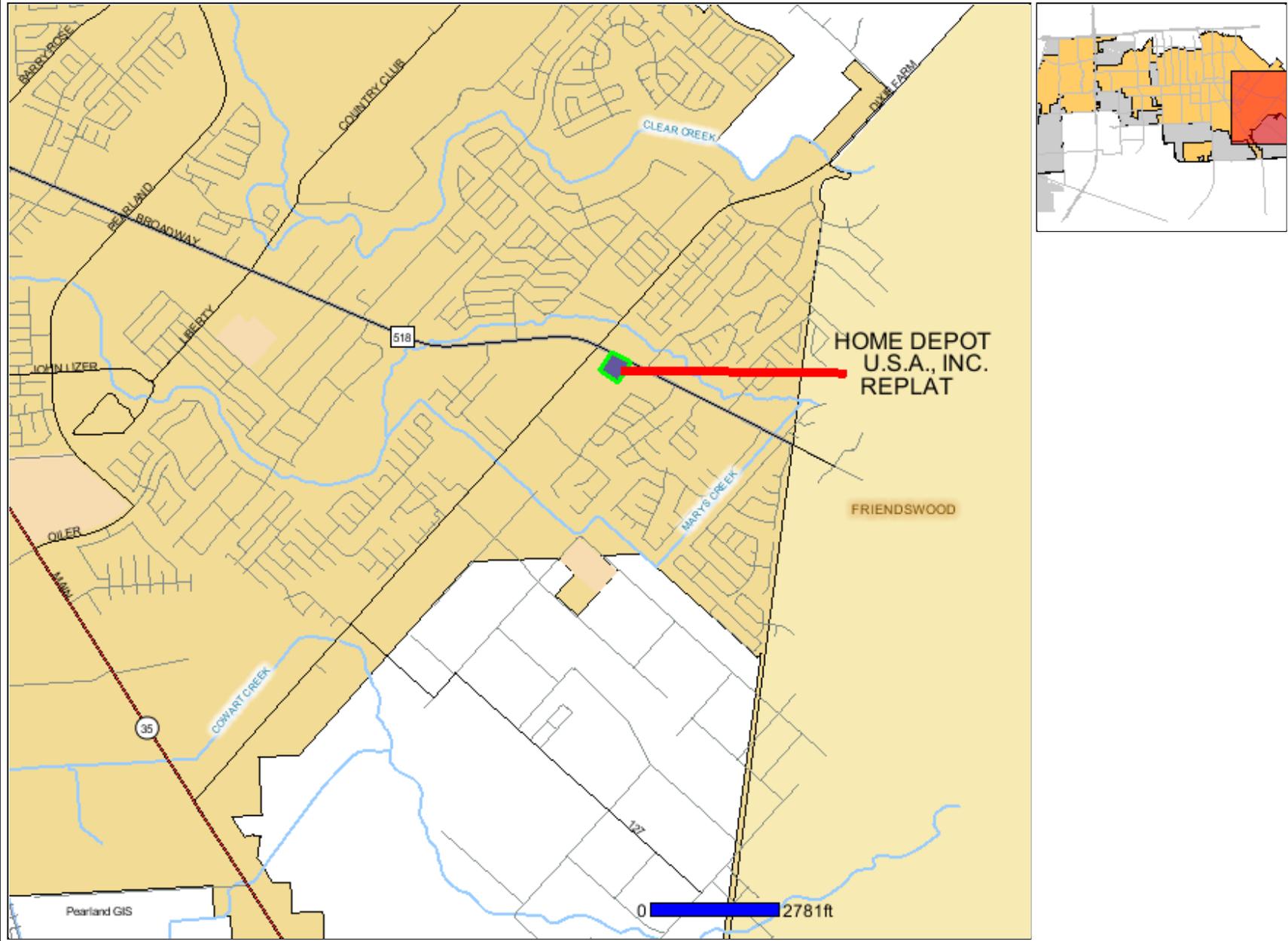
OUTSTANDING ITEMS:

1. Signed plat application
2. Mylar copy signed by owner for recordation

ATTACHMENTS:

1. Application Form
2. Replat
3. Location sketch

HOME DEPOT U.S.A. SUBDIVISION REPLAT



GENERAL NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. ONLY VISIBLE EVIDENCE OF IMPROVEMENTS AND UTILITIES IS SHOWN HEREON.
3. THIS SURVEY WAS MADE IN CONNECTION WITH THE INFORMATION DESCRIBED IN THE INSTRUMENT ISSUED BY STWART TITLE GUARANTEE COMPANY G.F. NUMBER 10-10000023292/725129547, EFFECTIVE DATE APRIL 30, 2010 AND ISSUED MAY 18, 2010.
4. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
5. THIS PROPERTY IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 4803000655 A REVISED SEPTEMBER 22, 1998, ALL FLOODPLAIN INFORMATION NOTED HEREON IS SUBJECT TO CHANGE AS FLOOD MAPS ARE UPDATED.
6. RECORD BEARINGS BASED ON THAT CERTAIN FINAL PLAT OF HOME DEPOT U.S.A., INC. SUBDIVISION AS RECORDED IN VOLUME 21, PAGE 77, MAP RECORDS.
7. MUTUAL ACCESS IS HEREBY GRANTED AND CONVEYED TO ALL ADJACENT PROPERTIES.

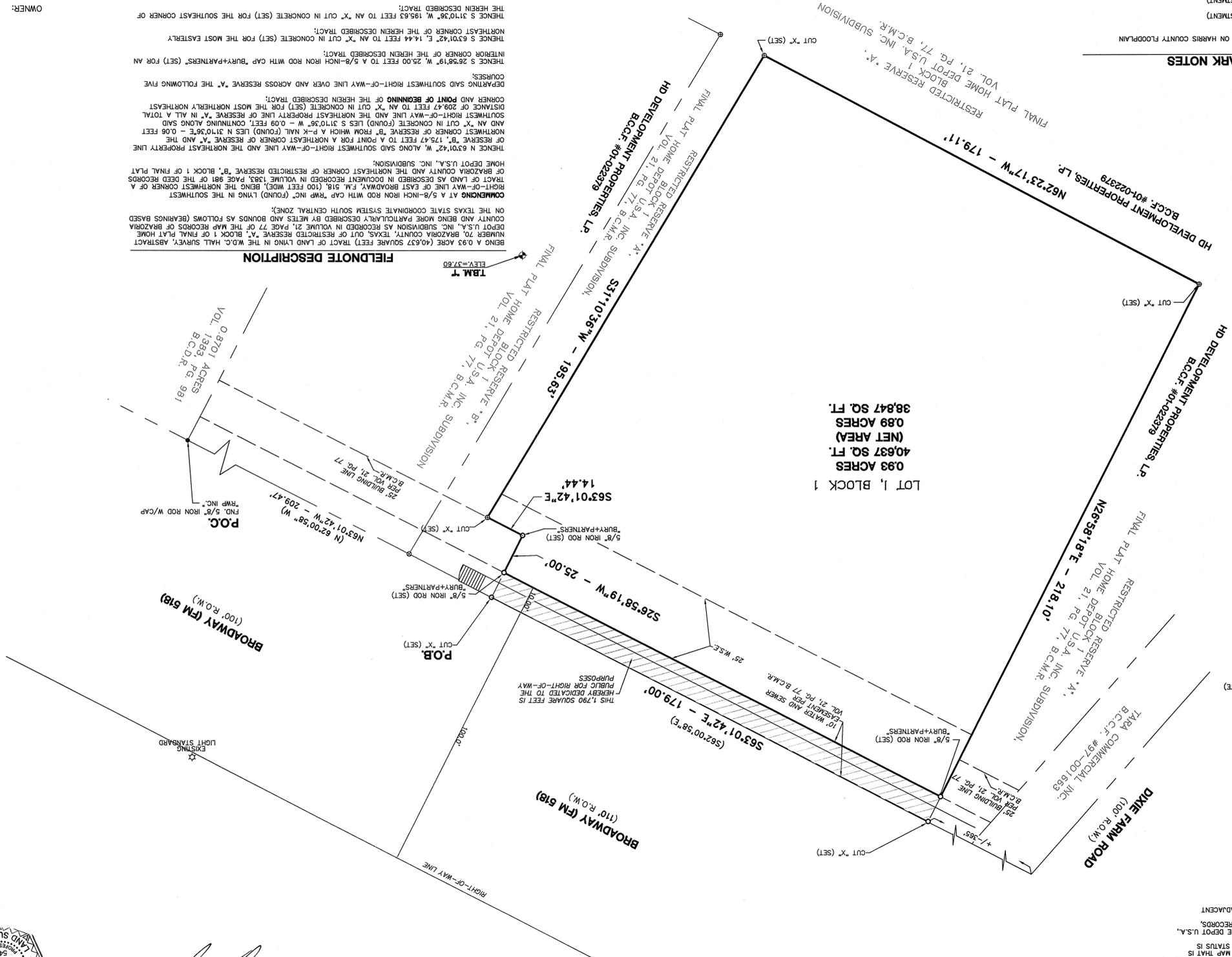
LEGEND

- IRON ROD FOUND (SIZE AS NOTED)
- ⊙ CHISELED "X" SET
- ⊙ CHISELED "X" FOUND
- ⊙ 5/8" IRON ROD SET - "BURY+PARTNERS" TEMPORARY BENCHMARK (SEE BENCHMARK NOTE)
- ◆ TEMPORARY BENCHMARK (SEE BENCHMARK NOTE)
- DEED RECORDS OF BRAZORIA COUNTY, TEXAS
- B.C.C.F. BRAZORIA COUNTY CLERK'S FILE NUMBER
- B.C.M.R. MAP RECORDS OF BRAZORIA COUNTY, TEXAS
- TBM TEMPORARY BENCHMARK
- R.O.W. RIGHT-OF-WAY
- W.S.E. WATER AND SEWER EASEMENT
- (xxx) PARENTHESSES INDICATES RECORD DATA

BENCHMARK NOTES

ELEVATIONS SHOWN HEREON ARE BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE MARKS:
 BENCHMARK NUMBER RM 01020 ELEVATION=34.98 NAVD83 (2001 ADJUSTMENT)
 BENCHMARK NUMBER RM 01015 ELEVATION=36.48 NAVD83 (2001 ADJUSTMENT)
 BENCHMARK NUMBER RM 01018 ELEVATION=37.80 (NAVD83, 2001 ADJUSTMENT)
 BENCHMARK NUMBER RM 01019 ELEVATION=39.42 (NAVD83, 2001 ADJUSTMENT)
 BENCHMARK NUMBER RM 01020 ELEVATION=38.47 (NAVD83, 2001 ADJUSTMENT)

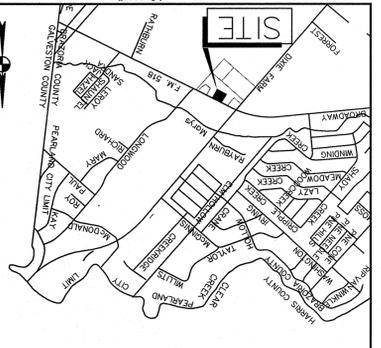
**W.D.C. HALL SURVEY, ABSTRACT 70
 BRAZORIA COUNTY, TEXAS**



SITE ACREAGE

| | |
|------------------|----------------|
| GROSS AREA | 40,637 SQ. FT. |
| R-O-W DEDICATION | 1,790 SQ. FT. |
| NET AREA | 38,847 SQ. FT. |

Larry V. Sherlock, R.P.L.S. # 5453
 I, Larry V. Sherlock, Registered Professional Land Surveyor No. 5453, do hereby certify that this plat correctly represents a survey made under my supervision on the ground found at the time of the survey and is correct and that all boundary corners, angle points and points of curvature are marked with 5/8-inch diameter iron rods three feet long or as shown on the plat.



THE STATE OF TEXAS
 COUNTY OF BRAZORIA
 We, HD Development Properties, L.P., a Georgia limited partnership acting by and through the undersigned authority on this day personally appeared _____ of HD Development Properties, L.P., a Georgia limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and as an act and deed of said corporation. Given under my hand and seal of office, this _____ day of _____, 2010.
 My Commission Expires _____

 City Attorney

 City Engineer

Approved for the City of Pearland, Texas this _____ day of _____, 2010.

 City of Pearland, Texas
 Planning & Zoning Commission

 City Engineer

REASON FOR REPLAT:
 TO CREATE NEW OUTLOT

**PARTIAL REPLAT
 HOME DEPOT U.S.A., INC.
 SUBDIVISION**
 BEING A SUBDIVISION OF RESTRICTED RESERVE "A", BLOCK 1 OF FINAL PLAT HOME DEPOT U.S.A., INC. SUBDIVISION AS RECORDED IN VOLUME 21, PAGE 77, MAP RECORDS BRAZORIA COUNTY, TEXAS
 PREPARED BY: LVS
 DATE: SEPTEMBER 28, 2010
 SURVEYORS:
B Buy+Partners
 ENGINEERING SOLUTIONS
 A Georgia limited partnership
 13100 Northwest Freeway, Suite 150
 Houston, Texas 77040
 2865 Paces Ferry Road, NW
 Atlanta, Georgia 30339
 (770) 433-8211
 Larry V. Sherlock, R.P.L.S.
 Project No.: 0102918-70001
 Approved by LVS File #: H:\0102918\70001\0102918-70001_PL1.dwg
 Plot No.: P-6161-2010-0049

P&Z Agenda Item

**DISCUSSION
ITEMS**

**ADJOURN
MEETING**