

# AGENDA

## CITY OF PEARLAND PLANNING & ZONING COMMISSION

JANUARY 7, 2013 6:30 p.m.

Henry Fuertes  
P&Z CHAIRPERSON

Linda Cowles  
P&Z VICE-CHAIRPERSON

### COMMISSIONERS

Neil West

Ginger McFadden



Matthew Hanks

Daniel Tunstall

Mary Starr

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 ON MONDAY, JANUARY 7, 2013, AT 6:30 P.M., 2<sup>nd</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**

Approve the Minutes of the December 3, 2012, p.m. P&Z Regular Meeting, held at 6:30 p.m.

**III. OLD BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SOUTHLAKE SECTION 1**

**Decision  
Date  
1-30-13**

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Final Plat of Southlake Section 1, a 98 lot single-family residential subdivision, to wit

**Legal Description:** Being 37.980 acres of land located in the H.T. & B.R.R. Co. Survey, Sec. 84, Abstract Number 538, City of Pearland, Brazoria County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. By instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

**General Location:** A half mile west of the southwest corner of Broadway Street and Kingsley Drive.

**B. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SOUTHLAKE SECTION 2**

**Decision  
Date  
1-30-13**

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Final Plat of Southlake Section 2, a 69 lot single-family residential subdivision, to wit

**Legal Description:** Being 19.530 acres of land located in the H. T. & B. R.R. Co. Survey, Sec. 84, Abstract Number 538, City of Pearland, Brazoria County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. by instrument of record in File No. 2011089118,

Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

**General Location:** A half mile west of the southwest corner of Broadway Street and Kingsley Drive.

**C. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SHELTON RIDGE-HANNOVER HEIGHTS**

**Decision  
Date  
1-30-13**

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Final Plat of Shelton Ridge – Hannover Heights, a 3.499 acre street dedication located within the Shadow Creek Ranch Subdivision, to wit

**Legal Description:** Being a subdivision of 3.499 acres of land located in the H. T. & B. R.R. Co. Survey, Sec. 84, Abstract Number 767, City of Pearland, Fort Bend County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. by instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

**General Location:** A half mile west of the southwest corner of Broadway Street and Kingsley Drive.

**IV. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION –FINAL PLAT OF SOUTHERN TRAILS SECTION 9-B**

**Decision  
Date  
1-11-13**

A request by Warren Escovy – LJA Engineering, applicant, on behalf of CL Ashton Woods, LP, owner, for approval of a Final Plat of Southern Trails Section 9B for a 54 lot single-family residential subdivision.

**Legal Description:** All that certain 13.764 acres of land, out at the 522.62 acre tract described in the deed from Ashton Southern Trails joint Venture to CL Ashton Woods, L.P., recorded under Doc. #2005016204, in the Official Records of Brazoria County, Texas, in the H.T. &B. R.R. Company Survey, Sec. 80, A-564, Brazoria County Texas

**General Location:** The southwest corner of Southern Trails Drive and Ashton Oak Drive.

## B. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SAVANNAH MEADOWS SECTION 9

Decision  
Date  
1-11-13

A request by LJA Engineering, Inc, applicant, on behalf of Savannah Development LTD., owner, for approval of a Final Plat of Savannah Meadows Section Nine, generally located approximately 420 feet east of Savannah Bend Drive and Southern Orchard Lane, proposing a 25 single-family residential subdivision.

**Legal Description:** Being 6.073 acres of land located in the J.S. Tamage Survey, Abstract 562, Brazoria County Texas, more particularly being a portion of the residue of a called 161.450 acre tract (described as Tract 5) conveyed to Savannah Development, LTD., by an instrument of record File #00-037203, Official Records of said Brazoria County, Texas (B.C.O.R.) also being an instrument of record in File No. 200080225, Official Public Records of Fort Bend County, Texas.

**General Location:** Approximately 420 feet east of Savannah Bend Drive and Southern Orchard Lane

## C. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Zoning Update
3. National APA Conference, Chicago, Illinois, April 2013.
4. Next P&Z and JPH Meeting, January 21, 2013

## A. ADJOURNMENT

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

I, Judy Brown, 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 4<sup>TH</sup> day of January, 2013, A.D., at 5:30 p.m.

\_\_\_\_\_  
Judy Brown, Office Coordinator

Agenda removed \_\_\_\_\_ day of January 2013.

**APPROVAL**

**OF**

**MINUTES**

**THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, DECEMBER 3, 2012, AT 6:30 P.M., 2<sup>nd</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**CALL TO ORDER**

P&Z Chairperson Henry Fuertes called the meeting to order at 6:41 p.m. with the following present:

P&Z Chairperson Henry Fuertes  
P&Z Vice-Chairperson Linda Cowles  
P&Z Commissioner Neil West  
P&Z Commissioner Matthew Hanks  
P&Z Commissioner Daniel Tunstall  
P&Z Commissioner Ginger McFadden  
P&Z Commissioner Mary Starr

Also in attendance were: City Planner Harold Ellis, Planner II Ian Clowes, Director of Community Development Lata Krishnarao, Deputy City Attorney Nghiem Doan, Assistant City Engineer Richard Mancilla, and Office Coordinator Judy Brown.

**APPROVAL OF MINUTES**

P&Z Commissioner Matthew Hanks made the motion to approve the minutes of the P&Z Regular Meeting of November 19, 2012, and P&Z Commissioner Mary Starr seconded.

The vote was 7-0. The minutes of the P&Z Regular Meeting of November 19, 2012 were approved.

**EXCUSE ABSENCE**

P&Z Vice Chairperson Linda Cowles made the motion, and P&Z Commissioner Mary Starr seconded to approve the excused absence of P&Z Commissioner's Daniel Tunstall and Ginger McFadden from the P&Z Regular Meeting held on November 19, 2012.

The vote was 7-0. The absence of P&Z Commissioner's Daniel Tunstall and Ginger McFadden from the P&Z Regular Meeting held on November 19, 2012 was approved.

**OLD BUSINESS**

**CONSIDERATION & POSSIBLE ACTION - FINAL PLAT OF SOUTHERN TRAILS SECTION 9B**

A request by Warren Escovy – LJA Engineering, applicant, on behalf of CL Ashton Woods, LP, owner, for approval of a Final Plat of Southern Trails Section 9B for a 54 lot single-family residential subdivision.

**Legal Description:** All that certain 13.764 acres of land, out at the 522.62 acre tract described in the deed from Ashton Southern Trails joint Venture to CL Ashton Woods, L.P., recorded under Doc. #2005016204, in the Official Records of Brazoria County, Texas, in the H.T. &B. R.R. Company Survey, Sec. 80, A-564, Brazoria County Texas

**General Location:** The southwest corner of Southern Trails Drive and Ashton Oak Drive.

P&Z Commissioner Matthew Hanks made the motion to approve, and P&Z Commissioner Mary Starr seconded.

Planner II Ian Clowes read the staff report.

There was much discussion with regards to the Subdivision Improvement Agreement, and WSD Agreement not being completed.

According to Deputy City Attorney Nghiem Doan, the UDC does not allow the Commission to act upon the plat without said documents being approved.

Warren Escovy of LJA Engineering withdrew the plat

## **NEW BUSINESS**

### **CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF RIVERSTONE RANCH PHASE 1, SECTION 1**

A request by Warren Escovy – LJA Engineering Inc., applicant, on behalf of Meritage Homes of Texas, LLC, owner, for approval of a Preliminary Plat of Riverstone Ranch at Clear Creek Phase 1 Section 1, a 59 lot single-family residential subdivision, to wit

**Legal Description:** Being a subdivision of 34.055 acres of land situated in the T.J. Green Survey, Abstract 290, City of Pearland, Harris County, Texas also being a Replat of lots 41, 42, 54-61, 70, 73-78, 90 and 91 of the Allison Richey Gulf Coast, Section “G”, a subdivision of record in Volume 4, Page 48, Map Records of Harris County, Texas.

**General Location:** Southeast of Riverstone Ranch Drive, approximately 1200 feet south of the City of Houston ETJ border.

P&Z Commissioner Daniel Tunstall made the motion to approve, and P&Z Commissioner Matthew Hanks seconded.

Planner II Ian Clowes read the staff report stating there were no outstanding items.

There was a brief discussion with regards to the entrance and access.

The vote was 7-0. The Preliminary Plat of Riverstone Ranch Phase 1, Section 1 was approved.

### **CONSIDERATION & POSSIBLE ACTION – REQUEST FOR A WAIVER OF DECISION TIME FOR FINAL PLAT OF SOUTHLAKE SECTION 1**

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Waiver of Decision on the Final Plat of Southlake Section 1, to allow for additional time to address staff comments, to wit

**Legal Description:** Being 37.980 acres of land located in the H.T. & B.R.R. Co. Survey, Sec. 84, Abstract Number 538, City of Pearland, Brazoria County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. By instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

**General Location:** A half mile west of the southwest corner of Broadway Street and Kingsley Drive.

P&Z Commissioner Matthew Hanks made the motion to approve, and P&Z Commissioner Daniel Tunstall seconded.

Planner II Ian Clowes read the staff report stating the applicant was requesting more time to address staff comments.

The vote was 7-0. The Request for a Waiver of Decision Time for Final Plat of Southlake Section 1 was approved.

### **CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SOUTHLAKE SECTION 1**

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Final Plat of Southlake Section 1, a 98 lot single-family residential subdivision, to wit

**Legal Description:** Being 37.980 acres of land located in the H.T. & B.R.R. Co. Survey, Sec. 84, Abstract Number 538, City of Pearland, Brazoria County, Texas, being a

portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. By instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

**General Location:** A half mile west of the southwest corner of Broadway Street and Kingsley Drive.

No action needed due to approval of the Waiver of Decision Time.

### **CONSIDERATION & POSSIBLE ACTION – REQUEST FOR A WAIVER OF DECISION TIME FOR FINAL PLAT OF SOUTHLAKE SECTION 2**

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner for approval of a Waiver of Decision on the Final Plat of Southlake Section 2, to allow for additional time to address staff comments, to wit

**Legal Description:** Being 19.530 acres of land located in the H. T. & B. R.R. Co. Survey, Sec. 84, Abstract Number 538, City of Pearland, Brazoria County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. by instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

**General Location:** A half mile west of the southwest corner of Broadway Street and Kingsley Drive.

P&Z Vice Chairperson Linda Cowles made the motion to approve, and P&Z Commissioner Mary Starr seconded.

Planner II Ian Clowes read the staff report stating the applicant was requesting more time to address staff comments.

The vote was 7-0. The Request for a Waiver of Decision Time for Final Plat of Southlake Section 2 was approved.

### **CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SOUTHLAKE SECTION 2**

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Final Plat of Southlake Section 2, a 69 lot single-family residential subdivision, to wit

**Legal Description:** Being 19.530 acres of land located in the H. T. & B. R.R. Co. Survey, Sec. 84, Abstract Number 538, City of Pearland, Brazoria County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. by instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

**General Location:** A half mile west of the southwest corner of Broadway Street and Kingsley Drive.

No action needed due to approval of the Waiver of Decision Time.

### **CONSIDERATION & POSSIBLE ACTION – REQUEST FOR A WAIVER OF DECISION TIME FOR FINAL PLAT OF SHELTON RIDGE-HANNOVER HEIGHTS**

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner for approval of a Waiver of Decision on the Final Plat of Shelton Ridge-Hannover Heights, to allow for additional time to address staff comments, to wit

**Legal Description:** Being a subdivision of 3.499 acres of land located in the H. T. & B. R.R. Co. Survey, Sec. 84, Abstract Number 767, City of Pearland, Fort Bend County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. by instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

**General Location:** A half mile west of the southwest corner of Broadway Street and Kingsley Drive.

P&Z Commissioner Daniel Tunstall made the motion to approve, and P&Z Commissioner Ginger McFadden seconded.

Planner II Ian Clowes read the staff report stating the applicant was requesting more time to address staff comments.

The vote was 7-0. The Request for a Waiver of Decision Time for Final Plat of Shelton Ridge-Hannover Heights was approved.

### **CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SHELTON RIDGE-HANNOVER HEIGHTS**

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Final Plat of Shelton Ridge – Hannover Heights, a 3.499 acre street dedication located within the Shadow Creek Ranch Subdivision, to wit

**Legal Description:** Being a subdivision of 3.499 acres of land located in the H. T. & B. R.R. Co. Survey, Sec. 84, Abstract Number 767, City of Pearland, Fort Bend County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. by instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

**General Location:** A half mile west of the southwest corner of Broadway Street and Kingsley Drive.

No action needed due to approval of the Waiver of Decision Time.

### **DISCUSSION ITEMS**

1. Commissioners Activity Report – Commissioner West inquired about a future workshop regarding Scenic City, and City Planner Ellis stated a workshop would be set up in January. Chairperson Fuertes inquired about adding thoughts for the next UDC update, and City Planner Ellis asked the Commissioners to email him with any comments.
2. Zoning Update – City Planner Ellis reported on the past cases.
3. An Annual P&Z Survey will be sent to the Commission in 2013.
4. No P&Z Regular Meeting or JPH, December 17, 2012
5. Next P&Z Meeting, January 7, 2013

### **ADJOURNMENT**

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

I, Judy Brown, 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 7th day of January, 2013, A.D., at 5:30 p.m.

\_\_\_\_\_  
Judy Brown, Office Coordinator

Agenda removed \_\_\_\_\_ day of January 2013.

# **OLD BUSINESS**

**P&Z AGENDA  
ITEM**

**A**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 11/28/2012  
**AGENDA ITEM SUBJECT:** Final Plat of Southlake Section 1

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**Old Business**     **New Business**     **Discussion Item**     **Workshop**

**Summary:** A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Final Plat of Southlake Section 1, a 98 lot single-family residential subdivision, generally located a half mile west of the southwest corner of Broadway Street and Kingsley Drive.

**Staff Recommendation: Approval**



# PLANNING AND ZONING COMMISSION MEETING OF JANUARY 7, 2013

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## Final Plat of Southlake Section 1

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Final Plat of Southlake Section 1, a 98 lot single-family residential subdivision, to wit

**Legal Description:** Being 37.980 acres of land located in the H.T. & B.R.R. Co. Survey, Sec. 84, Abstract Number 538, City of Pearland, Brazoria County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. By instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

**General Location:** A half mile west of the southwest corner of Broadway Street and Kingsley Drive.

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**SUMMARY:** This is a request for a Final Plat of Southlake Section 1, a proposed 98 lot single-family residential subdivision on approximately 37.980 acres. This proposed subdivision is located within the Shadow Creek Ranch Addendum Planned Unit Development. The Shadow Creek Ranch Addendum was approved on February, 27 2006 for approximately 453 acres of land within the City of Pearland. This Final Plat is for section one of the first phase of this Development.

## SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	SD (Suburban Development)	Vacant Land
South	ETJ	Single Family Residential, Vacant Land
East	PUD (Planned Unit Development – Southern Trails), ETJ	Single Family Residential (Southern Trails)
West	ETJ	Vacant Land, Single Family Residential

**UNIFIED DEVELOPMENT CODE:** The Unified Development Code does not apply to the subject development as it is under the previous Subdivision Ordinance and Land Use and Urban Development Guidelines.

**SHADOW CREEK RANCH ADDENDUM:** The addendum to the Shadow Creek Ranch development allows for a combination of single family lots, parks, wet and dry detention and three drill sites. This Final Plat has a 9.835 acre lake, which will serve as an amenity for the community and also for Detention.

**SHADOW CREEK RANCH: R-4 SINGLE FAMILY RESIDENTIAL DISTRICT:** This Final Plat depicts a variety of lot sizes, which fall under the R-4 Single Family Dwelling District. The requirements of the R-4 Single-Family Dwelling District have been summarized in Table 2. This Final Plat has a minimum lot size of 7150 square foot lots (55' x 130'), which is above the required 7,000 SF.

<b>Table 2: R-4 Single-Family Dwelling District</b>	
<b>Area and Height Requirements</b>	
Minimum Lot Size:	7,000 square feet
Minimum Lot Width:	60 Feet
Maximum Lot Coverage:	60%
Maximum Height	35 Feet

**LAND USE & URBAN DEVELOPMENT ORDINANCE:** The Shadow Creek Ranch Planned Unit Development has its own land use regulations from the approved PUD, in addition to the Land Use and Urban Development Ordinance. The proposed plat does conform to the Land Use and Urban Development Regulations.

**PLATTING STATUS:** A preliminary plat under the name Shadow Creek Ranch SF-72 was approved in May of 2012. The applicant has renamed the final plat to reflect the new subdivision name of Southlake.

**COMFORMANCE TO THE COMPREHENSIVE PLAN:** The subject property is within the A-1/2 Acre Lots and Business Commercial land use designations. The A-1/2 Acre Lots land use designation is for larger lot single family development on ½ acre or larger lots. This submittal is not in conformance with this land use designation as the proposed lots are a minimum of 7,800 square feet or 0.18 acres. Additionally, the Future Land Use Plan designations a portion of the property as Business Commercial, which the proposed Master Plat does not incorporate any commercial lots. The City of Pearland uses the Future Land Use Plan as a guide to implement zoning, in this case, the approved Shadow Creek Ranch Addendum had a higher density then the Future Land Use Plan allows.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property is served by Broadway Street, which is a 120-foot Major Thoroughfare. Internally this development will be served by an 80-foot collector and 60-foot local roads.

**ADDITIONAL COMMENTS:** The Final Plat of Southlake Section 1 is in conformance with the Master Plat of Shadow Creek Ranch Village 7.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis has been reviewed and accepted by the Engineering Department.

**UTILITIES AND INFRASTRUCTURE:** Water and sewer service are available to for this subdivision.

**STORMWATER MANAGEMENT:** A Preliminary Drainage Plan will have to be approved by the Engineering Department.

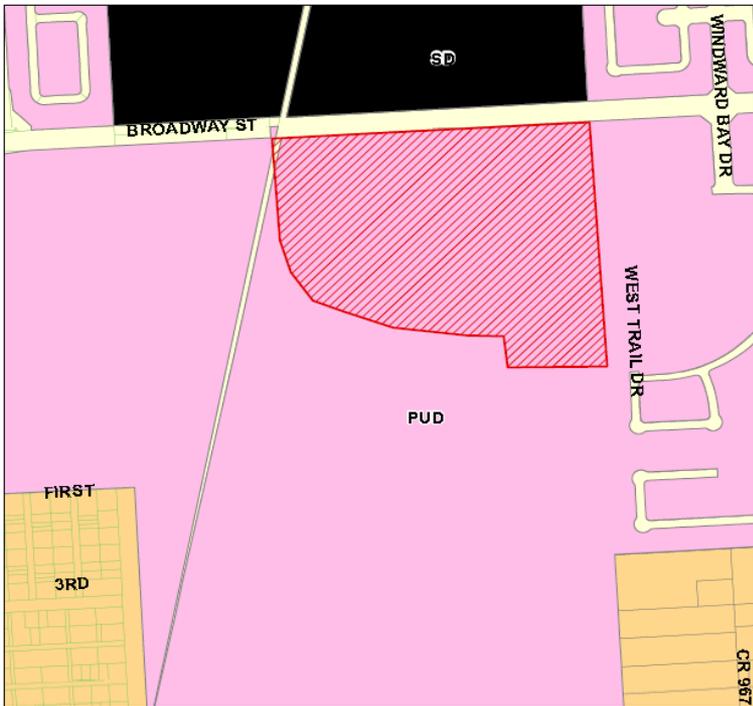
**PARKS, OPEN SPACE, AND TREES:** Park fees are not required within the Shadow Creek Ranch Development.

**STAFF RECOMMENDATION:** Staff recommends approval of this Final Plat as proposed by the applicant for the following reasons:

1. The proposed final plat will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the comprehensive plan.
3. This request is in conformance with the Shadow Creek Ranch Development as well as the Land Use and Urban Development Ordinance.

**SUPPORTING DOCUMENTS:**

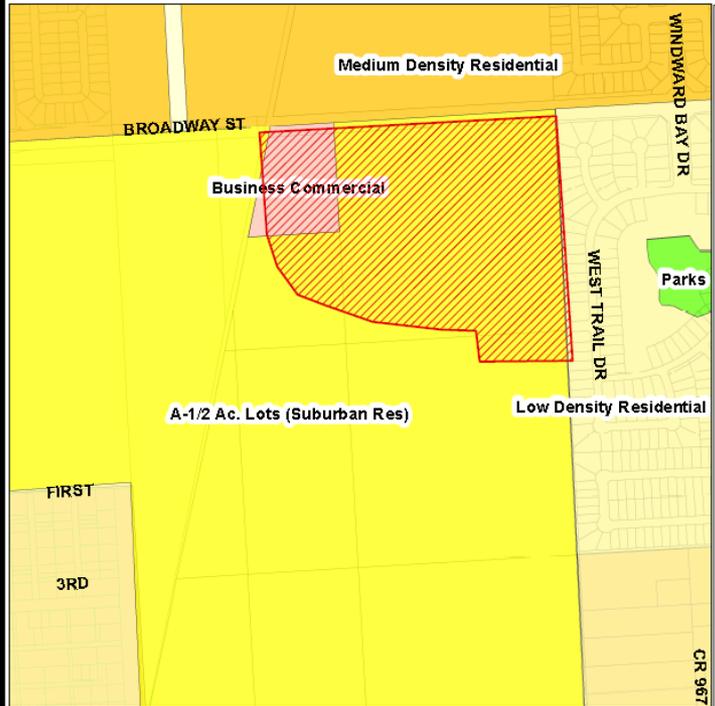
- Vicinity Map
- Land Use Map
- Zoning Map
- Aerial Map
- Final Plat of Southlake Section 1
- Staff Comments
- Waiver Letter



Vicinity & Zoning Map  
Final Plat - Southlake Sec. 1

This product is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

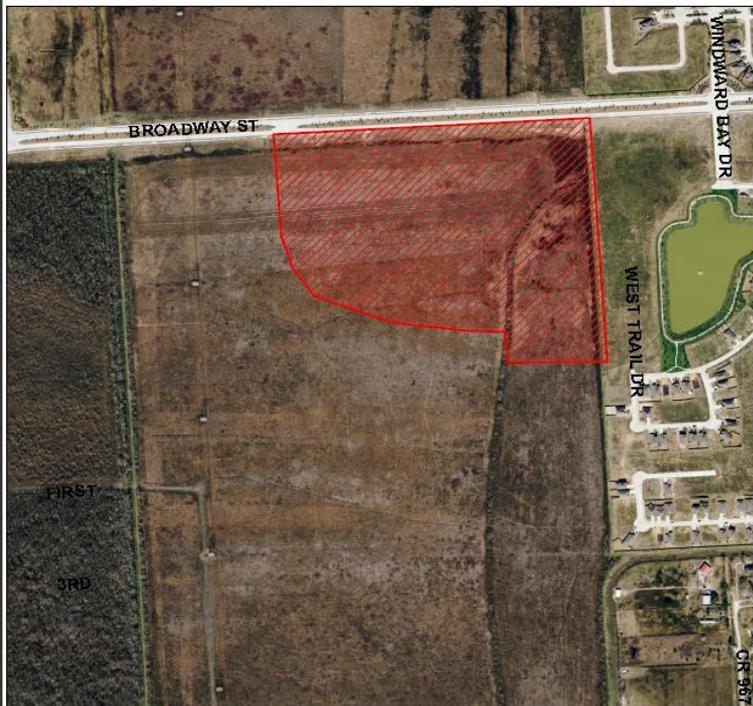
0 125 250 500 Feet



FLUP Map  
Final Plat - Southlake Sec. 1

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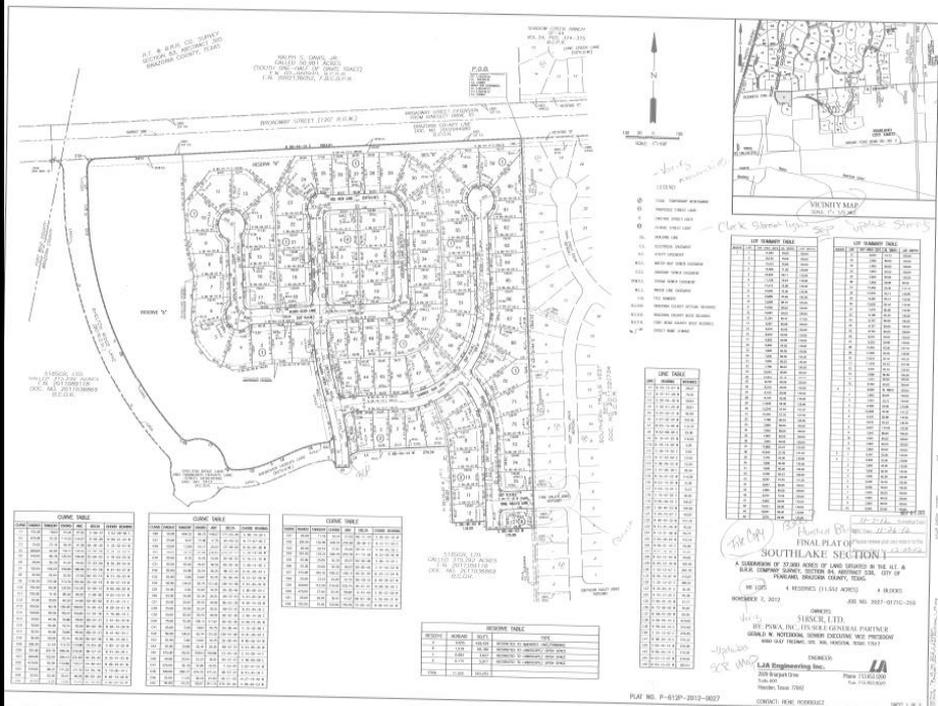
0 125 250 500 Feet



Aerial Map  
Final Plat - Southlake Sec. 1

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0 125 250 500 Feet



**P&Z AGENDA  
ITEM**

**B**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 11/28/2012  
**AGENDA ITEM SUBJECT:** Final Plat of Southlake Section 2

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**Old Business**     **New Business**     **Discussion Item**     **Workshop**

**Summary:** A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Final Plat of Southlake Section 2, a 69 lot single-family residential subdivision, generally located a half mile west of the southwest corner of Broadway Street and Kingsley Drive.

**Staff Recommendation: Approval.**



# PLANNING AND ZONING COMMISSION MEETING OF JANUARY 7, 2013

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## Final Plat of Southlake Section 2

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Final Plat of Southlake Section 2, a 69 lot single-family residential subdivision, to wit

**Legal Description:** Being 19.530 acres of land located in the H. T. & B. R.R. Co. Survey, Sec. 84, Abstract Number 538, City of Pearland, Brazoria County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. by instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

**General Location:** A half mile west of the southwest corner of Broadway Street and Kingsley Drive.

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**SUMMARY:** This is a request for a Final Plat of Southlake Section 2, a proposed 69 lot single-family residential subdivision on approximately 19.530 acres. This proposed subdivision is located within the Shadow Creek Ranch Addendum Planned Unit Development. The Shadow Creek Ranch Addendum was approved on February 23, 2006 for approximately 453 acres of land within the City of Pearland. This Final Plat is section two of the first phase of this Development.

### SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	SD (Suburban Development)	Vacant Land
South	ETJ	Single Family Residential, Vacant Land
East	PUD (Planned Unit Development – Southern Trails), ETJ	Single Family Residential (Southern Trails)
West	ETJ	Vacant Land, Single Family Residential

**UNIFIED DEVELOPMENT CODE:** The Unified Development Code does not apply to the subject development as it is under the previous Subdivision Ordinance and Land Use and Urban Design Guidelines. These meet the requirements of the approved Shadow Creek Ranch Planned Development.

**SHADOW CREEK RANCH ADDENDUM:** The addendum to the Shadow Creek Ranch development allows for a combination of single family lots, parks, wet and dry detention and three drill sites. This Final Plat has two reserves, which are dedicated to landscaping and open space.

**SHADOW CREEK RANCH: R-4 SINGLE FAMILY RESIDENTIAL DISTRICT:** This Final Plat depicts a variety of lot sizes, which fall under the R-4 Single Family Dwelling District. The requirements of the R-4 Single-Family Dwelling District have been summarize in the table 2. The minimum proposed lot is 7,150 square feet, which is above the required lot size of 7,000 square feet.

<b>Table 2: R-4 Single-Family Dwelling District</b>	
<b>Area and Height Requirements</b>	
Minimum Lot Size:	7,000 square feet
Minimum Lot Width:	60 Feet
Maximum Lot Coverage:	60%
Maximum Height	35 Feet

**LAND USE & URBAN DEVELOPMENT ORDINANCE:** The Shadow Creek Ranch Planned Unit Development has its own land use regulations from the approved PUD, in addition to the Land Use and Urban Development Ordinance. The proposed plat does conform to the Land Use and Urban Development Regulations.

**PLATTING STATUS:** A preliminary plat under the name Shadow Creek Ranch SF-72 was approved in May of 2012. The applicant has renamed the final plat to reflect the new subdivision name, Southlake.

**COMFORMANCE TO THE COMPREHENSIVE PLAN:** The subject property is within the A-1/2 Acre Lots and Business Commercial land use designations. The A-1/2 Acre Lots land use designation is for larger lot single family development on ½ acre or larger lots. This submittal is not in conformance with this land use designation as the proposed lots are a minimum of 7,800 square feet or 0.18 acres. Additionally, the Future Land Use Plan designations a portion of the property as Business Commercial, which the proposed Master Plat does not incorporate any commercial lots. The City of Pearland uses the Future Land Use Plan as a guide to implement zoning, in this case, the approved Shadow Creek Ranch Addendum had a higher density then the Future Land Use Plan allows. The Future Land Use Plan will have to be updated to reflect this

approved Planned Unit Development.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property is served by Broadway Street which is a 120-foot Major Thoroughfare. Internally this development will be served by an 80-foot collector and 60-foot local roads.

**ADDITIONAL COMMENTS:** The Final Plat of Southlake Section 2 is in conformance with the Master Plat of Shadow Creek Ranch Village 7.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis has been reviewed and accepted by the Engineering Department.

**UTILITIES AND INFRASTRUCTURE:** Water and sewer service are available to for this subdivision.

**STORMWATER MANAGEMENT:** A Preliminary Drainage Plan will have to be approved by the Engineering Department.

**PARKS, OPEN SPACE, AND TREES:** Park fees are not required within the Shadow Creek Ranch Development.

**STAFF RECOMMENDATION:** Staff recommends approval of this Final Plat as proposed by the applicant for the following reasons:

1. The proposed final plat will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the comprehensive plan.
3. This request is in conformance with the Shadow Creek Ranch Development as well as the Land Use and Urban Development Ordinance.

**SUPPORTING DOCUMENTS:**

- Vicinity and Zoning Map
- Land Use Map
- Aerial Map
- Final Plat of Southlake Section 2
- Staff Comments
- Waiver Letter



**P&Z AGENDA  
ITEM**

**C**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 01/02/2013  
**AGENDA ITEM SUBJECT:** Final Plat of Shelton Ridge - Hannover Heights

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**Old Business**     **New Business**     **Discussion Item**     **Workshop**

**Summary:** A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Final Plat of Shelton Ridge - Hannover Heights, a 3.499 acre street dedication located within the Shadow Creek Ranch Subdivision, generally located a half mile west of the southwest corner of Broadway Street and Kingsley Drive.

**Staff Recommendation: Approval.**



# PLANNING AND ZONING COMMISSION MEETING OF JANUARY 7, 2013

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## Final Plat of Shelton Ridge – Hannover Heights

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Final Plat of Shelton Ridge – Hannover Heights, a 3.499 acre street dedication located within the Shadow Creek Ranch Subdivision, to wit

**Legal Description:** Being a subdivision of 3.499 acres of land located in the H. T. & B. R.R. Co. Survey, Sec. 84, Abstract Number 767, City of Pearland, Fort Bend County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. by instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

**General Location:** A half mile west of the southwest corner of Broadway Street and Kingsley Drive.

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**SUMMARY:** This is a request for a Final Plat of Shelton Ridge – Hannover Heights a 3.499 acre street dedication located within the Shadow Creek Ranch Subdivision. The proposed street is located within the Shadow Creek Ranch Addendum Planned Unit Development. The Shadow Creek Ranch Addendum was approved on February 23, 2006 for approximately 453 acres of land within the City of Pearland. This Final Plat is for a portion of the road in phase of this Development.

### SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	SD (Suburban Development)	Vacant Land
South	ETJ	Single Family Residential, Vacant Land
East	PUD (Planned Unit Development – Southern Trails), ETJ	Single Family Residential (Southern Trails)
West	ETJ	Vacant Land, Single Family Residential

**UNIFIED DEVELOPMENT CODE:** The Unified Development Code does not apply to the subject development as it is under the previous Subdivision Ordinance and Land Use and Urban Design Guidelines.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** Southlake Section 1 and 2 will be served by the 80 foot street right-of-way called Shelton Ridge, which is shown in this plat. This will connect with the 60 foot street right-of-way called Hannover Heights, also shown in thus plat. These two roads are in conformance with the thoroughfare plan.

**ADDITIONAL COMMENTS:** The Master Plat of Shadow Creek Ranch Village Seven has additional comments regarding this development. These comments will have to be addressed prior to the approval of this plat.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis has been reviewed and accepted by the Engineering Department.

**OUTSTANDING ISSUES:**

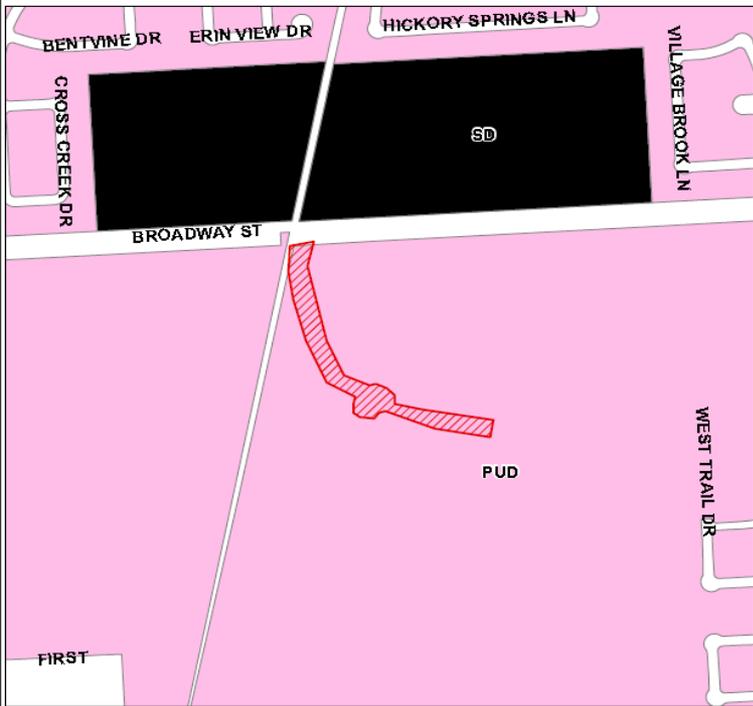
1. An approved Master Plat

**STAFF RECOMMENDATION:** Staff recommends approval of this Final Plat as proposed by the applicant for the following reasons:

1. The proposed final plat will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the comprehensive plan.
3. This request is in conformance with the Shadow Creek Ranch Development as well as the Land Use and Urban Development Ordinance.

**SUPPORTING DOCUMENTS:**

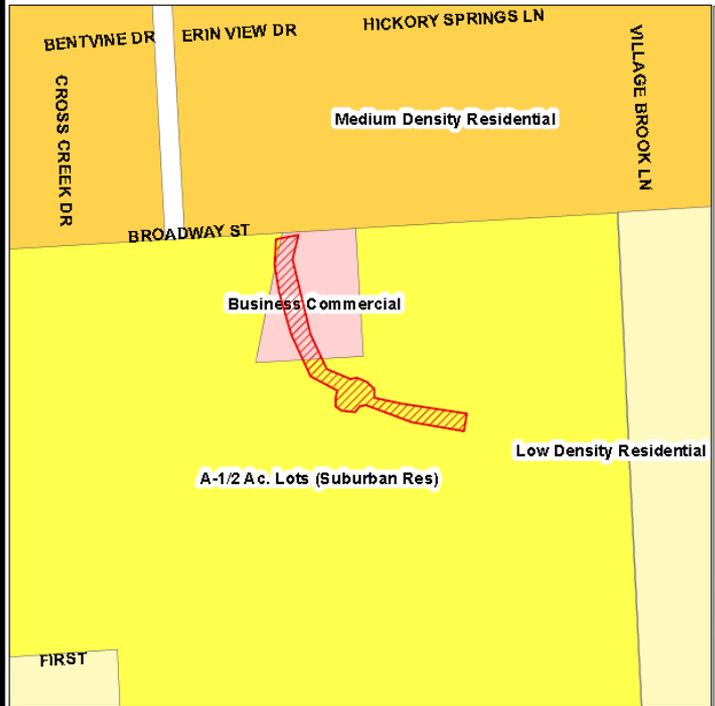
- Vicinity and Zoning Map
- Land Use Map
- Aerial Map
- Final Plat of Shelton Ridge – Hannover Heights
- Staff Comments
- Waiver Letter



**Vicinity & Zoning Map**  
**Final Plat - Shelton Ridge-Hannover Heights**

This product is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

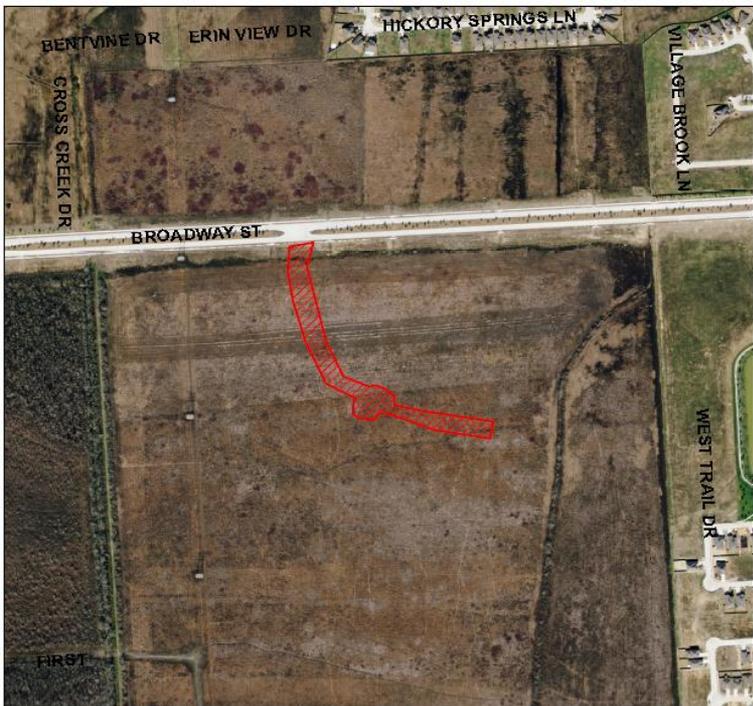
0 105210 420 Feet



**FLUP Map**  
**Final Plat - Shelton Ridge-Hannover Heights**

This product is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

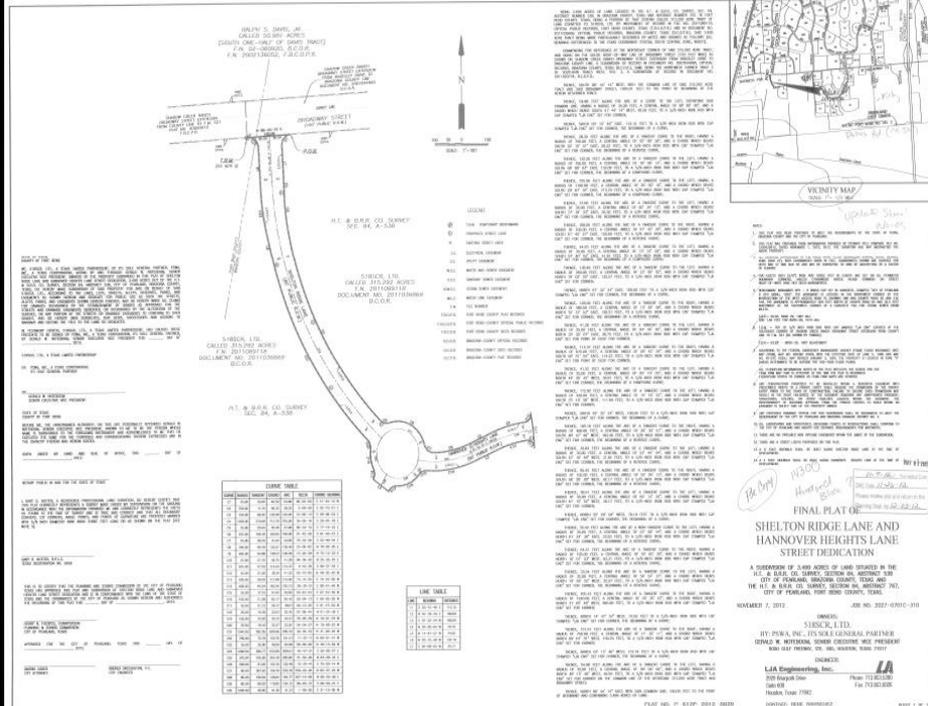
0 105210 420 Feet



**Aerial Map**  
**Final Plat - Shelton Ridge-Hannover Heights**

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0 105210 420 Feet



# **NEW BUSINESS**

**P&Z AGENDA  
ITEM**

**A**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 11/27/2012  
**AGENDA ITEM SUBJECT:** Final Plat of Southern Trails Section 9B

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Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Warren Escovy-LJA Engineering, applicant, on behalf of CL Ashton Woods, LP, owner, for approval of a Final Plat of Southern Trails Section 9B, a 54 lot single-family residential subdivision, generally located at the southwest corner of Southern Trails Drive and Ashton Oak Drive on 13.764 acres.

**Staff Recommendation:** Approval of the Final Plat



# PLANNING AND ZONING COMMISSION MEETING OF JANUARY 7, 2013

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## Final Plat of Southern Trails Section 9B

A request by Warren Escovy – LJA Engineering, applicant, on behalf of CL Ashton Woods, LP, owner, for approval of a Final Plat of Southern Trails Section 9B for a 54 lot single-family residential subdivision.

**Legal Description:** All that certain 13.764 acres of land, out at the 522.62 acre tract described in the deed from Ashton Southern Trails joint Venture to CL Ashton Woods, L.P., recorded under Doc. #2005016204, in the Official Records of Brazoria County, Texas, in the H.T. &B. R.R. Company Survey, Sec. 80, A-564, Brazoria County Texas

**General Location:** The southwest corner of Southern Trails Drive and Ashton Oak Drive.

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**SUMMARY:** On behalf of C.L. Ashton Woods, Warren Escovy – LJA Engineering has submitted a Final Plat for Southern Trails Section 9B for a 54 lot single-family subdivision on 13.764 acres within the Southern Trails Planned Unit Development. The proposed development is immediately adjacent to Southern Trails section 9A recorded in 2008.

### SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Current Land Use</u>
North	PUD (Southern Trails)	Drainage
South	R-E (Residential Estates)	Vacant Land and Homes
East	PUD (Southern Trails)	Southern Trails Section 9A
West	PUD (Southern Trails)	Southern Trails Section 11

**CONFORMANCE WITH THE SOUTHERN TRAILS PUD:** The above submittal is in conformance with the Southern Trails Planned Development. The required trail section will be constructed with the rest of the required infrastructure. The developer has submitted a

bond to the city for completion of all infrastructure. This bond allows for the approval of a final plat prior to acceptance of public infrastructure by the city.

**PLATTING STATUS:** A Preliminary Plat for Southern Trails Section 9B was approved on March 15, 2012, but expired on February 17, 2012. The Preliminary Plat was resubmitted on May 5, 2012 and was conditionally approved on June 4, 2012.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:** The Future Land Use designation for the subject land is Low-Density Residential. This designation allows for a maximum of four dwelling units an acre. This Final Plat for Southern Trail Section 9B is in conformance with the Low-Density Residential land use designation.

**CONFORMANCE WITH THE THOROUGHFARE PLAN:** The subject property is served by Southern Trails Drive (60' ROW) and local roads (50' ROW) within this development.

**AVAILABILITY OF UTILITIES:** The subject parcel will be served by water and sewer lines from the existing Southern Trails Development.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT:** The proposed Final Plat of Southern Trails Section 9B should not have any significant adverse impacts on any surrounding structures or uses.

**PARKS, OPEN SPACE, AND TREES:** Park fees have been received for this section of Southern Trails.

**1% INSPECTION FEES:** Inspection fees have been paid in full for this section of Southern Trails.

**ADDITIONAL COMMENTS:** The Southern Trails Planned Unit Development had an approved pedestrian crossing on Kingsley Drive. The crossing has now been constructed per the requirements of the amended Planned Development Document.

**STAFF RECOMMENDATION:** Staff recommends approval of this Final Plat as proposed by the applicant for the following reasons:

1. The proposed final plat will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the comprehensive plan.
3. This request is in conformance with the Southern Trails Planned Development as well as the Unified Development Code.

**SUPPORTING DOCUMENTS:**

Vicinity and Zoning Map  
Future Land Use Plan  
Aerial Map  
Final Plat of Southern Trails Section 9B



**P&Z AGENDA  
ITEM**

**B**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 01/02/2013  
**AGENDA ITEM SUBJECT:** Final Plat of Savannah Meadows Section 9

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**Old Business**       **New Business**       **Discussion Item**       **Workshop**

**Summary:** A request by LJA Engineering, INC., applicant, on behalf of Savannah Development, LTD, owner for approval of the Final Plat of Savannah Meadows Section 9, located between Post Rd. (CR 58) and Savannah Bend Dr. encompassing approximately 6.073 acres.

**Staff Recommendation: Approval.**

*Regular P&Z meetings are held on the first and third Monday of every month. This form must be received 6 calendar days prior to the meeting in order to be included on the agenda.*



# PLANNING AND ZONING COMMISSION MEETING OF JANUARY 7, 2013

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## FINAL PLAT OF SAVANNAH MEADOWS SECTION NINE

A request by LJA Engineering, Inc, applicant, on behalf of Savannah Development LTD., owner, for approval of a Final Plat of Savannah Meadows Section Nine, generally located approximately 420 feet east of Savannah Bend Drive and Southern Orchard Lane, proposing a 25 single-family residential subdivision on the following described property, to wit

**Legal Description:** Being 6.073 acres of land located in the J.S. Tamage Survey, Abstract 562, Brazoria County Texas, more particularly being a portion of the residue of a called 161.450 acre tract (described as Tract 5) conveyed to Savannah Development, LTD., by an instrument of record File #00-037203, Official Records of said Brazoria County, Texas (B.C.O.R.) also being an instrument of record in File No. 200080225, Official Public Records of Fort Bend County, Texas.

**General Location:** Approximately 420 feet east of Savannah Bend Drive and Southern Orchard Lane

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**SUMMARY:** The applicant is requesting approval of a Final Plat for a 25-lot single-family subdivision in Savannah. This proposed subdivision is fully in the Extraterritorial Jurisdiction (ETJ) of the City of Pearland and has a development agreement. This development does not have zoning, but does have requirements within the development agreement such as required setbacks, landscaping, anti-monotony and other development standards

Inspection fees are required for this development in order to ensure that all infrastructure meets the city standards. To date, inspection fees for this section have been paid and an agreement has been reached between the developer and the city to ensure payment of past fees.

**UNIFIED DEVELOPMENT CODE:** The Unified Development Code does not apply to the subject development as it is not currently located within the city limits. The development is governed by a Development Agreement which includes many of the development guidelines found in the Unified Development Code.

**SAVANNAH DEVELOPMENT AGREEMENT:** The proposed Final Plat of Savannah Meadows Section 9 meets the requirements of the Savannah Development Agreement.

**SURROUNDING ZONING AND LAND USES:**

	<u>Zoning</u>	<u>Land Use</u>
North	ETJ (None)	Vacant Land
South	ETJ (None)	Detention Pound, vacant land
East	ETJ (None)	Vacant land
West	ETJ (None)	Vacant Single-Family lots

**COMFORMANCE TO THE COMPREHENSIVE PLACE:** The subject property is within the Low-Density Residential land use plan designation. The proposed subdivision is within the requirements of the Low-Density Residential land use designation.

**PLATTING STATUS:** A Preliminary Plat for Savannah Meadow Section Nine was approved on November 7, 2011.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property is located surrounded by local streets within the Savannah development. The northerly property line of this development abuts a future 120-foot Major Thoroughfare of Post Road.

**ADDITIONAL COMMENTS:** This plat has been reviewed by city's Development Review Committee and there have been no additional comments.

**SITE PLAN CONSIDERATIONS:** There have not been any site plans submitted with this document, but future development will have to satisfy the requirements of the Savannah Development Agreement. This agreement offers information as to the required setbacks and other development standards. As building permits are submitted, they will be reviewed in detail to satisfy the requirements of this agreement.

**TRAFFIC AND TRANSPORTATION:** A traffic impact analysis was submitted and approved as part of the Savannah Development Agreement.

**UTILITIES AND INFRASTRUCTURE:** Water and sewer service are available to for this subdivision.

**STORMWATER MANAGEMENT:** Detention will be provided in accordance to the Savannah Development Agreement.

**PARKS, OPEN SPACE, AND TREES:** Park fees were paid in full at time of Final Plat submission.

**COUNTY ROAD 58 FEES:** As required by the Savannah Development agreement, the CR-58 Fees were paid at the time of Final Plat Submittal.

**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat of Savannah Meadows Section Nine as proposed by the applicant, for the following reasons:

1. The proposed subdivision will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the comprehensive plan and Development Agreement.
3. The Savannah Development Agreement will assure the development of this property is in conformance with the goals of the city.

**OUTSTANDING ITEMS:**

There are no outstanding items regarding this plat.

**SUPPORTING DOCUMENTS:**

- Vicinity Map
- Land Use Map
- Aerial Map
- Savannah Meadows Section Nine Plat



**P&Z AGENDA  
ITEM**

**C**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Harold Ellis, City Planner  
**DATE:** January 2, 2013  
**AGENDA ITEM SUBJECT:** 6 Month Zone Change and CUP Update

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Old Business     New Business     Discussion Item     Workshop

1. **Summary:** See attached spreadsheet.

2. **Staff Recommendation:** Provide feedback and questions to Staff.

**Zoning Update - August 2012 - January 2013**

**Zone Changes**

Appl No	Property Owner, Applicant	Address or Location of Property	JPH	P & Z Meeting	P & Z Action	Current Zoning	Proposed Zoning	City Council Status
2012-05Z	JDI Ventures, Daniel Frayne	322 Riley Rd	8/20/2012	8/20/2012	Denial	SP1	M-1	Approved
2012-06Z	South Park Funeral Home	1310 N. Main	8/20/2012	8/20/2012	Approval	M-1	GC	Approved
2012-07Z	Beltway 23, Ltd, Kerry Gilbert & Assoc.	SE Corner Broadway/Kingsley	8/20/2012	8/20/2012	n/a	SD	GB	Withdrawn
2012-08Z	S.E. Cemeteries of Texas, Alan Mueller	Old Alvin Road, North of McHard	9/17/2012	9/17/2012	Approval	GC/R-1	R-2	Approved
2012-09Z	Vivian Naeve, Chris Lesak	NE of Pearland Pkwy/John Lizer	9/17/2012	9/17/2012	Approval	NS	R-1	Approved
2012-10Z	Third Coast Packaging/Jack McGuff	1871 Mykawa	10/15/2012	10/15/2012	Approval	M1 and M2	PD	Approved
2012-11Z	Barbara Covington/Chad Thurman	2014 Hillhouse	10/15/2012	10/15/2012	Approval of SR-12	RE	R-1	Approved
2012-12Z	Beltway 23, Ltd, Kerry Gilbert & Assoc.	SE Corner Broadway/Kingsley	10/15/2012	10/15/2012	Approval	SD	PD	Approved
2012-13Z	Parkside 59/288, Kerry Gilbert & Assoc	NW Corner SH288/CR59	10/15/2012	10/15/2012	Approval	BP288	PD	Approved
2012-14Z	SHT Kirby, LTD, Joe Powers	NE Corner Hooper/Spectrum	11/19/2012	11/19/2012	Approval	SP1	PD	Approved
2012-15Z	Jawad Hussain	5306 Broadway	11/19/2012	11/19/2012	Pending	NS	GB	Pending
2012-16Z	MUD 4 Zoning	Country Place	11/19/2012	11/19/2012	Approval	ETJ	PD, GB, R-3, TH	Pending
<b>CUP's</b>								
Appl No	Property Owner, Applicant	Proposed Use	Address or Location of Property	JPH	P & Z Meeting	P & Z Action	Current Zoning	City Council Status
CUP 2012-04	Guru Om Sai, Sudershan Jumbalpati	Child Daycare (Business)	7904 Broadway	10/15/2012	10/15/2012	Approved	NS	Approved
CUP 2012-05	Houston-Galveston Diocese/W Escovy	Church, Temple, or place of Worship	Riverstone Ranch Lane	10/15/2012	10/15/2012	Approved	R-1	Approved
CUP 2012-06	H. E. Halford/Edward Hersh	Outside Display/Storage	2205 N. Main	10/15/2012	10/15/2012	Approved	OT-GB	Denied
CUP 2012-07	Lam Vien Buddhist Temple	Church, Temple, or place of Worship	1606 Roy Rd	11/19/2012	11/16/2012	Pending	SR-12	Pending
CUP 2012-08	Chasing Dreams Daycare	Child Daycare (Business)	8809 Broadway	11/19/2012	11/19/2012	Approved	NS	Approved

**ADJOURN  
MEETING**