

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON AUGUST 17, 2009, AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

The Regular meeting was called to order at 9:21 p.m. by Chairperson Jerry Koza, Jr., in the Council Chambers, with the following present:

P&Z Chairperson Jerry Koza, Jr.
P&Z Vice-Chairperson Charles Gooden, Jr.
P&Z Commissioner Neil West
P&Z Commissioner Susan Sherrouse
P&Z Commissioner Darrell Diggs
P&Z Commissioner Henry Fuentes
P&Z Commissioner Ron Capehart

Also in attendance: Assistant City Manager Mike Hodge, Deputy City Attorney Nghiem Doan, Planning Director Lata Krishnarao, Senior Planner Angela Gantuah, Plans and Plat Administrator Richard Keller, and Planning Administrative Secretary Judy Krajca.

APPROVAL OF MINUTES

P&Z Vice-Chairperson Charles Gooden, Jr. made the motion to approve the minutes of August 6, 2009, and P&Z Commissioner Ron Capehart seconded.

The vote was 7-0. The minutes of August 6, 2009 were approved.

CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF THE CROSSING AT 288

A request by Scott Wright, Jones & Carter, Inc. for The Crossing at 288 Shopping Center, Ltd., owner, for approval of a Final Plat of The Crossing at 288 located at the northwest corner of Broadway (F.M. 518) and Smith Ranch Road (C.R. 94) within the Pearland E.T.J. The applicant is proposing eleven lots in one block and the property is described as follows:

Being 34.0810 acres out of Block 22, Lots 2 and 4; Block 23, Lots 2 and 4; Block 24, Lots 1-3; and Block 25, Lot 3 of Sections 3 & 4, T.C.R.R. Survey and Section 82, H.T. & B.R.R. and Obediah Pitts Survey, Vol. 2, Pg. 99-100, B.C.P.R. in the John M. Maxcy Survey, A-675, Brazoria County, Texas

Plans and Plat Administrator Richard Keller read the staff report stating there were two outstanding items remaining - the Lienholder Subordination, and the Courier & Recordation fees. Mr. Keller added that the property is in the ETJ and therefore there is no zoning.

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

P&Z Commissioner Henry Fuertes inquired if these two items were minor, and Plans and Plat Administrator Richard Keller replied they were, but would be taken care of before the plat is recorded.

The vote was 7-0. The Final Plat of the Crossing at 288 was approved.

P&Z Chairperson Jerry Koza, Jr. stated that the following plats have been withdrawn and no action is necessary. These plats are:

Final Plat of Savannah Commercial Tract – withdrawn.

Final Plat of Savannah School Site and Fire Station Reserves – withdrawn.

Final Plat of Savannah Church Site – withdrawn.

Final Plat of Portions of County Road 58 and Savannah Parkway – withdrawn.

CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE NO. 2009-09Z

A request by Jung Kwak, applicant and owner, for approval of a change in zoning district from the classification of Cullen-Mixed Use (C-MU) to General Business (GB) zoning district, on the following described property, to wit;

Legal Description: Approximately 2.389 acres of land out of Lot 59, of the Allison Richey Gulf Coast Home Company Subdivision of the H.T. & B.R.R. Company Survey.

General Location: Located 2620 Cullen Parkway, Pearland, TX

P&Z Vice-Chairperson Charles Gooden, Jr. made the motion to approve, and P&Z Commissioner Ron Capehart seconded.

P&Z Commissioner Darrell Diggs inquired about the Future Land Use Plan and the difference between C-MU and GB.

Planning Director Lata Krishnarao stated that when Mr. Kwak purchased the property it was zoned GB, but when the UDC was adopted, the property was rezoned to C-MU.

The vote was 7-0. Zone Change No. 2009-09Z was approved.

CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. CUP2009-10

A request by Cecil Whitton, applicant for Life Pointe Fellowship, owner, for approval of a conditional use permit in the Single Family Residential-1 (R-1) zoning district, on the following described property, to wit:

Legal Description: 4.793 acre tract of land in the W.D.C. Hall League Survey, Abstract No. 70 in Brazoria County, Texas. Said 4.793 acre tract is part of a 5.103 acre tract conveyed to Bethany Assembly of God Church as recorded in Volume 1158, Page 625 of the Deed Records of Brazoria County, said tract being out of Tract 1 of the Partition of 120.44 acres as shown on the Partition Map recorded in Volume 6, Page 142 in the Map Records of Brazoria County.

General Location: Located at 3011 Yost Boulevard, Pearland, TX

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

P&Z Commissioner Darrell Diggs asked if the church currently had a CUP.

Senior Planner Angela Gantuah replied there was not a CUP on the property, it has been grandfathered. Therefore, it is nonconforming.

P&Z Chairperson Jerry Koza, Jr. inquired about platting. Planning Director Krishnarao stated the applicant will need to plat, but not to get a CUP, but to get a building permit.

Discussion ensued on whether the CUP was necessary, and Deputy City Attorney Nghiem Doan referred to the UDC, Section 2.7.3.2 (a) (2).

The vote was 7-0. Conditional Use Permit No. CUP2009-10 was approved.

CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. CUP2009-11

A request by Scott Morrison, applicant for EJC Family Partnership, Ltd., owner, for approval of a conditional use permit in the Light Industrial (M-1) zoning district, on the following described property, to wit:

Legal Description: Approximately 16.176 acre tract of land, out of Lots 83 and 84 of the Subdivision of Section 2 and 3, H.T. & B.R.R. Co. Survey, Abstract No's. 542 and 232. Situated in Brazoria County, Texas and approximately 26.162 acres of land located within Lot No's 83 and 84 of the Subdivision and Section No's. 2 and 3, H.T. & B.R.R. Co. Survey, Abstract No's. 542 and 232.

General Location: Located at 1014 N. Main Street, Pearland, TX

P&Z Vice-Chairperson Charles Gooden, Jr. made the motion to approve, and P&Z Commissioner Darrell Diggs seconded.

P&Z Chairperson Jerry Koza, Jr. addressed the audience and stated the Commission would make a recommendation tonight to approve, deny, or table. The Commission would not be deciding on the violations.

P&Z Commissioner Susan Sherrouse stated the indoor auto repair might not be right with a CUP.

P&Z Commissioner Neff West inquired if gaming establishments were allowed, and Deputy City Attorney Nghiem Doan stated it was allowed with a CUP. Attorney Scott Morrison stated at present, there were no gaming establishments on the premise.

Deputy City Attorney Nghiem Doan stated the Commission can choose what is allowed under a CUP in the flea market, otherwise a separate CUP will be needed at sometime.

Discussion ensued between the Commission/Staff/Attorney's.

P&Z Vice-Chairperson Charles Gooden, Jr. asked what initiated the CUP.

Deputy City Attorney stated there was no disagreement between the City and Coles Flea Market on the structures that never received permits. Coles Flea Market would like to be in compliance.

P&Z Commissioner Neil West asked if any of the five prohibited uses existed at the flea market, and Attorney Scott Morrison commented on the museum, outdoor amusement area, and the temporary outdoor amusement.

P&Z Vice-Chairperson Charles Gooden, Jr. asked if the CUP application was accompanied by a site plan, and list of uses. Senior Planner Angela Gantuah replied that staff has requested this.

Discussion ensued on the possibility of a Planned Development, instead of a CUP, the number of parking spaces and how it was calculated, the site plan, and a comprehensive list of uses.

P&Z Commissioner Susan Sherrouse made the motion to table in order for the applicant to come back with concrete evidence, and P&Z Commissioner Neil West seconded.

The vote was 3-4. The recommendation to table failed.

Discussion ensued.

The vote was 0-7. The CUP was denied for the following reasons: lack of information, need for a site plan, need for a time table, and a list of uses that already exist.

P&Z Vice-Chairperson asked if the motion could be reconsidered. Deputy Attorney Nghiem Doan replied yes. The motion failed, for lack of a second.

P&Z Chairperson explained that City Council would make a decision at the August 31, 2009 meeting.

DISCUSSION ITEMS

Staff informed the Commission that there would not be a meeting on September 7, 2009 due to the holiday, and was unsure at this time if there would be a workshop on September 14, 2009.

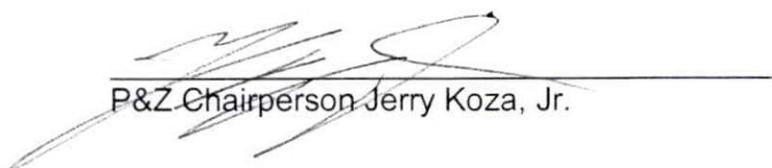
P&Z Chairperson Jerry Koza, Jr. adjourned the meeting at 11:11 p.m.

These minutes are respectfully submitted by:



Judy Krajca, Planning Secretary

Minutes approved as submitted and/or corrected on this 21st day of September 2009, A.D..



P&Z Chairperson Jerry Koza, Jr.



MEMO

TO: PLANNING & ZONING COMMISSION

FROM: JUDY KRAJCA, PLANNING ADMINISTRATIVE SECRETARY

DATE: August 13, 2009

RE: Outline of August 17, 2009 Meeting

The evening will begin with dinner arriving at 5:15 p.m. The menu is unavailable at this time and will be emailed to you.

P&Z Agendas Posted:

6:30 p.m. Joint Public Hearings
6:30 p.m. P&Z Regular Meeting

Council Chambers, City Hall
2nd Floor Conference Room, City Hall

City Council's Agendas Posted:

6:00 p.m. Workshop-Budget
6:30 p.m. Joint Public Hearings

Council Chambers, City Hall
Council Chambers, City Hall

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

AUGUST 17, 2009

6:30 p.m.

Jerry Koza, Jr.
P&Z CHAIRPERSON

Charles Gooden, Jr.
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Neil West

Susan Sherrouse



Darrell Diggs

Ron Capehart

Henry Fuentes

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

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 17, 2009 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 6, 2009**

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF THE CROSSING AT 288

Decision
Date
8/17/09

A request by Scott Wright, Jones & Carter, Inc., for The Crossing at 288 Shopping Center, Ltd., owner, for approval of a Final Plat of The Crossing at 288 located at the northwest corner of Broadway (F.M. 518) and Smith Ranch Road (C.R. 94) within the Pearland E.T.J. The applicant is proposing eleven lots in one block and the property is described as follows:

Being 34.0810 acres out of Block 22, Lots 2 and 4; Block 23, Lots 2 and 4; Block 24, Lots 1-3; and Block 25 Lot 3 of Sections 3 & 4, T.C.R.R. Survey and Section 82, H.T. & B. R.R. and Obediah Pitts Survey, Vol. 2, Pg. 99-100, B.C.P.R. in the John M. Maxcy Survey, A-675, Brazoria County, Texas

B. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SAVANNAH COMMERCIAL TRACT

Decision
Date
8/17/09

A request by Geoffrey Freeman, Brown & Gay Engineers, Inc., for Savannah Development, Ltd., owner, for approval of a Final Plat of Savannah Commercial Tract located at the northwest corner of Savannah Parkway and County Road 58 within the Pearland E.T.J. The applicant is proposing one tract and one reserve and the property is described as follows:

Being 2.323 acres located in the A.C.H. & B. Survey, A-403, Brazoria County, Texas

C. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SAVANNAH SCHOOL SITE AND FIRE STATION RESERVES

Decision
Date
8/17/09

A request by Geoffrey Freeman, Brown & Gay Engineers, Inc., for Savannah Development, Ltd. and Alvin Independent School District, owners, for approval of a Final Plat of Savannah School Site and Fire Station Reserves located at the northeast corner of Savannah Parkway and County Road 58

within the Pearland E.T.J. The applicant is proposing two tracts and one reserve and the property is described as follows:

Being 15.52 acres located in the H.T. & B. R.R. Survey, A-302 and the A.C. H. & B. Survey, A-403 & J.S. Talmage Survey, A-562, Brazoria County, Texas.

D. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SAVANNAH CHURCH SITE

Decision
Date
8/17/09

A request by Geoffrey Freeman, Brown & Gay Engineers, Inc., for Texas Annual Conference of the United Methodist Church, owner, for approval of a Final Plat of Savannah Church Site located at the southeast corner of Savannah Parkway and C.R. 58 within the Pearland E.T.J. The applicant is proposing one tract and the property is described as follows:

Being 12.54 acres located in the A.C.H. & B. Survey, A-403 & J.S. Talmage Survey, A-562, Brazoria County, Texas

E. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF PORTIONS OF COUNTY ROAD 58 AND SAVANNAH PARKWAY

Decision
Date
8/17/09

A request by Geoffrey Freeman, Brown & Gay Engineers, Inc., for Savannah Development, Ltd., owner, for approval of a Final Plat for Portions of County Road 58 and Savannah Parkway located at the intersection of these two roads within the Pearland E.T.J. The applicant is proposing road right-of-way and the property is described as follows:

Being 12.56 acres of land located in the H.T. & B. R.R. Survey, A-302, A.C.H. & B. Survey, A-403, & J.S. Talmage Survey, A-562, Brazoria County, Texas.

F. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE NO. 2009-09Z

A request by Jung Kwak, applicant and owner, for approval of a change in zoning district from the classification of Cullen-Mixed Use (C-MU) to the General Business (GB) zoning district, on the following described property, to wit:

Legal Description: Approximately 2.389 acres of land out of Lot 59, of the Allison Richey Gulf Coast Home company Subdivision of the H.T. & B.R.R. Company Survey.

General Location: Located 2620 Cullen Parkway, Pearland, TX

G. CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. 2009-10

A request by Cecil Whitton, applicant for Life Pointe Fellowship, owner, for approval of a conditional use permit in the Single Family Residential -1 (R-1) zoning district, on the following described property, to wit:

Legal Description: 4.793 acre tract of land in the W.D.C. Hall League Survey, Abstract No. 70 in Brazoria County, Texas. Said 4.793 acre tract is part of a 5.103 acre tract conveyed to Bethany Assembly of God Church as recorded in Volume 1158, Page 625 of the Deed Records of Brazoria County, said tract being out of Tract 1 of the Partition of a 120.44 acre as shown on the Partition Map recorded in Volume 6, Page 142 in the Map Records of Brazoria County.

General Location: Located at 3011 Yost Boulevard, Pearland, TX.

H. CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. 2009-11

A request by Scott Morrison, applicant for EJC Family Partnership, Ltd., owner, for approval of a conditional use permit in the Light Industrial (M-1) zoning district, on the following described property, to wit:

Legal Description: Approximately 16.176 Acre Tract of Land, Out of Lots 83 and 84 of the Subdivision of Section 2 and 3, H.T. & B. R.R. Co. Survey, Abstract Nos. 542 and 232, Situated in Brazoria County, Texas, and Approximately 26.162 acres of land located within Lot Nos. 83 and 84 of the Subdivision of Section Nos. 2 and 3, H.T. & B Ry. Co Survey, Abstract Nos. 542 and 232

General Location: Located 1014 N. Main Street, Pearland, TX

I. DISCUSSION ITEM

Schedule of Land Use Plan Workshops	August 24, 2009 August 31, 2009
Labor Day Holiday-No meeting	September 7, 2009
Next P&Z Meeting	September 21, 2009

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, Planning Secretary 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 13th day of August, 2009 A.D., at 5:30 p.m.

Judy Krajca, Planning Secretary

Agenda removed _____ day of 2009.

APPROVAL

OF

MINUTES

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD AUGUST 3, 2009 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 Charles Gooden, Jr. called the meeting to order at 6:41 p.m. with the following present:

Acting P&Z Chairperson Charles Gooden, Jr.
P&Z Commissioner Neil West
P&Z Commissioner Ron Capehart
P&Z Commissioner Henry Fuentes

Also in attendance were: Senior Planner Angela Gantuah, Planning Technician Ian Clowes, Deputy City Attorney Nghiem Doan, and Planning Secretary Judy Krajca.

APPROVAL OF MINUTES

P&Z Commissioner Ron Capehart made the motion to approve the minutes of Special Meeting of July 13, 2009 and Regular Meeting of July 20, 2009, and P&Z Commissioner Neil West seconded.

The vote was 4-0. The minutes of July 13, 2009 and July 20, 2009 were approved.

NEW BUSINESS

REMOVE FROM TABLE – ZONE CHANGE NO. 2009-08Z

A request by Hugh Peter Patton, applicant and owner, for approval of a change in zoning district from classification Single Family Residential-1 (R-1) to General Business Retail District (GB), on the following described property, to wit:

Legal Description: 1.0 acre of land described as Lot 14, Block 3, Skyway Manor Subdivision, according to the map or plat thereof recorded in Volume 7, Page 67 of the plat records of Brazoria County, Texas

General Location: Located 2905 FM 1128, Pearland, TX

P&Z Commissioner Henry Fuentes made the motion to remove from table, and P&Z Commissioner Neil West seconded.

The vote was 4-0. Zone Change No. 2009-08Z was removed from table.

CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE NO. 2009-08Z

A request by Hugh Peter Patton, applicant and owner, for approval of a change in zoning district from classification Single Family Residential-1 (R-1) to General Business Retail District (GB), on the following described property, to wit:

Legal Description: 1.0 acre of land described as Lot 14, Block 3, Skyway Manor Subdivision, according to the map or plat thereof recorded in Volume 7, Page 67 of the plat records of Brazoria County, Texas

General Location: Located 2905 FM 1128, Pearland, TX

P&Z Commissioner Henry Fuertes made the motion to approve, and P&Z Commissioner Ron Capehart seconded.

Senior Planner Angela Gantuah explained the zone change, and stated the applicant is in agreement to change the zoning to NS, instead of GB.

Acting Chairperson Charles Gooden, Jr. brought up the question asked by P&Z Chairperson Jerry Koza, Jr. at the last meeting of what the original zoning district was for this property and surrounding property, prior to NS. Planning Technician Ian Clowes stated the property around the subject parcel was rezoned to NS as Ordinance No. 2000M-54, but the exact original zoning was not known at this time, and staff would verify the original zoning.

The vote was 4-0. Zone Change No. 2009-08Z was approved for Neighborhood Services (NS).

UPDATE OF THE ZONE CHANGES AND CONDITIONAL USE PERMITS

Senior Planner Angela Gantuah presented the update of Zone Changes and Conditional Use Permits that Planning and Zoning Commission has considered.

DISCUSSION ITEMS

Senior Planner Angela Gantuah, and Planning Secretary Judy Krajca went over the upcoming schedule of meetings for August, with meeting scheduled each Monday. Ms. Gantuah explained there will be three CUP's and one Zone Change to consider on August 17th at the Joint Public Hearing.

Acting P&Z Chairperson Charles Gooden, Jr. asked if the Land Use Plan Study was on schedule. Senior Planner Angela Gantuah explained the workshops were behind by one week, since we did not hold a meeting on July 27, 2009.

ADJOURNMENT

Acting P&Z Chairperson Charles Gooden, Jr. adjourned the meeting at 7:07 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Planning Secretary

Minutes approved as submitted and/or corrected on this 17th day of July A.D., 2009.

P&Z Chairperson Jerry Koza, Jr.

P&Z Agenda Item

A

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

PLAT APPLICATION 2 3 2009

Please Check Type of Plat Requested:

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

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

rkeller@ci.pearland.tx.us

SUBDIVISION NAME: The Crossing at 288

NUMBER OF LOTS: 11

GENERAL LOCATION: Northeast corner of intersection

of FMS18 and SH 288

PRIMARY CONTACT: Jones & Carter, inc. Attn: Scott Wright

MAILING ADDRESS: 6335 Gulfport

CITY, STATE, ZIP: Houston, TX 77001

PHONE: 713-777-5337 **FAX:** 713-777-5976

E-MAIL ADDRESS: swright@jonescarter.com

OWNER NAME: The Crossing at 288, Ltd

MAILING ADDRESS: 1800 Berling Drive, Suite 550

CITY, STATE, ZIP: Houston, TX 77057

PHONE: 713-781-7111 **FAX:** 713-781-7119

E-MAIL ADDRESS: schandler@cencorrealty.com

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

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

Owner's Signature: [Signature] Date: 7-14-09

Applicant's Signature: Scott Wright Date: 7-20-09

I acknowledge that this plat has been submitted on this day, 7/21/09, and the Plat filing date is 7/22/09, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: Scott Wright Date: 7/21/09

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

FEE'S PAID:	_____
DATE PAID:	_____
RECEIVED BY:	_____
RECEIPT NO.:	_____

THE CROSSING AT 288
FINAL PLAT – STAFF REPORT

P & Z MEETING DATE: AUGUST 17, 2009

APPLICANT: Scott Wright, Jones & Carter, Inc., for The Crossing at 288 Shopping Center, Ltd., owner.

REQUEST: Final Plat of 34.081 acres in the Pearland E.T.J. for shopping center development. Preliminary Plat was approved on July 6, 2009.

GENERAL LOCATION: The property is located north of Broadway (F.M. 518) between Smith Ranch Road (C.R. 94) and S.H. 288.

PROPERTY DESCRIPTION: The property is developed as a shopping center.

ZONING: none, Pearland E.T.J.

SURROUNDING USES: Property adjoins other commercial uses on the east and south, S.H. 288 to the west, and B.D.D. # 4 detention pond to the north.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Business Park.

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

UTILITIES AND INFRASTRUCTURE: Water and sewer service provided by M.U.D. No. 6.

STORMWATER MANAGEMENT: Stormwater detention is provided offsite in a detention reserve.

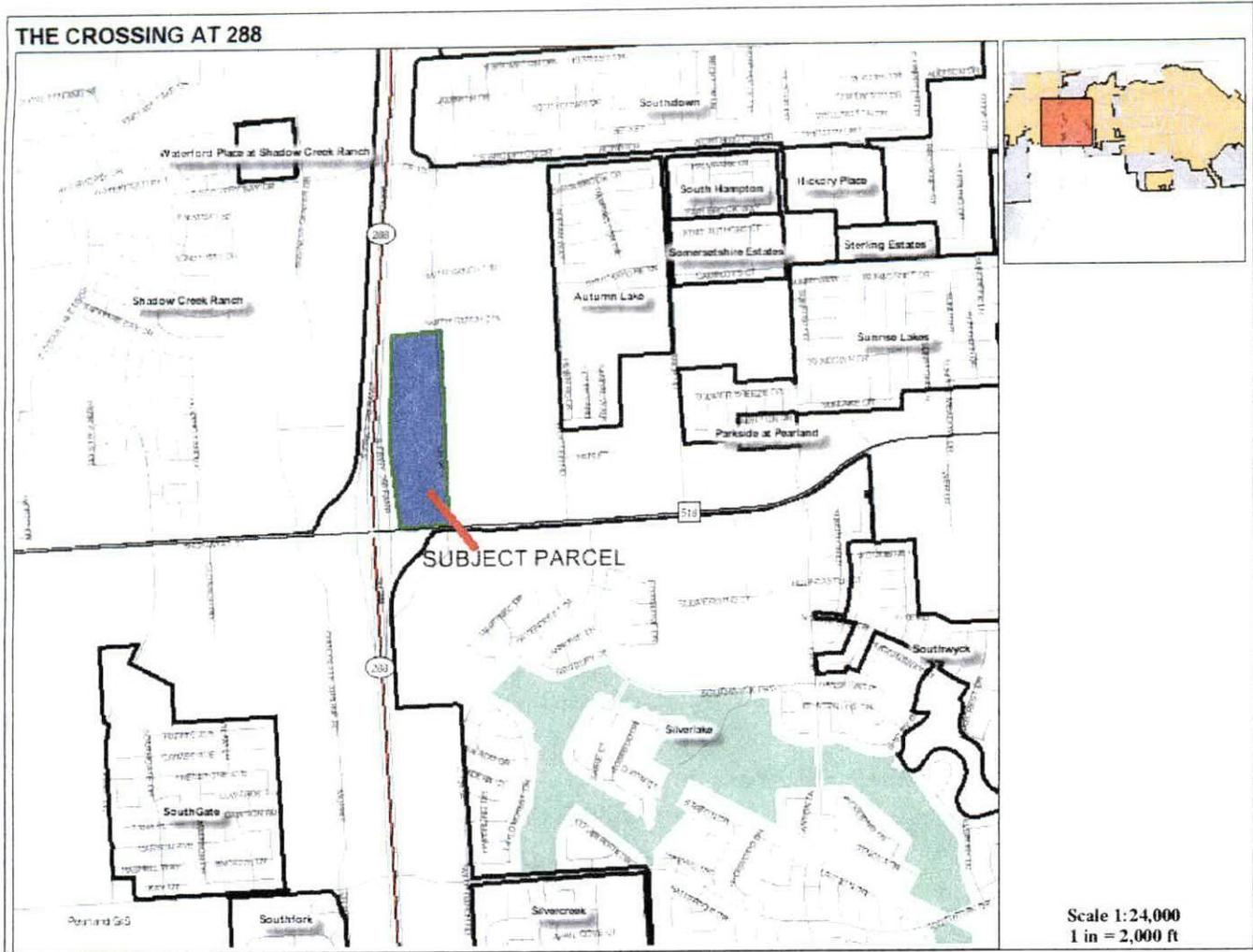
PARKS, OPEN SPACE, AND TREES: non-residential development requires no park dedication

OUTSTANDING ITEMS:

- 1.) Provide signed and sealed mylars for signatures and recordation.
- 2.) Provide lienholders certification for recordation
- 3.) Courier and recordation fees (depending upon the number of documents to be recorded) will be needed to record this plat

ATTACHMENTS:

1. Application Form
2. Final Plat
3. Location map



P&Z Agenda Item

B



August 11, 2009

City of Pearland
Planning Department
Attn: Judy Krajca
3523 Liberty Drive
Pearland, Texas 77581

Re: Savannah Commercial Tract

Dear Planning & Zoning Commission/Planning Director:

Please accept our request for the above referenced plat to be removed and withdrawn from consideration on the next Planning & Zoning Commission agenda of the City of Pearland.

This plat will be resubmitted at a later date for review and approval.

Please call me if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "G.A. Freeman", with a long horizontal flourish extending to the right.

Geoffrey A. Freeman
Project Platting Manager



SAVANNAH PKWY. & C.R. 58 FINAL
Richard Keller to tyoungblood, gfreeman
Cc brian.gibson, Judy Krajca

08/10/2009 10:05 AM

We received no resubmittal of the Savannah plats this morning. The extension request filed for these plats requires action by our P&Z Commission by August 19. The only remaining meeting is next Monday, Aug. 17. If these plats are not withdrawn, I must recommend denial of approval to P&Z commission. These include:

Portions of C.R. 58 and Savannah Pkwy.
Commercial Tract
Church Site
School Site and Fire Station Reserves

P&Z Agenda Item

C



August 11, 2009

City of Pearland
Planning Department
Attn: Judy Krajca
3523 Liberty Drive
Pearland, Texas 77581

Re: Savannah School & Fire Station Reserves

Dear Planning & Zoning Commission/Planning Director:

Please accept our request for the above referenced plat to be removed and withdrawn from consideration on the next Planning & Zoning Commission agenda of the City of Pearland.

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Project Platting Manager



SAVANNAH PKWY. & C.R. 58 FINAL

Richard Keller to tyoungblood, gfreeman

brian.gibson, Judy Krajca

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- Portions of C.R. 58 and Savannah Pkwy.
- Commercial Tract
- Church Site
- School Site and Fire Station Reserves

P&Z Agenda Item

D



August 11, 2009

City of Pearland
Planning Department
Attn: Judy Krajca
3523 Liberty Drive
Pearland, Texas 77581

Re: **Savannah Church Site**

Dear Planning & Zoning Commission/Planning Director:

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SAVANNAH PKWY. & C.R. 58 FINAL

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- Commercial Tract
- Church Site
- School Site and Fire Station Reserves

P&Z Agenda Item

E



August 11, 2009

City of Pearland
Planning Department
Attn: Judy Krajca
3523 Liberty Drive
Pearland, Texas 77581

Re: Portions of County Road 58 & Savannah Parkway

Dear Planning & Zoning Commission/Planning Director:

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SAVANNAH PKWY. & C.R. 58 FINAL

Richard Keller @ tyoungblood, gfreeman
@ brian.gibson, Judy Krajca

08/10/2009 10:05 AM

We received no resubmittal of the Savannah plats this morning. The extension request filed for these plats requires action by our P&Z Commission by August 19. The only remaining meeting is next Monday, Aug. 17. If these plats are not withdrawn, I must recommend denial of approval to P&Z commission. These include:

- Portions of C.R. 58 and Savannah Pkwy.
- Commercial Tract
- Church Site
- School Site and Fire Station Reserves

P&Z Agenda Item

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