

**MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD JANUARY 21, 2008 AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

Chairperson Henry Fuertes called the meeting to order at 10:26 p.m. with the following present:

P & Z Chairperson Henry Fuertes  
P & Z Commissioner Ron Capehart  
P & Z Commissioner Charles Gooden, Jr.  
P & Z Commissioner Susan Sherrouse  
P & Z Commissioner Darrell Diggs (arrived at 10:28 p.m.)  
P & Z Commissioner Neil West (arrived at 10:28 p.m.)

Also in attendance were: Assistant City Manager Nick Finan, Planning Director Lata Krishnarao, Senior Planner Theresa Grahmann, Plans and Plat Administrator Richard Keller, Planner Tim Chi, Deputy City Attorney Nghiem Doan, and Planning Administrative Secretary Judy Krajca.

**II. APPROVAL OF MINUTES**

Commissioner Capehart made the motion to approve, and Commissioner Sherrouse seconded. The vote was 5-0 for approval of the minutes of January 7, 2008.

**III. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION - Conditional Use Permit No. CUP2008-02**

A request by Pearland Hughes West Investments, Ltd., owner, for approval of a Conditional Use Permit for a "church" facility in the Neighborhood Service District (NS), on the following described property, to wit:

Legal Description: 5.5394 acres, being Restricted Reserve "A", Block 1, of the Final Plat of Stepping Stone No. 3, a subdivision of land located in the H.T. & B.R.R. Company Survey, Abstract 242, according to the map or plat thereof recorded in Volume 24, Page 45, of the Plat Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the South Side of FM

518 (Broadway Street), and on the West Side of Tranquility Lakes Boulevard.

Vice-Chairperson Koza, Jr. made the motion to approve, and Commissioner Sherrouse seconded.

There was no discussion.

The vote was 7-0. CUP2008-02 was approved.

**B. CONSIDERATION & POSSIBLE ACTION - Conditional Use Permit No. CUP2008-03**

A request by Betty Jones, applicant for S. Kevin Price, owner, for approval of a Conditional Use Permit for a "gaming establishment" facility in the General Commercial District (GC), on the following described property, to wit:

Legal Description: 0.86 acres of land, out of a 9.6809 acre tract, being all the land remaining unsold out of that certain 13.892 acre tract of land described in Volume 636, Page 695, of the Deed Records of Brazoria County, Texas, situated in the A.C.H. & B. Survey, Abstract 416, and the H.T. & B.R.R. Company Survey, Abstract 292, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of SH 35 (Main Street), and on the North Side of Hastings Cannon Road (CR 128).

Commissioner Capehart made the motion to approve, and Vice-Chairperson Koza, Jr. seconded.

Discussion ensued in regards to the gaming ordinance. Applicant Kevin Price was present and spoke that he would be in compliance with the ordinance within 48 hours. Discussion continued in regards to the previous gaming establishment. Commissioner Gooden, Jr. commented that these establishments could operate illegally. Commissioner Sherrouse asked in general if this use was appropriate in this neighborhood, and stated that she agrees with staff's comments.

The vote was 6-1, with Commissioner Gooden, Jr. voting in opposition. CUP2008-03 was approved.

**C. CONSIDERATION & POSSIBLE ACTION - Conditional Use Permit No. CUP2008-04**

A request by Thomas L. Toney, applicant for Celalettin Demir, owner, for approval of a Conditional Use Permit for a "gaming establishment" facility in the General Commercial District (GC), on the following described property, to wit:

Legal Description: Lot 6 of Johnston Subdivision, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the South Side of FM 518 (Broadway Street), and Approximately 600 Feet East of Harkey Road.

Commissioner Capehart made the motion to approve, and Vice-Chairperson Koza, Jr. seconded.

Commissioner Diggs expressed same concerns as the previous gameroom CUP; however, this establishment is in a residential area. Commissioner Diggs stated he was not necessarily in favor, and that the Commission needs to be careful where and how many gaming establishments are allowed in the city.

The vote was 0-7. CUP2008-04 was denied. Reasons for denial were same as those in staff's report, as well as, concerns of proximity to schools and residents, and same issues as the previous CUP.

**D. CONSIDERATION & POSSIBLE ACTION - Zone Change No. 2008-02Z**

A request by Sonya Ann Dare, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Residential – 2 District (R-2) to Neighborhood Service District (NS), on the following described property, to wit:

Legal Description: 0.550 acres of land, Lot 1L, out of the Northwest one-fourth of the H.T. & B.R.R. Company Survey, Section 11, Abstract 239, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the South Side of Walnut Street, and Approximately 100 Feet East of McLean Road.

Commissioner Capehart made the motion to approve, and Commissioner Gooden, Jr. seconded.

Commissioner Capehart modified his motion for the approval of the zone change to Office Professional (OP), and not Neighborhood

Services (NS). Commissioner Gooden, Jr. seconded.

There was brief discussion in regards to the types of uses allowed under OP verses NS and the reduction of traffic if OP is approved.

The vote was 7-0. Zone Change 2008-02Z was approved for OP.

**E. CONSIDERATION & POSSIBLE ACTION - Zone Change No. 2008-03Z**

A request by Thu Trinh, applicant for Dung Hung Ta, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Office and Professional District (OP) to Light Industrial District (M-1), on the following described property, to wit:

Legal Description: 9.7036 acres of land, Lot 22, H.T. & B.R.R. Company Survey, Section 8, Abstract 504, as recorded in Book 2, Pages 23 and 24 of the Plat Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of Roy Road, and Approximately 500 Feet North of FM 518 (Broadway Street).

Commissioner Capehart made the motion to approve, and Commissioner Diggs seconded.

There was much discussion in regards to Light Industrial (M-1) zoning and General Commercial (GC). The Commission also discussed concerns with improvements to roads.

Vice-Chairperson Koza, Jr. made the motion to table, with the applicant meeting with staff to decide the best zoning use, and Commissioner West seconded.

The vote was 7-0. Zone Change No. 2008-03Z was tabled.

**F. CONSIDERATION & POSSIBLE ACTION - Zone Change No. 2008-01Z**

A request by David Pearlman, applicant for Classic Self Storage LLC, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Estate District (RE) to General Business Retail District (GB), on the following described property, to wit:

Legal Description: 5.00 acres, Abstract 506, H.T. & B.R.R. Company Survey, Tract 6-7A-7E, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the North Side of Hughes Ranch Road (County Road 403), and Approximately 600 Feet West of Linda Lane.

Commissioner Capehart made the motion to approve, and Commissioner West seconded.

Mr. Bill Schmidt was present and spoke on behalf of the applicant, Mr. Pearlman. Mr. Schmidt stated that this facility would remain a storage facility, and if they are asked to do a Planned Development (PD), they would.

Much discussion ensued, with the Commission asking the applicant to return with a PD.

The vote was 0-7. Zone Change No. 2008-01Z was denied.

**G. CONSIDERATION & POSSIBLE ACTION - Conditional Use Permit No. CUP2008-01**

A request by David Pearlman, applicant for Classic Self Storage LLC, owner, for approval of a Conditional Use Permit for a "mini-warehouse and self storage" facility in the General Business Retail District (GB), on the following described property, to wit:

Legal Description: 5.00 acres, Abstract 506, H.T. & B.R.R. Company Survey, Tract 6-7A-7E, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the North Side of Hughes Ranch Road (County Road 403), and Approximately 600 Feet West of Linda Lane.

No action necessary due to denial of Zone Change No. 2008-01Z.

**H. CONSIDERATION & POSSIBLE ACTION - Zone Change No. 2008-04Z**

A request by GC Engineering, Inc., applicant for Historic Real Estate, Inc., owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Spectrum District (SPD) to

Planned Development District (PD), on the following described property, to wit:

Legal Description: 48.4712 acres out Lot 5 of the James Hamilton Survey, Abstract 881, according to the map or plat thereof recorded in Volume 83, Page 342, of the Deed Records of Harris County, Texas, City of Pearland, Harris County, Texas,

General Location: Generally Located on the West Side of State Highway 288, and on the North Side of Shadow Creek Parkway.

Commissioner Capehart made the motion to approve, and Vice-Chairperson Koza, Jr. seconded.

Much discussion ensued.

Commissioner Capehart made the motion to table, and Commissioner Gooden, Jr. seconded.

The vote was 7-0. Zone Change No. 2008-04Z was tabled.

Chairperson Fuertes called for a brief recess of the meeting at 12:13 a.m.

Action Deadline: January 24, 2008

**I. PUBLIC HEARING—Partial Replat 518—Dixie Plaza**

A request by Scott Hunter, CEI Engineering Associates, Inc., for Wal-Mart Real Estate Business Trust, owner, for approval of a partial replat of 0.644 acres zoned General Commercial (GC). The applicant is proposing a partial replat to subdivide restrictive Reserve A located west of Dixie Farm Road and south of Broadway Street, and the property is described as follow:

A subdivision of 0.644 acre of land being a partial replat of restrictive Reserve A 518-Dixie Plaza Subdivision, Volume 22, Page 289, P.R.B.C.T. in the W.D.C. Hall League, Abstract No. 70, City of Pearland, Brazoria County, Texas.

Chairperson Fuertes opened the public hearing for Partial Replat 518-Dixie Plaza at 12:20 a.m.

Chairperson Fuertes read the purpose of the hearing.

Plans and Plat Administrator Keller read the staffs report.

Chairperson Fuyertes adjourned the hearing at 12:22 a.m.

**J. CONSIDERATION & POSSIBLE ACTION— Partial Replat 518—  
Dixie Plaza**

A request by Scott Hunter, CEI Engineering Associates, Inc., for Wal-Mart Real Estate Business Trust, owner, for approval of a partial replat of 0.644 acres zoned General Commercial (GC). The applicant is proposing a partial replat to subdivide restrictive Reserve A located west of Dixie Farm Road and south of Broadway Street, and the property is described as follow:

A subdivision of 0.644 acre of land being a partial replat of restrictive Reserve A 518-Dixie Plaza Subdivision, Volume 22, Page 289, P.R.B.C.T. in the W.D.C. Hall League, Abstract No. 70, City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Keller read the staff report stating that all outstanding items had been satisfied.

Commissioner Sherrouse made the motion to approve, and Commissioner Gooden, Jr. seconded.

The vote was 7-0. The plat was approved.

**K. CONSIDERATION & POSSIBLE ACTION—Preliminary Right Of  
Way Plat of Shadow Creek Ranch Broadway Street Extension  
from Kingsley Drive to Kirby Drive.**

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for City of Pearland, owner, for approval of a preliminary Right Of Way plat of 16.757 acres zoned Shadow Creek Ranch Planned Unit Development (PUD). The applicant is proposing the section of Broadway Street Right of Way located between Kingsley Drive and Kirby Drive, and the property is described as follow:

Being 16.757 acres of land situated in the H.T. & B.R.R. Co. Survey, Section 81, Abstract 300, the H.T. & B.R.R. Co. Survey, Section 80, Abstract 564, the H.T. & B.R.R. Co. Survey, Section 82, Abstract 565, and the T.C.R.R. Co. Survey, Section 3, Abstract 678, Brazoria County, Texas.

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

Vice-Chairperson Koza, Jr. made the motion to approve, and Commissioner Capehart seconded.

The vote was 7-0. The plat was approved.

**L. CONSIDERATION & POSSIBLE ACTION—Preliminary Plat of Riverstone Ranch Site**

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pasadena Independent School District, owner, for approval of a preliminary plat of 16.690 acres zoned Single Family Residential (R-1) in an area with cluster development. The applicant is proposing (1) lot located to the southwest of Riverridge Park Lane, and the property is described as follow:

A subdivision of 16.690 acres of land situated in the T.J. Green Survey, Abstract 290, City of Pearland, Harris County, Texas; also being a replat of Lots 39-42 and 54-56 of the Allison Richey Gulf Coast Home Company Subdivision, Section "G", a subdivision of record in Volume 4, Page 48, map records of Harris County, Texas. City of Pearland, Harris County, Texas.

Plans and Plat Administrator Keller read the staff report stating that all outstanding items had been satisfied.

Vice-Chairperson Koza, Jr. made the motion to approve, and Commissioner Capehart seconded.

The vote was 7-0. The plat was approved.

**M. CONSIDERATION & POSSIBLE ACTION—Preliminary Plat of Serene Gardens**

A request by Edgar Cagas, The Wilson Survey Group, for HiepPham, Inc., owner, for approval of a preliminary plat of 9.7979 acres zoned Single Family Residential (R-3). The applicant is proposing (7) lots located east of Smith Ranch Road, south of Hughes Ranch Road, and west of Harrington Drive, and the property is described as follow:

A subdivision of 9.7979 acres of the east one-half of Lots 11 & 12E, all of Allison-Richey Gulf Coast Home Company Subdivision of Section 85 in the H.T. & B.R.R. Co. Survey, Abstract 304, according to the map or plat thereof recorded in Volume 2, Page 107 and 108 of the plat records of Brazoria County, City of Pearland, Texas.

Plans and Plat Administrator Keller read the staff report stating that staff recommends approval with the condition that the City obtain a deed for the adjoining land.

Vice-Chairperson Koza, Jr. made the motion to approve with staff's comments, and Commissioner Diggs seconded.

The vote was 7-0. The plat was approved.

**N. DISCUSSION ITEMS**

Brief discussion in regards to the ULI Meeting on 1/22/08 held at the Bass Pro Shop, and the upcoming National APA Conference in Las Vegas, NV.

**IV. ADJOURNMENT**

Chairperson Henry Fuyertes adjourned the meeting at 12:34 a.m.

These minutes are respectfully submitted by:

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Judy Krajca, Administrative Planning Secretary

Minutes approved as submitted and/or corrected on this 18th day of February, A.D., 2008.

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Henry Fuyertes  
P&Z Chairperson



## **CITY OF PEARLAND PLANNING & ZONING**

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**TO:** Planning & Zoning Commission, and Staff

**FROM:** Judy Krajca, Planning Administrative Secretary

**DATE:** January 18, 2008

**SUBJECT:** January 21, 2008

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Dinner will arrive at 5:15 p.m. and will include the following:  
Roast Beef, Baked Potatoes, Carrots, Cole Slaw, Rolls, Peach and Apple Cobbler

Council has two items on the agenda, see attached. One of these includes a joint workshop w/P&Z. Both are scheduled for 6:00 p.m. and should be finished by 6:30 p.m.

Joint Public Hearings will begin at 6:30 p.m.

After the hearings, Council should be finished, and we will remain in the Council Chambers for our P&Z Meeting. I have ordered a snack tray.

**AGENDA – SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON JANUARY 21, 2008, AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. PURPOSE OF THE MEETING:**

- 1. CONSIDERATION AND POSSIBLE ACTION – RESOLUTION NO. R2008-11– A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ENTER INTO A DEVELOPMENT AGREEMENT FOR CONSTRUCTION OF A PORTION OF FM 518 WEST OF SH 288.  
*Mr. Bill Eisen, City Manager.***

**III. 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.

**AGENDA – WORKSHOP OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JANUARY 21, 2008, AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

- I. CALL TO ORDER**
- II. PURPOSE OF THE WORKSHOP:**
  - 1. COUNCIL INPUT AND DISCUSSION: REGARDING THE CITY OF PEARLAND IMPACT FEE UPDATE STATUS. *Mr. Narciso Lira, City Engineer.***
- III. 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.

*Chapman - Fuentes opened*

**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 21, 2008 AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

*@ 10:20*

**II. APPROVAL OF MINUTES**

**January 7, 2008**

*9-0*

*(Riggs, West not present) Carrine @ 10:20 pm*

**III. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION - Conditional Use Permit No. CUP2008-02**

*Passed 7-0*

*M Roy  
2nd Susan*

*Motion Koza  
2nd Sherrowse*

*Henry read...*  
A request by Pearland Hughes West Investments, Ltd., owner, for approval of a Conditional Use Permit for a "church" facility in the Neighborhood Service District (NS), on the following described property, to wit:

Legal Description: 5.5394 acres, being Restricted Reserve "A", Block 1, of the Final Plat of Stepping Stone No. 3, a subdivision of land located in the H.T. & B.R.R. Company Survey, Abstract 242, according to the map or plat thereof recorded in Volume 24, Page 45, of the Plat Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the South Side of FM 518 (Broadway Street), and on the West Side of Tranquility Lakes Boulevard

**B. CONSIDERATION & POSSIBLE ACTION - Conditional Use Permit No. CUP2008-03**

*Henry read...*

*M. Roy  
2nd Koza*

A request by Betty Jones, applicant for S. Kevin Price, owner, for approval of a Conditional Use Permit for a "gaming establishment" facility in the General Commercial District (GC), on the following described property, to wit:

*Discussion ensued in regards to Gaming Ordinance*

*Kevin Price spoke. Says he will comply w/ every ordinance w/in 48 hours.*

Legal Description: 0.86 acres of land, out of a 9.6809 acre tract, being all the land remaining unsold out of that certain 13.892 acre tract of land described in Volume 636, Page 695, of the Deed Records of Brazoria County, Texas, situated in the A.C.H. & B. Survey, Abstract 416, and the H.T. & B.R.R. Company Survey, Abstract 292, City of Pearland, Brazoria County, Texas

*Ngheim spoke  
Ron spoke  
asked Mr. Price about the*

*Charles - said these establishments can operate illegally.*

*Ngheim spoke in detail in regards to illegal activity  
Susan - is this appropriate in this neighborhood and agrees w/ staff's support.*

*6-1 approved (Charles opposed)*

*previous gaming facilities that was there prior.*

General Location: Generally Located on the East Side of SH 35 (Main Street), and on the North Side of Hastings Cannon Road (CR 128)

**C. CONSIDERATION & POSSIBLE ACTION - Conditional Use Permit No. CUP2008-04**

M - Ron  
2nd - Gary

Henry read...

A request by Thomas L. Toney, applicant for Celalettin Demir, owner, for approval of a Conditional Use Permit for a "gaming establishment" facility in the General Commercial District (GC), on the following described property, to wit: Darrell - same concerns as previous gameroom cup; however, this one is in a residential area

Legal Description: Lot 6 of Johnston Subdivision, City of Pearland, Brazoria County, Texas  
Darrell - yes a demand, but not necessarily in favor. P&Z needs to be careful where & how many allowed in city.

General Location: Generally Located on the South Side of FM 518 (Broadway Street), and Approximately 600 Feet East of Harkey Road

0-7 denied Staff comments, proximity to sch & residents, concerns same as prev. cup

**D. CONSIDERATION & POSSIBLE ACTION - Zone Change No. 2008-02Z**

M - Ron  
2nd - Charles

Henry read...

A request by Sonya Ann Dare, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Residential - 2 District (R-2) to Neighborhood Service District (NS), on the following described property, to wit:

Ron modified motion to zone change to OP & not NS  
Charles - 2nd

Charles - question re: Types of uses, what was trying to be avoided.  
Legal Description: 0.550 acres of land, Lot 1L, out of the Northwest one-fourth of the H.T. & B.R.R. Company Survey, Section 11, Abstract 239, City of Pearland, Brazoria County, Texas

? TAG state NS allows conven. store gasoline sell lot of traffic

General Location: Generally Located on the South Side of Walnut Street, and Approximately 100 Feet East of McLean Road

7-0 approved for OP

**E. CONSIDERATION & POSSIBLE ACTION - Zone Change No. 2008-03Z**

M - Ron  
2nd - Darrell

Henry read...

A request by Thu Trinh, applicant for Dung Hung Ta, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Office and Professional District (OP) to Light Industrial District (M-1), on the following described property, to wit:

Discussion in regards to M-1 & GC.

Legal Description: 9.7036 acres of land, Lot 22, H.T. & B.R.R. Company Survey, Section 8, Abstract 504, as recorded in Book 2,

also discussed improvements to roads.

Taped side B  
Tabled 7-0  
Comm. asked the appl. if they would be ok w/ requesting zone change to GC

asked the appl. if they would be ok w/ requesting zone change to GC

if there is a need for GC in the city.

Lata suggested P&Z think what is best for city ->

Pages 23 and 24 of the Plat Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of Roy Road, and Approximately 500 Feet North of FM 518 (Broadway Street)

**F. CONSIDERATION & POSSIBLE ACTION - Zone Change No. 2008-01Z**

*deny read...*

A request by David Pearlman, applicant for Classic Self Storage LLC, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Estate District (RE) to General Business Retail District (GB), on the following described property, to wit:

*M- Ron  
2nd - Neil*

*Motion to call the question  
Carroll  
Jerry*

*Bill Schmidt*

*Mr. Schmidt on behalf of Mr. Pearlman - stated this will remain a Storage Facility. If they have to do a PD - they will.*

Legal Description: 5.00 acres, Abstract 506, H.T. & B.R.R. Company Survey, Tract 6-7A-7E, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the North Side of Hughes Ranch Road (County Road 403), and Approximately 600 Feet West of Linda Lane

*Denial 0-7*

*Much discussion ensued  
want appl. to come back w/ a PD*

**G. CONSIDERATION & POSSIBLE ACTION - Conditional Use Permit No. CUP2008-01**

*No action necessary*

A request by David Pearlman, applicant for Classic Self Storage LLC, owner, for approval of a Conditional Use Permit for a "mini-warehouse and self storage" facility in the General Business Retail District (GB), on the following described property, to wit:

Legal Description: 5.00 acres, Abstract 506, H.T. & B.R.R. Company Survey, Tract 6-7A-7E, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the North Side of Hughes Ranch Road (County Road 403), and Approximately 600 Feet West of Linda Lane

**H. CONSIDERATION & POSSIBLE ACTION - Zone Change No. 2008-04Z**

*deny read...*

A request by GC Engineering, Inc., applicant for Historic Real Estate, Inc., owner, for an amendment to Ordinance No. 2000M,

*M- Ron  
2nd - Jerry*

*M- Ron to table  
2nd - Carroll*

*Motion to w/d motion to table  
(Ron)  
Carroll-2nd*

*M-Ron  
2nd-Charles  
to table 7-0*

the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Spectrum District (SPD) to Planned Development District (PD), on the following described property, to wit:

Legal Description: 48.4712 acres out Lot 5 of the James Hamilton Survey, Abstract 881, according to the map or plat thereof recorded in Volume 83, Page 342, of the Deed Records of Harris County, Texas, City of Pearland, Harris County, Texas,

General Location: Generally Located on the West Side of State Highway 288, and on the North Side of Shadow Creek Parkway

Action Deadline: January 24, 2008

*Recessed  
@ 12:13  
pm*

*opened  
12:20 am  
adj. 12:22 am*

**I. PUBLIC HEARING—Partial Replat 518—Dixie Plaza**

*Denny read.*

A request by Scott Hunter, CEI Engineering Associates, Inc., for Wal-Mart Real Estate Business Trust, owner, for approval of a partial replat of 0.644 acres zoned General Commercial (GC). The applicant is proposing a partial replat to subdivide restrictive Reserve A located west of Dixie Farm Road and south of Broadway Street, and the property is described as follow:

*RK read  
staff rpt.*

A subdivision of 0.644 acre of land being a partial replat of restrictive Reserve A 518-Dixie Plaza Subdivision, Volume 22, Page 289, P.R.B.C.T. in the W.D.C. Hall League, Abstract No. 70, City of Pearland, Brazoria County, Texas.

**J. CONSIDERATION & POSSIBLE ACTION— Partial Replat 518—Dixie Plaza**

*Denny read*

A request by Scott Hunter, CEI Engineering Associates, Inc., for Wal-Mart Real Estate Business Trust, owner, for approval of a partial replat of 0.644 acres zoned General Commercial (GC). The applicant is proposing a partial replat to subdivide restrictive Reserve A located west of Dixie Farm Road and south of Broadway Street, and the property is described as follow:

*RK read  
staff rpt.  
all out study  
items  
satisfied*

A subdivision of 0.644 acre of land being a partial replat of restrictive Reserve A 518-Dixie Plaza Subdivision, Volume 22, Page 289, P.R.B.C.T. in the W.D.C. Hall League, Abstract No. 70, City of Pearland, Brazoria County, Texas.

*M Susan / Charles 2nd*

*7-0 approval*

**K. CONSIDERATION & POSSIBLE ACTION—Preliminary Right Of Way Plat of Shadow Creek Ranch Broadway Street Extension from Kingsley Drive to Kirby Drive.** *Deny read*

*M-Jerry  
2nd-Darrell  
7-0  
approved*

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for City of Pearland, owner, for approval of a preliminary Right Of Way plat of 16.757 acres zoned Shadow Creek Ranch Planned Unit Development (PUD). The applicant is proposing the section of Broadway Street Right of Way located between Kingsley Drive and Kirby Drive, and the property is described as follow:

*RK read  
staff rpt.  
no out*

Being 16.757 acres of land situated in the H.T. & B.R.R. Co. Survey, Section 81, Abstract 300, the H.T. & B.R.R. Co. Survey, Section 80, Abstract 564, the H.T. & B.R.R. Co. Survey, Section 82, Abstract 565, and the T.C.R.R. Co. Survey, Section 3, Abstract 678, Brazoria County, Texas.

**L. CONSIDERATION & POSSIBLE ACTION—Preliminary Plat of Riverstone Ranch Site** *Deny read*

*M-Jerry  
2nd-Ron  
7-0  
approved*

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pasadena Independent School District, owner, for approval of a preliminary plat of 16.690 acres zoned Single Family Residential (R-1) in an area with cluster development. The applicant is proposing (1) lot located to the southwest of Riverridge Park Lane, and the property is described as follow:

*RK read  
staff rpt.  
no outstanding  
items*

A subdivision of 16.690 acres of land situated in the T.J. Green Survey, Abstract 290, City of Pearland, Harris County, Texas; also being a replat of Lots 39-42 and 54-56 of the Allison Richey Gulf Coast Home Company Subdivision, Section "G", a subdivision of record in Volume 4, Page 48, map records of Harris County, Texas. City of Pearland, Harris County, Texas.

**M. CONSIDERATION & POSSIBLE ACTION—Preliminary Plat of Serene Gardens** *Deny read*

*M-Jerry  
2nd-Darrell  
w/ Staffs  
comment*

A request by Edgar Cagas, The Wilson Survey Group, for Hieppham, Inc., owner, for approval of a preliminary plat of 9.7979 acres zoned Single Family Residential (R-3). The applicant is proposing (7) lots located east of Smith Ranch Road, south of Hughes Ranch Road, and west of Harrington Drive, and the property is described as follow:

*RK read  
staff rpt.  
approve w/  
condition  
we obtain  
deed for  
adjacent  
land*

*Charles question  
1- lot extra lg.  
RK - all lots  
minimum meet  
land  
requirements  
7-0  
approved*

A subdivision of 9.7979 acres of the east one-half of Lots 11 & 12E, all of Allison-Richey Gulf Coast Home Company Subdivision of Section 85 in the H.T. & B.R.R. Co. Survey, Abstract 304, according to the map or plat thereof recorded in Volume 2, Page 107 and 108 of the plat records of Brazoria County, City of Pearland, Texas.

**N. DISCUSSION ITEMS**

Next P&Z Meeting  
National APA Conference  
(Las Vegas, NV)

February 4, 2008  
April 27-May 1, 2008

**IV. ADJOURNMENT**

*Uhl 1/22/08*

**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 18th day of January 2008, A.D., at 5:30 p.m.

\_\_\_\_\_  
Judy Krajca, Planning Secretary

Agenda removed \_\_\_\_\_ day of January 2008.

*adj. 12:30 am*

**MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD JANUARY 7, 2008 AT 6:30 P.M., IN THE 2<sup>ND</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

Chairperson Henry Fuyertes called the meeting to order at 6:36 p.m. with the following present:

P & Z Chairperson Henry Fuyertes  
P & Z Commissioner Darrell Diggs  
P & Z Commissioner Neil West  
P & Z Commissioner Ron Capehart  
P & Z Commissioner Charles Gooden, Jr.  
P & Z Commissioner Susan Sherrouse

Also in attendance were: Planning Director Lata Krishnarao, Senior Planner Theresa Grahmann, Plans and Plat Administrator Richard Keller, Planner Tim Chi, Deputy City Attorney Nghiem Doan, and Planning Administrative Secretary Judy Krajca. Assistant City Manager Nick Finan arrived around 7:15 p.m.

**II. APPROVAL OF MINUTES**

Commissioner Diggs made the motion to approve, and Commissioner Capehart seconded. The vote was 6-0 for approval of the minutes of December 3, 2007.

**III. NEW BUSINESS**

**A. Consideration & Possible Action – Preliminary Plat of Ridge Rock C-1**

A request by Tina Kast, LJA Engineering & Surveying, Inc., for WC Walsh Family, Ltd., owner, for approval of a preliminary plat of 10 acres zoned Ridge Rock Planned Development (PD). The applicant is proposing (1) lot located south of Broadway Street and west of Kirby Drive, and the property is described as follow:

Being in the H.T. & B.R.R. Co. Survey, Section 80 (A.K.A.) J.S. Talmage Survey, Abstract 564, City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller read the Staff report stating the applicant was requesting an extension of time because

a Master Plat is required before a Preliminary Plat can be submitted.

Commissioner Sherrouse made the motion to approve the extension, and Commissioner Capehart seconded.

The vote was 5-1. The extension was approved, with Commissioner West voting in opposition.

Commissioner Diggs requested a reconsideration to hear further discussion, and Commissioner Gooden, Jr. seconded.

The vote to reconsider was approved 6-0.

There was much discussion among the Commission/Staff/Legal in regards to the proper steps to be taken during the platting procedure, the fees that would be encountered if denied, and determining if the Commission needs to enforce these strictly or leniently.

The vote was 3-3. The motion to request an extension failed, with Commissioners Sherrouse, Fuertes, and West voting in opposition.

Commissioner Sherrouse made the motion to approve the Preliminary Plat of Ridge Rock C-1, and Commissioner Diggs seconded.

The vote was 0-6. The Preliminary Plat was denied.

**B. Consideration & Possible Action — Final Plat of Rittenhouse on Walnut**

A request by Michael D Morton, Arrow Surveying Company, for RMMA Investments LLC, owner, for approval of a final plat of 1.2626 acres zoned Townhouse Residential District (TH). The applicant is proposing (6) lots located south of Walnut Street, east of McLean Road, and north of Silsbee Drive, and the property is described as follow:

A subdivision of 1.2626 acres of land being out of the H.T. & B.R.R. Company Survey, Section 11, Abstract. No. 239, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller read the Staff report stating there is only one outstanding item. Staff recommends approval.

Commissioner Diggs made the motion to approve, and Commissioner Gooden, Jr. seconded.

There was minimal discussion.

The vote was 6-0. The plat was approved with Staff's recommendation.

**C. CONSIDERATION & POSSIBLE ACTION— Partial Replat of 518 – Dixie Plaza**

A request by Scott Hunter, CEI Engineering Associates, Inc., for Wal-Mart Real Estate Business Trust, owner, for approval of a partial replat of 0.644 acres zoned General Commercial (GC). The applicant is proposing a partial replat to subdivide restrictive Reserve A located west of Dixie Farm Road and south of Broadway Street, and the property is described as follow:

A subdivision of 0.644 acre of land being a partial replat of restrictive Reserve A 518-Dixie Plaza Subdivision, Volume 22, Page 289, P.R.B.C.T. in the W.D.C. Hall League, Abstract No. 70, City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller read the Staff report stating the applicant is requesting a 40-day extension of time. Staff recommends approval.

Commission Sherrouse made the motion to approve, and Commissioner Diggs seconded.

The vote was 6-0. The extension was approved.

**D. CONSIDERATION & POSSIBLE ACTION— Preliminary Plat of Wooten Road Development**

A request by A. Mahendra Rodrigo, G.C. Engineering, Inc., for Muthalaly Investments, LLC, owner, for approval of a preliminary plat of 5 acres zoned Development on Wooten Road Planned Development (PD). The applicant is proposing (4) lots located east of Wooten Road, south of Lamb Brock, and north of Harley, and the property is described as follow:

A subdivision of 5.000 acres, located in the H.T. & B.R.R. Co. Survey, Section 85, Abstract No. 304 in the City of Pearland, Brazoria County, Texas.

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

Commissioner Diggs made the motion, and Commissioner Capehart seconded.

The vote was 6-0. The plat was approved.

There was a 5-minute recess before the training began. (Training was recorded on a separate cassette tape for the purpose of record keeping.)

**E. TRAINING – Planning and Zoning Commission Quarterly Training, by Nghiem Doan, Deputy City Attorney.**

The Training portion of the P&Z Meeting was reopened at 7:30 p.m.

Deputy City Attorney Doan presented a power point presentation to the Commission and to Staff.

**F. DISCUSSION ITEMS**

There was brief discussion in regards to the next meeting, and the National APA Conference.

**IV. ADJOURNMENT**

Chairperson Henry Fuertes adjourned the meeting at 9:17 p.m.

These minutes are respectfully submitted by:

---

Judy Krajca, Administrative Planning Secretary

Minutes approved as submitted and/or corrected on this 21st day of January, A.D., 2008.

---

Henry Fuertes  
P&Z Chairperson

## PUBLIC HEARING

SEE NEXT ITEM

- I. Call to order
- II. Purpose of Hearing
- III. Application Information and Case Summary
  - A. Staff Report
  - B. Applicant Presentation
- IV. Persons wishing to speak for or against the proposed request
- V. Commission/Staff discussion
- VI. Adjournment

JAN 2007

# PLAT APPLICATION

Page 1 of 2

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

### Please Check Type of Plat Requested:

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

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

**jkrajca@ci.pearland.tx.us**

DEC 10 2007

### SUBDIVISION

NAME: 518 - Dixie Plaza

NUMBER OF LOTS: 1

### GENERAL

LOCATION: 3200 Dixie Farm Road

PRIMARY CONTACT: Scott Hunter c/o CEI Engineering Assoc., Inc.

MAILING ADDRESS: 4800 Sugar Grove Blvd., Suite 316

CITY, STATE, ZIP: Stafford, TX 77477

PHONE: 281-494-0360 FAX: 281-494-0309

E-MAIL ADDRESS: shunter@ceieng.com

OWNER NAME: Wal-Mart Real Estate Business Trust

MAILING ADDRESS: 2001 S.E. 10th Street

CITY, STATE, ZIP: Bentonville, Arkansas 72712-6469

PHONE: 501-273-8429 FAX: \_\_\_\_\_

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

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

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

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

Applicant's Signature: W. Schmitt Date: 11/1/07

I acknowledge that this plat has been submitted on this day, 11/1/07 12-7-07 and the Plat filing date is 11/5/07 12/10/07, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: W. Schmitt Date: 11/1/07

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

FEES PAID:	<u>204.00</u>
DATE PAID:	<u>12-7-07</u>
RECEIVED BY:	<u>JKrajca</u>
RECEIPT NO.:	

## **Consideration and Possible Action—Partial Replat of 518—Dixie Plaza**

### **Partial Replat--Staff Report**

**P & Z Meeting Date:** January 21, 2008

#### **Location:**

The property is located south of Broadway Street and west of Dixie Farm Road.

#### **Applicant:**

Scott Hunter, CEI Engineering Associates, Inc., for Wal-Mart Real Estate Business Trust, owner.

#### **Request:**

Partial replat approval of 0.644 acres zoned General Commercial (GC).

#### **Purpose:**

The purpose of this partial replat is to subdivide Lot (Reserve) A.

#### **Zoning:**

General Commercial (GC).

#### **Traffic and Transportation:**

A traffic impact analysis was completed in the past, and therefore it is not required by the city engineering for this partial replat.

#### **Utilities:**

Water and sewer are available.

#### **Stormwater Management:**

Detention facility will be provided on site.

#### **Parks and Open Space:**

Not applicable since it will be used for commercial purpose.

#### **Outstanding Items:**

1. Correct spelling of Henry Fuyertes.
2. Label 25' W.S.E. within the limits of this replat.
3. Signed mylars for signatures.

#### **Attachments:**

1. Map
2. Application



JAN 2007

# PLAT APPLICATION

Page 1 of 2

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

DEC 26 2007

### Please Check Type of Plat Requested:

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

\*Please send any and all correspondence to:

jkrajca@ci.pearland.tx.us

### SUBDIVISION

NAME: SHADOW CREEK RANCH  
FROM KIRBY DR TO KINGSLEY DR

NUMBER OF LOTS: 0

### GENERAL

LOCATION: ON BROADWAY ST. BETWEEN

KIRBY DR. AND KINGSLEY DR.

PRIMARY CONTACT: LJA ENGINEERING- RENE RODRIGUEZ

MAILING ADDRESS: 2929 BRIARPARK, STE. 600, HOUS

CITY, STATE, ZIP: HOUSTON, TEXAS 77042

PHONE: (713) 953-5228 FAX: (713) 953-5200

E-MAIL ADDRESS: rerodriguez@ljaengineering.com

OWNER NAME: CITY OF PEARLAND

MAILING ADDRESS: 3523 LIBERTY DR.

CITY, STATE, ZIP: PEARLAND, TX 77581

PHONE: 281-652-1768 FAX: 281-652-1702

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

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

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

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

Applicant's Signature: René R. Date: 12-17-2007

I acknowledge that this plat has been submitted on this day, 12/21/07, and the Plat filing date is 12/26/07, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: René R. Date: 12/21/07

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

FEE'S PAID:	<u>962.71</u>
DATE PAID:	<u>12-21-07</u>
RECEIVED BY:	<u>Krajca</u>
RECEIPT NO.:	<u>46950</u>

**Consideration and Possible Action—Preliminary Right Of Way Plat of Shadow  
Creek Ranch Broadway Street Extension from  
Kingsley Drive to Kirby Drive**

Preliminary Right Of Way Plat—Staff Report

P & Z Meeting Date: January 21, 2008.

**Location:**

The right of way is the section of Broadway Street that is located between Kingsley drive and Kirby drive. This section of Broadway Street is a part of the Shadow Creek Ranch Planned Unit of Development.

**Applicant:**

Rene Rodriguez, LJA Engineering & Surveying, Inc., for City of Pearland, owner.

**Request:**

Preliminary right of way plat approval of 16.757 acres as a part of the Shadow Creek Ranch Planned Unit of Development.

**Zoning:**

Shadow Creek Ranch Planned Unit of Development (PUD).

**Traffic and Transportation:**

A traffic impact analysis (TIA) was submitted to city engineering.

**Utilities:**

Water and sewer services are not required in this phase and will be established by Shadow Creek Ranch development when city requests.

**Stormwater Management:**

A master drainage plan submitted to the city engineering covers this project.

**Parks and Open Space:**

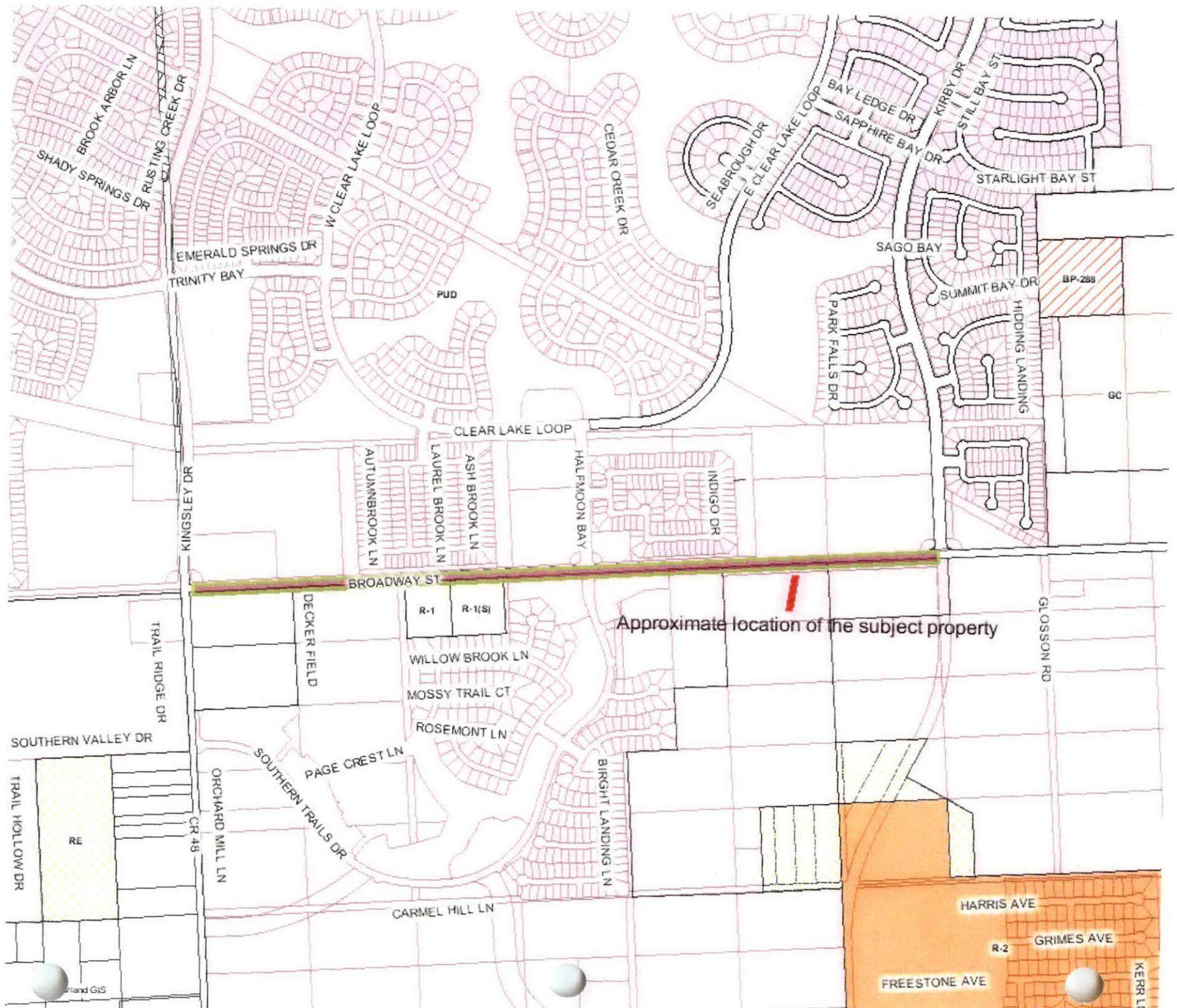
Not applicable in this case.

**Outstanding Item:**

1. Correct spelling of Henry Fuertes.

**Attachments:**

1. Map
2. Application



Approximate location of the subject property

SHADY SPRINGS DR  
BROOK ARBOR LN  
RUSTING CREEK DR

EMERALD SPRINGS DR  
TRINITY BAY

W CLEAR LAKE LOOP

PUD

CEDAR CREEK DR

SEABROUGH DR  
E CLEAR LAKE LOOP

BAY LEDGE DR  
SAPPHIRE BAY DR

KIRBY DR  
STILL BAY ST

STARLIGHT BAY ST

SAGO BAY

SUMMIT BAY DR

BP-288

PARK FALLS DR

HIDDING LANDING

GC

CLEAR LAKE LOOP

AUTUMNBROOK LN

LAUREL BROOK LN

ASH BROOK LN

HALFMOON BAY

INDIGO DR

KINGSLEY DR

BROADWAY ST

R-1 R-1(S)

Approximate location of the subject property

GLOSSON RD

TRAIL RIDGE DR

DECKER FIELD

WILLOW BROOK LN

MOSSY TRAIL CT

ROSEMONT LN

SOUTHERN VALLEY DR

PAGE CREST LN  
SOUTHERN TRAILS DR

BRIGHT LANDING LN

TRAIL HOLLOW DR

RE

ORCHARD MILL LN

CR 48

CARMEL HILL LN

HARRIS AVE

R-2

GRIMES AVE

FREESTONE AVE

KERR LN

JAN 2007

# PLAT APPLICATION

Page 1 of 2

City of Pearland  
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### Please Check Type of Plat Requested:

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

\*Please send any and all correspondence to:

jkrajca@ci.pearland.tx.us

DEC 26 2007

SUBDIVISION NAME: RIVERSTONE RANCH ELEMENTARY

NUMBER OF LOTS: 1

GENERAL LOCATION: S. OF RIVERSTONE RANCH  
SEC. 6

PRIMARY CONTACT: LJA ENGINEERING - RENE RODRIGUEZ

MAILING ADDRESS: 2929 BRIARPARK, STE. 600

CITY, STATE, ZIP: HOUSTON, TX 77042

PHONE: 713.953.5228 FAX: 713.953.5200

E-MAIL ADDRESS: rene.rodriquez@ljaengineering.com

OWNER NAME: PASADENA INDEPENDENT SCHOOL DISTRICT

MAILING ADDRESS: 1515 CHERRYBROOK

CITY, STATE, ZIP: PASADENA, TX

PHONE: 713.498.8110 FAX: \_\_\_\_\_

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

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

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

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

Applicant's Signature: René R. Date: 12-17-2007

I acknowledge that this plat has been submitted on this day, 12/21/07, and the Plat filing date is 12/26/07, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: René R. Date: 12/21/07

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

FEES PAID: <u>900.70</u>
DATE PAID: <u>12-21-07</u>
RECEIVED BY: <u>JKrajca</u>
RECEIPT NO.: <u>66549</u>

## **Consideration and Possible Action—Preliminary Plat of Riverstone Ranch Site**

### **Preliminary Plat—Staff Report**

**P & Z Meeting Date:** January 21, 2008.

#### **Location:**

The property is located to the southwest of Riverstone Ranch Drive and west of Augusta Drive. The site is situated in the northeastern edge of the Riverstone Ranch Cluster Development area and is surrounded by the Single Family Residential (R-1) development.

#### **Applicant:**

Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pasadena Independent School District, owner.

#### **Request:**

Preliminary plat approval of 16.690 acres zoned Single Family Residential (R-1). There is one lot.

#### **Zoning:**

Single Family Residential (R-1).

#### **Traffic and Transportation:**

Needs to submit an individual Traffic Impact Analysis (TIA) for the developmental review of the site.

#### **Utilities:**

Water and sewer services will be obtained from Clear Brook City Municipal Utility District (M.U.D.).

#### **Stormwater Management:**

Detention facility will be provided on site in accordance with the master plan.

#### **Parks and Open Space:**

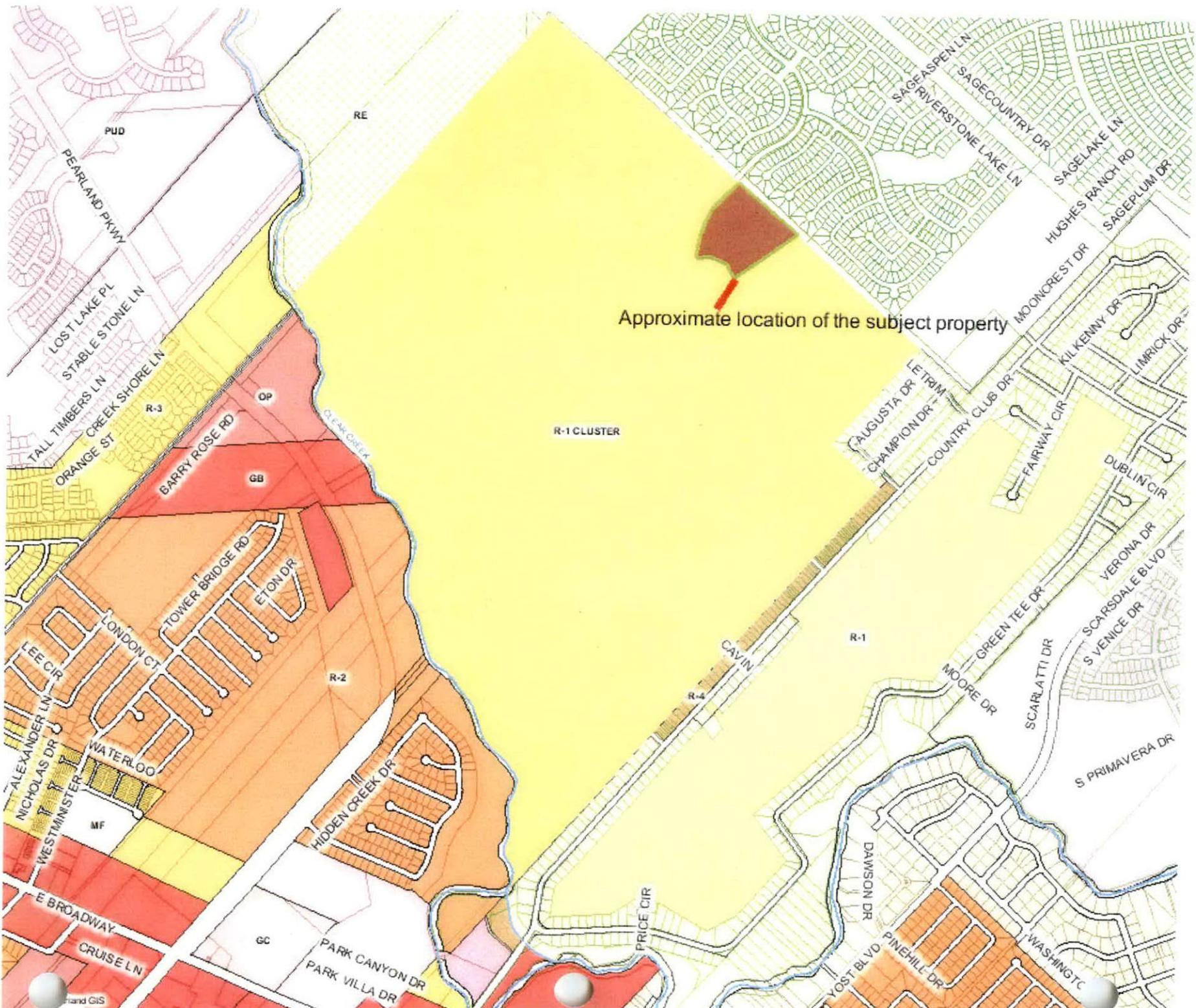
Does not apply in the preliminary phase.

#### **Outstanding Item:**

1. Correct spelling of Henry Fuertes.

#### **Attachments:**

1. Map
2. Application



Approximate location of the subject property

R-1 CLUSTER

R-1

R-2

R-3

GB

OP

PUD

RE

MF

GC

R-4

JAN 2007

# PLAT APPLICATION

Page 1 of 2

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### Please Check Type of Plat Requested:

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- Master Plat
- Preliminary Development Plat
- Final Development Plat
- Replat

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

jkrajca@ci.pearland.tx.us

JAN 14 2008

SUBDIVISION  
NAME:

SERENE GARDENS

NUMBER OF LOTS: 7

GENERAL

LOCATION: HUGHES RANCHA ROAD

PEARLAND, TEXAS

PRIMARY CONTACT: EDGAR CAGAS / THE WILSON SURVEY GROUP

MAILING ADDRESS: 2006 E BROADWAY, SUITE 105

CITY, STATE, ZIP: PEARLAND TEXAS 77581

PHONE: 281-485-3991 FAX: 281-485-3998

E-MAIL ADDRESS: ecagas@thewilsonsurveygroup.com

OWNER NAME: HIEP PHAM

MAILING ADDRESS: 4318 WEST FUQUA

CITY, STATE, ZIP: HOUSTON, TX 77045

PHONE: 713-498-3417 FAX: \_\_\_\_\_

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

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

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

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

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

FEE PAID:	<u>200.00</u>
DATE PAID:	<u>1-14-08</u>
RECEIVED BY:	<u>jkrajca</u>
RECEIPT NO.:	

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

## **Consideration and Possible Action—Preliminary Plat of Serene Gardens**

### **Preliminary Plat—Staff Report**

**P & Z Meeting Date:** January 21, 2008.

#### **Location:**

The property is located east of Smith Ranch Road, south of Hughes Ranch Road, and west of Dawn Brook Drive. The site is surrounded by Single Family Residential (R-3) developments around it.

#### **Applicant:**

Edgar Cagas, The Wilson Survey Group, for Hiepnam, owner.

#### **Request:**

Preliminary plat approval of 9.7979 acres zoned Single Family Residential (R-3). There are 7 lots and 3 reserves.

#### **Zoning:**

Single Family Residential (R-3).

#### **Traffic and Transportation:**

Traffic Impact Analysis (TIA) is not required because of the combined nature of residential development and the small number of lots for the project.

#### **Utilities:**

Water and sewer services are available along Hughes Ranch Road, but the project needs to extend those services to the interior lots.

#### **Stormwater Management:**

Detention facility will be provided on the site.

#### **Parks and Open Space:**

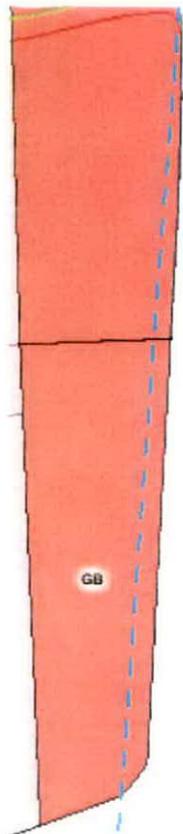
Not applicable in the preliminary phase.

#### **Outstanding Item:**

1. The plat should include all properties owned, and jointly owned, by the owner of this site, and the remainder may be platted as a separate lot.

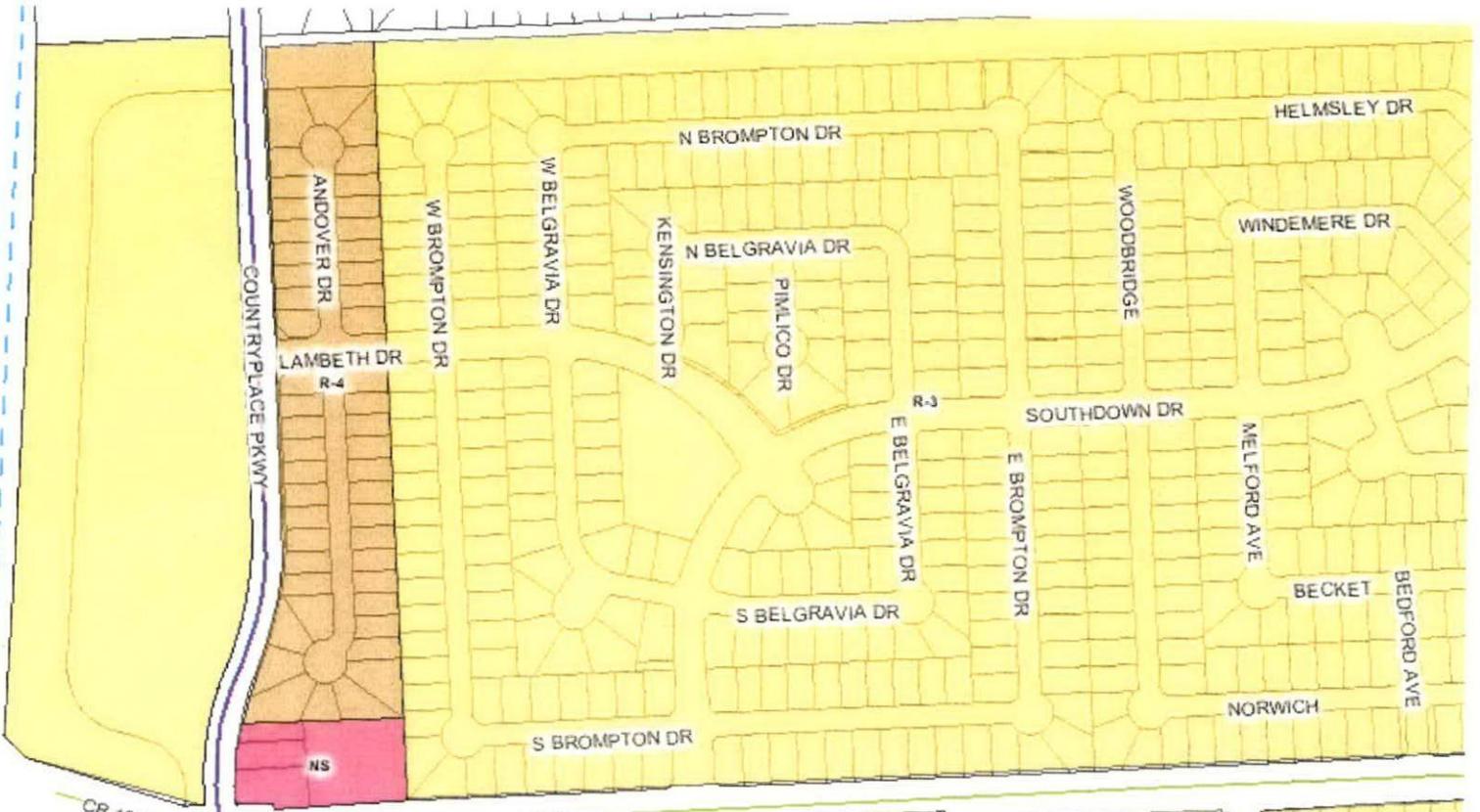
#### **Attachments:**

1. Map
2. Application



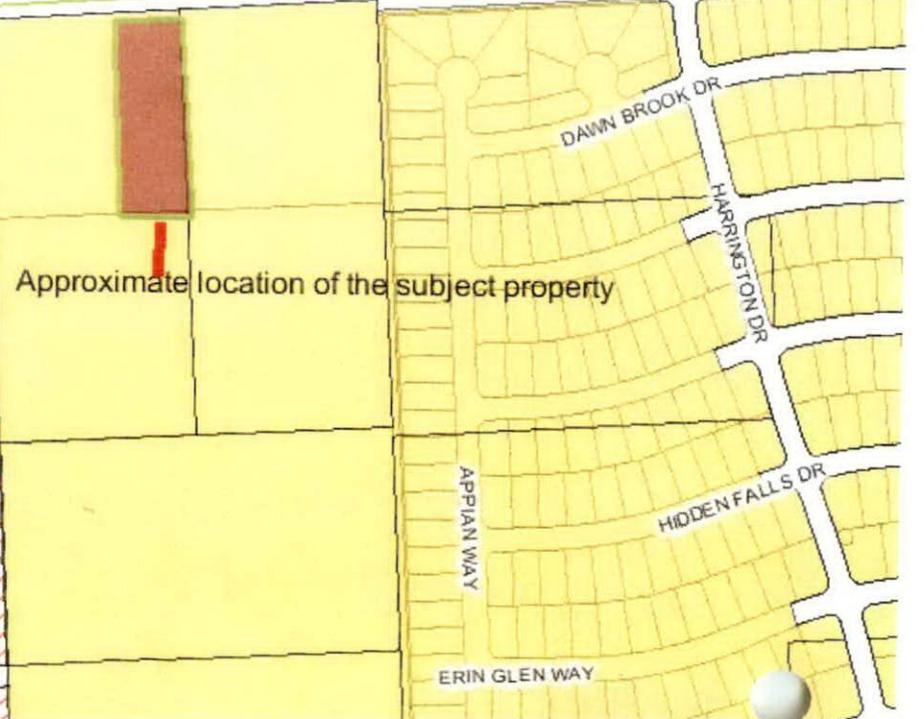
RAMP

RAMP



CR 403

HUGHES RANCH RD



Approximate location of the subject property

GC

BP-288

M-1

SMITH RANCH RD

SMITH RANCH 1 RD

SH 288

SH 288

PUD

GB

Hand GIS