

**AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD NOVEMBER 17, 2008 AT 6:30 P.M., IN ENGINEERING DEPARTMENT CONFERENCE ROOM, PEARLAND COMMUNITY CENTER, 3523 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES Regular Meeting of November 3, 2008**

**III. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2008-16Z**

Request of Mike Pollack, applicant for Signature Eubanks, owner, for approval of a change in zoning district from classification Townhouse Residential District (TH) to General Business Retail District (GB) and Office Professional (OP) with a Conditional Use Permit (CUP) to permit a hospital facility.

**LEGAL DESCRIPTION:** Tract 1 with 15.0373 acres and Tract 3 with 13.0933 acres out of Kanawha-Texas Company Subdivision of Sections 18 & 22 (Vol. 2, pg 51 B.C.P.R) and Section 18 H.T. & B. R.R. Co. Survey, A-547, Houston, Harris County, Texas

**GENERAL LOCATION:** Located on the North side of proposed Magnolia Road and East side of FM 1128 (Manvel Road).

**B. CONSIDERATION & POSSIBLE ACTION –Request for Waiver of Decision for Final Plat of Savannah Commercial Tract**

A request by Yvonne R. Grimm, Brown & Gay Engineers, Inc., for Savannah Development, LTD., owner, for approval of a final subdivision plat of 2.323 acres in the Savannah Planned Unit Development located within the Pearland E.T.J. The applicant is proposing 1 tract and 1 reserve located north of C.R. 58 west of Savannah Parkway and the property is described as follows:

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

**C. CONSIDERATION & POSSIBLE ACTION – Final Plat of Savannah Commercial Tract**

Decision  
Date  
11/20/08

A request by Yvonne R. Grimm, Brown & Gay Engineers, Inc., for Savannah Development, LTD., owner, for approval of a final

subdivision plat of 2.323 acres in the Savannah Planned Unit Development located within the Pearland E.T.J. The applicant is proposing 1 tract and 1 reserve located north of C.R. 58 west of Savannah Parkway and the property is described as follows:

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

**D. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch Broadway Street Extension from County Line to FM 521**

Decision Date 11/20/08
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A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pearland Investments Limited Partnership and the City of Pearland, owners, for approval of a final right-of-way plat for 9.711 acres zoned Planned Unit Development. The applicants are proposing to extend Broadway from the Brazoria-Ft. Bend County line west to F.M. 521 and the property is described as follows:

Being 9.711 acres out of the H. T. & B. R.R. Co. Survey, Sec. 83, A-761, Sec. 84, A-767 and the F. Hooper Survey, A-198, City of Pearland, Fort Bend County, Texas.

**E. CONSIDERATION & POSSIBLE ACTION – Request for a Waiver of Decision for Final Plat of Savannah Church Site**

A request by Yvonne R. Grimm, Brown & Gay Engineers, Inc., for Savannah Development, LTD., owner, for approval of a final subdivision plat of 12.54 acres in the Savannah Planned Unit Development located within the Pearland E.T.J. The applicant is proposing one lot located south of C.R. 58 east of Savannah Parkway and the property is described as follows:

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

**F. CONSIDERATION & POSSIBLE ACTION – Final Plat of Savannah Church Site**

Decision Date 11/20/08
------------------------------

A request by Yvonne R. Grimm, Brown & Gay Engineers, Inc., for Savannah Development, LTD., owner, for approval of a final subdivision plat of 12.54 acres in the Savannah Planned Unit Development located within the Pearland E.T.J. The applicant is proposing one lot located south of C.R. 58 east of Savannah Parkway and the property is described as follows:

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

**G. DISCUSSION ITEMS**

- Next P&Z Meeting

December 3, 2008

**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 & at the Community Center on the 14<sup>th</sup> day of November 2008 A.D., at 5:30 p.m.

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

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

**APPROVAL**

**OF**

**MINUTES**

**MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD NOVEMBER 3, 2008 AT 6:30 P.M., IN THE ENGINEERING CONFERENCE ROOM, COMMUNITY CENTER, CITY HALL, 3523 LIBERTY DRIVE, PEARLAND, TEXAS**

**CALL TO ORDER**

P&Z Chairperson Henry Fuertes called the meeting to order at 6:35 p.m. with the following present:

P&Z Chairperson Henry Fuertes  
P&Z Vice-Chairperson Jerry, Koza, Jr. (arrived at 6:36 p.m.)  
P&Z Commissioner Susan Sherrouse  
P&Z Commissioner Neil West  
P&Z Commission Ron Capehart  
P&Z Commissioner Darrell Diggs  
P&Z Commissioner Charles Gooden, Jr.

Also in attendance were: Planning Director Lata Krishnarao, Plans and Plat Administrator Richard Keller, and Deputy City Attorney Nghiem Doan.

**APPROVAL OF MINUTES**

P&Z Commissioner Susan Sherrouse made the motion to approve the minutes of October 20, 2008, and P&Z Commissioner Ron Capehart seconded.

The vote was 6-0. The minutes of October 20, 2008 were approved. P&Z Vice-Chairperson Jerry Koza, Jr. abstained.

**NEW BUSINESS**

**PUBLIC HEARING – Replat of Tract “A” of the Amending Plat of Stonebridge Section 1**

A request by Edgar M. Cagas, Wilson Survey Group, Inc., for Musgrave-Grohman Ventures, Ltd., owner, for approval of a replat of 3.104 acres zoned PUD. The applicant is proposing 2 lots located at the west corner of Pearland Parkway and Stable Stone Lane and the property is described as follows:

Being all of Tract “A” of Stonebridge Section 1, a subdivision according to the plat thereof as recorded in Document Number 2006011183 of the Brazoria County Plat Records, City of Pearland, Brazoria County, Texas.

P&Z Vice-Chairperson Jerry Koza, Jr. recused himself from the public hearing.

P&Z Chairperson Henry Fuertes opened the hearing for the Replat of Tract “A” of the Amending Plat of Stonebridge Section 1 at 6:36 p.m.

Plans and Plat Administrator Richard Keller read staff's report.

The applicant was not present to speak.

There was no one present to speak for or against the replat.

There was no discussion from the Commission/Staff.

P&Z Chairperson Henry Fuertes adjourned the public hearing for Replat of Tract "A" of the Amending Plat of Stonebridge Section 1 at 6:37 p.m.

**CONSIDERATION & POSSIBLE ACTION – Replat of Tract "A" of the Amending Plat of Stonebridge Section 1**

A request by Edgar M. Cagas, Wilson Survey Group, Inc., for Musgrave-Grohman Ventures, Ltd., owner, for approval of a replat of 3.104 acres zoned PUD. The applicant is proposing 2 lots located at the west corner of Pearland Parkway and Stable Stone Lane and the property is described as follows:

Being all of Tract "A" of Stonebridge Section 1, a subdivision according to the plat thereof as recorded in Document Number 2006011183 of the Brazoria County Plat Records, City of Pearland, Brazoria County, Texas.

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

There was discussion with regards to fault lines.

Plans and Plat Administrator Richard Keller stated that when the site plan is reviewed, the applicant should know where the fault lines are. P&Z Commissioner Neil West commented that the location of the fault lines may not be accurate and may move. Plans and Plat Administrator Richard Keller stated he would point out the fault line to the building official during the permit review.

There was brief discussion with regards to detention.

The vote was 6-0. The Replat of Tract "A" of the Amending Plat of Stonebridge Section 1 was approved. P&Z Vice-Chairperson Jerry Koza, Jr. abstained.

Plans & Plat Administrator Richard Keller recommended that Items C, E, and G be considered together, due to their request for a Waiver of Decision.

P&Z Commissioner Ron Capehart made the motion to vote on the three plats seeking Waiver of Decisions for approval, and P&Z Vice-Chairperson Jerry Koza, Jr. seconded.

**CONSIDERATION & POSSIBLE ACTION –Request for Waiver of Decision for Replat of Tracts 3, 4, and 4A of Pearland South Industrial Park**

A request by Christian Offenberger, R.P.L.S, Boundary One Surveyors, L.L.C., for Aggreko, L.P., owner, for approval of a replat of Tracts 3, 4, and 4A of Pearland South Industrial Park zoned M-2, Heavy Industrial. The applicant is proposing to combine three tracts into one tract located south of Magnolia west of S.H. 35 and the property is described as follows:

Being Tracts 3, 4, and 4A of Pearland South Industrial Park, City of Pearland, Brazoria County, Texas.

The vote was 7-0. The Waiver of Decision was approved.

**CONSIDERATION & POSSIBLE ACTION – Request for Waiver of Decision for Final Plat of Portions of County Road 58 and Savannah Parkway**

A request by Yvonne R. Grimm, Brown & Gay Engineers, Inc., for Savannah Development, Ltd., owner, for approval of a final plat of 12.56 acres in the Pearland E.T.J. in the Savannah Planned Unit Development (PUD). The applicants are dedicating right-of-way for C.R. 58 and Savannah Parkway at this intersection and the property is described as follows:

A subdivision of 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.

The vote was 7-0. The Waiver of Decision was approved.

**CONSIDERATION & POSSIBLE ACTION – Request for Waiver of Decision for Final Plat of Savannah School Site and Fire Station Reserves**

A request by Yvonne R. Grimm, Brown & Gay Engineers, Inc., for Savannah Development, Ltd., owner, for approval of a final plat of 15.52 acres in the Pearland E.T.J. in the Savannah Planned Unit Development (PUD). The applicants are proposing sites for a school and fire station at this location and the property is described as follows:

A subdivision of 15.52 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.

The vote was 7-0. The Waiver of Decision was approved.

P&Z Vice-Chairperson Jerry Koza, Jr made the motion to table the following plats also known as items D, F, and H and, P&Z Commissioner Ron Capehart seconded.

**CONSIDERATION & POSSIBLE ACTION –Replat of Tracts 3, 4, and 4A of Pearland South Industrial Park**

A request by Christian Offenberger, R.P.L.S, Boundary One Surveyors, L.L.C., for Aggreko, L.P., owner, for approval of a replat of Tracts 3, 4, and 4A of Pearland South Industrial Park zoned M-2, Heavy Industrial. The applicant is proposing to combine three tracts into one tract located south of Magnolia west of S.H. 35 and the property is described as follows:

Being Tracts 3, 4, and 4A of Pearland South Industrial Park, City of Pearland, Brazoria County, Texas.

The vote was 7-0. The Replat was tabled.

**CONSIDERATION & POSSIBLE ACTION – Final Plat of Portions of County Road 58 and Savannah Parkway**

A request by Yvonne R. Grimm, Brown & Gay Engineers, Inc., for Savannah Development, Ltd., owner, for approval of a final plat of 12.56 acres in the Pearland E.T.J. in the Savannah Planned Unit Development (PUD). The applicants are dedicating right-of-way for C.R. 58 and Savannah Parkway at this intersection and the property is described as follows:

A subdivision of 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.

The vote was 7-0. The Final Plat was tabled.

**CONSIDERATION & POSSIBLE ACTION – Final Plat of Savannah School Site and Fire Station Reserves**

A request by Yvonne R. Grimm, Brown & Gay Engineers, Inc., for Savannah Development, Ltd., owner, for approval of a final plat of 15.52 acres in the Pearland E.T.J. in the Savannah Planned Unit Development (PUD). The applicants are proposing sites for a school and fire station at this location and the property is described as follows:

A subdivision of 15.52 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.

The vote was 7-0. The Final Plat was tabled.

**DISCUSSION ITEM**

Planning Director Lata Krishnarao reported that HGAC was hosting a workshop on November 7, 2008. P&Z Chairperson Henry Fuertes is signed up, and

Commissioner Sherrouse and Vice-Chairperson Koza, Jr. stated they would try to attend.

The Planning Day Presentation will be held on November 14, 2008 with Planning Director Lata Krishnarao explaining the Unified Development Code updates would be discussed.

There was discussion with regards to future amendments to the UDC, and may include definition of assisted living.

The next P&Z meeting will be November 17, 2008.

Planning Director Lata Krishnarao asked the Commission to inform the Planning Secretary if they intentions of attending the TX APA Conference.

### **ADJOURNMENT**

P&Z Chairperson Henry Fuyertes adjourned the meeting at 7:02 p.m.

These minutes are respectfully submitted by:

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Judy Krajca, Planning Secretary

Minutes approved as submitted and/or corrected on this 17th day of November A.D., 2008.

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P&Z Chairperson Henry Fuyertes

# **P&Z Agenda Item**

**A**

**AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD NOVEMBER 17, 2008, AT 6:30 P.M., IN THE COMMUNITY CENTER, CITY HALL, 3523 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING**

Zone Change No. 2008-16Z

Request of Mike Pollack, applicant for Signature Eubanks, owner, for approval of a change in zoning district from classification Townhouse Residential District (TH) to General Business Retail District (GB) and Office Professional (OP) with a Conditional Use Permit (CUP) to permit a hospital facility.

**LEGAL DESCRIPTION:** Tract 1 with 15.0373 acres and Tract 3 with 13.0933 acres out of Kanawha-Texas Company Subdivision of Sections 18 & 22 (Vol. 2, pg 51 B.C.P.R) and Section 18 H.T. & B. R.R. Co. Survey, A-547, Houston, Harris County, Texas

**GENERAL LOCATION:** Located on the North side of proposed Magnolia Road and East side of FM 1128 (Manvel Road).

**III. APPLICATION INFORMATION AND CASE SUMMARY**

**STAFF REPORT  
APPLICANT PRESENTATION**

**IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST**

**V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION**

**VI. 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.**

**P&Z Agenda Item**

**B**

**BROWN  
& GAY**  
ENGINEERS, INC.

November 11, 2008

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

Re: Savannah Commercial Tract

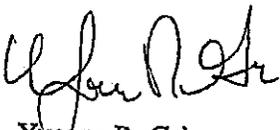
Dear Planning & Zoning Commission/Planning Director:

Please accept for consideration the following request for waiver of decision time pursuant to Section 3.1.1.4. (b) of Pearland's UDC. Brown & Gay Engineers hereby request an additional 10 days (no fewer than the number of days until P&Z's next scheduled meeting and no more than 40) before the Planning & Zoning Commission must act upon the plat known as Savannah Commercial Tract. This extension is for further review of plat.

Brown & Gay Engineers agrees that the above waiver, if granted, shall be construed as tolling the official filing date of the above plat by the number of days granted pursuant to this request.

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

Sincerely,



Yvonne R. Grimm  
Project Platting  
Direct # (713) 488-8114

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# **P&Z Agenda Item**

**C**

# PLAT APPLICATION

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

**Please Check Type of Plat Requested:**

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

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

rkeller@ci.pearland.tx.us

OCT 22 2008

**SUBDIVISION**

**NAME:** SAVANNAH COMMERCIAL TRACT (FKA Savannah Day Care)

**NUMBER OF LOTS:** 0

**GENERAL**

**LOCATION:** North of Hwy 6 Between Post Road and  
Crox Road

**PRIMARY CONTACT:** Tracy Youngblood / Yvonne Grimm - Brown & Gay Eng.

**MAILING ADDRESS:** 10777 Westheimer Suite 400

**CITY, STATE, ZIP:** Houston, TX 77042

**PHONE:** 281-558-8700 **FAX:** 281-558-9701

**E-MAIL ADDRESS:** tyoungblood@browngay.com and ygrimm@browngay.com

**OWNER NAME:** Brian Gibson - Savannah Development, LTD.

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

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

**PHONE:** 281-875-1552 **FAX:** \_\_\_\_\_

**E-MAIL ADDRESS:** brian.gibson@lennar.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: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant's Signature: [Signature] Date: 10-22-08

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

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

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

FEES PAID:	<u>690.00</u>
DATE PAID:	<u>10-22-08</u>
RECEIVED BY:	<u>[Signature]</u>
RECEIPT NO.:	_____

# **P&Z Agenda Item**

**D**

**SHADOW CREEK RANCH  
BROADWAY STREET EXTENSION  
COUNTY LINE TO F.M. 521  
FINAL PLAT- STAFF REPORT**

**P & Z MEETING DATE: NOVEMBER 17, 2008**

**APPLICANT:** Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pearland Investments, L.P., Robert S. Bender, Trustee, and City of Pearland, owners.

**REQUEST:** Final Plat of 9.711 acres in the Shadow Creek Ranch PUD for extension of Broadway from just west of the Brazoria-Ft. Bend County Line to F.M. 521.

**GENERAL LOCATION:** Located in the southwestern corner of Shadow Creek Ranch PUD in Ft. Bend County.

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

**ZONING:** Shadow Creek Ranch PUD – Right-of-Way. Plat is consistent with the approved PUD.

**SURROUNDING USES:** Western portion of the adjoining area to the north is planned as multi-family residential. Central portion of the adjoining area to the north has already been platted as single family residential. Remaining adjoining area to the north zoned PUD. Adjoining area to the south is planned as single family residential with commercial uses at each end.

**COMPREHENSIVE PLAN:** The City of Pearland Land Use Plan designates the property for Right-of-Way. The proposed use was approved as part of the Shadow Creek Ranch PUD.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis was submitted and approved as a part of the original P.U.D.

**UTILITIES AND INFRASTRUCTURE:** Water and sewer are available.

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

**PARKS, OPEN SPACE, AND TREES:** Parkland dedication is not required for right-of-way plats.

**OUTSTANDING ITEMS:**

1. Add signatures and seals.
2. Lienholder subordination

**ATTACHMENTS:**

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



# PLAT APPLICATION

Page 1 of 2

City of Pearland  
Community Center  
3523 Liberty  
(Community Center)  
Pearland, Texas 77581  
281-652-1768  
281-652-1702 fax  
[www.cityofpearland.com](http://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](mailto:jkrajca@ci.pearland.tx.us)

OCT 22 2008

### SUBDIVISION

NAME: Shadow Creek Ranch Broadway Street  
Extension from County Line to FM 521

NUMBER OF LOTS: 0

### GENERAL

LOCATION: \_\_\_\_\_

PRIMARY CONTACT: LJA Engineering & Surveying, Inc. - Rene Rodriguez

MAILING ADDRESS: 2929 Briarpark, Ste. 600

CITY, STATE, ZIP: Houston, Texas 77042

PHONE: 713.953.5228 FAX: 713.953.5026

E-MAIL ADDRESS: rerodriguez@ljaengineering.com

OWNER NAME: City of Pearland

MAILING ADDRESS: 3519 Liberty Drive

CITY, STATE, ZIP: Pearland, Texas 77481

PHONE: 281.652.1663 FAX: \_\_\_\_\_

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

A complete application must be 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: Rene Rodriguez Date: 10/21/2008

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

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

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

#200.00  
 FEES PAID: 10-22-08  
 DATE PAID: Krajca  
 RECEIVED BY: \_\_\_\_\_  
 RECEIPT NO.: #18104

**P&Z Agenda Item**

**E**



November 11, 2008

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

Re: Savannah Church Site

Dear Planning & Zoning Commission/Planning Director:

Please accept for consideration the following request for waiver of decision time pursuant to Section 3.1.1.4. (b) of Pearland's UDC. Brown & Gay Engineers hereby request an additional 10 days (no fewer than the number of days until P&Z's next scheduled meeting and no more than 40) before the Planning & Zoning Commission must act upon the plat known as Savannah Church Site. This extension is for further review of plat.

Brown & Gay Engineers agrees that the above waiver, if granted, shall be construed as tolling the official filing date of the above plat by the number of days granted pursuant to this request.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Yvonne R. Grimm".

Yvonne R. Grimm  
Project Platting  
Direct # (713) 488-8114

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# **P&Z Agenda Item**

**F**

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

OCT 22 2008

SUBDIVISION  
NAME: Savannah Church Site

NUMBER OF LOTS: 0

GENERAL  
LOCATION: North of Hwy 6 Between Post Road and  
Crox Road

PRIMARY CONTACT: Tracy Youngblood / Yvonne R. Grimm - Brown & Gay Eng.

MAILING ADDRESS: 10777 Westheimer Suite 400

CITY, STATE, ZIP: Houston, TX 77042

PHONE: 281-558-8700

FAX: 281-558-9701

E-MAIL ADDRESS: tyoungblood@browngay.com and ygrimm@browngay.com

OWNER NAME: Brian Gibson - Savannah Development, LTD.

MAILING ADDRESS: 550 Greens Parkway, Suite 100

CITY, STATE, ZIP: Houston, TX 77067

PHONE: 281-811-8388

FAX:

E-MAIL ADDRESS: Brian.Gibson@lennar.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: 8/21/08

Applicant's Signature: [Signature]

Date: 10/26/08

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

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

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

FEE'S PAID:	<u>200.00</u>
DATE PAID:	<u>10-22-08</u>
RECEIVED BY:	<u>[Signature]</u>
RECEIPT NO.:	

**ITEM G**

**DISCUSSION ITEMS**

**MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD NOVEMBER 17, 2008 AT 6:30 P.M., IN THE ENGINEERING CONFERENCE ROOM, COMMUNITY CENTER, CITY HALL, 3523 LIBERTY DRIVE, PEARLAND, TEXAS**

**CALL TO ORDER**

P&Z Chairperson Henry Fuertes called the meeting to order at 8:46 p.m. with the following present:

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

Also in attendance were: Planning Director Lata Krishnarao, Plans and Plat Administrator Richard Keller, Deputy City Attorney Nghiem Doan, and Planning Administrative Secretary Judy Krajca. Assistant City Manager arrived at 9:59 p.m.

**APPROVAL OF MINUTES**

P&Z Commissioner Ron Capehart made the motion to approve the minutes of November 3, 2008 with a correction to the title Commission on page 1, and P&Z Vice-Chairperson Jerry Koza, Jr. seconded.

The vote was 7-0. The minutes of November 3, 2008 were approved with corrections.

**NEW BUSINESS**

**CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2008-16Z**

Request of Mike Pollack, applicant for Signature Eubanks, owner, for approval of a change in zoning district from classification Townhouse Residential District (TH) to General Business Retail District (GB) and Office Professional (OP) with a Conditional Use Permit (CUP) to permit a hospital facility.

LEGAL DESCRIPTION: Tract 1 with 15.0373 acres and Tract 3 with 13.0933 acres out of Kanawha-Texas Company Subdivision of Sections 18 & 22 (Vol. 2, pg 51 B.C.P.R) and Section 18 H.T. & B. R.R. Co. Survey, A-547, Houston, Harris County, Texas

GENERAL LOCATION: Located on the North side of proposed Magnolia Road and East side of FM 1128 (Manvel Road).

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

Planning Director Lata Krishnarao recapped the staff report saying that if buffering and the emergency area are a concern, then the Commission could request a conceptual site plan, or add conditions on the approval of the CUP.

P&Z Chairperson Henry Fuertes asked for verification that the Commission would be rezoning a portion to GB, a portion to OP, and a CUP with the OP.

P&Z Commissioner Susan Sherrouse asked if the Commission could add stipulations they want to see in place.

Planning Director Lata Krishnarao replied that stipulations could be placed, or the Commission could approve the OP, but not the CUP at this time. Deputy City Attorney Nghiem Doan stated that they also could add conditions to the CUP for approval.

P&Z Commissioner Darrell Diggs what the zone was prior to the rezoning two years ago to TH. Applicant/Owner Mr. Mike Pollack replied that it was R-1. Commissioner Diggs asked why not stick with the TH zoning. Mr. Pollack replied that the construction of Magnolia Road never went through. Mr. Pollack also added that TH is not the highest and best use of the land, with a secondary thoroughfare running through it. He feels the best use would be GB and OP.

P&Z Chairperson Henry Fuertes asked staff if the two zone changes and the CUP could be voted on separately. Deputy City Attorney Doan replied yes.

P&Z Commissioner Darrell Diggs asked how many hospital and medical facilities exist in Pearland, and what would the hospital facility be. There was discussion that HCA Hospital was currently an emergency care facility, and Memorial Hermann does day surgeries. Neither of these facilities have beds for overnight care.

Planning Director Lata Krishnarao read the definition for Hospital, from Chapter 5 of the UDC. Discussion ensued.

P&Z Commissioner Darrell Diggs stated that instead of seeing a zone change from TH to GB and OP with a CUP, he would rather see a Planned Unit Development (PD).

P&Z Commissioner Charles Gooden, Jr. inquired if a site plan or conceptual site plan had been rendered with the City.

Planning Director Lata Krishnarao replied that the Commission could require the applicant to submit a site plan, making it a part of the application before approving.

P&Z Commissioner Susan Sherrouse stated that by adding conditions to the CUP, this would be similar to having a PD.

Deputy City Attorney Nghiem Doan expressed concern with addressing extra conditions tied to the CUP. Mr. Doan stated that if approved, the applicant would not have to use a business requiring them to the CUP, such as the hospital.

P&Z Commissioner Susan Sherrouse commented that what she was hearing were issues/concerns related to buffering, height of lighting, setbacks from residents, and location of emergency entrance.

Much discussion ensued among the Commission/Staff/Applicant with regards to buffering, height of the lighting, setbacks from residents, and the emergency entrance, determining that the UDC would restrict several of these concerns.

P&Z Commissioner Ron Capehart amended his original motion with the condition that the zone change be approved for GB, and OP with a CUP, along with the stipulation that all UDC requirements be met, and requiring a 50 feet setback on the North and West side of the OP tract. P&Z Vice-Chairperson Jerry Koza, Jr. seconded.

The vote was 7-0. Zone Change No. 2008-16Z was approved with conditions.

#### **CONSIDERATION & POSSIBLE ACTION –Request for Waiver of Decision for Final Plat of Savannah Commercial Tract**

A request by Yvonne R. Grimm, Brown & Gay Engineers, Inc., for Savannah Development, LTD., owner, for approval of a final subdivision plat of 2.323 acres in the Savannah Planned Unit Development located within the Pearland E.T.J. The applicant is proposing 1 tract and 1 reserve located north of C.R. 58 west of Savannah Parkway and the property is described as follows:

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

Plans and Plat Administrator Richard Keller read the staff report stating the applicant needed more time, and was requesting a waiver of decision.

P&Z Commissioner Susan Sherrouse made the motion to approve, and P&Z Commissioner Ron Capehart seconded.

The vote was 7-0. The Waiver of Decision for Final Plat of Savannah Commercial Tract was approved.

**CONSIDERATION & POSSIBLE ACTION – Final Plat of Savannah Commercial Tract**

A request by Yvonne R. Grimm, Brown & Gay Engineers, Inc., for Savannah Development, LTD., owner, for approval of a final subdivision plat of 2.323 acres in the Savannah Planned Unit Development located within the Pearland E.T.J. The applicant is proposing 1 tract and 1 reserve located north of C.R. 58 west of Savannah Parkway and the property is described as follows:

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

No action necessary.

**CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch Broadway Street Extension from County Line to FM 521**

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pearland Investments Limited Partnership and the City of Pearland, owners, for approval of a final right-of-way plat for 9.711 acres zoned Planned Unit Development. The applicants are proposing to extend Broadway from the Brazoria-Ft. Bend County line west to F.M. 521 and the property is described as follows:

Being 9.711 acres out of the H. T. & B. R.R. Co. Survey, Sec. 83, A-761, Sec. 84, A-767 and the F. Hooper Survey, A-198, City of Pearland, Fort Bend County, Texas.

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

P&Z Commissioner Susan Sherrouse made the motion to approve, and P&Z Commissioner Ron Capehart seconded.

The vote was 7-0. The Final Plat of Shadow Creek Ranch Broadway Street Extension from County Line to FM 521 was approved.

**CONSIDERATION & POSSIBLE ACTION – Request for a Waiver of Decision for Final Plat of Savannah Church Site**

A request by Yvonne R. Grimm, Brown & Gay Engineers, Inc., for Savannah Development, LTD., owner, for approval of a final subdivision plat of 12.54 acres in the Savannah Planned Unit Development located within the Pearland E.T.J. The applicant is proposing one lot located south of C.R. 58 east of Savannah Parkway and the property is described as follows:

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

Plans and Plat Administrator Richard Keller read the staff report stating the applicant needed more time, and was requesting a waiver of decision.

P&Z Commissioner Susan Sherrouse made the motion to approve, and P&Z Commissioner Ron Capehart seconded.

The vote was 7-0. The Waiver of Decision for Final Plat of Savannah Church Site was approved.

#### **CONSIDERATION & POSSIBLE ACTION – Final Plat of Savannah Church Site**

A request by Yvonne R. Grimm, Brown & Gay Engineers, Inc., for Savannah Development, LTD., owner, for approval of a final subdivision plat of 12.54 acres in the Savannah Planned Unit Development located within the Pearland E.T.J. The applicant is proposing one lot located south of C.R. 58 east of Savannah Parkway and the property is described as follows:

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

No action necessary.

#### **DISCUSSION ITEMS**

Next meeting date is Monday, December 1, 2008.

## **ADJOURNMENT**

P&Z Chairperson Henry Fuertes adjourned the meeting at 10:02 p.m.

These minutes are respectfully submitted by:

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Judy Krajca, Planning Secretary

Minutes approved as submitted and/or corrected on this 1st day of December A.D., 2008.

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P&Z Chairperson Henry Fuertes

**MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD NOVEMBER 17, 2008 AT 6:30 P.M., IN THE ENGINEERING CONFERENCE ROOM, COMMUNITY CENTER, CITY HALL, 3523 LIBERTY DRIVE, PEARLAND, TEXAS**

**CALL TO ORDER**

P&Z Chairperson Henry Fuertes called the meeting to order at *8:46* p.m. with the following present:

- P&Z Chairperson Henry Fuertes
- P&Z Vice-Chairperson Jerry, Koza, Jr.
- P&Z Commissioner Susan Sherrouse
- P&Z Commissioner Neil West
- P&Z Commissioner <sup>PP</sup>Ron Capehart
- P&Z Commissioner Darrell Diggs
- P&Z Commissioner Charles Gooden, Jr.

Also in attendance were: Planning Director Lata Krishnarao, Plans and Plat Administrator Richard Keller, Deputy City Attorney Nghiem Doan, and Planning Administrative Secretary Judy Krajca.

**APPROVAL OF MINUTES**

P&Z Commissioner *Ron Capehart* made the motion to approve the minutes of ~~October 20, 2008~~, and P&Z Commissioner *Jerry Koza* seconded. *w/correction to word Commission on pg. 1 of minutes*  
*Nov. 3 2008*  
The vote was *7-0*. The minutes of November 3, 2008 were approved.

**NEW BUSINESS**

**CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2008-16Z**

Request of Mike Pollack, applicant for Signature Eubanks, owner, for approval of a change in zoning district from classification Townhouse Residential District (TH) to General Business Retail District (GB) and Office Professional (OP) with a Conditional Use Permit (CUP) to permit a hospital facility.

LEGAL DESCRIPTION: Tract 1 with 15.0373 acres and Tract 3 with 13.0933 acres out of Kanawha-Texas Company Subdivision of Sections 18 & 22 (Vol. 2, pg 51 B.C.P.R) and Section 18 H.T. & B. R.R. Co. Survey, A-547, Houston, Harris County, Texas

GENERAL LOCATION: Located on the North side of proposed Magnolia Road and East side of FM 1128 (Manvel Road).

*R-M  
J-2nd  
Amended  
R-M  
J-2nd  
w/correction*

*approved  
7-0*

# PLANNING AND ZONING

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON **NOVEMBER 17, 2008**, AT **6:30** P.M., IN THE ENGINEERING CONFERENCE ROOM, TEMPORARY CITY HALL, 3523 LIBERTY DRIVE, PEARLAND, TEXAS.

## I. CALL TO ORDER

The Regular Meeting was called to order at 9:46 pm. with the following present:

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

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

## II. APPROVAL OF MINUTES:

Dates: Approval of the Minutes of the \_\_\_\_\_ P&Z Regular Meeting

Ron made the motion to approve the minutes, (w/corrections) and Jerry seconded. (Chairperson Fuentes stated 1 correction(s) needed to be made on the \_\_\_\_\_ minutes. Changes are:)

7-0

The vote passed 7-0 to approve the minutes (with corrections).

# PLANNING AND ZONING

JPH  
Item

## III. NEW BUSINESS

### A. CONSIDERATION & POSSIBLE ACTION

*Zone Change  
2008-162*

*Ron* made a motion to recommend approval,  
(w/staff comments) or (for the sake of discussion) and  
*Jerry* seconded.

There was no discussion.

There was brief discussion.

There was much discussion. Topics discussed were:

*Kata recapped saying if buffering is  
a concern, and emergency area.  
Comm. can request a conceptual  
site plan or add conditions on the  
approval.*

*Henry - rezone portion to GA, and rezone portion  
to OP w/ a CUP*

*Susan - Can add stipulations the Comm wants in place*

*Kata - or can approve OP - but not CUP now.*

*Nguyen - or add conditions.*

The vote was \_\_\_\_-\_\_\_\_.

This motion was

approved/denied/taled.

Reasons for denial were:

- 1.
- 2.
- 3.
- 4.
- 5.

*P1*

Darrell - what was gone prior to 2006.

R-1.

Why not TH?

Mr. Pollack - Road never went thru.

Henry - Can ~~the~~ 2 zones & cup's be voted on separately. Agheim - yes.

Erny - Hosp. on N side - near homes  
South side - businesses

Darrell - How many hosp. & med. facilities are in farland  
and what would this Hosp. facility be.

Charles - ? SE Pkwy. HCA & Memorial Hermann  
not hospital. HCA has Emergency.  
Hermann Mem does not have beds. Day surgery  
only.

Leta - UDC read defin. of chp. 5 for Hosp.  
Discussion ensued re: definitions

Darrell - Gone Chng from TH to GP & OP w/cup.  
Would rather see a PD. →

P.2

Charles - w/o a site plan or conceptual site plan. Has a rendering brought in by Mr. Pollack.

Data - you can require the applicant to submit a site plan, making it a part of the application before approving.

Mr. Juertes spoke to Dr. Strahan

Susan - similar to have a PD by adding conditions to the CUP

Ngheim - concern w/ addressing <sup>extra</sup> conditions ~~to~~ <sup>to</sup> CUP. If approved, they don't have to use a business requiring them to the CUP (ie... hospital)

Henry - ask Mr. Pollack

Mike - P TH is not the highest & best use of the land w/ a secondary thoroughfare running thru it. Best would be GB & OP.

Data - make condition of buffering  
• lighting issue (because of COD - already a height restrict)

Neil - Hospital & let him design his own facility.  
a concern

Mike on so. side, has the creek, plus 50 ft. (30' PK & 15 landscp)

Ron - if we take to give Mr. Pollack time to ~~to~~ receive a site plan.  
how much of a delay to Pollack's project.

Charles - how ~~set~~ <sup>Plan</sup> ~~arrived~~ to this site are you. Mike - not at all.

Mike - this has been an 8 yr. project & working w/ medical community.

Much discussion of Mr. Pollack on setbacks, buffering, looking at transitional zones closer so that <sup>2<sup>nd</sup></sup> story bldgs over looking neighboring residences.

Darrell - does not like to add conditions to a zoning/CUP. But feels w/ this one - a PD might address best use of land.

much discussion between Darrell & Mike re: PD

Susan

OP - concerns she is hearing are:

~~landscape buffer~~ ✓  
~~lighting height~~

~~location of emergency entrance~~  
setbacks of bldg. 50' on N & W side of the OP tract

much discussion ensued

~~that asked how much do you focus on conceptual drawing w/ a cert.~~

Amended motion

approve cert & agree change of GP & OP  
1. stipul

all UDC requirements

& require a 50' setback  
of 50' on N & W side of the OP tract.

Gerry 2nd

- 7-0 approve w/ amendment.

Richard Keller/COP  
11/17/2008 05:48 PM

To Judy Krajca/COP@ci.pearland.tx.us  
cc  
bcc  
Subject

Please forward this to P&Z Commissioners.

"In any moment of decision the best thing to do is the right thing. The next best thing is the wrong thing and the worst thing that you can do is nothing."

----- Forwarded by Richard Keller/COP on 11/17/2008 05:47 PM -----



"Dick Lillie"  
<dlillie0919@att.net>

11/16/2008 02:27 PM

To <matthew.jewis@huttotx.gov>, "Diane Buck"  
<dbuck@found-rock.tx.us>,  
<stellagustavson@hotmail.com>,  
<jbickerstaff@murphytx.org>,  
<lheckman@round-rock.tx.us>,  
<Patia.Christy@arlingtontx.gov>, <fmorris@ci.belton.tx.us>,  
<ctort@cityofkennedale.com>,  
<jcowey@cityofkennedale.com>,  
<bopiela@mckinneytexas.org>, <natbar@sbcglobal.net>,  
<anusser@mckinneytexas.org>,  
<yvette@primestrategies.net>,  
<psrinarasi@cityofkeller.com>,  
<dhawkins@cityofkeller.com>, <jadel@ci.greenville.tx.us>,  
<rkeller@ci.pearland.tx.us>, <ep02@ridemetro.org>,  
<hamiltonj@pbworld.com>, <hnick@tylertexas.com>,  
<asatarino@mckinneytexas.org>

cc

Subject

Due to the storm that hit Galveston, the Chapter's conference was moved to El Paso from February 4<sup>th</sup> - 7<sup>th</sup>. As a result, the workshops and tours have been changed. You signed up for the "New Urbanism" workshop in Galveston. The revised list of tours includes: the Medical Center of the Americas and Empowerment Zone, the world's largest desalination plant and a tour of Fort Bliss. E-mail me ([dlillie0919@att.net](mailto:dlillie0919@att.net)) by November 28th which event you want to attend. If you do not choose one, your cost for that event will be refunded.

Dick Lillie

# PLANNING AND ZONING

Plats  
P&Z

*Waiver of Decision*  
F. CONSIDERATION & POSSIBLE ACTION - Final Plat/  
Preliminary Plat of Savannah Comm Tract

~~\_\_\_\_\_~~ RK read the Staff Report. There were  
no/ \_\_\_\_\_ outstanding items.

Susan made a motion to recommend approval,  
(w/staff comments) or (for the sake of discussion) and

Ron seconded.

There was no discussion.

There was brief discussion.

There was much discussion. Topics discussed were:

The vote was 7-0. This motion was  
approved/denied/tabled.

Reasons for denial were:

- 1.
2. *waiver*
- 3.
- 4.
- 5.

**DISCUSSION ITEMS:**

# PLANNING AND ZONING

Plats  
P&Z

**F. CONSIDERATION & POSSIBLE ACTION – Final Plat/  
Preliminary Plat of \_\_\_\_\_**

\_\_\_\_\_ read the Staff Report. There were  
no/\_\_\_\_\_ outstanding items.

\_\_\_\_\_ made a motion to recommend approval,  
(w/staff comments) or (for the sake of discussion) and

\_\_\_\_\_ seconded.

There was no discussion.

There was brief discussion.

There was much discussion. Topics discussed were:

The vote was \_\_\_\_-\_\_\_\_. This motion was  
approved/denied/tabled.

Reasons for denial were:

- 1.
- 2.
- 3.
- 4.
- 5.

**DISCUSSION ITEMS:**

# PLANNING AND ZONING

Plats  
P&Z

**F. CONSIDERATION & POSSIBLE ACTION – Final Plat/  
Preliminary Plat of \_\_\_\_\_**

\_\_\_\_\_ read the Staff Report. There were  
no/\_\_\_\_\_ outstanding items.

\_\_\_\_\_ made a motion to recommend approval,  
(w/staff comments) or (for the sake of discussion) and

\_\_\_\_\_ seconded.

There was no discussion.

There was brief discussion.

There was much discussion. Topics discussed were:

The vote was \_\_\_\_-\_\_\_\_. This motion was  
approved/denied/tabled.

Reasons for denial were:

- 1.
- 2.
- 3.
- 4.
- 5.

**DISCUSSION ITEMS:**

**CONSIDERATION & POSSIBLE ACTION –Request for Waiver of Decision for Final Plat of Savannah Commercial Tract**

*Approved  
1-0  
Susan - M  
Ron - 2nd*

A request by Yvonne R. Grimm, Brown & Gay Engineers, Inc., for Savannah Development, LTD., owner, for approval of a final subdivision plat of 2.323 acres in the Savannah Planned Unit Development located within the Pearland E.T.J. The applicant is proposing 1 tract and 1 reserve located north of C.R. 58 west of Savannah Parkway and the property is described as follows:

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

**CONSIDERATION & POSSIBLE ACTION – Final Plat of Savannah Commercial Tract**

Decision  
Date  
11/20/08

~~1-0~~ *no action necessary*

A request by Yvonne R. Grimm, Brown & Gay Engineers, Inc., for Savannah Development, LTD., owner, for approval of a final subdivision plat of 2.323 acres in the Savannah Planned Unit Development located within the Pearland E.T.J. The applicant is proposing 1 tract and 1 reserve located north of C.R. 58 west of Savannah Parkway and the property is described as follows:

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

**CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch Broadway Street Extension from County Line to FM 521**

Decision  
Date  
11/20/08

*Susan - M  
Ron - 2nd  
Approved*

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for Pearland Investments Limited Partnership and the City of Pearland, owners, for approval of a final right-of-way plat for 9.711 acres zoned Planned Unit Development. The applicants are proposing to extend Broadway from the Brazoria-Ft. Bend County line west to F.M. 521 and the property is described as follows:

*1-0 approved*

Being 9.711 acres out of the H. T. & B. R.R. Co. Survey, Sec. 83, A-761, Sec. 84, A-767 and the F. Hooper Survey, A-198, City of Pearland, Fort Bend County, Texas.

**CONSIDERATION & POSSIBLE ACTION – Request for a Waiver of Decision for Final Plat of Savannah Church Site**

*Susan - M  
Ron - 2nd  
1-0  
Approved  
Waiver*

A request by Yvonne R. Grimm, Brown & Gay Engineers, Inc., for Savannah Development, LTD., owner, for approval of a final subdivision plat of 12.54 acres in the Savannah Planned Unit Development located within the Pearland E.T.J. The applicant is

proposing one lot located south of C.R. 58 east of Savannah Parkway and the property is described as follows:

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

**CONSIDERATION & POSSIBLE ACTION – Final Plat of Savannah Church Site**

Decision Date 11/20/08
------------------------------

A request by Yvonne R. Grimm, Brown & Gay Engineers, Inc., for Savannah Development, LTD., owner, for approval of a final subdivision plat of 12.54 acres in the Savannah Planned Unit Development located within the Pearland E.T.J. The applicant is proposing one lot located south of C.R. 58 east of Savannah Parkway and the property is described as follows:

*no action necessary*

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

**DISCUSSION ITEMS**

*next mtg. 12/1/08*

**ADJOURNMENT**

P&Z Chairperson Henry Fuyertes adjourned the meeting at 10:02 p.m.

These minutes are respectfully submitted by:

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

Minutes approved as submitted and/or corrected on this 1st day of December A.D., 2008.

\_\_\_\_\_  
P&Z Chairperson Henry Fuyertes

*luncheon: Henry, Jerry, Darrell*

# FINAL PLAT OF

NOV 10 2008

# HADOW CREEK RANCH

## BROADWAY STREET EXTENSION FROM COUNTY LINE TO F.M. 521

ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 83,  
THE H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 767 AND THE F.  
ABSTRACT 198, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING ALL  
TAIN CALLED 3.408 ACRE TRACT CONVEYED TO THE CITY OF PEARLAND BY  
RECORD UNDER FILE NO. 2005021109, IN THE OFFICIAL PUBLIC RECORDS OF  
COUNTY (F.B.C.O.P.R.), ALL OF THAT CERTAIN CALLED 3.747 ACRE TRACT  
TO THE CITY OF PEARLAND BY INSTRUMENT OF RECORD UNDER FILE NO.  
F.B.C.O.P.R. AND FILE NO. 2004051263 IN THE OFFICIAL RECORDS OF  
Y, TEXAS (B.C.O.R.), A PORTION OF THAT CERTAIN CALLED WEST ONE-HALF  
NE-HALF OF THE AFOREMENTIONED H.T. & B.R.R. CO. SURVEY, SECTION 84,  
PEARLAND INVESTMENTS LIMITED PARTNERSHIP BY INSTRUMENT OF RECORD  
NO. 2006121316, F.B.C.O.P.R. AND FILE NO. 2006057597, B.C.O.R., A  
AT CERTAIN CALLED 3.030 ACRE TRACT CONVEYED TO THE CITY OF PEARLAND  
MENT OF RECORD UNDER FILE NO. 2006043971, F.B.C.O.P.R. AND FILE  
427, B.C.O.R., A PORTION OF THAT CERTAIN CALLED 80.01 ACRE TRACT  
PEARLAND INVESTMENTS LIMITED PARTNERSHIP BY INSTRUMENT OF RECORD  
2006121315, F.B.C.O.P.R. AND FILE NO. 2006057599, B.C.O.R., AND A  
AT CERTAIN CALLED 132.5682 ACRE TRACT CONVEYED TO ROBERT S. BENDER,  
Y INSTRUMENT OF RECORD UNDER FILE NO. 2005157909, F.B.C.O.P.R. ;  
CITY OF PEARLAND, FORT BEND COUNTY, TEXAS.

MBER 2008

SCALE: 1" = 100'

### OWNERS:

PEARLAND INVESTMENTS LIMITED PARTNERSHIP,  
A NEVADA LIMITED PARTNERSHIP  
BY ITS GENERAL PARTNER, M.M.L.B. CORP.

PAULINE COLLINS, PRESIDENT

5 LAS VEGAS BOULEVARD S. LAS VEGAS, NEVADA 89119 PH. (702)736-6151

THE CITY OF PEARLAND

BILL EISEN, CITY MANAGER

3519 LIBERTY DRIVE, PEARLAND, TEXAS 77581 (281)652-1663

ROBERT S. BENDER, TRUSTEE

11600 JONES ROAD, STE. 108, HOUSTON, TEXAS 77070

JOB NO. 1546-5182-309

### ENGINEER:

**LJA Engineering & Surveying, Inc.**



2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3703

Phone 713.953.5200  
Fax 713.953.5026