

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 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, 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.

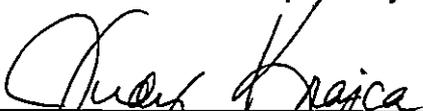
The next P&Z meeting will be November 17, 2008.

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

ADJOURNMENT

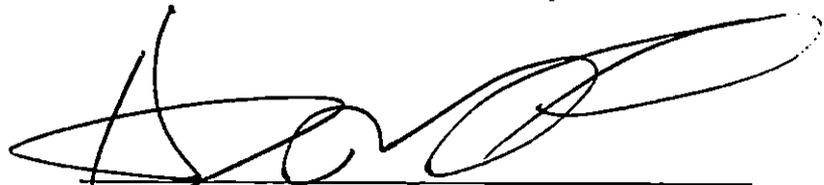
P&Z Chairperson Henry Fuyertes adjourned the meeting at 7:02 p.m.

These minutes are respectfully submitted by:



Judy Krajca, Planning Secretary.

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



P&Z Chairperson Henry Fuyertes

PLANNING AND ZONING

MINUTES OF THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS, HELD ON
6:35 p.m., 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 6:35 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.

*Koza stepped away
6:35 - 6:36*

Also in attendance: Assistant City Manager Nick Finan, Planning Director Lata Krishnarao, Senior Planner _____, Plans and Plat Administrator Richard Keller, Planner 1 Tim Chi, Deputy City Attorney Nghiem Doan and Planning Administrative Secretary Judy Krajca.

II. APPROVAL OF MINUTES:

Dates: Minutes of the _____ P&Z Regular Meeting

Susan Capehart made the motion to approve the minutes, (w/corrections) and Capehart seconded. (Chairperson Fuentes stated _____ correction(s) needed to be made on the _____ minutes. Changes are:)

Name

The vote passed 6 - 0 to approve (with corrections).

Koza did not vote.

PLANNING AND ZONING

JPH
Item

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - _____

_____ 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:

IV A - JPH - 6:36 per PH.

⑩ No comments from public
No disc.

Adj 6:37 pm

The vote was ____-____.
approved/denied/tabled.

This motion was

Reasons for denial were:

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

PLANNING AND ZONING

Plats
P&Z

B

Stam

CONSIDERATION & POSSIBLE ACTION - Final Plat/ Preliminary Plat of _____

_____ 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

Capeheart seconded.

There was no discussion.

There was brief discussion.

There was much discussion. Topics discussed were:

Discussion regarding fault lines.

Richard - when site plan is reviewed
the applicant should know where
it is.

Neil - location of fault may not be
accurate & may move.

Richard said he will point out the fault line
to the bldg building official during permit
review.

The vote was 6-0.
approved/denied/abstained.

Reasons for denial were:

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

Koza abstained.

DISCUSSION ITEMS:

Richard stated
Capeheart / Koza

C
Capeheart waiver C, E, G - 7-0. -over.

Tabled - D, F, H - Kaya, Capeheart - 7-0.

I. Discussion Items

- o MGAC - Reported
- o Phy Day - UDC Update - reported.
Discussion on future amendments
that may include definitions of
assisted living etc
- o Texas Heat Pt 2 - All planning to attend
- o TRAPA - let Judy know

7.02 p.m

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:

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

IV. ADJOURNMENT

The meeting was adjourned at ___:___ p.m.

The vote was ___-___.

These minutes are respectfully submitted by:

Judy Krajca
Planning Administrative Secretary

Minutes approved as submitted and/or corrected on this _____ day of _____
2005.

Ruby Sandars
Planning and Zoning Chairperson

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD NOVEMBER 3, 2008 AT 6:30 P.M., IN THE ENGINEERING DEPARTMENT CONFERENCE ROOM, CITY HALL COMMUNITY CENTER, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES **Regular Meeting of October 20, 2008**
- III. NEW BUSINESS

A. 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.

B. CONSIDERATION & POSSIBLE ACTION – Replat of Tract “A” of the Amending Plat of Stonebridge Section 1

Decision Date 11/7/08

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.

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

Decision Date 11/7/08

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.

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

Decision
Date
11/7/08

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.

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

Decision
Date
11/7/08

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.

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

Decision
Date
11/7/08

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.

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.

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

Decision
Date
11/7/08

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.

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

Decision
Date
11/7/08

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.

I. DISCUSSION ITEMS

- | | |
|---|--------------------|
| • HGAC – Small Cities Planning Workshop | November 7, 2008 |
| • Planning Day – UDC Update | November 14, 2008 |
| • Next P&Z Meeting | November 17, 2008 |
| • Texas APA Conference-, El Paso, TX | February 4-7, 2009 |

IV. ADJOURNMENT

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

I, Judy Krajca, Planning Secretary of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall & at the Community Center on the 31st of October, 2008 A.D., at 5:30 p.m.

Judy Krajca, Planning Secretary

Agenda removed _____ day of 2008.

APPROVAL

OF

MINUTES

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD OCTOBER 20, 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 7:58 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. (arrived at 8:01 p.m.)

Also in attendance were: Planning Director Lata Krishnarao, Assistant City Manager Nick Finan, Plans and Plat Administrator Richard Keller, Planner Tim Chi, 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 6, 2008, and P&Z Commissioner Darrell Diggs seconded.

The vote was 6-0. The minutes of October 6, 2008 were approved.

NEW BUSINESS

P&Z Chairperson Henry Fuertes decided to hear the platting issues first (Items D-I), and then return to the zoning issues (Items A-C), finishing with the Discussion Items (Item J).

CONDUCT PUBLIC HEARING – Replat of Pearland Retail Fitness Center

A request by Kevin Kolb, R.P.L.S., for Pearland Fitness Partners, Ltd., owner, for approval of a replat of 17.4108 acres zoned GB and R-1. The applicant is proposing 4 lots located at the northwest corner of Broadway and Miller Ranch Road and the property is described as follows:

Being all of Pearland Retail Fitness Center, a subdivision according to the map or plat thereof as recorded under Volume M2006, Page 23385 of the map records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas.

P&Z Chairperson Henry Fuertes opened the hearing for the Replat of Pearland Retail Fitness Center at 8:00 p.m., and read the purpose of the hearing.

P&Z Commissioner Charles Gooden, Jr. arrived at 8:01 p.m.

Plans and Plat Administrator Richard Keller read the staff report.

The applicant was not present to speak.

There was no one present to speak for or against the Replat of Pearland Retail Fitness Center.

P&Z Chairperson Henry Fuertes adjourned the hearing for the Replat of Pearland Retail Fitness Center at 8:02 p.m.

CONSIDERATION & POSSIBLE ACTION – Replat of Pearland Retail Fitness Center

A request by Kevin Kolb, R.P.L.S., for Pearland Fitness Partners, Ltd., owner, for approval of a replat of 17.4108 acres zoned GB and R-1. The applicant is proposing 4 lots located at the northwest corner of Broadway and Miller Ranch Road and the property is described as follows:

Being all of Pearland Retail Fitness Center, a subdivision according to the map or plat thereof as recorded under Volume M2006, Page 23385 of the map records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller read the staff report.

P&Z Commissioner Neil West stated he is a partial owner in another fitness center.

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

The vote was 6-0. Replat of Pearland Retail Fitness Center was approved. P&Z Commissioner Neil West abstained from the vote.

CONSIDERATION & POSSIBLE ACTION – Request for a one-year extension of Preliminary Plat Application as per Chapter 1, Article 2, Division 5 of the Unified Development Code

A request by Warren Escovy, LJA Engineering & Surveying, Inc., for approval of a one-year extension of approval of the Preliminary Plat of Province Village.

Plans and Plat Administrator Richard Keller read the request for an extension of the plat iterating that the street has been platted and the commercial development has been platted. The remainder is the residential. Since two

years is about to expire, since the Preliminary Plat was approved, the applicant was requesting a one-year extension, in order to do their town home lots. Mr. Keller explained there are three segments of the town home lots.

P&Z Commissioner Neil West inquired about the for-sale signs on the property. Mr. Keller explained that the Planning Department is not privy to information regarding property sales, and that the lots would still need to be developed as town homes. If a new buyer wished to put in other size lots, the new owner would have to plat it, amend the PD, and this would come before the P&Z Commission.

P&Z Commissioner Susan Sherrouse made the motion to approve, and P&Z Commissioner Neil West seconded.

The vote was 7-0. The request for a one-year extension of Preliminary Plat Application as per Chapter 1, Article 2, Division 5 of the Unified Development Code for Province Village was approved.

CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Southern Trails Section Eleven

A request by Christy Smidt, Kerry R. Gilbert & Associates, Inc., for Ashton Southern Trails JV, owner, for approval of a preliminary subdivision plat of 36.9 acres zoned Planned Unit Development. The applicant is proposing 53 lots in 3 blocks and 7 reserves located south of Broadway east of Kingsley Drive and the property is described as follows:

Being a subdivision of 36.9 acres out of the H. T. & B. R.R. Co. Survey, Sec. 84, A-538 and Sec. 80, A-564, City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller read the staff report stating there were a few outstanding items, but recommended approval.

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

The vote was 7-0. Preliminary Plat of Southern Trails Section Eleven was approved with staff comments.

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 stated the Final Plat of Shadow Creek Ranch Broadway Street Extension from County Line to FM 521 had been withdrawn. No action necessary.

CONSIDERATION & POSSIBLE ACTION – Final Plat of Southern Trails West Section Two

A request by Carol Redd, Edminster, Hinshaw, Russ and Associates, for The Stoddard Group, Ltd., owner, for approval of a final subdivision plat of 40.8148 acres zoned Planned Unit Development. The applicant is proposing 117 lots in 8 blocks and 6 reserves located south of Broadway west of Kingsley Drive and the property is described as follows:

Being 40.8148 acres out of the H. T. & B. R.R. Co. Survey, Sec. 84, A-538, City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller read the report stating staff recommends approval.

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

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

CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. 2008-24

Request of Harvest Development c/o Curry Architecture LLC, applicant for Vivian Naeve, owner, for approval of a Conditional Use Permit to permit Assisted Living Facility in Neighborhood Service (NS) zone, on the following described property:

LEGAL DESCRIPTION: 18.26 acres of land, in the T.D. Yocum Survey, A-399 and the A.C.H & B Survey, A-147, Brazoria County, Texas

GENERAL LOCATION: Generally located on the North Side of John Lizer Road, East of Pearland Parkway.

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

Planning Director Lata Krishnarao recapped staff's recommendation for the Conditional Use Permit, stating there were issues about safety. Discussion ensued among the Commission/Staff/Applicant with regards to having only one

elevator for each building. Mr. Ron Jackson, Architect for the applicant spoke and stated that in the event of an emergency evacuation, especially related to a fire, the elevators would automatically be shut down, and lowered to the first floor. All evacuation would be through the stairwell with the assistance of staff and management. Mr. Jackson also stated it is intention of management, and for safety reasons, to place only healthy, able-bodied residents on the upper floors. P&Z Commissioner Darrell Diggs asked how many people can occupy an elevator at one time, and Mr. Ron Jackson stated he was not certain of the answer.

Ms. Krishnarao continued with issues pertaining to conformance with the UDC requirements are met and asked that supporting documents be included as part of the approval of the CUP. She added that minor changes be okayed by staff, and any major changes be brought back before the Council/Commission.

The other topic of concern was with the density and using the right number of 7.86 units per acre. Ms. Krishnarao stated the type of units and density could be made part of the approval.

P&Z Commissioner Susan Sherrouse stated the second entrance should be made part of the condition. P&Z Chairperson Henry Fuertes had a concern with this being more like a Multi-Family and is a second entrance needed. P&Z Commissioner Neil West commented that this facility is very similar to Bellavita, with the difference being Bellavita homes are owned, verses this facility would have leased apartments/cottages.

P&Z Vice-Chairperson Jerry Koza, Jr. commented that the type of resident living in these facilities would not typically be a Pearland resident, but a parent of a Pearland resident, seeking to live closer to family and grandchildren. Mr. Mark Lowen, applicant, agreed.

P&Z Chairperson Henry Fuertes stated he wished this was a PD so that conditions could be set. Much discussion ensued with regards to why the applicant sought a CUP, and why staff felt a CUP was best. Ms. Krishnarao added that conditions could be placed on the CUP.

P&Z Chairperson Henry Fuertes discussed grass crete and permeable pavers, allowing green space to be kept. Planning Director Krishnarao stated that the UDC allows that 85% of parking to be built now, and 15% to be built later, thus helping with green space.

P&Z Commissioner Charles Gooden, Jr. inquired about the property ownership. Mr. Ron Jackson replied that the 18.65 acres is under contract with the owner, and that they have worked on a verbal agreement with the Burgess family with regards to a second point-of-access through their property, on Pearland Parkway. Commissioner Gooden, Jr. also inquired about the 50 foot trail easement. Mr. Ron Jackson stated that the BDD #4 will own the buffered area. All trail issues will be noted and approved in the platting phase.

P&Z Chairperson Henry Fuertes stated he still had issues with a final site plan, and the fact that it was submitted just prior to the public hearing.

Deputy City Attorney Nghiem Doan stated that the Conditional Use Permit can be approved with conditions with a conceptual site plan tying down the main issues.

Other areas of discussion pertained to drainage and the detention area. Mr. Ron Jackson stated that the detention would be dry. Discussion ensued with regards to amenitizing the detention area. Mr. Jackson stated that trails could not be placed in the flood plain area, and strongly opposed any walking trails into the detention area due to the safety of the 55+ residents living there. Mr. Jackson added that the detention area most likely will be fenced off.

P&Z Commissioner Ron Capehart made a motion to amend his original motion with the following conditions for approval, and P&Z Commissioner Susan Sherrouse seconded.

1. Clarify that the CUP is for 118 suites/apartments and 13 duplex cottages (26 units), a total of 144 units.
2. Meet all requirements of common open space under Multi Family (MF) zone in the Unified Development Code (UDC).
3. Provide a minimum of two parking spaces for each of the 26 units in duplexes (including garage) and one parking space for each suite/apartment unit. Twenty five percent (25%) of parking spaces can be designated as future parking as per Section 4.2.1.3 (k) of the UDC.
4. Provide access from John Lizer Road and Pearland Parkway.
5. Provide amenities as stated in the public hearing and include this in the document.
6. Despite the UDC designation of Assisted Living, the marketing should be for independent living.
7. If medical staff is later hired, the CUP needs to be modified.
8. Site plan, elevations and other details should conform to the document and attachments provided. Minor changes shall be approved by the Planning Director.

The vote was 6-1. Conditional Use Permit No. 2008-24 was approved. P&Z Chairperson Henry Fuertes voted in opposition as he felt that the item should have been tabled.

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

Request of Mike Pollak, 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), on the following described property:

LEGAL DESCRIPTION: 15.0373 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: Generally located on the North side of proposed Magnolia Road and East side of FM 1128 (Manvel Road).

No action necessary being as a hearing did not take place.

P&Z Commissioner Darrell Diggs excused himself from the room at 9:17 p.m.

CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2008-17Z

Request of Randy and Deanna Patro, applicant and owner, for approval of a change in zoning district from classification Single Family Estate District (R-E) to Single-Family Residential -1 District (R-1) on the following described property:

LEGAL DESCRIPTION: 1.224 acres, being out of lot 47, Figland Orchard Subdivision Number One, according to the plat thereof, as filed in Volume 3, Page 77, Brazoria County Plat Records, H.T. & B. R.R. Co. Survey, Abstract Number 240, and F.B. Drake Survey, Abstract Number 509, Pearland, Brazoria County, Texas.

GENERAL LOCATION: Located on 5510 Magnolia Road

P&Z Commissioner Charles Gooden, Jr. made the motion, and P&Z Commissioner Ron Capehart seconded.

There was no discussion.

The vote was 6-0. Zone Change No. 2008-17Z was approved.

P&Z Commissioner Darrell Diggs returned at 9:18 p.m.

DISCUSSION ITEMS

P&Z Chairperson Henry Fuertes noted that the next P&Z Meeting would be on November 3, 2008.

Planning Director Lata Krishnarao spoke of a "Small Cities Planning Workshop" that HGAC is hosting. The Commission was asked to notify the Planning Secretary if they planned to attend this workshop on November 7, 2008.

Planning Secretary Judy Krajca asked for final confirmation of who would be attending the Texas APA Conference in El Paso, Texas on February 4-7, 2009.

There was discussion that the City of Pearland had increased the per diem amounts.

ADJOURNMENT

P&Z Chairperson Henry Fuertes adjourned the meeting at 9:26 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Planning Secretary

Minutes approved as submitted and/or corrected on this 3rd day of November, A.D., 2008.

P&Z Chairperson Henry Fuertes

P&Z Agenda Item

A

PUBLIC HEARING

- 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

P&Z Agenda Item

B

STONEBRIDGE SECTION 1 TRACT "A"
REPLAT – STAFF REPORT

P & Z MEETING DATE: November 3, 2008

APPLICANT: Edgar M. Cagas, The Wilson Survey Group, for Musgrave – Grohman Ventures, Ltd., owner.

REQUEST: Replat of 3.104 acres previously platted as Tract "A" of Stonebridge Section 1 into two lots. The amending plat was approved on February 6, 2006.

GENERAL LOCATION: The property is located at the west corner of Pearland Parkway and Stable Stone Lane.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: The property is zoned PUD GB.

SURROUNDING USES: Property is surrounded by commercial uses along Pearland Parkway with residential lots behind.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for low-density residential. Approved PUD designates this area as GB – General Business.

TRAFFIC AND TRANSPORTATION: Traffic Impact Analysis was previously approved for the original plat.

UTILITIES: Water and sewer available

STORMWATER MANAGEMENT: Stormwater detention provided in accordance with the master plan for the original plat

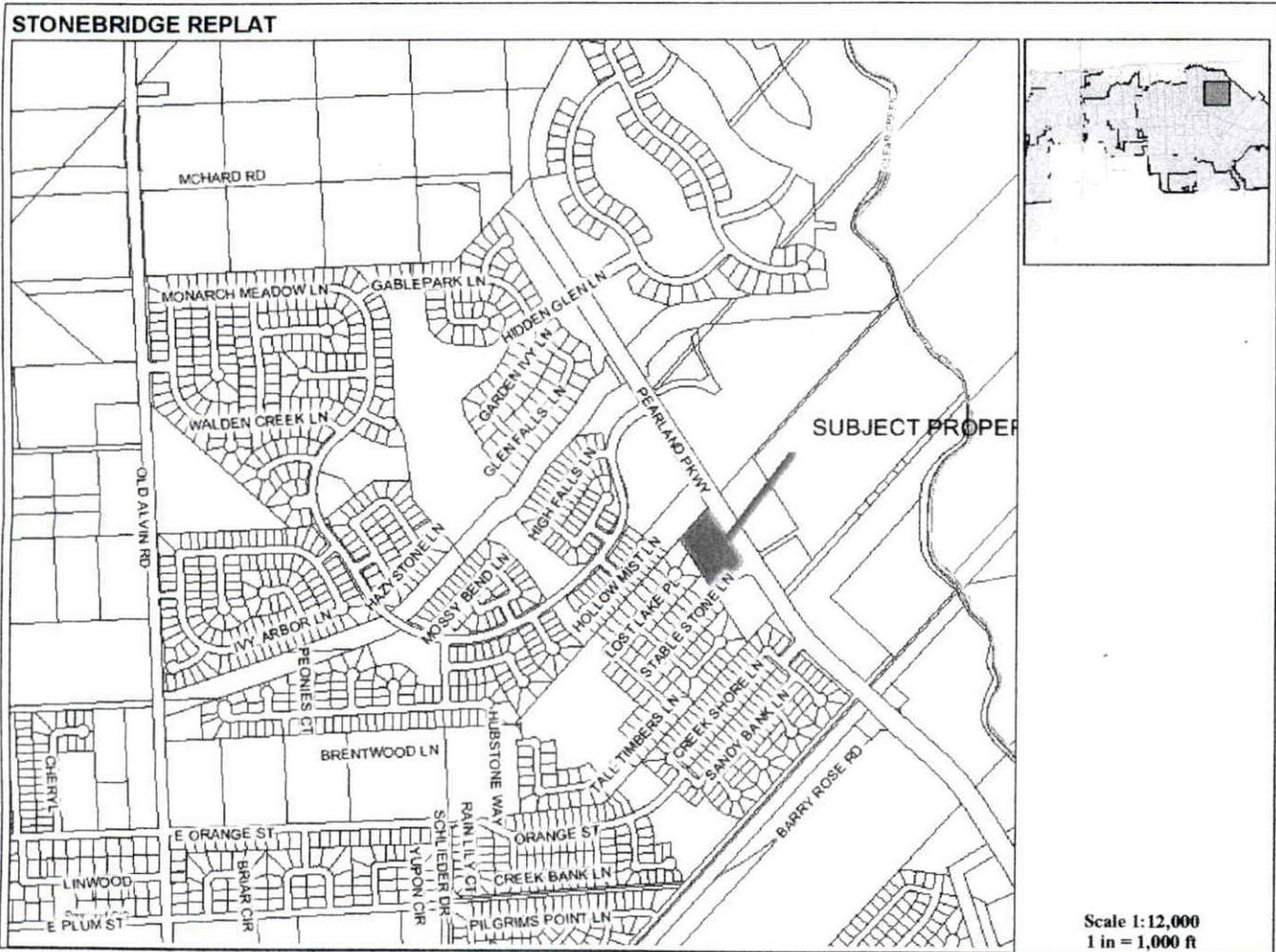
PARKS AND OPEN SPACE: not applicable (non-residential)

OUTSTANDING ITEMS:

none

ATTACHMENTS:

1. Application Form
2. Replat
3. Location sketch



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:**

jkrajca@ci.pearland.tx.us

OCT 08 2008

SUBDIVISION

NAME: REPLAT OF TRACT "A" OF THE AMENDING PLAT OF STONEBRIDGE SECTION ONE

NUMBER OF LOTS: 2 LOTS, 1 BLOCK

GENERAL

LOCATION: NORTH OF STABLE STONE LAKE AND WEST OF PEARLAND PARKWAY

PRIMARY CONTACT: THE WILSON SURVEY GROUP, INC / EDGAR CAGAS

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: MUSGRAVE-GROHMAN VENTURES, LTD / PAUL GROHMAN

MAILING ADDRESS: 4201 WEST BROADWAY

CITY, STATE, ZIP: PEARLAND, TEXAS 77581

PHONE: 281-412-9210 **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: [Signature] Date: 10/24/08

Applicant's Signature: [Signature] Date: 10/24/08

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.

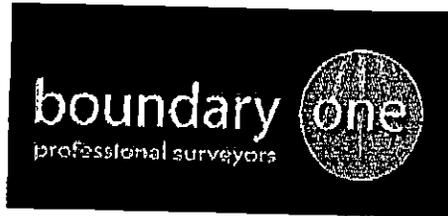
Signature: _____ Date: _____

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

FEES PAID:	<u>694⁰⁰</u>
DATE PAID:	<u>10-8-08</u>
RECEIVED BY:	<u>[Signature]</u>
RECEIPT NO.:	

P&Z Agenda Item

C



October 27, 2008

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

Re: Plat for AGGREKO, INC. (changed to: Replat of Tracts 3, 4, & 4A
of Pearland South Industr
Dear Planning & Zoning Commission/Planning Director. Park)

Please accept for consideration the following request for waiver of decision time pursuant to Section 3.1.1.4 (b) of Pearland's UDC. BOUNDARY ONE, LLC hereby request an additional 40 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 know as AGGREKO, INC. This extension is to allow us more time to address comments made after our initial submittal.

BOUNDARY ONE, LLC agrees that the above waiver, if granted, shall be construed as tolling the official filing date of the above plat by the number of days granted pursuant to this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Christian Offenburger". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Christian Offenburger, RPLS

BOUNDARY ONE, LLC
150 W. Shadowbend, Ste. 303
Friendswood, TX 77546

P&Z Agenda Item

D

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

SUBDIVISION NAME: AGGREGO, L.P.

NUMBER OF LOTS: 1

GENERAL LOCATION: SW CORNER OF STATE HWY 35 AND MAGNOLIA RD.

OCT 08 2008
Replat of Tracts 3, 4, 4A of Pearland South Industrial Park

PRIMARY CONTACT: BOUNDARY ONE, LLC (CHRISTIAN)

MAILING ADDRESS: 150 W. SHADOWBEND, STE. 303

CITY, STATE, ZIP: FRIENDS WOOD, TX 77546

PHONE: 281.648.3131 FAX: 281.648.3737

E-MAIL ADDRESS: christian@boundaryone.com

OWNER NAME: AGGREGO, L.P.

MAILING ADDRESS: 3732 MAGNOLIA RD.

CITY, STATE, ZIP: PEARLAND, TX 77581

PHONE: 713.512.6700 FAX: n/a

E-MAIL ADDRESS: n/a

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: 10/08/08

Applicant's Signature: [Signature] Date: 10/08/08

I acknowledge that this plat has been submitted on this day, October 8, 2008, and the Plat filing date is November 3, 2008, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: [Signature] Date: 10/08/08

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

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

P&Z Agenda Item

E



October 27, 2008

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

Re: Portions of County Road 58 & Savannah Parkway

Dear Planning & Zoning Commission/Planning Director:

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 Portions of County Road 58 & Savannah Parkway. 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", is written over a faint, illegible typed name.

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

L:\Std\PLATTING\FORMS\Brazoria\Pearland\Waiver.doc

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

OCT 08 2008

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: Portions of County Road 58 and Savannah Parkway

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 Sutie 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: [Signature] Date: 8/29/08

Applicant's Signature: [Signature] Date: 10/07/08

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:	_____
RECEIVED BY:	_____
RECEIPT NO.:	_____

P&Z Agenda Item

G



October 27, 2008

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

Re: Savannah School Site & Fire Station Reserves

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 School Site & Fire Station Reserves. 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

L:\Stds\PLATTING\FORMS\Brazoria\Pearland\Waiver.doc

P&Z Agenda Item

H

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

SUBDIVISION NAME: Savannah School Site & Fire Station Reserves

NUMBER OF LOTS: 0

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

PRIMARY CONTACT: Geoff Freeman / Yvonne Grimm Brown & Gay Engineers Inc.

MAILING ADDRESS: 10777 Westheimer Suite 400

CITY, STATE, ZIP: Houston TX 77042

PHONE: 713-488-8125 or 8114 **FAX:** 281-558-9701

E-MAIL ADDRESS: gfreeson@brownngay.com & yggrimm@brownngay.com

OWNER NAME: Robert Jones - Savannah Development Ltd.

MAILING ADDRESS: 550 GREENS PARKWAY, SUITE 100

CITY, STATE, ZIP: Houston, TX 77067

PHONE: 281-875-1552 **FAX:** _____

E-MAIL ADDRESS: Robert.e.jones@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: 05-03-07

Applicant's Signature: [Signature] Date: 05-04-07

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.

FEES PAID: _____
DATE PAID: _____
RECEIVED BY: _____
RECEIPT NO.: _____

**DISCUSSION
ITEM I**

(See attachments)

Plan Your Vision

The Houston-Galveston Area Council Presents

Small Cities Planning Workshop

Join us for a half-day workshop and hear from notable speakers on how your city can plan for growth.

November 7, 2008

9:00 AM to 12:30 PM

H-GAC Conference Room A, 2nd Floor

3555 Timmons Lane

Houston, Texas 77027

For more information, contact:

Cheryl Mergo

cheryl.mergo@h-gac.com

713-993-4520

Meredith Dang

meredith.dang@h-gac.com

713-993-2443

To register for this FREE workshop email us at ce_workshop@h-gac.com

Topics and Speakers

Registration and Continental Breakfast at 8:45 AM

Welcoming Remarks – Jeff Taebel, FAICP, Director of Community & Environmental Planning, H-GAC

Lessons From a Former Small City – The Honorable Tom Reid, Mayor, City of Pearland

Why Should We Plan? – Gary Mitchell, Principal, Kendig-Keast Collaborative

- Tools for creating quality communities
- Creating standards for development
- Benefits of comprehensive planning

Are You Sure This Is Legal? Legal Aspects of Small City Planning – John Hightower, Partner, Olson & Olson, L.L.P.

- Special considerations for general law cities
- ETJs and annexation issues

How Will We Implement This? Solutions for Getting It Done – Sue Darcy, Executive Vice President, Marsh Darcy Associates

- Economic development and financing tools
- Public/private partnerships
- Overcoming the challenges of limited staff and resources

What Can Planning Do for My City? – Aron Kulhavy, City Planner, City of Huntsville

- Revitalizing traditional downtowns - Case Studies: City of Nacogdoches and City of Huntsville
- Maintaining small town character and sense of place

H-GAC Tools and Wrap-up Conclusion – Jeff Taebel, FAICP, Director of Community & Environmental Planning, H-GAC



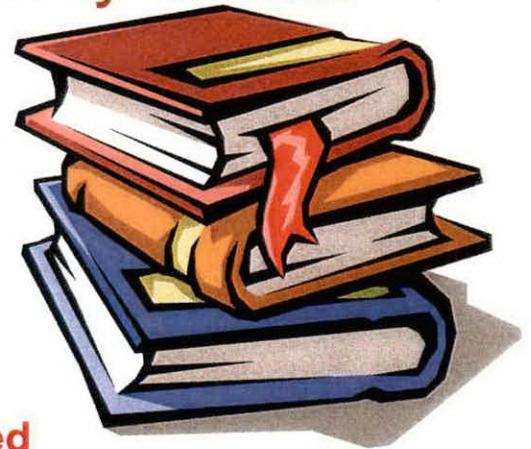
Planning Day Presentation

November 14, 2008
9:00 a.m. to 10:30 a.m.

Located at 3523 Liberty Drive,
City of Pearland, Community Center

Updates of the
Unified Development Code

Includes Ordinance 2000T-6 through 2000T-9



Refreshments provided
RSVP to Judy Krajca, 281-652-1768
or email at jkrajca@ci.pearland.tx.us

Door Prizes & Giveaways

UDC books will be available for purchase

TEXAS CHAPTER OF THE AMERICAN PLANNING ASSOCIATION


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TEXAS APA MISSION



The American Planning Association is a nonprofit public interest and research organization representing over 39,000 practicing planners, officials, and citizens involved with urban and rural planning issues.

The Mission of the Texas Chapter of the American Planning Association is to advocate the profession of planning, providing expertise and processes that empower citizens to be engaged in the development and sustainability of *Great Communities* in Texas.

NEWS

El Paso Conference Hotel Reservations

Beginning on Monday, October 20, registrants may make hotel reservations for the rescheduled APA Texas Chapter Conference, set for February 4 - 7, 2009 in El Paso. To obtain the Group Rate of \$99.00 (single or double occupancy), call the Camino Real Hotel at (800) 769-4300 or (915) 534-3099 and mention the group name: American Planning Association - TX Chapter. The deadline to receive the Group Rate is January 19, 2009. Please note that the Group Rate is not available through the hotel's online reservation system. Reservations must be made by phone.

2008 Texas APA Conference Refunds

Due to Hurricane Ike, the 2008 Texas APA Conference has been rescheduled to February 4 - 7, 2009 in El Paso. The conference program will remain essentially the same. If you registered for the conference in Galveston, your registration fees will automatically be transferred to the new conference in El Paso and you do not need to register again. If you choose not to attend the conference in El Paso, you may request a refund by contacting Dick Lillie, at dlillie0919@att.net or 512-306-1674. Texas APA will continue to update members via email, Listserv and the website as additional information becomes available.

APA National


[VIEW APA EVENTS >>>](#)

Employment

City of San Marcos

Director of Development Services
\$95,000+ DOQ
Open until filled

Ecology & Environment, Inc.

Planner
Salary DOQ
Open until filled

City of Garland

Senior Neighborhood Planner
\$26.09 - \$30.01 per hour
Open until filled

[VIEW ALL JOBS >>>](#)

RFP Postings

City of McAllen

Historic Preservation Plan and Design Guidelines
Open until 11/19/08

CAMPO

CAMPO 2035 Plan Public Involvement
Open until 11/7/08

[VIEW ALL REQUEST FOR PROPOSALS >>>](#)

Texas APA Info

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[2007 Legislative Update](#)
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LEGEND

E.E. ELECTRICAL EASEMENT
I.R. IRON ROD
U.E. UTILITY EASEMENT
A.E. AERIAL EASEMENT
□ STREET LIGHT POLE

PURPOSE OF REPLAT IS TO MAKE TWO LOTS
OUT OF TRACT "A" OF STONEBRIDGE SECTION 1.

REPLAT OF
TRACT "A" OF THE AMENDING PLAT OF
STONEBRIDGE SECTION 1

A RESUBDIVISION OF 3.104 ACRES IN THE D.H.M. HUNTER
SURVEY, ABSTRACT 76, ALL OF RESTRICTED TRACT "A" OF
THE AMENDING PLAT OF STONEBRIDGE SECTION 1, AS
RECORDED IN DOCUMENT NO. 2006011183, BRAZORIA
COUNTY PLAT RECORDS, CITY OF PEARLAND, BRAZORIA
COUNTY, TEXAS

2 LOTS, 1 BLOCK

OCTOBER 2008

OWNER:
MUSGRAVE – GROHMAN VENTURES, LTD
4201 WEST BROADWAY
PEARLAND, TEXAS 77581
TEL. NO. 281-412-9210
CONTACT: PAUL GROHMAN

SURVEYOR:



THE WILSON SURVEY GROUP
PROFESSIONAL LAND SURVEYORS
2006 E. BROADWAY PEARLAND, TEXAS
(281) 485-3991 FAX (281) 485-3998
CONTACT: EDGAR M. CAGAS