

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD DECEMBER 1, 2008 AT 6:30 P.M., IN ENGINEERING DEPARTMENT CONFERENCE ROOM, COMMUNITY CENTER, 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 Commissioner Susan Sherrouse
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, 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 November 17, 2008, and P&Z Commissioner Charles Gooden, Jr. seconded with modifications to page 2.

The vote was 5-0. The minutes of November 17, 2008 were approved with modifications.

NEW BUSINESS

CONSIDERATION & POSSIBLE ACTION – Variance Request for Two Undersized Lots on Linda Lane

Request of Martin and Maritza Serrano and Brent A. Brown, owners, for approval of a variance from Section 2.4.2.2(c).1.(b) of the Unified Development Code requiring a minimum lot width of 120 feet in the R-E Zone for two lots on Linda Lane described as follows:

2.000 acre tract of land out of Lot 22 of the Allison Richey Gulf Coast Home Company Subdivision of Section 20, H.T. & B. R.R. Co. Survey, Abstract 506, Brazoria County Texas.

P&Z Chairperson Henry Fuertes read the purpose of the request, and Plans and Plat Administrator Richard Keller read the staff report

P&Z Commissioner Susan Sherrouse made the motion to approve, and P&Z Commissioner Darrell Diggs seconded the motion.

P&Z Chairperson Fuertes inquired about the road. A larger scale of the survey was passed around for the Commission to view. Chairperson Fuertes inquired if the property was newly annexed, and staff and the applicant stated it was not.

Discussion ensued as to the size of the lot meeting the zoning requirement.

P&Z Commissioner Susan Sherrouse stated she did not have a problem with the variance request. Chairperson Henry Fuertes stated he did not have a problem with the variance request, but questioned if any of the neighbors had a concern.

The vote was 5-0. The variance request was approved.

CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Southern Trails West Section Three

A request by Carol Redd, Edminster Hinshaw Russ and Associates, for Stoddard Group, Ltd., owner, for approval of a preliminary subdivision plat of 31.5723 acres in the Southern Trails Planned Unit Development. The applicant is proposing 125 single-family lots and 5 reserve areas for landscaping and utilities located south of Broadway west of Kingsley Drive and the property is described as follows:

Being a subdivision of 31.5723 acres in the H.T & B. R.R. Survey, Section 84, A-538, City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller read the staff report stating there had been two outstanding items, but a new plat was brought in.

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

Discussion ensued for a clearer understanding of the need for a table/numbers of the breakdown for density.

The vote was 5-0. The Preliminary Plat of Southern Trails West Section Three was approved.

Plans and Plat Administrator Richard Keller informed the P&Z Chairperson that items C-J had been withdrawn and no action was necessary.

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.

Plat was withdrawn. No action necessary.

CONDUCT PUBLIC HEARING – Replat of Tracts 3, 4, and 4A of Pearland South Industrial Park

A request by Christian Offenburger, RPLS, Boundary One, LLC, for Aggreko, L.P., owner, for approval of a replat of Lots 3, 4, and 4A of Pearland South Industrial Park. The applicant is proposing one lot zoned M-2 and the property is described as follows:

Being all of Lots 3, 4, and 4A of Pearland South Industrial Park, a subdivision recorded under Vol. 16, Page 33-34, B.C.P.R., City of Pearland, Brazoria County, Texas.

Plat was withdrawn. No action necessary.

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

A request by Christian Offenburger, RPLS, Boundary One, LLC, for Aggreko, L.P., owner, for approval of a replat of Lots 3, 4, and 4A of Pearland South Industrial Park. The applicant is proposing one lot zoned M-2 and the property is described as follows:

Being all of Lots 3, 4, and 4A of Pearland South Industrial Park, a subdivision recorded under Vol. 16, Page 33-34 B.C.P.R., City of Pearland, Brazoria County, Texas.

Plat was withdrawn. No action necessary.

CONDUCT PUBLIC HEARING – Replat of Greenwood

A request by C. L. Davis, C.L. Davis & Company, for Greenwood Development, Inc., owner, for approval of a replat of Greenwood. The applicant is proposing one lot and two reserve areas zoned GB and the property is described as follows:

5.6446 acres out of Restricted Reserves "A" & "B", Greenwood as recorded in Vol. 19, Pgs. 233-234, B.C.P.R.

Plat was withdrawn. No action necessary.

CONSIDERATION & POSSIBLE ACTION – Replat of Greenwood

A request by C.L. Davis, C.L. Davis & Company, for Greenwood Development, Inc., owner, for approval of a replat of Greenwood. The applicant is proposing one lot and two reserve areas zoned GB and the property is described as follows:

5.6446 acres out of Restricted Reserves "A" & "B", Greenwood as recorded in Vol. 19, Pgs. 233-234, B.C.P.R.

Plat was withdrawn. No action necessary.

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.

Plat was withdrawn. No action necessary.

CONSIDERATION & POSSIBLE ACTION – Final Plat 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 right-of-way plat of 12.56 acres in the Savannah Planned Unit Development located within the Pearland E.T.J. The applicant is dedicating right-of-way for Portions of County Road 58 and Savannah Parkway and the property is described as follows:

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

Plat was withdrawn. No action necessary.

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 subdivision plat of 15.52 acres in the Savannah Planned Unit Development located within the Pearland E.T.J. The applicant is proposing two lots and one reserve located at the northeast corner of Savannah Parkway and C.R. 58 and the property is described as follows:

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

Plat was withdrawn. No action necessary.

DISCUSSION ITEM

There was a brief discussion of the Next P&Z Meeting to be held on January 5, 2009.

ADJOURNMENT

P&Z Chairperson Henry Fuertes adjourned the meeting at 7:06 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 Fuertes

PLANNING & ZONING COMMISSION MEETING

DATE: 12-1-08

NAME	COMPANY	ITEM OF INTEREST	COMMENTS
Carol Redd	E.H.R. & A.	Item B	
Martin Serrano		A	

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD DECEMBER 1, 2008 AT 6:30 P.M., IN ENGINEERING DEPARTMENT CONFERENCE ROOM, COMMUNITY CENTER, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER**
- II. APPROVAL OF MINUTES Regular Meeting of November 17, 2008**
- III. NEW BUSINESS**

A. CONSIDERATION & POSSIBLE ACTION – Variance Request for Two Undersized Lots on Linda Lane

Request of Martin and Maritza Serrano and Brent A. Brown, owners, for approval of a variance from Section 2.4.2.2(c.)1.(b) of the Unified Development Code requiring a minimum lot width of 120 feet in the R-E Zone for two lots on Linda Lane described as follows:

2.000 acre tract of land out of Lot 22 of the Allison Richey Gulf Coast Home Company Subdivision of Section 20, H.T. & B. R.R. Co. Survey, Abstract 506, Brazoria County Texas

B. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Southern Trails West Section Three

Decision
Date
12/1/08

A request by Carol Redd, Edminster Hinshaw Russ and Associates, for Stoddard Group, Ltd., owner, for approval of a preliminary subdivision plat of 31.5723 acres in the Southern Trails Planned Unit Development. The applicant is proposing 125 single-family lots and 5 reserve areas for landscaping and utilities located south of Broadway west of Kingsley Drive and the property is described as follows:

Being a subdivision of 31.5723 acres in the H.T & B. R.R. Survey, Section 84, A-538, City of Pearland, Brazoria County, Texas.

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

Decision
Date
12/1/08

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. CONDUCT PUBLIC HEARING – Replat of Tracts 3, 4, and 4A of Pearland South Industrial Park

A request by Christian Offenburger, RPLS, Boundary One, LLC, for Aggreko, L.P., owner, for approval of a replat of Lots 3, 4, and 4A of Pearland South Industrial Park. The applicant is proposing one lot zoned M-2 and the property is described as follows:

Being all of Lots 3, 4, and 4A of Pearland South Industrial Park, a subdivision recorded under Vol. 16, Page 33-34, B.C.P.R., City of Pearland, Brazoria County, Texas.

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

Decision Date 12/1/08

A request by Christian Offenburger, RPLS, Boundary One, LLC, for Aggreko, L.P., owner, for approval of a replat of Lots 3, 4, and 4A of Pearland South Industrial Park. The applicant is proposing one lot zoned M-2 and the property is described as follows:

Being all of Lots 3, 4, and 4A of Pearland South Industrial Park, a subdivision recorded under Vol. 16, Page 33-34 B.C.P.R., City of Pearland, Brazoria County, Texas

F. CONDUCT PUBLIC HEARING – Replat of Greenwood

A request by C. L. Davis, C.L. Davis & Company, for Greenwood Development, Inc., owner, for approval of a replat of Greenwood. The applicant is proposing one lot and two reserve areas zoned GB and the property is described as follows:

5.6446 acres out of Restricted Reserves "A" & "B", Greenwood as recorded in Vol. 19, Pgs. 233-234, B.C.P.R.

G. CONSIDERATION & POSSIBLE ACTION – Replat of Greenwood

Decision Date 12/1/08

A request by C.L. Davis, C.L. Davis & Company, for Greenwood Development, Inc., owner, for approval of a replat of Greenwood. The applicant is proposing one lot and two reserve areas zoned GB and the property is described as follows:

5.6446 acres out of Restricted Reserves "A" & "B", Greenwood as recorded in Vol. 19, Pgs. 233-234, B.C.P.R.

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

Decision Date
12/1/08

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.

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

Decision Date
12/1/08

A request by Yvonne R. Grimm, Brown & Gay Engineers, Inc., for Savannah Development, LTD., owner, for approval of a final right-of-way plat of 12.56 acres in the Savannah Planned Unit Development located within the Pearland E.T.J. The applicant is dedicating right-of-way for Portions of County Road 58 and Savannah Parkway and the property is described as follows:

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

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

Decision Date
12/1/08

A request by Yvonne R. Grimm, Brown & Gay Engineers, Inc., for Savannah Development, LTD, owner, for approval of a final subdivision plat of 15.52 acres in the Savannah Planned Unit Development located within the Pearland E.T.J. The applicant is proposing two lots and one reserve located at the northeast corner of Savannah Parkway and C.R. 58 and the property is described as follows:

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

K. DISCUSSION ITEM

- Next P&Z Meeting

January 5, 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 21st day of November 2008 A.D., at 5:30 p.m.

Judy Krajca, Planning Secretary

Agenda removed _____ day of December 2008.

APPROVAL

OF

MINUTES

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.

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-foot setback for any building 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 the condition that any building located on the tract being rezoned to OP (north of Magnolia Road) be setback a minimum of 50-feet from the north and west property lines.

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:

Judy Krajca, Planning Secretary

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

P&Z Chairperson Henry Fuertes

P&Z Agenda Item

A



CITY OF PEARLAND PLANNING & ZONING

TO: Planning & Zoning Commission, and Staff

FROM: L. Richard Keller, Plans & Plat Administrator

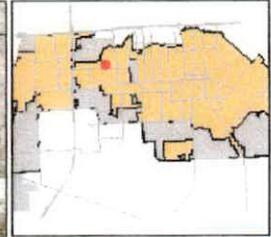
DATE: November 24, 2008

SUBJECT: VARIANCE REQUEST NO. 2008-06

A two-acre tract on the east side of Linda Lane (formerly County Road No. 603) was divided evenly down the middle into two one-acre tracts. This was done without platting. Both lots are 104.8 feet wide and the property is presently zoned R-E. Both lots have sufficient area for this zoning district. The lot on the left (facing the lots from the street) owned by Brent A. & Wanda J. Brown has been developed with a single-family residence with a detached garage. Sufficient side setback has been provided for these structures.

Applicants wish to construct a single-family residence on the remaining vacant lot on the right. R-E zoning requires a minimum lot width of 120 feet. A variance from Section 2.4.2.2c(1)(b) of the Unified Development Code requiring a minimum lot width of 120 feet for R-E zoning is being requested to allow platting of these two lots in their present configuration. This variance, if granted, would allow two lots with platted widths of 104.8 feet. This is 15.2 feet less than the 120 feet required for lot width by the R-E zoning of this area. A copy of an aerial photo of this area is attached.

VARIANCE REQUEST NO. 2008-06



Scale 1:2,400
1 in = 200 ft

P&Z Agenda Item

B

SOUTHERN TRAILS WEST SECTION THREE
PRELIMINARY PLAT – STAFF REPORT

P & Z MEETING DATE: DECEMBER 1, 2008

APPLICANT: Carol Redd, Edminster Hinshaw Russ and Assoc., for Stoddard Group, Ltd, owner.

REQUEST: Preliminary Plat subdivision of 31.5723 acres in the Southern Trails PUD for 125 residential lots. The Southern Trails PUD was approved on February 23, 2004.

GENERAL LOCATION: The property is located south of Broadway and west of Kingsley Drive. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: The property is zoned PUD in accordance with the approved Southern Trails PUD.

SURROUNDING USES: Other sections of Southern Trails are located to the east, and Shadow Creek Ranch is to the north. The lands on the west and south sides are undeveloped.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Low Density Single Family, which is consistent with the proposed plat.

TRAFFIC AND TRANSPORTATION: Traffic Impact Analysis was previously approved for the entire Southern Trails Development.

UTILITIES: Water and sewer extended to the site by the developer

STORMWATER MANAGEMENT: Stormwater detention provided in accordance with the master plan for the entire development.

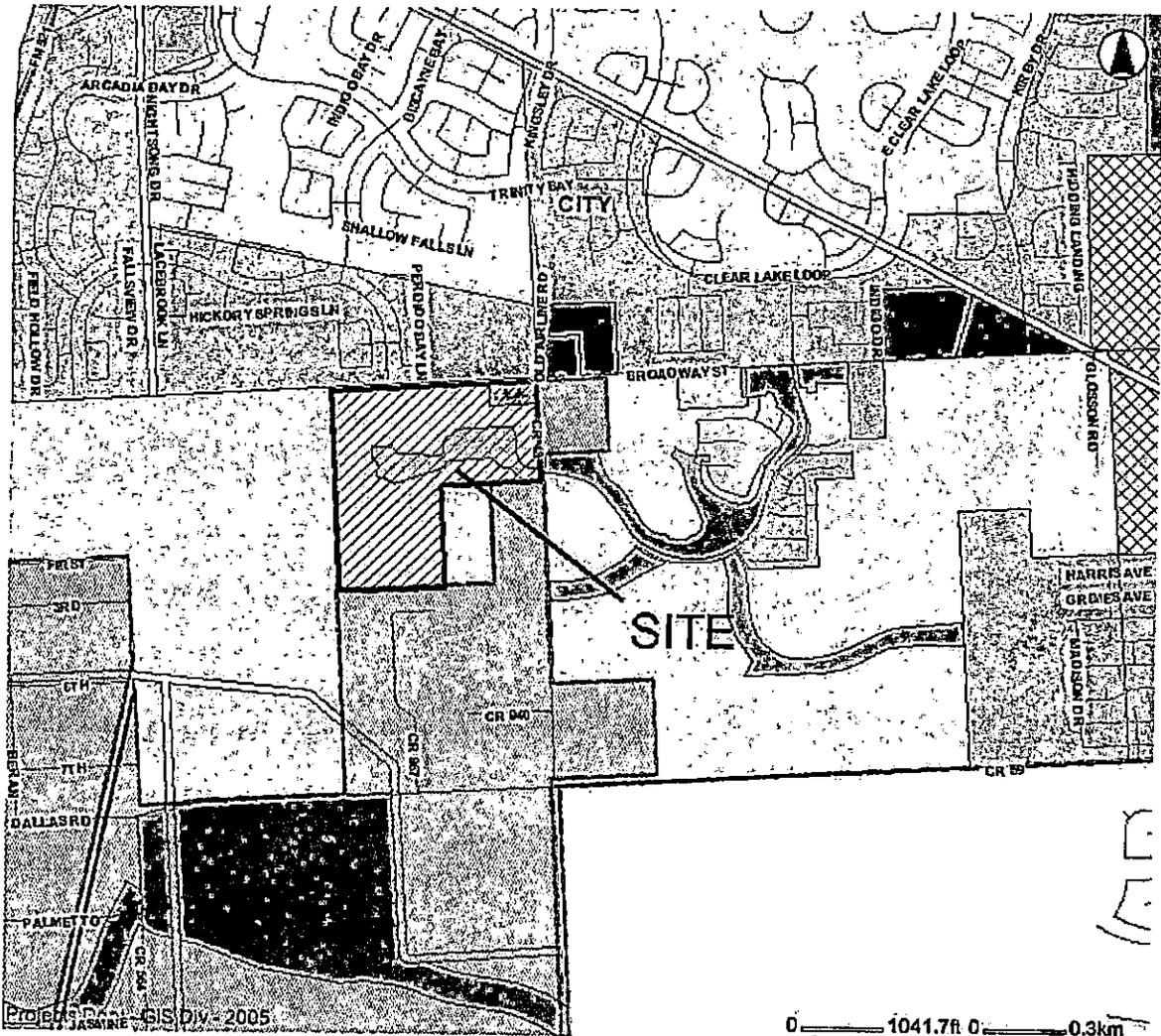
PARKS AND OPEN SPACE: Park fees will be paid prior to final plat approval.

OUTSTANDING ITEMS:

1. Southern Green Drive should be connected to Southern Valley Drive
2. Landscape reserve at the southwest corner of Broadway and Windward Bay Drive should be continuous.

ATTACHMENTS:

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



P&Z Agenda Item

C



<ygrimm@browngay.com
>
11/25/2008 08:31 AM

To <RKeller@ci.pearland.tx.us>,
<Judy_Krajca/COP@ci.pearland.tx.us>
cc <tyoungblood@browngay.com>,
<gfreeman@browngay.com>, <shandal@browngay.com>
bcc

Subject RE: SAVANNAH COMMERCIAL SITE

Richard,

We respectfully withdraw Savannah Commercial Site from consideration. Please let me know if you have any questions or need any additional information.

Thank you,

Yvonne

-----Original Message-----

From: RKeller@ci.pearland.tx.us [mailto:RKeller@ci.pearland.tx.us]

Sent: Monday, November 24, 2008 5:13 PM

To: Yvonne Grimm; Tracy Youngblood

Cc: Judy_Krajca/COP@ci.pearland.tx.us; brian.gibson@lennar.com

Subject: SAVANNAH COMMERCIAL SITE

Your requested waiver of decision time for this plat extended the deadline for approval to Dec. 31. We received no resubmittal of this replat for P&Z consideration at their next meeting on Dec. 1. P&Z will not meet on Dec. 15. This replat has been placed on the agenda for P&Z consideration on Dec. 1 because this is the only remaining P&Z Meeting this year. If you cannot resubmit on Nov. 24 for Dec. 1 consideration, please withdraw this plat from consideration. You may then make a second submittal without payment of the usual \$200 fee. Next resubmittal date will be Dec. 29 for consideration at the Jan. 5, 2009 P&Z Meeting.

We still show the following items as outstanding:

Please advise us of your intentions.

"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."

P&Z Agenda Item

D

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

E



November 25, 2008

City of Pearland
Planning Department
Richard Keller, P.E.
3523 Liberty Drive
Pearland, Texas 77581

Re: Aggreko Re-Plat

Dear Mr. Keller:

Please accept this letter of withdrawal for the Aggreko Re-Plat as we have been advised that we need to obtain a "Special Exception" for existing improvements prior to the plat being promoted. We expect that this request will be on the agenda for the Zoning Board of Adjustment at their meeting on January 4, 2009, after which we will re-submit the plat with all of your comments addressed.

Sincerely,

Thomas Offenburger
Boundary One, LLC
Plat Coordinator

Richard Keller/COP
11/24/2008 04:15 PM

To Judy Krajca/COP@ci.pearland.tx.us, Tim
Chi/COP@ci.pearland.tx.us
cc christian@boundaryone.com, Lata
Krishnarao/COP@ci.pearland.tx.us
bcc

Subject PEARLAND SO. IND. PARK REPLAT (formerly AGGREKO)

Lata and I met with Mr. Offenburger today and we agreed that the Special Exception necessary for approval of this replat will be placed on the agenda of the Jan. 8 ZBA Meeting. Mr. Offenburger will make the necessary submittal before the deadline. The replat will then be resubmitted on Jan. 12 for consideration at the Jan. 19 P&Z Meeting.

"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."

P&Z Agenda Item

F

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

G



"chuck davis"
<cldavis@cldaviscompany.com>

11/24/2008 03:40 PM

To <RKeller@ci.pearland.tx.us>

cc

bcc

Subject RE: GREENWOOD REPLAT NO. 1

Richard,

We will withdraw this plat from consideration and resubmit on December 29

Thanks
Chuck

-----Original Message-----

From: RKeller@ci.pearland.tx.us [mailto:RKeller@ci.pearland.tx.us]
Sent: Monday, November 24, 2008 3:23 PM
To: cldavis@cldaviscompany.com
Cc: Judy_Krajca/COP@ci.pearland.tx.us; Anthony_Vu/COP@ci.pearland.tx.us
Subject: GREENWOOD REPLAT NO. 1

We received no resubmittal of this replat for P&Z consideration at their next meeting on Dec. 1. P&Z will not meet on Dec. 15. This replat has been placed on the agenda for P&Z consideration on Dec.1 because this is the only remaining P&Z Meeting this year. If you cannot resubmit on Nov. 24 for Dec.1 consideration, please withdraw this plat from consideration. You may then make a second submittal without payment of the usual \$200 fee. Next resubmittal date will be Dec. 29 for consideration at the Jan. 5, 2009 P&Z Meeting.

We still show the following items as outstanding:

Please advise us of your intentions.

"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."

P&Z Agenda Item

H



<ygrimm@browngay.com
>
11/25/2008 08:31 AM

To <RKeller@ci.pearland.tx.us>,
<Judy_Krajca/COP@ci.pearland.tx.us>
cc <tyoungblood@browngay.com>,
<gfreeman@browngay.com>, <shandal@browngay.com>
bcc

Subject RE: SAVANNAH CHURCH SITE

Richard,

We respectfully withdraw Savannah Church Site from consideration. Please let me know if you have any questions or need any additional information.

Thank you,

Yvonne

-----Original Message-----

From: RKeller@ci.pearland.tx.us [mailto:RKeller@ci.pearland.tx.us]

Sent: Monday, November 24, 2008 5:11 PM

To: Yvonne Grimm; Tracy Youngblood

Cc: Judy_Krajca/COP@ci.pearland.tx.us; brian.gibson@lennar.com

Subject: SAVANNAH CHURCH SITE

Your requested waiver of decision time for this plat extended the deadline for approval to Dec. 31. We received no resubmittal of this replat for P&Z consideration at their next meeting on Dec. 1. P&Z will not meet on Dec. 15. This replat has been placed on the agenda for P&Z consideration on Dec. 1 because this is the only remaining P&Z Meeting this year. If you cannot resubmit on Nov. 24 for Dec. 1 consideration, please withdraw this plat from consideration. You may then make a second submittal without payment of the usual \$200 fee. Next resubmittal date will be Dec. 29 for consideration at the Jan. 5, 2009 P&Z Meeting.

We still show the following items as outstanding:

Please advise us of your intentions.

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P&Z Agenda Item

1



<ygrimm@browngay.com
>
11/24/2008 08:30 AM

To <RKeller@ci.pearland.tx.us>,
<Judy_Krajca/COP@ci.pearland.tx.us>
cc <tyoungblood@browngay.com>,
<shandal@browngay.com>, <gfreeman@browngay.com>
bcc

Subject RE: PORTIONS OF C.R. 58 and SAVANNAH PARKWAY

Richard,

We respectfully withdraw Portions of County Road 58 and Savannah Parkway from consideration. Please let me know if you have any questions or need any additional information.

Thank you,

Yvonne

-----Original Message-----

From: RKeller@ci.pearland.tx.us [mailto:RKeller@ci.pearland.tx.us]

Sent: Friday, November 21, 2008 10:06 AM

To: Geoff Freeman; Yvonne Grimm

Cc: Judy_Krajca/COP@ci.pearland.tx.us; brian.gibson@Lennar.com

Subject: PORTIONS OF C.R. 58 and SAVANNAH PARKWAY

My letter to you dated November 6 granting a waiver of decision time for this plat stated a deadline of Dec. 8 for consideration at the Dec. 15 P&Z Meeting. P&Z will not meet on Dec. 15. I am placing this plat on the agenda for P&Z consideration on Dec. 1 because this is the only remaining P&Z Meeting this year. If you cannot resubmit on Nov. 24 for Dec. 1 consideration, please withdraw this plat from consideration. You may then submit it a second time when you have it ready without having to pay the usual \$200 fee.

"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."

P&Z Agenda Item

J



<ygrimm@browngay.com
>
11/24/2008 08:32 AM

To <RKeller@ci.pearland.tx.us>,
<Judy_Krajca/COP@ci.pearland.tx.us>
cc <gfreeman@browngay.com>,
<tyoungblood@browngay.com>, <shandal@browngay.com>
bcc

Subject RE: SAVANNAH SCHOOL SITE AND FIRE STATION
RESERVE

Richard,

We respectfully withdraw Savannah School Site and Fire Station from consideration. Please let me know if you have any questions or need any additional information.

Thank you,

Yvonne

-----Original Message-----

From: RKeller@ci.pearland.tx.us [mailto:RKeller@ci.pearland.tx.us]

Sent: Friday, November 21, 2008 10:04 AM

To: Geoff Freeman; Yvonne Grimm

Cc: Judy_Krajca/COP@ci.pearland.tx.us; robert.e.jones@Lennar.com

Subject: SAVANNAH SCHOOL SITE AND FIRE STATION RESERVE

My letter to you dated November 6 granting a waiver of decision time for this plat stated a deadline of Dec. 8 for consideration at the Dec. 15 P&Z Meeting. P&Z will not meet on Dec. 15. I am placing this plat on the agenda for P&Z consideration on Dec. 1 because this is the only remaining P&Z Meeting this year. If you cannot resubmit on Nov. 24 for Dec. 1 consideration, please withdraw this plat from consideration. You may then submit it a second time when you have it ready without having to pay the usual \$200 fee.

"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."

ITEM K

DISCUSSION ITEMS

Jerry Neil absent

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD DECEMBER 1, 2008 AT 6:30 P.M., IN ENGINEERING DEPARTMENT CONFERENCE ROOM, COMMUNITY CENTER, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER *6:35*
- II. APPROVAL OF MINUTES **Regular Meeting of November 17, 2008**

III. NEW BUSINESS

Ron/Charles 5-0 w/ modification pg 2

A. CONSIDERATION & POSSIBLE ACTION - Variance Request for Two Undersized Lots on Linda Lane

Henry read purpose of request

Request of Martin and Maritza Serrano and Brent A. Brown, owners, for approval of a variance from Section 2.4.2.2(c.)1.(b) of the Unified Development Code requiring a minimum lot width of 120 feet in the R-E Zone for two lots on Linda Lane described as follows:

Richard read staff rpt.

2.000 acre tract of land out of Lot 22 of the Allison Richey Gulf Coast Home Company Subdivision of Section 20, H.T. & B. R.R. Co. Survey, Abstract 506, Brazoria County Texas

Susan/Carrell motion...

→

B. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Southern Trails West Section Three

Richard read. 2 outstanding items. new Plat brought in

Decision Date 12/1/08

A request by Carol Redd, Edminster Hinshaw Russ and Associates, for Stoddard Group, Ltd., owner, for approval of a preliminary subdivision plat of 31.5723 acres in the Southern Trails Planned Unit Development. The applicant is proposing 125 single-family lots and 5 reserve areas for landscaping and utilities located south of Broadway west of Kingsley Drive and the property is described as follows:

Ron/Susan w/ staff comments

Being a subdivision of 31.5723 acres in the H.T & B. R.R. Survey, Section 84, A-538, City of Pearland, Brazoria County, Texas.

→

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

All remaining Plats wld

Items C-J have been wld no action necessary

Decision Date 12/1/08

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:

A. Chairperson Stuerter inquired about road.
larger scale survey passed around.

Henry - is this new/old annexed piece of property.
No.

Discussion was size of lot meeting zoning
requirement.

Susan - does not have a problem with
this variance request.

Henry - not a problem w/ variance. Questioned
if any neighbors had a concern.

5-0 approved.

B. Discussion ensued for a clearer understanding
of the need for a table / numbers of the breakdown
for density.

5-0 approved.

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

D. CONDUCT PUBLIC HEARING – Replat of Tracts 3, 4, and 4A of Pearland South Industrial Park

A request by Christian Offenburger, RPLS, Boundary One, LLC, for Aggreko, L.P., owner, for approval of a replat of Lots 3, 4, and 4A of Pearland South Industrial Park. The applicant is proposing one lot zoned M-2 and the property is described as follows:

Being all of Lots 3, 4, and 4A of Pearland South Industrial Park, a subdivision recorded under Vol. 16, Page 33-34, B.C.P.R., City of Pearland, Brazoria County, Texas.

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

Decision
Date
12/1/08

A request by Christian Offenburger, RPLS, Boundary One, LLC, for Aggreko, L.P., owner, for approval of a replat of Lots 3, 4, and 4A of Pearland South Industrial Park. The applicant is proposing one lot zoned M-2 and the property is described as follows:

Being all of Lots 3, 4, and 4A of Pearland South Industrial Park, a subdivision recorded under Vol. 16, Page 33-34 B.C.P.R., City of Pearland, Brazoria County, Texas

F. CONDUCT PUBLIC HEARING – Replat of Greenwood

A request by C. L. Davis, C.L. Davis & Company, for Greenwood Development, Inc., owner, for approval of a replat of Greenwood. The applicant is proposing one lot and two reserve areas zoned GB and the property is described as follows:

5.6446 acres out of Restricted Reserves "A" & "B", Greenwood as recorded in Vol. 19, Pgs. 233-234, B.C.P.R.

G. CONSIDERATION & POSSIBLE ACTION – Replat of Greenwood

Decision
Date
12/1/08

A request by C.L. Davis, C.L. Davis & Company, for Greenwood Development, Inc., owner, for approval of a replat of Greenwood. The applicant is proposing one lot and two reserve areas zoned GB and the property is described as follows:

5.6446 acres out of Restricted Reserves "A" & "B", Greenwood as recorded in Vol. 19, Pgs. 233-234, B.C.P.R.

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

Decision
Date
12/1/08

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.

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

Decision
Date
12/1/08

A request by Yvonne R. Grimm, Brown & Gay Engineers, Inc., for Savannah Development, LTD., owner, for approval of a final right-of-way plat of 12.56 acres in the Savannah Planned Unit Development located within the Pearland E.T.J. The applicant is dedicating right-of-way for Portions of County Road 58 and Savannah Parkway and the property is described as follows:

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

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

Decision
Date
12/1/08

A request by Yvonne R. Grimm, Brown & Gay Engineers, Inc., for Savannah Development, LTD, owner, for approval of a final subdivision plat of 15.52 acres in the Savannah Planned Unit Development located within the Pearland E.T.J. The applicant is proposing two lots and one reserve located at the northeast corner of Savannah Parkway and C.R. 58 and the property is described as follows:

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

K. DISCUSSION ITEM

- Next P&Z Meeting

January 5, 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 21st day of November 2008 A.D., at 5:30 p.m.

Judy Krajca, Planning Secretary

Agenda removed _____ day of December 2008.

APPROVAL

OF

MINUTES

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD DECEMBER 1, 2008 AT 6:30 P.M., IN ENGINEERING DEPARTMENT CONFERENCE ROOM, COMMUNITY CENTER, 3523 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER**
- II. APPROVAL OF MINUTES Regular Meeting of November 17, 2008**
- III. NEW BUSINESS**
 - A. CONSIDERATION & POSSIBLE ACTION – Variance Request for Two Undersized Lots on Linda Lane**

Request of Martin and Maritza Serrano and Brent A. Brown, owners, for approval of a variance from Section 2.4.2.2(c.)1.(b) of the Unified Development Code requiring a minimum lot width of 120 feet in the R-E Zone for two lots on Linda Lane described as follows:

2.000 acre tract of land out of Lot 22 of the Allison Richey Gulf Coast Home Company Subdivision of Section 20, H.T. & B. R.R. Co. Survey, Abstract 506, Brazoria County Texas

- B. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Southern Trails West Section Three**

Decision
Date
12/1/08

A request by Carol Redd, Edminster Hinshaw Russ and Associates, for Stoddard Group, Ltd., owner, for approval of a preliminary subdivision plat of 31.5723 acres in the Southern Trails Planned Unit Development. The applicant is proposing 125 single-family lots and 5 reserve areas for landscaping and utilities located south of Broadway west of Kingsley Drive and the property is described as follows:

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Decision
Date
12/1/08

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:

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Decision
Date
12/1/08

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Decision
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12/1/08

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

Decision
Date
12/1/08

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

Decision
Date
12/1/08

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

K. DISCUSSION ITEM

- Next P&Z Meeting

January 5, 2008⁹

7:06 pm adjourned

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 21st day of November 2008 A.D., at 5:30 p.m.

Judy Krajca, Planning Secretary

Agenda removed _____ day of December 2008.

**SOUTHERN TRAILS WEST SECTION THREE
PRELIMINARY PLAT – STAFF REPORT**

P & Z MEETING DATE: DECEMBER 1, 2008

APPLICANT: Carol Redd, Edminster Hinshaw Russ and Assoc., for Stoddard Group, Ltd, owner.

REQUEST: Preliminary Plat subdivision of 31.5723 acres in the Southern Trails PUD for 125 residential lots. The Southern Trails PUD was approved on February 23, 2004.

GENERAL LOCATION: The property is located south of Broadway and west of Kingsley Drive. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: The property is zoned PUD in accordance with the approved Southern Trails PUD.

SURROUNDING USES: Other sections of Southern Trails are located to the east, and Shadow Creek Ranch is to the north. The lands on the west and south sides are undeveloped.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Low Density Single Family, which is consistent with the proposed plat.

TRAFFIC AND TRANSPORTATION: Traffic Impact Analysis was previously approved for the entire Southern Trails Development.

UTILITIES: Water and sewer extended to the site by the developer

STORMWATER MANAGEMENT: Stormwater detention provided in accordance with the master plan for the entire development.

PARKS AND OPEN SPACE: Park fees will be paid prior to final plat approval.

OUTSTANDING ITEMS:

1. Southern Green Drive should be connected to Southern Valley Drive
2. Landscape reserve at the southwest corner of Broadway and Windward Bay Drive should be continuous.

ATTACHMENTS:

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

*Provide Breakdown of density
for R-1, R-2, R-3
before any infrastructure
agreements are made
of the plat
S.T. subdivision*

13100 BLOCK OF BROADWAY
PRELIMINARY PLAT OF
**SOUTHERN
TRAILS WEST
SEC. 3**

BEING A SUBDIVISION OF 31.5723 ACRES
OUT OF THE H.T AND B. R.R. SURVEY,
SEC. 84, A-538 IN THE CITY OF
PEARLAND, BRAZORIA COUNTY, TEXAS.
125 LOTS 7 BLOCKS 4 RESERVES (0.9180 ACRES)

OWNER

STODDARD GROUP, LTD.,
C/O WALLACE CREEL
713-346-0301
A TEXAS LIMITED PARTNERSHIP
15950 NORTH DALLAS PARKWAY
DALLAS, TEXAS 75248

EHRA CONTACT

CAROL REDD
713-784-4500

NOVEMBER 24, 2008



Edminster · Hinshaw · Russ
and associates
civil engineers · surveyors · land planners
10555 westoffice drive houston, texas 77042
t-713-784-4500 f-713-784-4577 www.ehrainc.com

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