

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD SEPTEMBER 15, 2008 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES Regular Meeting of August 18, 2008

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Southern Trails West Section 3

Decision Date 10/1/08

A request by Carol Redd Edminster, Marshaw, Russ and Associates, for Stoddard Group, Ltd., owner, for approval of a preliminary subdivision plat of 31.687 acres zoned Planned Unit Development. The applicant is proposing 125 lots on 7 blocks and 6 reserves located south of Broadway west of Kingsley Drive and the property is described as follows:

Being a subdivision of 31.687 acres out of the H. T. & B. R.R. Survey, Sec. 84, A-538 in the City of Pearland, Brazoria County Texas.

B. CONSIDERATION & POSSIBLE ACTION – Variance No. 2008-05 for Ivy Run Court in Southern Trails Section Eleven

A request by Christy B. Smidt, Kerry R. Gilbert & Associates, Inc. for Ashton Southern Trails JV, owner, for a variance from the maximum 600-foot length requirement for cul-de-sacs of Section 3.2.6.4(I) of the Unified Development Code.

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

Decision Date 9/15/08

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.



MEMO

TO: PLANNING & ZONING COMMISSION
FROM: JUDY KRAJCA, PLANNING ADMINISTRATIVE SECRETARY
DATE: September 11, 2008
RE: Outline of September 15, 2008 Meeting

The evening will begin with dinner arriving at 5:15 p.m. The menu is:

Sandwiches and sides

P&Z Agendas Posted:

6:30 p.m. P&Z Meeting (2nd floor Conf. Rm.)

City Council's Agendas Posted:

6:00 p.m. Workshop (Council Chambers)

6:30 p.m. Public Hearing (Council Chambers)

7:30 p.m. Regular Meeting (Council Chambers)

(Council agendas attached as FYI)

Due to Council's agenda schedule, the Joint Public Hearings have been moved to September 22, 2008 at 6:30 p.m. in the Council Chambers. We will have a Special Meeting of the P&Z following the JPH's in order for action to be taken on the zoning issues.

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD SEPTEMBER 15, 2008 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES Regular Meeting of August 18, 2008

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Southern Trails West Section 3

Decision Date 10/1/08

A request by Carol Redd, Edminster, Hinshaw, Russ and Associates, for Stoddard Group, Ltd., owner, for approval of a preliminary subdivision plat of 31.687 acres zoned Planned Unit Development. The applicant is proposing 125 lots in 7 blocks and 6 reserves located south of Broadway west of Kingsley Drive and the property is described as follows:

Being a subdivision of 31.687 acres out of the H. T. & B. R.R. Survey, Sec. 84, A-538 in the City of Pearland, Brazoria County Texas.

B. CONSIDERATION & POSSIBLE ACTION – Variance No. 2008-05 for Ivy Run Court in Southern Trails Section Eleven

A request by Christy B. Smidt, Kerry R. Gilbert & Associates, Inc. for Ashton Southern Trails JV, owner, for a variance from the maximum 600-foot length requirement for cul-de-sacs of Section 3.2.6.4(l) of the Unified Development Code.

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

Decision Date 9/15/08

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.

D. CONSIDERATION & POSSIBLE ACTION – Request for Waiver of Decision for 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.

E. 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.

Decision
Date
9/15/08

F. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Ridge Rock Street Dedication and Detention Reserve

A request by Christy Smidt, Kerry R. Gilbert & Associates, Inc., for Trails Development, Ltd., owner, for approval of a preliminary subdivision plat of 5.6 acres zoned Planned Unit Development. The applicant is proposing street right-of-way and six reserves located south of Broadway west of Kirby Drive and the property is described as follows:

Being 5.6 acres out of the H. T. & B. R.R. Co. Survey Sec. 80 also known as the J. S. Talmage Survey A-564, City of Pearland, Brazoria County, Texas.

Decision
Date
9/15/08

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

Decision
Date
9/15/08

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.

H. DISCUSSION ITEM – Letter from P&Z Commissioner Neil West

Letter from Neil West to Nick Finan, Assistant City Manager, dated August 17, 2008

I. DISCUSSION ITEMS

- Next P&Z Meeting September 22, 2008
- P&Z Training – Traffic Impact Analysis September 22, 2008
- Texas APA Conference-Galveston, TX October 1-3, 2008

IV. ADJOURNMENT

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

I, Judy Krajca, Planning Secretary of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 11th day of September 2008, A.D., at 5:30 p.m.

Judy Krajca, Planning Secretary

Agenda removed _____ day of 2008.

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD AUGUST 18, 2008 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Chairperson Henry Fuertes called the meeting to order at 7:11 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 Commission Ron Capehart
P&Z Commissioner Charles Gooden, Jr.
P&Z Commissioner Darrell Diggs

Also in attendance were: Planning Director Lata Krishnarao, 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 Vice-Chairperson Jerry Koza, Jr. made the motion to approve the minutes of August 4, 2008, and P&Z Commissioner Susan Sherrouse seconded.

The vote was 7-0. The minutes of August 4, 2008 were approved.

NEW BUSINESS

CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. CUP2008-21

A request of Heritage Christian Academy, applicant for South UMC, owner, for approval of a Conditional Use Permit for the use of private school in an existing church facility located in the Single-Family Estate District (R-E) with a Conditional Use Permit for church.

LEGAL DESCRIPTION: Minor Subdivision Plat for Shepherd of the Heart, being a subdivision of 10.00 acres in the H.T. & B. R.R. Co., Abstract No. 564, City of Pearland, Brazoria County, Texas (Located on 12005 CR 59)

GENERAL LOCATION: Located on 12005 CR 59

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

The vote was 7-0. Conditional Use Permit No. 2008-21 was approved.

CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE NO. 2008-15Z

A request of Jung H Kwak, applicant for Montalbano Lumber Co. Inc, owner, for approval of a change in zoning district from classification Light Industrial (M-1) to General Commercial District (GC).

LEGAL DESCRIPTION: 26.58 acres of land, being parts of and the North half of Lot 44 and all of Lot 49 of Zychlinski's Subdivision in the HT&B RR Co. Survey, Section 3, Abstract 232, and R.B Lyle Survey, Abstract 542, in the Brazoria County, Texas

GENERAL LOCATION: Generally located on the West Side of SH 35 (North Main Street), and on the South Side of McHard Road

No action necessary.

CONSIDERATION & POSSIBLE ACTION – Request for Waiver of Time for Decision of Preliminary Plat for Southern Trails West Section Three

A request by Carol Redd, Edminster, Hinshaw, Russ and Associates, for a forty day extension of time for approval of the Preliminary Plat of Southern Trails West Section Three.

Plans and Plat Administrator Richard Keller stated the reason for the Waiver of Time for 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 Time for Decision of Preliminary Plat for Southern Trails West Section Three was approved.

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

A request by Carol Redd, Edminster, Hinshaw, Russ and Associates, for a forty day extension of time for approval of the Preliminary Plat of Southern Trails West Section Three.

No action necessary.

CONSIDERATION & POSSIBLE ACTION – Request for Waiver of Time for Decision of Corrigan Plaza Section One Replat

A request by Audra Thamrin, Windrose Land Services, Inc., for Corrigan Plaza, Ltd., owner, for approval of a replat of 4.7784 acres zoned General Business in the Corrigan Plaza Section One Subdivision. Applicant is proposing to subdivide one lot into two lots and the property is described as follows: Being 4.7784 acres of land in the Corrigan Plaza Section One Subdivision, City of Pearland, Brazoria County, Texas.

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

The vote was 7-0. The Waiver of Time for Decision for Corrigan Plaza Section One Replat was approved.

CONDUCT PUBLIC HEARING – Replat of Corrigan Plaza Section One

A request by Audra Thamrin, Windrose Land Services, Inc., for Corrigan Plaza, Ltd., owner, for approval of a replat of 4.7784 acres zoned General Business in the Corrigan Plaza Section One Subdivision. Applicant is proposing to subdivide one lot into two lots and the property is described as follows: Being 4.7784 acres of land in the Corrigan Plaza Section One Subdivision, City of Pearland, Brazoria County, Texas.

P&Z Chairperson Henry Fuertes opened the hearing for Replat of Corrigan Plaza Section One at 7:18 p.m.

Plans and Plat Administrator Richard Keller read the staff report.

The applicant was not present.

No one was present to speak for or against the replat.

The public hearing for Replat of Corrigan Plaza Section One was adjourned at 7:21 p.m.

CONSIDERATION & POSSIBLE ACTION – Replat of Corrigan Plaza Section One

A request by Audra Thamrin, Windrose Land Services, Inc., for Corrigan Plaza, Ltd., owner, for approval of a replat of 4.7784 acres zoned General Business in the Corrigan Plaza Section One Subdivision. Applicant is proposing to subdivide one lot into two lots and the property is described as follows: Being 4.7784 acres of land in the Corrigan Plaza Section One Subdivision, City of Pearland, Brazoria County, Texas.

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

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

The vote was 7-0. The Replat of Corrigan Plaza Section One was approved.

REMOVE FROM TABLE - Master Plat of Ridge Rock

A request by Christy B. Schmidt, Kerry R. Gilbert & Assoc., Inc., for Trails Development, Ltd., owner, for approval of a Master Plat of 70.3 acres zoned Planned Unit Development (P.U.D.) within the Ridge Rock P.U.D. The applicant is proposing single family lots, reserve areas, and a general business/office lot and the property is described as follows:

Being 70.3 acres of land out of the H.T. & B. R.R. Co. Survey, Sect. 80, A.K.A. J. S. Talmage Survey, A-564, City of Pearland, Brazoria County, Texas.

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

The vote was 7-0. Master Plat of Ridge Rock was removed from table.

CONSIDERATION & POSSIBLE ACTION – Master Plat of Ridge Rock

A request by Christy B. Schmidt, Kerry R. Gilbert & Assoc., Inc., for Trails Development, Ltd., owner, for approval of a Master Plat of 70.3 acres zoned Planned Unit Development (P.U.D.) within the Ridge Rock P.U.D. The applicant is proposing single family lots, reserve areas, and a general business/office lot and the property is described as follows:

Being 70.3 acres of land out of the H.T. & B. R.R. Co. Survey, Sect. 80, A.K.A. J. S. Talmage Survey, A-564, City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller read the staff report stating that all items have been addressed, and staff recommends approval.

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

The vote was 7-0. Master Plat of Ridge Rock was approved.

DISCUSSION ITEMS

Planning Administrative Secretary Judy Krajca explained that the P&Z Commission would still meet on September 15, 2008 for decisions on the plats, and again on September 22, 2008 for the Joint Public Hearing. The Commission would meet following the Joint Public Hearing and vote with a recommendation to City Council. Vice-Chairperson Jerry Koza, Jr. stated he would not be able to attend the September 15, 2008 meeting as he will be in Austin, Texas on

business. Commissioner Charles Gooden, Jr. stated he tentatively would not be at the public hearing on September 22, 2008.

The Texas APA Conference was discussed, and the Commission was informed that the conference date would be October 1-3, 2008, in Galveston, Texas.

It was discussed that Commissioner Neil West has written a letter and would be discussed at the September 15, 2008 P&Z meeting.

Planning Director Lata Krishnarao stated that she could have the City Engineer and the Traffic Engineer come do a training session and discuss Traffic Impact Analysis. The Commission was in favor of this.

ADJOURNMENT

P&Z Chairperson Henry Fiertes adjourned the meeting at 7:38 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Planning Secretary

Minutes approved as submitted and/or corrected on this 15th day of September, A.D., 2008.

P&Z Chairperson Henry Fiertes



"Carol Redd"
<CRedd@ehrainc.com>
09/08/2008 02:29 PM

To <RKeller@ci.pearland.tx.us>
cc
bcc
Subject RE: Southern Trails West Sec 3

History:  This message has been forwarded.

Re: Southern Trails West Sec 3

We respectfully request that the plat be withdrawn from the agenda of September 15. Please let me know if this is sufficient or do you need something in writing (hard copy).

Carol Redd | Edminster, Hinshaw, Russ and Associates, Inc.
Platting Supervisor | Land Platting / Survey
10555 Westoffice Drive | Houston, Texas 77042
Ph: 713-784-4500 | Fax: 713-784-4577 | credd@ehrainc.com

From: RKeller@ci.pearland.tx.us [mailto:RKeller@ci.pearland.tx.us]
Sent: Monday, September 08, 2008 2:24 PM
To: Carol Redd
Cc: Cindy Smith; Felicia Clark; Juanita Orsak; Justin Ring, P.E.; Lata_Krishnarao/COP@ci.pearland.tx.us; Judy_Krajca/COP@ci.pearland.tx.us
Subject: Re: Southern Trails West Sec 3

We received no resubmittal for this plat today. It must be acted upon by P&Z Commission next Monday, Sept. 15. Plat must be withdrawn or be denied approval at next P&Z Meeting on Sept. 15.

"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."

"Carol Redd"
<CRedd@ehrainc.com> To <RKeller@ci.pearland.tx.us>, <Lata_Krishnarao/COP@ci.pearland.tx.us>
cc "Justin Ring, P.E." <JRing@ehrainc.com>, "Juanita Orsak" <JOrsak@tousa.com>, "Cindy Smith"
<CSmith@ehrainc.com>, "Felicia Clark" <FClark@ehrainc.com>
08/04/2008 05:59 PM Subj Southern Trails West Sec 3
ect

Re: "Southern Trails West, Sec. 3"

Mr. Keller:

Edminster, Hinshaw, Russ and Associates would like to request a 40-day extension for the preliminary

PLAT APPLICATION

JUL 23 2008

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: Southern Trails West Sec 3

NUMBER OF LOTS: 125

GENERAL LOCATION: South of Co. Rd. 92/Broadway, West of Kingsley Drive, East of Brazoria/Ft. Bend County Line

PRIMARY CONTACT: Carol Redd - Edminster, Hinshaw, Russ and Associates

MAILING ADDRESS: 10555 Westoffice

CITY, STATE, ZIP: Houston Tx 77042

PHONE: 713-784-4500 **FAX:** 713-977-6760

E-MAIL ADDRESS: credd@ehrainc.com

OWNER NAME: The Stoddard Group, Ltd.

MAILING ADDRESS: 15950 Dallas Parkway North

CITY, STATE, ZIP: Dallas, Tx 75248

PHONE: 713-346-0301 **FAX:** _____

E-MAIL ADDRESS: ccottrell@holigan.com

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

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

Owner's Signature: [Signature] Date: 7/10/08

Applicant's Signature: [Signature] Date: 7-14-08

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: [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.:	_____

Consideration and Possible Action—Variance Request No. 2008-05 for Proposed cul-de-sac length of Ivy Run Court in Southern Trails Section Eleven

Variance Request—Staff Report

P & Z Meeting Date: September 15, 2008.

Location:

Southern Trails is located south of Broadway and east of Kingsley Drive.

Applicant:

Christy B. Smidt, Kerry R. Gilbert & Associates, Inc., for Ashton Southern Trails JV, owner.

Request:

Variance request for cul-de-sac length in excess of the 600-feet allowed by the Unified Development Code.

Zoning:

PUD

Traffic and Transportation:

No traffic report provided for this variance request

Utilities:

Will be provided by owner as part of subdivision improvements.

Stormwater Management:

N/A

Parks and Open Space:

Park fees will be paid at time of final plat approval

Outstanding Item:

none.

Attachments:

1. Completed application
2. Applicant's letter
3. Staff report
4. location map

September 10, 2008

MEMO TO: Pearland Planning & Zoning Commission Members

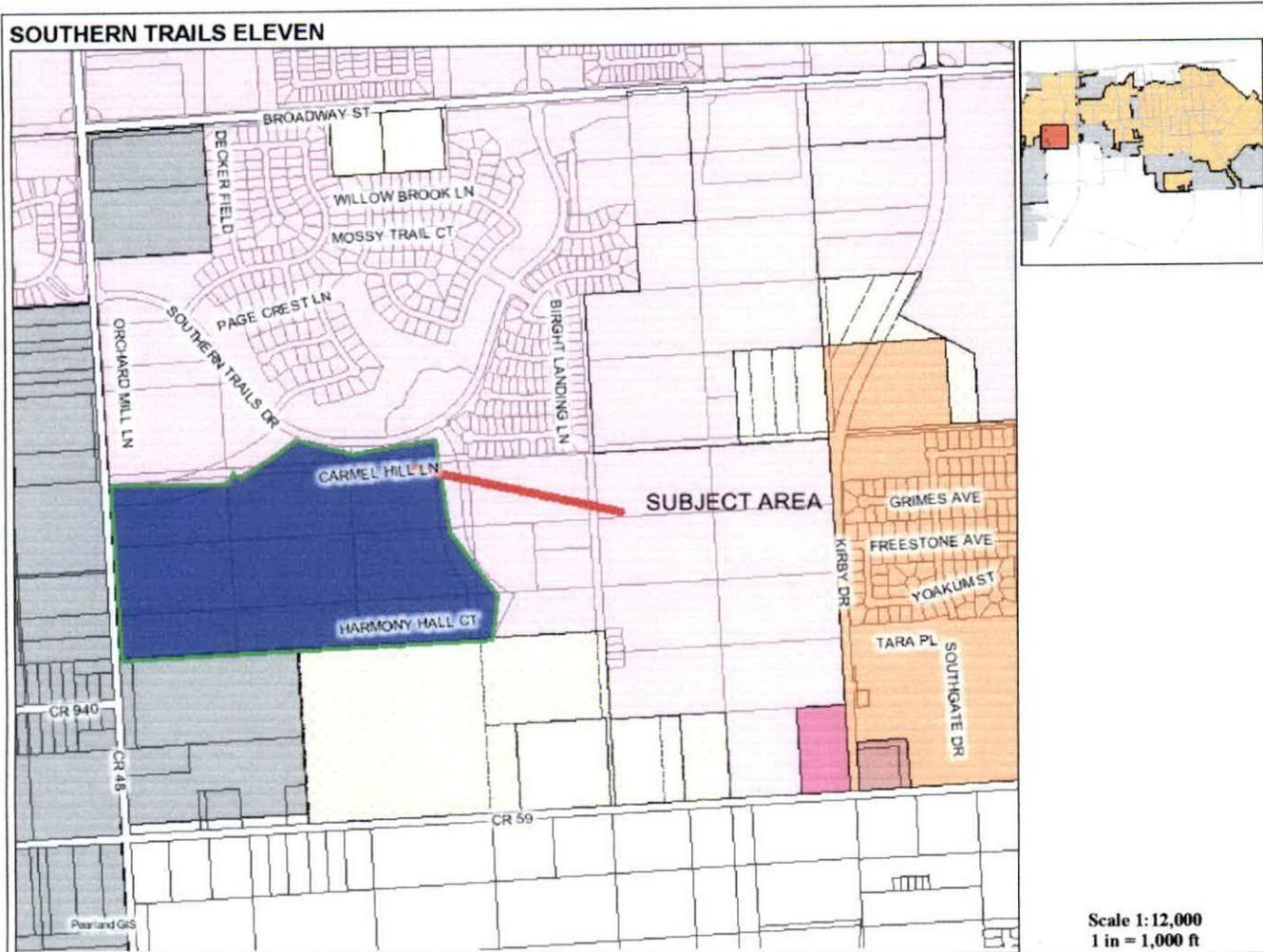
FROM: Richard Keller, Plans and Plat Administrator

SUBJECT: Variance request – Sept. 15, 2008 meeting

A variance request has been placed on the agenda for the September 15, 2008 Planning & Zoning Meeting to allow construction of a cul-de-sac named Ivy Run Court in excess of 600 feet in length in Southern Trails Section Eleven. Section 3.2.6.4(1)(1) of the Unified Development Code allows longer cul-de-sacs if a wider street section is provided. The required wider street section is a 60' wide right-of-way with a 36' wide paving section (back-to-back of curb). Another alternative is to provide an all-weather emergency access street with 911 locks at the end of the cul-de-sac turnaround. The applicant has chosen not to pursue either of these options.

Intent of this requirement is to minimize the time required for emergency personnel (fire, EMS, and police) to walk and carry equipment to houses on such streets if the single entrance is blocked for some reason.

Staff discussed this variance at our Development Review Committee Meeting on August 26. Staff feels that the street layout could be modified to connect both ends of this street to others in the subdivision. Staff does not support the request.



August 20, 2008

Lata Krishnoaro, Planning Director
City of Pearland
3523 Liberty Dr.
Pearland, Texas

RE: Southern Trails Section Eleven variance request

Dear Lata,

On behalf of Ashton Southern Trails JV, Kerry R. Gilbert & Assoc, Inc., is submitting the preliminary plat of Southern Trails Section Eleven for review and approval by the Planning & Zoning Commission of Pearland. Southern Trails is a master planned residential community of single family homes of various product types to appeal to a range of homebuyers. Section Eleven is located south of the primary collector street, Southern Trails Drive, and east of Almeda School Road, which is a major thoroughfare in Brazoria County. The design incorporates drainage requirements in the form of amenity lakes that can be accessed by the abutting homeowners and other residents of Southern Trails.

Ivy Run Court is a cul-de-sac street that is a length of 750', which is longer than the maximum length of 600' as stated in the UDC 3.2.6.4 (I). Ivy Run Court runs parallel to a \pm 6.7 acre lake/ detention area with homes that will have rear yards facing the lake. The typical lot size in Section Eleven is 85' by 130' with the minimum lot size of approximately 11,050 square feet. The number of homes proposed on Ivy Run Court is 17, which is very low density. The effect of the overlong cul-de-sac would not cause congestion on the street or on the surrounding streets nor would the extra length affect the delivery of municipal services to this area. The few number of homes on Ivy Run Court would leave sufficient room for emergency vehicles to access any home on Ivy Run Court.

We appreciate your review of our request for approval of the variance request of a cul-de-sac length of 750' for Ivy Run Court.

Sincerely,



Christy B. Smidt
Planner

cc: Robert Moorman, Aurous Development Services, Inc.
Eric Johnson, P.E., Pate Engineers

**SOUTHERN TRAILS SECTION ELEVEN
PRELIMINARY PLAT – STAFF REPORT**

P & Z MEETING DATE: SEPTEMBER 15, 2008

APPLICANT: Christy Smidt, Kerry R. Gilbert & Associates, Inc., for Ashton Southern Trails JV, owner.

REQUEST: Preliminary Plat of 36.9 acres zoned PUD for a single-family residential development. The PUD was approved in February of 2004.

GENERAL LOCATION: The property is located southwest of Southern Trails Drive.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: PUD. The proposed plat is consistent with the zoning.

SURROUNDING USES: Property will adjoin other single-family units of the Southern Trails PUD on the north, east, and south and undeveloped property to the west.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Low Density Residential. The existing zoning and proposed development are consistent with this plan.

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

UTILITIES AND INFRASTRUCTURE: Water and sewer service will be extended to the site by the developer.

STORMWATER MANAGEMENT: Stormwater detention will be provided onsite in a detention reserve.

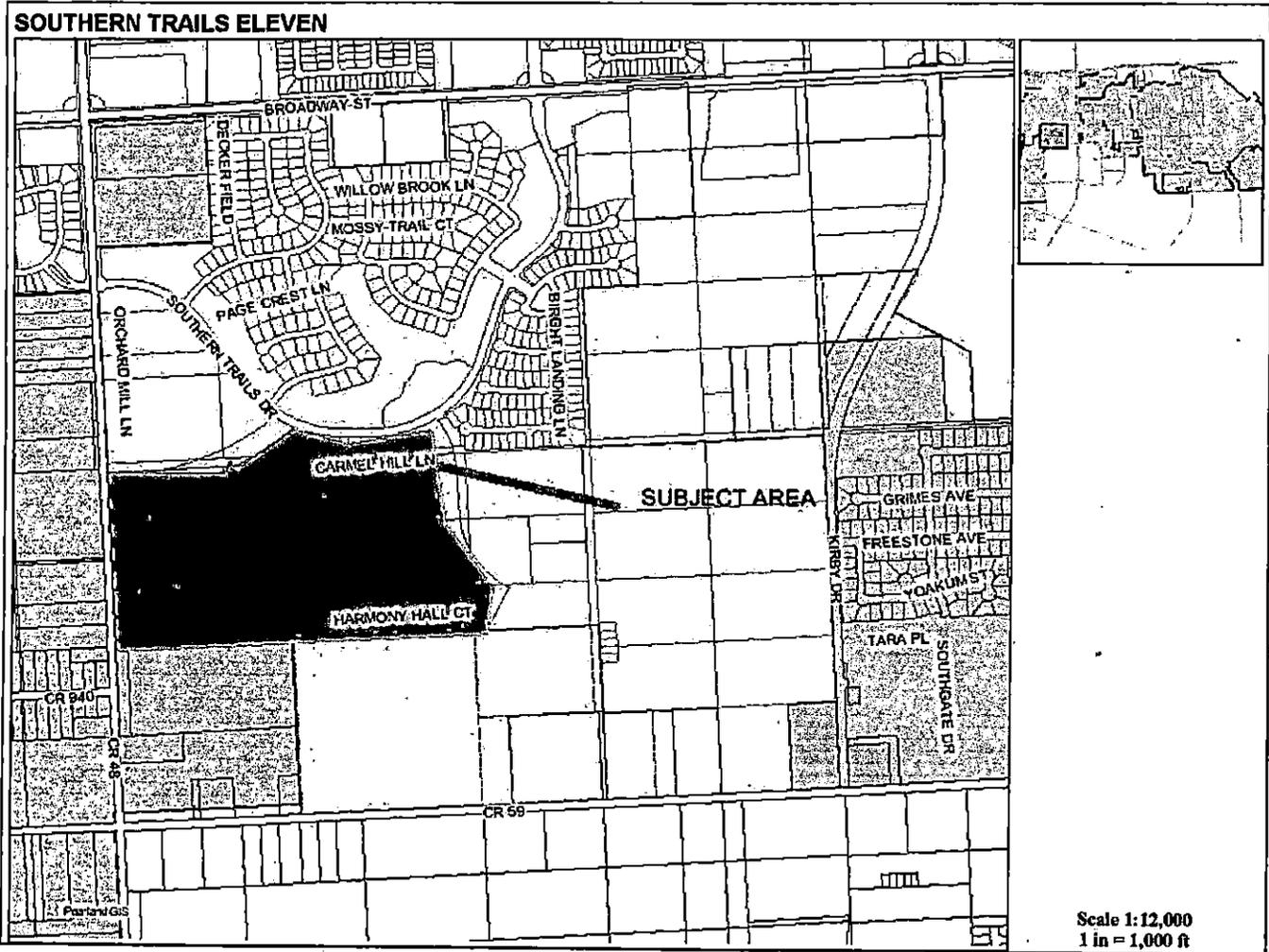
PARKS, OPEN SPACE, AND TREES: Park fees will be paid prior to final plat approval.

OUTSTANDING ITEMS:

- 1.) Change name of Water Mist Lane
- 2.) Variance request for length of Ivy Run Court must be approved.
- 3.) Variance request required if sidewalk is not to be provided along Almeda School Road.
- 4.) Proposed street layout does not match the approved Planned Unit Development document. Provide a revised Master Development Plan for Southern Trails to reflect this street and reserve layout.
- 5.) Include provisions for trails around Reserve "D".

ATTACHMENTS:

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



ASH ABOUT CONS. PLANS
VS. VARIANCE REQUEST

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: Southern Trails Sec. 11

NUMBER OF LOTS: 53

GENERAL LOCATION: South of Southern Trails Dr. and east of Alameda School Rd.

PRIMARY CONTACT: Kerry R. Gilbert & Assoc. - Christy
MAILING ADDRESS: 23501 Cinco Ranch Blvd. A-250 Smith
CITY, STATE, ZIP: Katy, TX 77459
PHONE: (281) 579-0348 **FAX:** (281) 579-8212
E-MAIL ADDRESS: landplan@krga.com

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

OWNER NAME: Ashton Southern Trails JV
MAILING ADDRESS: 11375 W. Sam Houston Pkwy, 100
CITY, STATE, ZIP: Houston, TX 77031
PHONE: (281) 561-7773 **FAX:** (281) 561-7774
E-MAIL ADDRESS: _____

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

Owner's Signature: _____ Date: _____

Applicant's Signature: Christy Smith Date: 08-19-08

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

Signature: _____ Date: _____

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

FEES PAID: <u>\$1183.00 +</u>
DATE PAID: <u>8-20-08</u>
RECEIVED BY: <u>Krajca</u>
RECEIPT NO.: _____

2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042-3703 www.ljaengineering.com

September 9, 2008

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

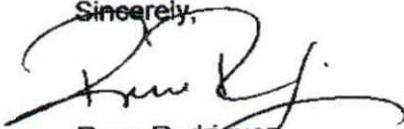
Re: Final Plat of Shadow Creek Ranch Broadway Street Extension
From County Line to F.M. 521
LJA Job No. 1546-5182 (5.1)

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. LJA Engineering and Surveying, Inc., hereby request an additional 40 days before the Planning and Zoning must act upon the plat known as Shadow Creek Ranch Broadway Street Extension from County Line to F.M. 521. This extension is to allow us sometime to provide signatures on mylars.

LJA Engineering and Surveying, Inc. (LJA) agrees that the 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,



Rene Rodriguez
Project Coordinator

RR/lb

Copy: File

PLAT APPLICATION

Page 1 of 2

Please Check Type of Plat Requested:

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

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

jkrajca@ci.pearland.tx.us

SUBDIVISION

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

NUMBER OF LOTS: 0

GENERAL

LOCATION: _____

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

MAILING ADDRESS: 2929 Briarpark, Ste. 600

CITY, STATE, ZIP: Houston, Texas 77042

PHONE: 713.953.5228 **FAX:** 713.953.5026

E-MAIL ADDRESS: rerodriguez@ljaengineering.com

OWNER NAME: City of Pearland

MAILING ADDRESS: 3519 Liberty Drive

CITY, STATE, ZIP: Pearland, Texas 77481

PHONE: 281.652.1663 **FAX:** _____

E-MAIL ADDRESS: _____

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

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

Owner's Signature: _____ Date: _____

Applicant's Signature: Rene Rodriguez Date: 8-20-2008

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

Signature: _____ Date: _____

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

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

RIDGE ROCK

STREET DEDICATION AND DETENTION RESERVE PRELIMINARY PLAT– STAFF REPORT

P & Z MEETING DATE: SEPTEMBER 15, 2008

APPLICANT: Christy Smidt, Kerry R. Gilbert & Assoc., Inc., for Trails Development, Ltd., owner

REQUEST: Preliminary plat of 5.6+/- acres in the Ridge Rock Planned Unit Development (PUD) for an entrance street and six reserves for various purposes. P.U.D. approved on April 24, 2006.

GENERAL LOCATION: The property is located south of Broadway west of Kirby Drive.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: Ridge Rock PUD. The proposed plat is consistent with the approved PUD.

SURROUNDING USES: The surrounding areas to the north, west, and south are planned or have been platted for single-family residential uses. Area to the east is part of the Pearland Town Center PUD and also the site of a City of Pearland water plant and fire station.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for low density residential. The proposed use was approved as part of the Ridge Rock PUD.

TRAFFIC AND TRANSPORTATION: Traffic impact analysis has been submitted and is under review by the City Engineer.

UTILITIES AND INFRASTRUCTURE: Water and sewer will be extended from Broadway.

STORMWATER MANAGEMENT: Stormwater detention will be provided onsite in accordance with the Ridge Rock master plan.

PARKS AND OPEN SPACE: Not due at this time because these are not residential lots.

OUTSTANDING ITEMS:

- 1.) Show locations of trails as described by the Ridge Rock Planned Unit Development document.
- 2.) Add a note that six-foot wide sidewalks will be provided along both sides of Ridge Rock Drive at the time of development.
- 3.) Show total R-O-W width of Broadway.

ATTACHMENTS:

1. Application Form
2. R-O-W and Detention plat
- ~~3. Location sketch~~

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

AUG 20 2008

SUBDIVISION NAME: Ridge Rock Street Dedication & Detention Basin

NUMBER OF LOTS: - 0 -

GENERAL LOCATION: CR 92 West of US 288

PRIMARY CONTACT: Christy Smith Kerry E. Gilbert & Assoc.
 MAILING ADDRESS: 25301 Cinco Ranch Blvd, #250
 CITY, STATE, ZIP: Katy TX 77494
 PHONE: (281) 579-0340 FAX: (281) 579-8212
 E-MAIL ADDRESS: landplan@krga.com

OWNER NAME: James Johnson Trails Dev, Ltd.
 MAILING ADDRESS: 701 N. Post Oak, Suite 300
 CITY, STATE, ZIP: Houston TX 77024
 PHONE: (713) 316-6700 FAX: (713) 316-8704
 E-MAIL ADDRESS: _____

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

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

Owner's Signature: _____ Date: _____

Applicant's Signature: Christy Smith Date: 7-8-08

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>\$ 200.00</u> <u>\$ 400.00</u>
DATE PAID:	<u>8-20-08</u>
RECEIVED BY:	<u>Krajca</u>
RECEIPT NO.:	

SOUTHERN TRAILS WEST SECTION TWO FINAL PLAT – STAFF REPORT

P & Z MEETING DATE: June 2, 2008

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

REQUEST: Final Plat subdivision of 40.8148 acres in the Southern Trails PUD for 117 residential lots. The Preliminary Plat was approved on April 2, 2007. 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. The smallest lots in this plat are 5,800 square feet in area and 50 feet wide.

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 primarily 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 to be extended to the site by the developer (see outstanding item).

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

PARKS AND OPEN SPACE: Park fees have been paid.

OUTSTANDING ITEMS:

1. City Engineer acceptance of all infrastructure improvements including streets, water, sewer, and drainage

ATTACHMENTS:

1. Application Form
2. Final Plat
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

MAY 07 2008

SUBDIVISION

NAME: Southern Trails West, Sec. 2

NUMBER OF LOTS: 117

GENERAL

LOCATION: South of Broadway, West of Kingsley Drive

PRIMARY CONTACT: Carol Redd

MAILING ADDRESS: 10555 Westoffice Drive

CITY, STATE, ZIP: Houston, TX 77042

PHONE: 713-784-4500 **FAX:** 713-784-4577

E-MAIL ADDRESS: credd@ehrainc.com

OWNER NAME: The Stoddard Group, Ltd.

MAILING ADDRESS: 15950 North Dallas Parkway

CITY, STATE, ZIP: Dallas, TX 75248

PHONE: 972-837-7999 **FAX:** 214-545-5353

E-MAIL ADDRESS: ccotrell@holigan.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: 2-1-08

Applicant's Signature: Carol Redd Date: 2-25-08

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>4168.00</u>
DATE PAID: <u>5-7-08</u>
RECEIVED BY: <u>[Signature]</u>
RECEIPT NO.: _____

PEARLAND, TEXAS
AUGUST 17TH, 2008

NICK FINAN, ASSISTANT CITY MANAGER

RE: CONDUCT AT PLANNING COMMISSION MEETING S
TRAFFIC SURVEYS

NICK

LET ME BEGIN BY SAYING THAT THERE SHOULD BE DEFINITE AND FIRM RULES OF PROCEDURE, FOR THOSE OF US WHO ARE MEMBERS OF THE COMMISSION, DURING A MEETING. WE ARE CURRENTLY SPEAKING WITHOUT RECOGNITION FROM THE CHAIR, WE ARE ENGAGING THE PARTICIPANTS WITH LONG CONVERSATIONS WHEN A QUESTION AND ANSWER WOULD BE SUFFICIENT, AND RECENTLY I THINK THAT THE STAFF HAS BEEN TREATED SHABBILY BY CERTAIN MEMBERS OF THE COMMITTEE.

I BELIEVE THAT THE SOLUTION TO THIS WOULD BE FOR EACH COMMISSION MEMBER AND PLANNING STAFF MEMBER DESIRING TO SPEAK SHOULD SEEK THE CHAIRS' PERMISSION BY RAISING A HAND AND BEING RECOGNIZED. EVEN THEN COMMITTEE MEMBERS SHOULD NOT BE ALLOWED TO DRONE ON AND ON JUST TO MAKE A POINT. I CAN SUM UP WITH; NOBODY SPEAKS UNLESS THE CHAIR SAYS SPEAK, EXCHANGES BETWEEN COMMISSION MEMBERS AND PARTICIPANTS SHOULD BE SHORT AND SPECIFIC, STAFF SHOULD BE TREATED WITH RESPECT BY ALL PRESENT. THEY ARE OUR ADVISERS AND PRESENTERS OF THE REQUESTS.

ANOTHER AREA OF CONCERN IS THE RESULTS OF THE TRAFFIC SURVEYS DONE FOR SOME OF THE PROJECTS AND PDS BROUGHT BEFORE THE COMMISSION. THEY ARE ALL PRETTY POSITIVE AND HAVE NEVER KEPT ANYONE FROM DEVELOPING THEIR HOLDINGS. I BELIEVE THAT THE SURVEYS MAY BE ACCURATE AND ACCEPTABLE INDIVIDUALLY BUT AS A GROUP ARE CUMULATIVE AND NOT ACCURATE. WE NEED A BETTER LOOK AT EXTENDED TIME PERIODS. JUST AN OBSERVATION, BUT THE COMMISSION SHOULD TAKE INITIAL STEPS OR EARLY SUPPORT OF EAST-WEST CORRIDORS THRU PEARLAND.

THANKS,



NEIL WEST, COMMISSIONER

COPY-LATA

-HENRY

-NIGHM