

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND TO BE HELD MONDAY, AUGUST 20, 2001 AT 6:30 P.M. IN THE SECOND FLOOR CONFERENCE ROOM OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. NEW BUSINESS

- A. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Sunrise Lakes Section Five, a subdivision of 33.64 acres of land being a partial replat of the Allison Richey Gulf Coast Home Company Subdivision Section Twenty (being part of lots 11, 13, 14, & 15), recorded in Volume 2, Page 23-24, Brazoria County Plat Records out of the H.T.& B. R.R. Company Survey, A-304 & John W. Maxey Survey, A-721, City of Pearland, Brazoria County, Texas.**
- B. CONSIDERATION & POSSIBLE ACTION – Final Plat of Brazoria County M.U.D. 21 Detention Reserve & Wastewater Treatment Plant, a subdivision of 21.23 acres of land out of the A.C.H.&B. Survey, A-403, Brazoria County, Texas.**
- C. CONSIDERATION & POSSIBLE ACTION – Final Plat of Fairways at Highland Glen Section One, 49.110 acres out of the D.H.M. Hunter Survey, Abstract No. 76 & Walcott's Pearland Subdivision (Vol. 35, Pg. 241 & 242 B.C.D.R.), Pearland, Brazoria County, Texas.**
- D. CONSIDERATION & POSSIBLE ACTION – Final Plat of Fairways at Highland Glen Section Two, 38.667 acres out of the D.H.M. Hunter Survey, Abstract No. 76 & Walcott's Pearland Subdivision (Vol. 35, Pg. 241 & 242 BCDR) Pearland, Brazoria County, Texas.**
- E. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch Village One Phase One-A, 5.939 acres being out of the T.C.R.R. Co. Survey, Section 3, Abstract 678 and the Obediah Pitts Survey, Abstract 717, Brazoria County, Texas.**
- F. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch Village One Phase One-B, 17.834 acres out of the William Morris Survey, Abstract 344; the T.C.R.R. Co. Survey, Section 4 Abstract 675; the T.C.R.R. Co. Survey, Section 3 Abstract 678 and the H.T.&B. R.R. Co. Survey, Section 82 Abstract 565, Brazoria County, Texas.**
- G. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-2, 31.997 acres being out of the T.C.R.R. Co. Survey, Section 3, Abstract 678, Brazoria County, Texas.**

- H. **CONSIDERATION & POSSIBLE ACTION** – Final Plat of Shadow Creek Ranch SF-3, 30.985 acres being out of the William Morris Survey, Abstract 344, the T.C.R.R. Co. Survey, Section 4 Abstract 675 and the T.C.R.R. Co. Survey, Section 3 Abstract 678, Brazoria County, Texas.
- I. **CONSIDERATION & POSSIBLE ACTION** – Final Plat of Shadow Creek Ranch SF-5, 36.527 acres being out of the T.C.R.R. Co. Survey, Section 4 Abstract 675 and the T.C.R.R. Co. Survey, Section 3 Abstract 678, Brazoria County, Texas.
- J. **CONSIDERATION & POSSIBLE ACTION** – Final Plat of Shadow Creek Ranch SF-8A, 13.031 acre being out of the William Morris Survey, Abstract 344 and the T.C.R.R. Co. Survey, Section 4 Abstract 675, Brazoria County, Texas.
- K. **CONSIDERATION & POSSIBLE ACTION** – Final Plat of Shadow Creek Ranch SF-8B, 14.313 Acres being out of the William Morris Survey, Abstract 344 and the T.C.R.R. Co. Survey, Section 4, Abstract 675, Brazoria County, Texas.
- L. **CONSIDERATION & POSSIBLE ACTION** – Final Plat of Park Village Estates Section Four, a subdivision of 13.5895 acres of land out of the H.T.&B. R.R. Co. Survey, A-509, City of Pearland, Brazoria County, Texas.
- M. **CONSIDERATION & POSSIBLE ACTION** – Request by owner, Friendswood Development Company for Savannah Ridge Section One.

III. **NEXT MEETING DATES:** September 10, 2001 (JPH & Reg. Meeting)
 September 17, 2001 (Regular Meeting)

IV. **ADJOURNMENT**

POSTED: 16th day of August, 2001 A.D.
 REMOVED: _____ day of _____, 2001 A.D.

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

Planning and Zoning Commission

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND HELD ON MONDAY, AUGUST 20, 2001 IN THE SECOND FLOOR CONFERENCE ROOM OF THE CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

The meeting was called to order with the following present:

P&Z Chairman	H. Charles Viktorin
P&Z Vice-Chairman	Donald Glenn
P&Z Commissioner	Todd Iocco
P&Z Commissioner	Russ Selemon
P&Z Commissioner	Robert Scherrer
City Engineer	John W. Hargrove
P&Z Secretary	Jennifer Gonzales

II. NEW BUSINESS

- A. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Sunrise Lakes Section Five, a subdivision of 33.64 acres of land being a partial replat of the Allison Richey Gulf Coast Home Company Subdivision Section Twenty (being part of lots 11, 13, 14, & 15), recorded in Volume 2, Page 23-24, Brazoria County Plat Records out of the H.T.& B. R.R. Company Survey, A-304 & John W. Maxey Survey, A-721, City of Pearland, Brazoria County, Texas.**

City Engineer Hargrove stated that staff recommends approval with comments. He then added that he has a comment that not only addresses this plat, but there have been too many plats that are not addressing staff's comments. Mr. Hargrove stated that there were six comments on this plat that were not addressed and listed them as:

1. They need to provide an estimated 100-year flood minimum slab elevation.
2. That need to have the sheet flow explain
3. They need to have recordation info for the right's-of-way on FM 518 and along Sunrise Meadow.
4. A traffic signal is required under Sunrise Meadow and Sunrise Lake due to the conclusions of the Traffic Impact Analysis.
5. Parkland fees of \$36,500 are due because of the fact that the mitigation agreement has not been signed.
6. There needs to be a 15' building line on the side lot of Lot 2.
7. They need to provide Sunrise Lakes Section 4 recordation information.

Planning and Zoning Commission

8. They need to add the word "scale" under the scale bar.

Commissioner Iocco made a motion to approve the Preliminary Plat of Sunrise Lake Section Five with staff's comments, and Commissioner Seimon seconded the motion.

Discussion ensued regarding an access easement at the intersection of Sunrise Meadow Drive and FM 518 and Ken Caffey showed an overall map of Sunrise Lakes.

Chairman Viktorin called for a vote.

Motion to approve passed 5 to 0.

B. CONSIDERATION & POSSIBLE ACTION – Final Plat of Brazoria County M.U.D. 21 Detention Reserve & Wastewater Treatment Plant, a subdivision of 21.23 acres of land out of the A.C.H.&B. Survey, A-403, Brazoria County, Texas.

City Engineer Hargrove stated that staff recommends approve with the condition that two comments are made and if the utility approval letters are received before signatures are obtained by the City Engineer and the City Attorney. Mr. Hargrove listed his two comments as:

1. The recordation information is put on the plat for the 20' sanitary sewer easement.
2. There is a call on the drawing that does not match the legal description.

Mr. S. A. Stutes, 633 Bellevine Plantation Rd, Lafayette, LA, stated that he owns the 40-acre tract next to the development. Mr. Stutes showed concern for the 40' easement that the developer is going to have next to his property. He stated that he is interested in the development and is here to obtain as much information as possible. Mr. Stutes showed the Commission where his property is and explained that he is concerned about losing his access.

Keith Schoonover, developer, stated that the 40' easement would surround Mr. Stutes property, in which you cannot drive on. He stated that he is asking for 20' of one side and Mr. Stutes would still have 40' on his other sides.

City Engineer Hargrove stated that they do not have an attorney present, and he explained that the development agreement is "real". He stated that the rule is that you cannot over-plat the 40'.

Commissioner Iocco asked Mr. Stutes what access he currently has, and Mr. Stutes replied that there is currently not a road and it is unimproved.

Planning and Zoning Commission

Commissioner Iocco pointed out that the developer is going to build a road that would get Mr. Stutes to his road.

Mr. Stutes stated that he would just like some consideration and for the developer to not block off his property.

Commissioner Iocco asked Mr. Stutes what he is specifically asking for, and Mr. Stutes replied that he is asking for some kind of agreement so that his property will not be blocked off.

City Engineer Hargrove pointed out that the developer already has a binding agreement.

Commissioner Scherrer pointed out to Mr. Stutes that if the developer never builds then he would not be in any worse position.

Chairman Viktorin stated that they are there to address the approval of the subdivision plat, and stated that this would probably be an issue between the developer and Mr. Stutes.

City Engineer Hargrove stated that staff recommends approval with the already listed comments.

Vice-Chairman Glenn made a motion to approve the Final Plat of Brazoria County M.U.D 21 Detention Reserve and Wastewater Treatment Plant, and Commissioner Iocco seconded the motion.

Motion to approve passed 5 to 0.

C. CONSIDERATION & POSSIBLE ACTION – Final Plat of Fairways at Highland Glen Section One, 49.110 acres out of the D.H.M. Hunter Survey, Abstract No. 76 & Walcott's Pearland Subdivision (Vol. 35, Pg. 241 & 242 B.C.D.R.), Pearland, Brazoria County, Texas.

City Engineer Hargrove stated that staff recommends approval with comments, and listed the comments as:

1. The construction drawings need to be approved.
2. They need to submit a recorded copy of the covenants.
3. They need to turn in a disk of the plat drawing.
4. They need to put the offsite utility easement recordation information on the plat.
5. They need to provide for storm sewer reserves.
6. They need to add a street light at entry of Old Alvin.
7. The extra line at lot 1, block 1 needs to be defined.

Planning and Zoning Commission

8. There needs to be signatures on the mylars.

Commissioner Scherrer made a motion to approve the Final Plat of Fairways at Highland Glen Section One with staff's comments, and Commissioner Iocco seconded the motion.

Motion to approve passed 5 to 0.

D. CONSIDERATION & POSSIBLE ACTION – Final Plat of Fairways at Highland Glen Section Two, 38.667 acres out of the D.H.M. Hunter Survey, Abstract No. 76 & Walcott's Pearland Subdivision (Vol. 35, Pg. 241 & 242 BCDR) Pearland, Brazoria County, Texas.

City Engineer Hargrove stated that staff recommends approval with the following comments:

1. They need to provide recordation information on the external easements.
2. The temporary utility easement that crosses Calico Canyon Lane needs to be abandoned.
3. The construction drawings need to be approved.
4. Add note 19 stating that all utility easements are for dry wall utilities.
5. They need to turn in a recorded copy of the covenants.
6. They need to turn in a disk of the plat drawing.
7. The owners need to sign the mylars.

Commissioner Scherrer made a motion to approve the Final Plat of Fairways at Highland Glen Section Two with staff's comments, and Commissioner Iocco seconded the motion.

Motion to approve passed 5 to 0.

E. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch Village One Phase One-A, 5.939 acres being out of the T.C.R.R. Co. Survey, Section 3, Abstract 678 and the Obediah Pitts Survey, Abstract 717, Brazoria County, Texas.

City Engineer Hargrove stated that staff recommends approval with conditional comments and listed them as:

1. Note 7 needs to be added stating that the land is zoned "PUD" at the time of zoning.
2. Note 8 needs to be added regarding the sidewalk requirement.
3. The city limits line needs to be corrected on the vicinity map.

Planning and Zoning Commission

4. They need to add Zone AX and Zone X.
5. They need to remove Commissioner Tetens and Commissioner Patro.
6. The need to add "Final Right-of-Way Plat" to title block.
7. They need to change the date from April to August.
8. The owner's signature needs to be dated.

Commissioner Iocco made a motion to approve the Final Plat of Shadow Creek Ranch Village One Phase One-A with staff's comments, and Commissioner Scherrer seconded the motion.

Motion to approve passed 5 to 0.

F. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch Village One Phase One-B, 17.834 acres out of the William Morris Survey, Abstract 344; the T.C.R.R. Co. Survey, Section 4 Abstract 675; the T.C.R.R. Co. Survey, Section 3 Abstract 678 and the H.T.&B. R.R. Co. Survey, Section 82 Abstract 565, Brazoria County, Texas.

City Engineer Hargrove stated that staff recommends approval with the following corrections:

1. They need to remove former Commissioner Teten's and Commissioner Patro's name.
2. They need to add "Final Right-of-Way Plat" to the title block.
3. The owner's signature needs to be dated.

Commissioner Scherrer made a motion to approve the Final Plat of Shadow Creek Ranch Village One Phase One-B with staff's comments, and Vice-Chairman Glenn seconded the motion.

Motion to approve passed 5 to 0.

G. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-2, 31.997 acres being out of the T.C.R.R. Co. Survey, Section 3, Abstract 678, Brazoria County, Texas.

City Engineer Hargrove stated that staff recommends approval with the following comments:

1. A general comment regarding all the Shadow Creek plats is that the engineer has put a blank for the volume and page number of the other sections and the engineer will either need to fill in the blank or change the text to "future section".
2. The owner's signature needs to be dated.

° Planning and Zoning Commission

3. They need to add note 17 stating that the land is zoned "PUD" at the time of platting.
4. They need to have "Final Plat" added to the signature block.
5. They need to remove former Commissioner Teten's and Commissioner Patro's names.
6. Lots 11-20 of block 1 require 15' building line.
7. The benchmark used is not a benchmark that is listed on the City of Pearland's list.
8. A 10' water and sewer easement needs to be extended across Reserve C and the cul-de-sac.
9. The contours need to be removed.
10. They need to have dashed lines for the electrical easements.

Chairman Viktorin asked if these people contacted Mr. Hargrove about these errors, and Mr. Hargrove replied that most of these problems are from the comments on the staff review mark-up that were not addressed or they were ignored.

Mr. Hargrove explained that unfortunately the review for Shadow Creek Ranch SF-2 was done some time ago and he pointed out that the ordinance that requires the 15' building line did not apply to Shadow Creek Ranch because of the PUD.

Chairman Viktorin briefly explained that the process that once the Preliminary Plats are brought to Planning and Zoning and comments are made, the Commissioners rely on the City Engineer to tell them whether or not the comments are made.

Mr. Hargrove pointed out that there are seven Shadow Creek Ranch plats on the agenda tonight.

Commissioner Scherrer stated that it's fine to bring that many in if they are ready.

Commissioner Iocco made a motion to deny the Final Plat of Shadow Creek Ranch SF-2 until the corrections are made, and Commissioner Scherrer seconded the motion.

Vice-Chairman Glenn stated that the Commissioners are extremely supportive of staff and he feels that when the plats come through and the comments have not been addressed on the plats then the Commissioners need to be tougher. He then stated that he is not singling out this development, and he speaks for all the subdivisions.

Commissioner Scherrer stated that if the plat is not ready to go then it's not ready to go.

Planning and Zoning Commission

Chairman Viktorin asked if it is worth the Commissioners not approving the plats based on it being an inconvenience to the City and Mr. Hargrove replied that it makes little difference to him, however if they disapprove the plat then the engineer/developer will have to re-apply.

Chairman Viktorin commented that he doesn't know if it is worth Shadow Creek Ranch going through the whole application process again.

Commissioner Selemon asked what would happen if it is tabled, and Mr. Hargrove replied that either way it would come back to him.

Chairman Viktorin called for a vote.

Motion to deny failed 2 to 2 (1 abstention).

(Commissioner Iocco and Commissioner Scherrer were for the motion to deny, Commissioner Glenn and Chairman Viktorin were against the motion to deny, and Commissioner Selemon abstained)

H. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-3, 30.985 acres being out of the William Morris Survey, Abstract 344, the T.C.R.R. Co. Survey, Section 4 Abstract 675 and the T.C.R.R. Co. Survey, Section 3 Abstract 678, Brazoria County, Texas.

City Engineer Hargrove stated that staff recommends approval with the following comments:

1. They need to flip flop text with "Mistwood" and "Waters Edge".
2. All external easements require recordation information.
3. The provided benchmark is not on the City of Pearland Benchmark List.
4. The words "Final Plat" needs to be added to the title block.
5. The contours need to be removed.
6. The owner's signature needs to be dated.

Vice-Chairman Glenn made a motion to approve the Final Plat of Shadow Creek Ranch SF-3 with staff's comments, and Commissioner Iocco seconded the motion.

Motion to approve passed 2 to 1 (2 abstentions).

(Chairman Viktorin and Vice-Chairman Glenn were for the motion to approve, and Commissioner Scherrer was against the motion, and Commissioner Iocco and Commissioner Selemon abstained.)

I. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-5, 36.527 acres being out of the T.C.R.R. Co. Survey, Section

Planning and Zoning Commission

4 Abstract 675 and the T.C.R.R. Co. Survey, Section 3 Abstract 678, Brazoria County, Texas.

City Engineer Hargrove stated that staff recommends approval with the following comments:

1. A water and sewer easement needs to be added along East Clear Lake Loop.
2. A 15' building line needs to be added to lot 18, block 1.
3. Note 10, on page 2 needs to be removed.
4. The owner's signature needs to be dated.
5. The contours need to be removed.
6. They need to add "Final Plat" to the title block.
7. They need to remove former Commissioner Teten's and Commissioner Patro's name.
8. The street name "Creekstone" needs to be changed.
9. Note 17 needs to be added stating that the land is zoned "PUD" at time of platting.

Vice-Chairman Glenn made a motion to approve the Final Plat of Shadow Creek Ranch SF-5 with the comments addressed by staff, and Commissioner Iocco seconded the motion.

Motion to approve passed 2 to 1 (2 abstentions).

(Chairman Viktorin and Vice-Chairman Glenn voted for the motion, Commissioner Scherrer voted against the motion, and Commissioner Seimon and Iocco abstained)

J. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-8A, 13.031 acre being out of the William Morris Survey, Abstract 344 and the T.C.R.R. Co. Survey, Section 4 Abstract 675, Brazoria County, Texas.

City Engineer Hargrove stated that staff recommends approval with the following comments:

1. A "PUD" requires a minimum of 70' lots and some are less on this plat. Mr. Hargrove stated that 70' is measured at the building line, not from the front of the lot.
2. "Final Plat" needs to be added to the title block.
3. Enclave Lake Lane will be continued because it is an isolated street.
4. The construction drawings need to be approved.
5. The owner's signature needs to be dated.

Planning and Zoning Commission

Commissioner Scherrer made a motion to approve the Final Plat of Shadow Creek Ranch SF-8A with staff's comments, and Vice-Chairman Glenn seconded the motion.

Commissioner Iocco stated that he has questions on lots 8, 9, 10, and 11 and asked if they are supposed to be 70', and Mr. Hargrove replied that they are on the Right-of-Way line and a listing will be provided.

**Motion to approve passed 4 to 1.
(Commissioner Iocco voted against the motion to approve)**

K. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-8B, 14.313 Acres being out of the William Morris Survey, Abstract 344 and the T.C.R.R. Co. Survey, Section 4, Abstract 675, Brazoria County, Texas.

City Engineer Hargrove stated the staff recommends approval with the following comments:

1. "Final Plat" needs to be added to the title block.
2. The owner's signature needs to be dated.
3. They need to provide a printout of the lot lines and building lines.
4. Insert A shows a 5' electrical easements inside the water and sewer easement, and he has a very strong objection about electrical easements being inside water and sewer easements.
5. They need to have a benchmark that is on the City of Pearland's list.
6. Note 17 needs to be removed.

Commissioner Scherrer made a motion to approve the Final Plat of Shadow Creek Ranch SF-8B with staff's comments, and Vice-Chairman Glenn seconded the motion.

**Motion to approve passed 4 to 1.
(Commissioner Iocco voted against the motion)**

L. CONSIDERATION & POSSIBLE ACTION – Final Plat of Park Village Estates Section Four, a subdivision of 13.5895 acres of land out of the H.T.&B. R.R. Co. Survey, A-509, City of Pearland, Brazoria County, Texas.

City Engineer Hargrove stated that staff recommends approval with the following comments:

1. "Final Plat" needs to be added to the title block.
2. They need to have a benchmark off the City of Pearland's list.

Planning and Zoning Commission

3. They need to provide the surveyor's signature and seal.
4. They need to add "Brazoria County Deed Records" to note 5.
5. They need to provide recordation information of the two external easements.

Vice-Chairman Glenn made a motion to approve the Final Plat of Park Village Estates Section Four with staff's comments, and Commissioner Scherrer seconded the motion.

Commissioner Iocco pointed out that it is interesting how the same mistakes are made by the same engineering firm.

Motion to approve passed 3 to 2.

(Chairman Viktorin, Vice-Chairman Glenn, and Commissioner Selemon were for the motion to approve, and Commissioner Iocco and Commissioner Scherrer were against the motion.)

M. CONSIDERATION & POSSIBLE ACTION – Request by owner, Friendswood Development Company for cul-de-sac lengths to exceed the 600' maximum requirement for Shady Hollow Court and Windy Knoll Lane in Savannah Ridge Section One.

City Engineer Hargrove stated that his personal recommendation is as it has always been, however he has been instructed by City Council to require a 60' right-of-way and a 38' back-to-back pavement.

Chairman Viktorin verified that this particular development is in the E.T.J. and asked if the Subdivision Ordinance applies in the E.T.J.

Mr. Hargrove stated that the Subdivision Ordinance does apply in the ETJ.

John Hammond stated that one cul-de-sac is 629' and the other is 649' and they are both open-end cul-de-sacs. He stated that they could hit 600', however, the idea is to bring the cul-de-sac to the green belt. He stated that a 38' street is like a commercial street, and it's not ideal in a residential subdivision.

Chairman Viktorin stated that this particular issue regarding the cul-de-sac length is not anything new to the Commissioners.

Commissioner Selemon asked if the Fire Marshall had any comments, and Mr. Hargrove replied that the Fire Marshall did not, however the Deputy City Manager recommended that the developer be allowed to bring forth this request.

Vice-Chairman Glenn made a motion to approve the variance for the cul-de-sac lengths to be greater than the 600' maximum on Shady Hollow and Windy Knoll Lane, and Commissioner Selemon seconded the motion.

FRIENDSWOOD

DEVELOPMENT COMPANY



August 16, 2001

To: Jennifer Gonzales
City of Pearland

From: Keith Schoonover

Subject: Variance Request



Attached are copies of the variance request for the Planning & Zoning commission for their meeting on Monday, August 20th. Alan had said that you would make distribution to the board today. Please send the original to the president of the board.

Also, we would ask that you transmit copies to Alan Mueller, Darrin Coker, and John Hargrove.

Thanks for your help and we'll see you Monday night.

FRIENDS WOOD

DEVELOPMENT COMPANY



August 16, 2001

Planning & Zoning Commission
City of Pearland
3519 Liberty Drive
Pearland, TX 77581

Re. Variance Request
Savannah Ridge Section One

Gentlemen:

By this letter Savannah Development, Ltd., respectfully requests the Pearland Planning & Zoning Commission grant a variance for the referenced subdivision for cul-de-sac block lengths for Shady Hollow Court and Windy Knoll Lane. By staff criteria (measured from centerline to centerline), the two cul-de-sacs exceed the 600' maximum length per Section 27-4(A)(3)(m)1 of the Pearland Subdivision Ordinance. Specifically, Shady Hollow Court is 629.02 feet centerline to centerline and Windy Knoll Lane is 645.47 feet centerline to centerline.

In accordance with Section 27-3(A)(3), we offer the following:

This variance request is to provide relief for a hardship that we didn't create. The City staff had noted that Windy Knoll was too long on the preliminary plat staff review. However, the preliminary plat was approved on January 15, 2001 with what we assumed was an implied variance. No comment was noted concerning Shady Hollow Court until final plat staff review.

The water, sewer, storm sewer and road designs for Savannah Ridge Section One were submitted, reviewed and *approved* by the City and other public agencies based on the preliminary plat. On the confidence of the preliminary approval by the City, we have expended significant funds and time in designing the subdivision and pursuing agency approval. Based on the approved design plans, the subdivision has been publicly advertised and contracted and is currently under construction.

The geometrics of the two cul-de-sacs has not changed since the submittal of the General Plan of Savannah in November, 2000. The purpose of the open-ended cul-de-sacs in Savannah Ridge Section One (and elsewhere in Savannah) is to provide pedestrian access to adjacent parks and greenbelts. A traditional closed-ended cul-de-sac would have been approximately 100' shorter with the same number of homes. The slight block length variance does not impact public safety.

We believe the variance request is in compliance with Section 27-3(A)(3) of the subdivision ordinance as to its substance and findings. We appreciate your consideration of our request and we will make sure all staff comments are properly addressed on future plats.

We will be available for discussion of this matter at your meeting of August 20, 2001. In the mean time, if you have questions, I may be reached at (281) 874-8454.

Sincerely,

A handwritten signature in cursive script, appearing to read "Keith Schoonover", with a horizontal line extending to the right.

Keith Schoonover, P.E.
Engineering Manager

cc. John Hargrove, City of Pearland
Alan Mueller, City of Pearland
Darrin Coker, City of Pearland

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- J. **CONSIDERATION & POSSIBLE ACTION** – Final Plat of Shadow Creek Ranch SF-8A, 13.031 acre being out of the William Morris Survey, Abstract 344 and the T.C.R.R. Co. Survey, Section 4 Abstract 675, Brazoria County, Texas.
- K. **CONSIDERATION & POSSIBLE ACTION** – Final Plat of Shadow Creek Ranch SF-8B, 14.313 Acres being out of the William Morris Survey, Abstract 344 and the T.C.R.R. Co. Survey, Section 4, Abstract 675, Brazoria County, Texas.
- L. **CONSIDERATION & POSSIBLE ACTION** – Final Plat of Park Village Estates Section Four, a subdivision of 13.5895 acres of land out of the H.T.&B. R.R. Co. Survey, A-509, City of Pearland, Brazoria County, Texas.

Reward

M. CONSIDERATION & POSSIBLE ACTION – Request by owner, Friendswood Development Company for Savannah Ridge Section One.

III. **NEXT MEETING DATES:** September 10, 2001 (JPH & Reg. Meeting)
September 17, 2001 (Regular Meeting)

IV. **ADJOURNMENT**

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