

PLANNING & ZONING COMMISSION

AGENDA OF A REGULAR MEETING FOR THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON NOVEMBER 7, 2005 AT 6:30 P.M., IN THE COUNCIL CHAMBERS OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS
2nd Floor Conference Rm.

I. CALL TO ORDER

9:20 called to order
Present

II. APPROVAL OF MINUTES

Ruby
Todd
sheryl
Neil
Henry
Nghiem
Latq
Theresa
Nick
Richard
Theresa
Judy

To be presented at next mtg for approval

- A. September 19, 2005
- B. October 3, 2005

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch Library

Vote 5-0 approval

Diana Ducroz read the consideration

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Shadow Creek Ranch Development Co., for approval of a Final Plat of 3.224 acres in Shadow Creek Ranch for one lot for library use. The plat is located on the north side of Shadow Creek Parkway west of Reflection Bay Drive in the Shadow Creek Ranch PUD, and is described as follows:

Neil motion w/ staffs comments
Sheryl second
no outstanding item

3.224 acres, being out of the T.C.R.R. Co. Survey, Section 3, Abstract 678, City of Pearland, Brazoria County, Texas.

B. CONSIDERATION & POSSIBLE ACTION – Final Plat of Lakes at Highland Glen Section Three

Diana Ducroz read the consideration

A request by Chuck Davis for Beazer Homes, owner, for approval of a Final Plat subdivision of 36.4702 acres into 30 residential lots, with four reserves of 22.860 acres for landscaping and detention. The plat is located on the east side of Pearland Parkway in the Lakes at Highland Glen PUD, and is described as follows:

1 outstanding item
R.K said City Eng. won't sign until all is completed.

36.4702 acres out of the D.H.M. Hunter Survey, Abstract No. 76 and Lot 30, Walcott's Pearland Subdivision (Vol. 35, Pg. 241 & 242 B.C.D.R.), City of Pearland, Brazoria County, Texas.

Todd m
Sheryl 2nd
w/ staff com

Vote 5-0 for approval

C. CONSIDERATION & POSSIBLE ACTION – Final Plat of Lakes at Highland Glen Section Eleven

PLANNING & ZONING COMMISSION

Diana DeCroy read

A request by Chuck Davis for Beazer Homes, owner, for approval of a Final Plat subdivision of 39.8516 acres into 38 residential lots, with three reserves of 24.146 acres for landscaping and detention. The plat is located on the east side of Pearland Parkway in the Lakes at Highland Glen PUD, and is described as follows:

39.8516 acres out of the D.H.M. Hunter Survey, Abstract No. 76 and Lots 30, 31, 32, 39 and 40, Walcott's Pearland Subdivision (Vol. 35, Pg. 241 & 242 B.C.D.R.), City of Pearland, Brazoria County, Texas.

*2 outstanding ideas & recommendations
1 is
Todd motion
Sheryl 2nd
appr w/ staff comments*

Vote 5-0 approval

D. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Pearland Farms Section Two

Diana DeCroy read Consideration

A request by Jesus Vitela, Lentz Engineering, for Dwain Evans, owner, for approval of a Preliminary Plat subdivision of 25.5245 acres zoned R-2 into 78 residential lots, with 2.584 acres reserved for detention. The property is located on the east side of Veterans Drive south of Magnolia, and is described as follows:

25.5245 acres out of Section 12 in the H.T. & B.R.R. Co. Survey, Abstract No. 508, City of Pearland, Brazoria County, Texas.

*3 outstanding items
Sheryl motion
to appr w/
staff comments
for purp. of disc.
neil 2nd*



E. CONSIDERATION & POSSIBLE ACTION – Final Development Plan of Province Village Planned Unit Development

Diana read consideration

A request by Ralph Thomas, LJA Engineering, for The Maverick Group, owner, for approval of a Final Development Plan for the Province Village Planned Unit Development, on 47.65 acres generally located east of Pearland Parkway and north of Broadway.

F. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Province Village Commercial Site

A request by Ralph Thomas, LJA Engineering, for The Maverick Group, owner, for approval of a Preliminary Plat subdivision of 5.006 acres into three lots for commercial use. The property is located on the north side of Broadway east of Pearland Parkway, and is described as follows:

*Staff feels
this is missing
necessary
details. also described in w/ the plan & approved PUD.
appears to
comply.
But must
comply w/
final dev. plan.
& requires a 4ft.
walkway.
note needs to be added of location of sidewalk*

*Final Dec.
Staff recomm.*

G. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-61

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Preliminary Plat subdivision of 24.797 acres in Shadow Creek Ranch for 84 residential lots, with 3.167 acres reserved for landscaping, open space, drainage, power lines and pipeline

*Diana read consideration
need updated
master plan
be submitted
'orig. plan shows this
as a school site)
Some di*

*Todd motion to disc
Henry 2nd*

5-0 approval

Staff comm/Todd

D. Discussion took place amongst staff
~~Re state~~ about Easement.
Vice chairpers^o. ~~Todd~~ Focco commented Plats need to be correct
when submitted.

Neil 1 approval
all oth 4 denied
Denied 1-4

E. Top mot for purp of desc.
Shery and
Ruby said Too much wrong

0-5 denied

F. Discussion took place amongst Staff & Commissioners.
no comments from ~~Staff~~ LJA
Nick consider appr. this. they will correct later
Todd said he disagreed.

dependent
upon
Dev. Plan
Meris appr.

~~0-5~~ 0-4 denial
1 abstention (Henry)

PLANNING & ZONING COMMISSION

easements. The plat is located in the western portion of Shadow Creek Ranch adjacent to F.M. 521 in Fort Bend County, and is described as follows:

24.797 acres, being out of the H.T. & B.R.R. Co. Survey, Section 83, Abstract 761, the F. Hopper Survey, Abstract 198, and the George Mac Donald Survey, Abstract 557, City of Pearland, Fort Bend County, Texas.

H. **CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-62** *Diana read consideration*

Need updated Master Plan of Land Use

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Preliminary Plat subdivision of 9.653 acres in Shadow Creek Ranch for 29 residential lots, with 1.832 acres reserved for landscaping, open space, and power lines. The plat is located in the western portion of Shadow Creek Ranch adjacent to F.M. 521 in Fort Bend County, and is described as follows:

Today motion, Sheryl Za. w/ staff comments.

5-0 approval

9.653 acres, being out of the F. Hopper Survey, Abstract 198, and the George Mac Donald Survey, Abstract 557, City of Pearland, Fort Bend County, Texas.

I. **CONSIDERATION & POSSIBLE ACTION – Request by Sam Doshi for Dr V.K. Menon, owner, for a variance to Section 27-4 (A)(3) and Exhibit A of the Subdivision Ordinance for Menon Enclave Plat** *Diana read consi*

Ngheim has informed staff that this is not a variance. P & Z can vote. Comm. Donda. Item has been taken care of w/ staff working w/ client.

A request by Sam Doshi for Dr. V.K. Menon, owner, for a variance to Section 27-4 (A)(3) Streets and Alleys and Exhibit A Design Standards for Street Construction of the Subdivision Ordinance that require all residential lots to front on a public street with a minimum 50-ft wide right-of-way and require a cul-de-sac turnaround bulb at the end of dead-end streets. The property is located on Amie Road west of McLean and south of Bailey, and is described as follows:

2.8825 acres of land out of Lot 55 of H.T. & B.R.R. Co. Survey, Section 25, A-245, Brazoria County, Texas.

J. **CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Menon Enclave** *Diana read*

there are still outst. items (4) taken care of (P & Z)

A request by Sam Doshi for Dr. V.K. Menon, owner, for approval of a Preliminary Plat subdivision of 2.8825 acres in the E.T.J. into 10 residential lots, with three reserves for detention, a water well, and a lift station. The plat is located on Amie Road (C.R. 879) west of McLean and south of Bailey, and is described as follows:

Today Mot. For discussion Sheryl Za

2.8825 acres of land out of Lot 55 of H.T. & B.R.R. Co. Survey, Section 25, A-245, Brazoria County, Texas.

Discussion among staff & Comm.

1-4 failed

1 - abstention (Henry) too many errors

K. **DISCUSSION ITEM – Proposed Planned Unit Development (PUD) on the north side of Fite Road, west of Old Chocolate Bayou.**

PLANNING & ZONING COMMISSION

III ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call City Secretary Young Lorfing 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 **5th day of November 2005**.

Judy Krajca
Planning Secretary

Agenda removed _____ day of November 2005.



*Lata read discussion item.
This is being brought forward because
P&Z did not have a quorum at meeting held
w/ Council.*

**CITY OF
PEARLAND
PLANNING & ZONING**

DISCUSSION ITEM

DATE: October 10, 2005

TO: Planning and Zoning Commission

FROM: Lata Krishnarao, AICP, Planning Director

SUBJECT: Discussion Item Regarding a Proposed Planned Unit Development (PUD) on the north side of Fite Road, west of Old Chocolate Bayou.

The attached document is a proposed Planned Unit Development (PUD) that was scheduled for a Joint Workshop on September 19, 2005 as required by the Land Use and Urban Development Ordinance. The Planning and Zoning Commission did not have a quorum at the time of the workshop. Therefore this item is being re-scheduled on November 7, 2005. The City Council participated in the workshop on September 19, 2005. This item will be scheduled for a Joint Public Hearing (JPH) at a later date as soon as the workshop is conducted by the Planning and Zoning Commission.

SUMMARY:

This 20.34 acre site is currently zoned Suburban Residential (SD). The applicant is proposing R-3 PUD Single-Family zone for construction of sixty (60) patio homes. A typical lot size is proposed to be 60'X115' and 65'X115' (for water front lots). The lots will be laid around a central common open area/detention facility. Common open space amounting to 1.85 acres is proposed.

Staff has conducted a preliminary review and has the following observations. At this time staff is not making recommendations. A comprehensive review will occur as usual in concert with Joint Public Hearing presentation. However, the following is a list of issues readily identified in the PUD document that staff would like some preliminary input from City Council and Planning & Zoning Commission. Additional comments may be forthcoming based on the discussion at the workshop and further review by staff.

- 1. Conformance to Comprehensive Plan:** As stated in the PUD the Comprehensive Plan recommends Low-Density Residential for the western portion of the subject parcel (approximately 15 acres) and Retail, Offices and Services for the eastern portion (approximately 5 acres). The Comprehensive Plan recommends R-1, SR-12, SR-15 and R-E as being

*zone
Low
Density
Retail/office*

appropriate for Low Density Residential category. The proposed Zoning Map designates this area as SR-12.

- a. **Density:** Based on recent discussions of the Council and the proposed Zoning Map the net density (excluding detention and proposed roads) recommended for this area is 2.3 units per acre. The proposal with 60 lots on approximately 14.27 net acres (excluding detention and proposed streets) results in 4.2 units per acre.
- b. **Lot sizes:** The minimum lot area recommended (for SR-12 zone) is 12,000 sq. ft. with a minimum lot width of 100'. The proposed lot sizes are 60'X 115' and 65'X115'.

2. **Conformance to surrounding character:** The surrounding area, especially to the west and south is predominantly single-family residential. The area to the south conforms to R-2 zone (7,000 sq. ft. lots or larger) and that to the west consists of small homes on larger lots (lot sizes are generally over 0.3 acre). If future development on the west conforms to the recommendations of the Comprehensive Plan, then the area will be developed with single-family homes on lots greater than 8,800 sq. ft. The lot immediately to the east of the property has a single family home (4,800 sq. ft.) on 5.9 acres. If this PUD is approved staff recommends that a landscaped strip around the project be considered to provide a buffer between this development and larger lots around.

Discussion took place between Comm & staff
Comments from Mike Pollak. He brought in
a aerial photo & a Plat

P&Z staff stated they never considered moving the patio homes.
Alan Mueller stated it did take place.
all questioned it took place before council
not P&Z.

Wick asked Alan to talk about
Sept. Wrksh. w/council.

Density - no problems w/council
Lot sizes - no problems w/council
Tefens stated less dense
Victoria liked the density.

Ruby asked if detention is same in orig. plan -

Alan stated the Mike Pollak is just doing what he said he would do (before council).



Henry had comment about road in
orig. Plan.

Todd can't support putting R-4 amongst
the R-2 & R-1 zoned areas.

tape
stopped

Alan spoke.

Discussion continued amongst Comm/applicant

Nice spoke

St. worksh. purpose was to gain their input
(Council).
on Compr. Plan. Lines are not absolute.

Discussion continued between
staff/comm/appl.

Rita brought up issue of Buffer between Resid & GB

Rita spoke highly of Mr. Pallak.

~~Todd~~
motion
Neil met
Todd 2nd

adjourned @ 10:31

SEP 12 2005

Development Handbook
May 2005

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 09.12.05 P&Z MEETING DATE: 09.19.05

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch Library Site

Lot(s): 1 Block(s): 0 Reserve(s): 0

PRIMARY CONTACT: Jasm Bendz
MAILING ADDRESS: 2929 Briarpark Drive Suite 600
CITY, STATE, ZIP: Houston, TX 77042
PHONE: 713.953.5067 FAX: 713.953.5026
E-MAIL ADDRESS: _____

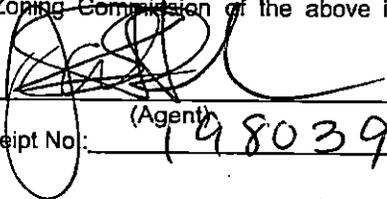
OWNER NAME: Shadow Creek Ranch Development Co.
MAILING ADDRESS: 2947 East Broadway Suite 300
CITY, STATE, ZIP: Pearland, TX 77581
PHONE: 281.412.3733 FAX: _____
E-MAIL ADDRESS: _____

The following required documents must accompany a final plat when submitted to Staff:

- 22 folded prints of Final Plat
- 2 sets of Final Plat mylars (3 sets if in ETJ)
- Show Approval of Construction Plans
- Show Approval of Drainage Report
- Show Approval of Traffic Impact Analysis
- Tree Disposition Plan
- Current Title Report
- Final Plat Staff Review Mark-Up
- Completed Checklist
- Any variance requests submitted in letter form
- Application fee (\$400, plus \$4 per lot, or \$25 per acre)
- Certified Tax Certificates (no taxes can be due)
- Park Fees (if required)

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____

Signature: 

Fee: \$ 481.00 (Owner)

Date Paid: 9-12-05

Receipt No: 198039

SHADOW CREEK RANCH LIBRARY SITE

FINAL PLAT— STAFF REPORT

P & Z MEETING DATE: November 7, 2005

APPLICANT: Jason R. Banda, LJA Engineering & Surveying, Inc., for Shadow Creek Ranch Development Co., owner

REQUEST: Final Plat of 3.224 acres in Shadow Creek Ranch for one lot for a library. The Preliminary Plat was approved on June 6, 2005.

GENERAL LOCATION: On the north side of Shadow Creek Parkway (F.M. 2234) west of Reflection Bay Drive in the Shadow Creek Ranch PUD. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: Shadow Creek Ranch PUD—Institutional/Community Use. The proposed plat is consistent with the PUD approval.

SURROUNDING USES: To the north is the City wastewater treatment plant. The parcels to the east, west, and south are undeveloped but are designated as Shadow Creek Ranch Commercial sites.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Medium Density Residential. The proposed use was approved as part of the Shadow Creek Ranch PUD.

TRAFFIC AND TRANSPORTATION: The library site will be conveyed to the City after platting, and the City will perform the Traffic Impact Analysis at the time of development.

UTILITIES AND INFRASTRUCTURE: Approved plans are needed for extending water and sewer service to the site. See Outstanding Items below.

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

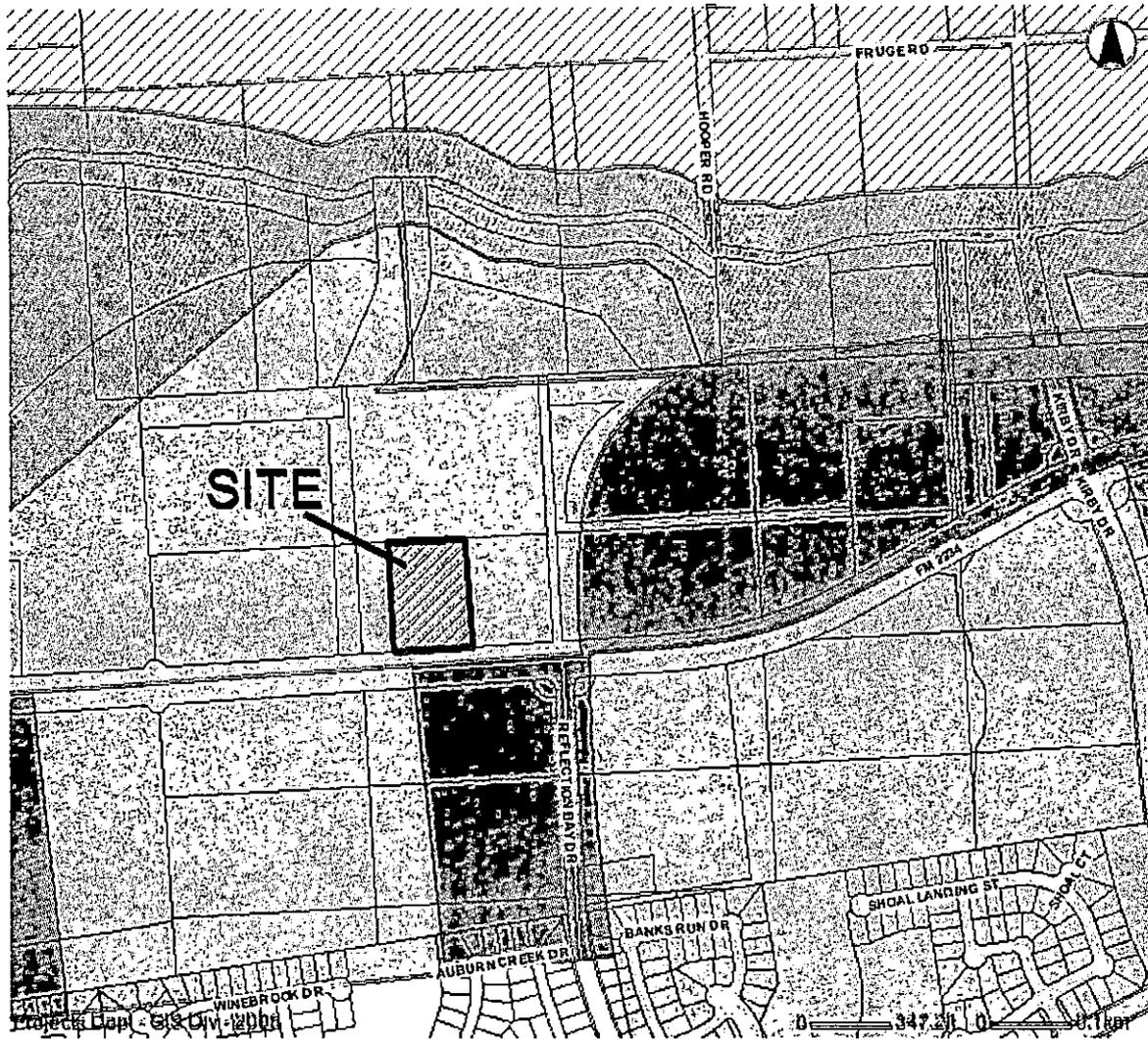
PARKS, OPEN SPACE, AND TREES: Park and open space requirements are not applicable to this plat. A tree survey was provided showing no trees on site.

OUTSTANDING ITEMS:

1. Approved plans are needed for extending water and sewer service to the site.
2. Signatures and seal need to be added to the plat.

ATTACHMENTS:

1. Application Form
2. Final Plat



RECVD _____	APPROVED _____
OCT 31 2005	
REVISED _____	DENIED _____
FINAL PLAT SUBMITTAL APPLICATION	

Development Handbook
May 2005

DATE FILED: 10/31/2005 P&Z MEETING DATE: 11/07/2005

SUBDIVISION NAME/LOCATION: Lakes of Highland Glen Section 3 (Three)

Lot(s): 30 Block(s): 3 Reserve(s): 4

PRIMARY CONTACT: Chuck Davis
 MAILING ADDRESS: 1500 Winding Way
 CITY, STATE, ZIP: Friendswood, Texas 77546
 PHONE: 281 482 9490 FAX: 281 482 1294
 E-MAIL ADDRESS: CLDavis@CLDaviscompany.com

OWNER NAME: Beazer Homes Texas, L.P.
 MAILING ADDRESS: 10235 West Little York, St. 240
 CITY, STATE, ZIP: Houston, Texas 77040
 PHONE: 713-849-5017 FAX: _____
 E-MAIL ADDRESS: _____

The following required documents must accompany a final plat when submitted to Staff:

- | | |
|--|--|
| <input checked="" type="checkbox"/> 22 folded prints of Final Plat ✓ | <input checked="" type="checkbox"/> Final Plat Staff Review Mark-Up ✓ |
| <input checked="" type="checkbox"/> 2 sets of Final Plat mylars (3 sets if in ETJ) ✓ | <input type="checkbox"/> Completed Checklist |
| <input checked="" type="checkbox"/> Show Approval of Construction Plans | <input type="checkbox"/> Any variance requests submitted in letter form <u>N/A</u> |
| <input checked="" type="checkbox"/> Show Approval of Drainage Report | <input checked="" type="checkbox"/> Application fee ✓
(\$400, plus \$4 per lot, or \$25 per acre) <u>\$520.00</u> |
| <input checked="" type="checkbox"/> Show Approval of Traffic Impact Analysis | <input checked="" type="checkbox"/> Certified Tax Certificates (no taxes can be due) ✓ |
| <input checked="" type="checkbox"/> Tree Disposition Plan | <input type="checkbox"/> Park Fees (if required) |
| <input checked="" type="checkbox"/> Current Title Report ✓ | |

SUBMITTED BY LIA

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____

Signature: [Signature]

Fee: \$ 500.00 (Owner)

Date Paid: 10-31-05

Receipt No.: 112970 (Agent)

LAKES AT HIGHLAND GLEN SECTION THREE

FINAL PLAT – STAFF REPORT

P & Z MEETING DATE: November 7, 2005

APPLICANT: Chuck Davis, RPLS, for Beazer Homes, owner.

REQUEST: Final Plat subdivision of 36.4702 acres in the Lakes at Highland Glen PUD for 30 residential lots, with 4 reserves of 22.860 acres for landscaping and detention. The Preliminary Plat was approved on September 19, 2005.

GENERAL LOCATION: The property is located on the east side of Pearland Parkway in the Lakes at Highland Glen Homes PUD, near the new McHard Road interchange. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: Beazer Homes/Lakes at Highland Glen PUD. The proposed plat is consistent with the approved PUD.

SURROUNDING USES: All surrounding properties are located within the Lakes at Highland Glen PUD.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Low Density Residential and Park uses. This plat is consistent with the Comprehensive Plan and with the approved PUD.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis was performed as part of the entire Lakes at Highland Glen development.

UTILITIES: The developer will extend water and sewer service to this area.

STORMWATER MANAGEMENT: Stormwater detention will be provided by a series of lakes in reserve areas onsite in accordance with the master plan for the entire development.

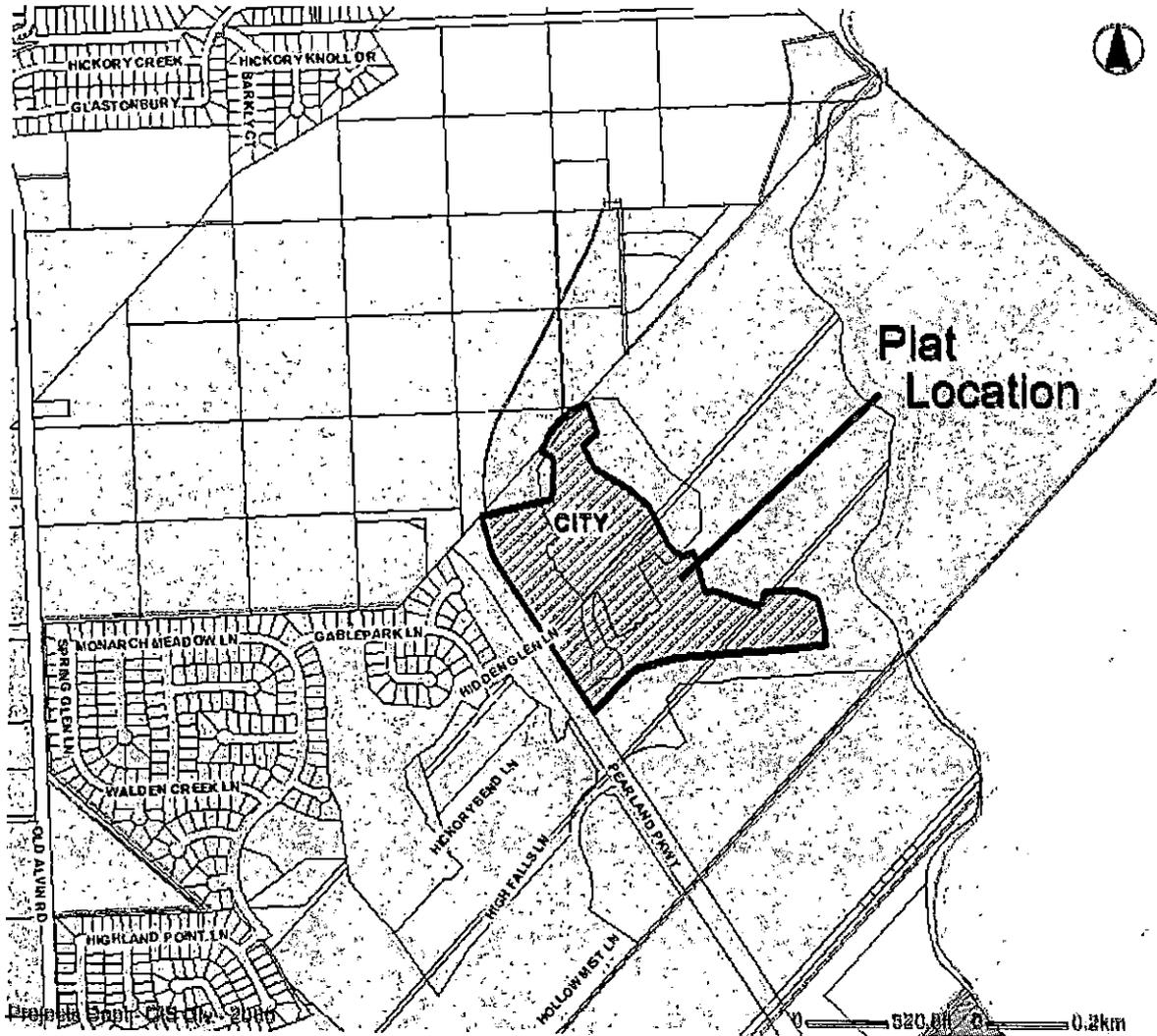
PARKS AND OPEN SPACE: Parkland will be provided off-site in accordance with the developer agreement with the City.

OUTSTANDING ITEMS:

1. Construction plans need to be approved.
2. Recordation data for easements and temporary turnarounds on Section 11 need to be added to the plat.
3. Signatures and seal need to be added to the plat.

ATTACHMENTS:

1. Application Form
2. Final Plat



FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 10/31/2005 P&Z MEETING DATE: 11/07/2005

SUBDIVISION NAME/LOCATION: Lakes of Highland Glen Section 11
(Eleven)

Lot(s): 38, Block(s): 5, Reserve(s): 3

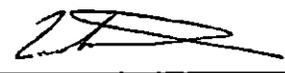
PRIMARY CONTACT: Chuck Davis
MAILING ADDRESS: 1500 Winding Way
CITY, STATE, ZIP: Friendswood, Texas 77546
PHONE: 281 482 9490 FAX: 281 482 1294
E-MAIL ADDRESS: Cldavis@Cldaviscompany.com

OWNER NAME: Beazer Homes Texas, L.P.
MAILING ADDRESS: 10235 West Little York, Suite 240
CITY, STATE, ZIP: Houston, Texas 77040
PHONE: 713-849-5017 FAX: _____
E-MAIL ADDRESS: _____

The following required documents must accompany a final plat when submitted to Staff:

- | | |
|--|---|
| <input checked="" type="checkbox"/> 22 folded prints of Final Plat ✓ | <input checked="" type="checkbox"/> Final Plat Staff Review Mark-Up ✓ |
| <input checked="" type="checkbox"/> 2 sets of Final Plat mylars (3 sets if in ETJ) ✓ | <input checked="" type="checkbox"/> Completed Checklist ✓ |
| <input checked="" type="checkbox"/> Show Approval of Construction Plans | <input checked="" type="checkbox"/> Any variance requests submitted in letter form |
| <input checked="" type="checkbox"/> Show Approval of Drainage Report | <input checked="" type="checkbox"/> Application fee (\$400, plus \$4 per lot, or \$25 per acre) <u>\$552.00</u> |
| <input checked="" type="checkbox"/> Show Approval of Traffic Impact Analysis | <input checked="" type="checkbox"/> Certified Tax Certificates (no taxes can be due) |
| <input checked="" type="checkbox"/> Tree Disposition Plan | <input type="checkbox"/> Park Fees (if required) |
| <input checked="" type="checkbox"/> Current Title Report ✓ | |

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____ Signature: 
(Owner) (Agent)
Fee: \$ 552.00 Date Paid: 10-31-05 Receipt No.: _____

LAKES AT HIGHLAND GLEN SECTION ELEVEN

FINAL PLAT – STAFF REPORT

P & Z MEETING DATE: November 7, 2005

APPLICANT: Chuck Davis, RPLS, for Beazer Homes, owner.

REQUEST: Final Plat subdivision of 39.8516 acres in the Lakes at Highland Glen PUD for 38 residential lots, with three reserves of 24.146 acres for landscaping and detention. The Preliminary Plat, along with a block length variance, was approved on September 19, 2005.

GENERAL LOCATION: The property is located on the east side of Pearland Parkway along Clear Creek, near the new McHard Road interchange. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: Beazer Homes/Lakes at Highland Glen PUD. The proposed plat is consistent with the approved PUD.

SURROUNDING USES: All surrounding properties to the south and east are located within the Lakes at Highland Glen PUD. Adjacent areas not included in the Lakes at Highland Glen PUD are zoned Suburban Development Residential (SDR) and Medium Density Single Family (R-2) and are undeveloped at this time.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Low Density Residential and Park uses. This plat is consistent with the Comprehensive Plan and with the approved PUD.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis was performed as part of the entire Lakes at Highland Glen development.

UTILITIES: The developer will extend water and sewer service to this area.

STORMWATER MANAGEMENT: Stormwater detention will be provided by a series of lakes in reserve areas onsite in accordance with the master plan for the entire development.

PARKS AND OPEN SPACE: Parkland will be provided offsite in accordance with the developer agreement with the City.

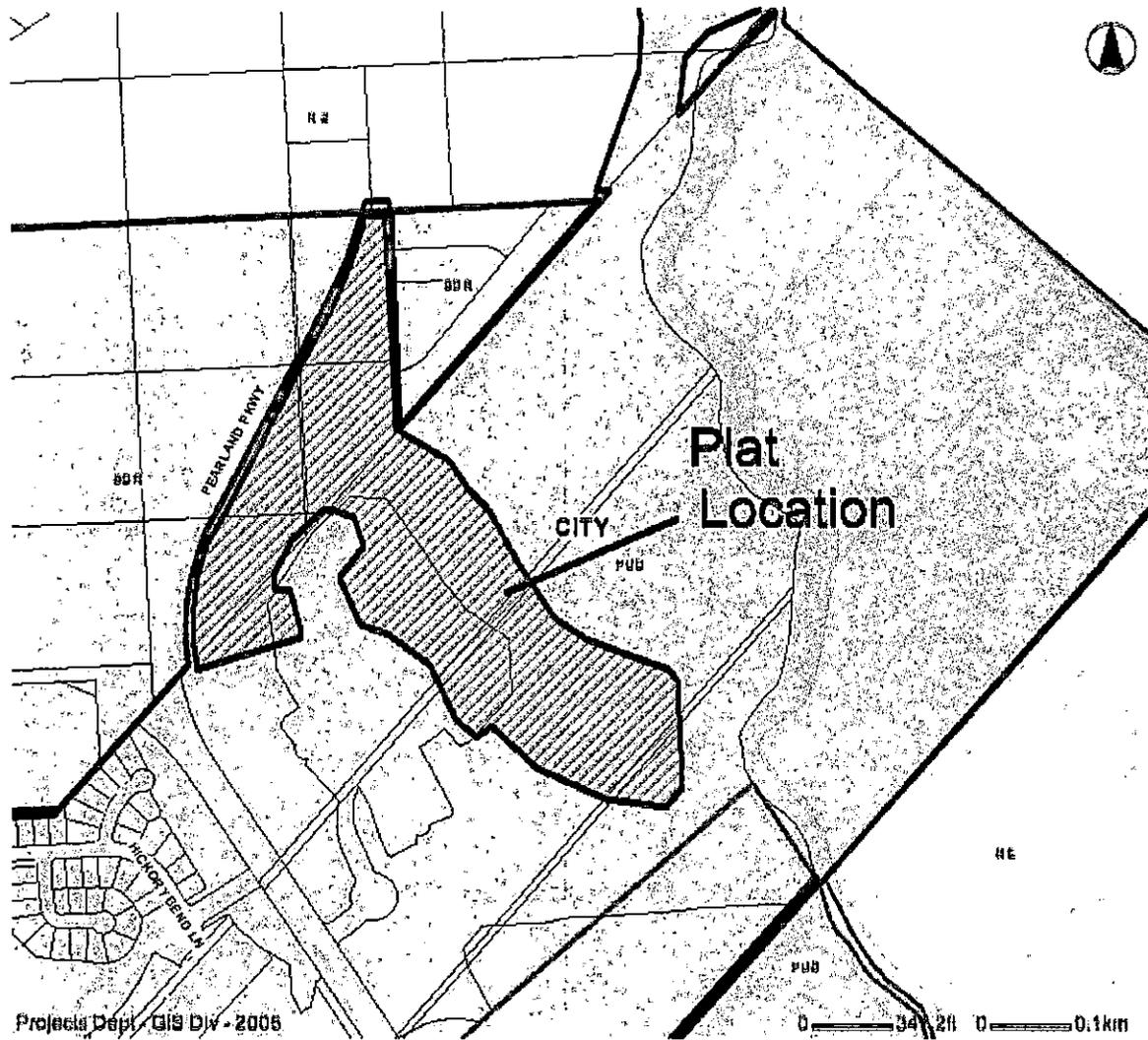
OUTSTANDING ITEMS:

1. The 25-ft W.S.E. along Pearland Parkway should be labeled as a sidewalk easement at all locations.
2. Construction plans need to be approved.

3. Recordation data for easements and temporary turnarounds on Section 12 need to be added to the plat.
4. Recordation information for Section Three needs to be added to the plat.
5. Signatures and seal need to be added to the plat.

ATTACHMENTS:

1. Application Form
2. Final Plat



PRELIMINARY PLAT SUBMITTAL APPLICATION

RECEIVED
OCT 27 2005

DATE FILED: 10-10-05

P&Z MEETING DATE: _____

SUBDIVISION NAME/LOCATION: PENLAND FARMS SEC 2

Lot(s): 78, Block(s): 5, Reserve(s): 2

PRIMARY CONTACT: JESUS J. VITELA

MAILING ADDRESS: 4710 BELLAIRE BLVD. #250

CITY, STATE, ZIP: BELLAIRE, TX 77401

PHONE: 713-839-8900 FAX: 713-839-7020

E-MAIL ADDRESS: JESUS@LENTZENGINEERING.NET

OWNER NAME: DWAIN EVANS

MAILING ADDRESS: 4615 SW FREEWAY #1025

CITY, STATE, ZIP: HOUSTON, TX 77027

PHONE: 713-993-0733 FAX: 713-993-0416

E-MAIL ADDRESS: _____

The following required documents must accompany a preliminary plat when submitted to Staff:

- | | |
|--|--|
| <input checked="" type="checkbox"/> 22 folded prints of Preliminary Plat | <input checked="" type="checkbox"/> Title Report of Certificate of Title |
| <input checked="" type="checkbox"/> 3 copies of preliminary drainage report | <input type="checkbox"/> Staff Review Mark-Up |
| <input type="checkbox"/> Traffic Impact Analysis (if required)
(NOT REQUIRED) | <input checked="" type="checkbox"/> Tree Survey (same scale as plat) |
| <input checked="" type="checkbox"/> Application fee
(\$400, plus \$6 per lot, or \$30 per acre) | <input checked="" type="checkbox"/> Completed Checklist |
| | <input type="checkbox"/> Any variance requests submitted in letter form |

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____
(Owner)

Signature: J. J. Vitela
(Agent)

Fee: \$ 868.00

Date Paid: 10-27-05

Receipt No.: 15808

PEARLAND FARMS SECTION TWO
PRELIMINARY PLAT – STAFF REPORT

P & Z MEETING DATE: November 7, 2005

APPLICANT: Jesus Vitela, Lentz Engineering, for Dwain Evans, Chase Lodge Corp, owner.

REQUEST: Preliminary Plat subdivision of 25.5245 acres zoned R-2 into 78 residential lots, with 2.584 acres reserved for detention. Pearland Farms Section One was approved April 7, 2003.

GENERAL LOCATION: Located on the east side of Veterans Drive south of Magnolia. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: R-2, Medium Density Single Family. The applicant has not provided lot area or lot width information, so it is impossible to verify at this time that lots meet the minimum lot size requirements of the zoning district. See Outstanding Items below.

SURROUNDING USES: Pearland Farms Section One is located to the north. All other surrounding properties are single-family subdivisions except for the parcel to the northeast of the subject property, which is zoned M-2, Heavy Industrial.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Medium Density Residential. This plat is consistent with the Comprehensive Plan.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis was performed and approved during consideration of Section One.

UTILITIES: Water and sewer service are available.

STORMWATER MANAGEMENT: Stormwater detention will be provided onsite.

PARKS AND OPEN SPACE: Park fees will be due at the time of the final plat.

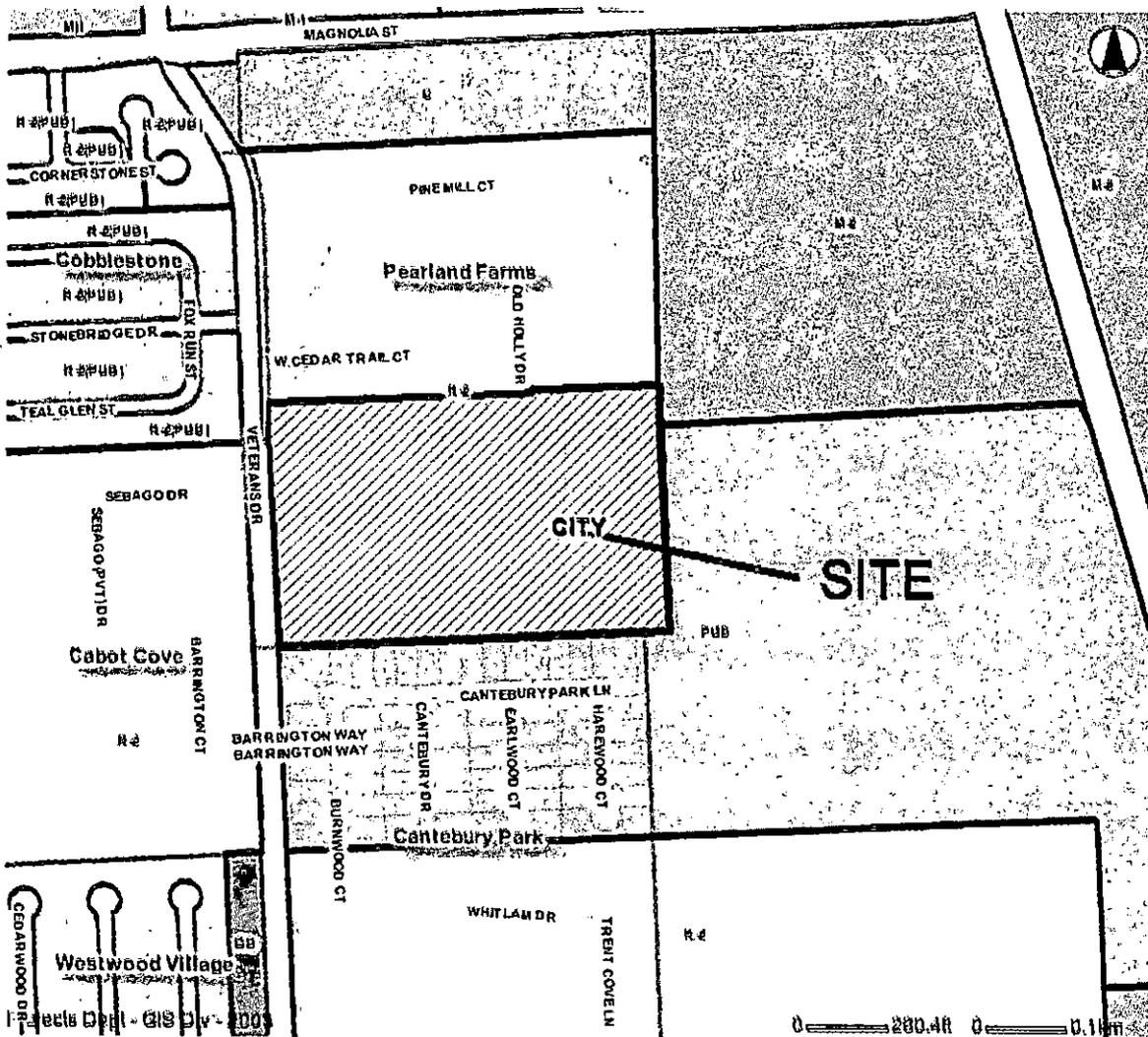
OUTSTANDING ITEMS:

1. The total acreage in the metes and bounds description and in the title block should be corrected to match.
2. Lot area and lot width information is needed in order to verify that lot sizes are sufficient.

- The purpose of the 10-ft-wide landscape strip required by Subdivision Code Section 27-4(C)(5) adjacent to double and reverse frontage lots is to separate residential development from abutting traffic arteries. This 10-ft strip must therefore be located as a reserve area *between* the roadway and the residential lots, and shall not be drawn as an easement over a portion of the residential lots themselves. This will need to be corrected on the plat.

ATTACHMENTS:

- Application Form
- Preliminary Plat



PROVINCE VILLAGE PUD
FINAL DEVELOPMENT PLAN – STAFF REPORT

P & Z MEETING DATE: November 7, 2005

APPLICANT: Ralph Thomas, LJA Engineering, for The Maverick Group.

REQUEST: Final Development Plan of the Province Village Planned Unit Development. The Province Village PUD was approved in May 2005 for a mixed-use development of office, commercial, garden homes, and townhouses on 47.65 acres.

GENERAL LOCATION: The property is located on the north side of Broadway east of Pearland Parkway.

STAFF COMMENTS: The Final Development Plan is missing key detail provided in the PUD documents. All information contained on Exhibit 5 of the PUD document – pedestrian walkways, fencing standards, right-of-way widths, lot dimensions, etc. – should be added to the Final Development Plan.

In addition, the Final Development Plan contains some discrepancies from the approved PUD. For example, 151 lots are shown on the Development Plan, although only 150 lots are allowed by the PUD approval.

OUTSTANDING ITEMS:

1. The Final Development Plan must be brought into compliance with all PUD requirements, including maximum number of lots and right-of-way widths.
2. Complete information and detail, such as that provided in Exhibit 5 of the PUD documents, should be provided on the Final Development Plan.

ATTACHMENTS:

1. Final Development Plan

PRELIMINARY PLAT SUBMITTAL APPLICATION

RECEIVED

OCT 31 2005

DATE FILED: 10.31.05 P&Z MEETING DATE: 11.07.05

SUBDIVISION NAME/LOCATION: Province Village Commercial Site

Lot(s): 0, Block(s): 1, Reserve(s): 3

PRIMARY CONTACT: RALPH THOMAS

MAILING ADDRESS: 2929 Briarpark Drive Suite 600

CITY, STATE, ZIP: HOUSTON, TEXAS 77042

PHONE: 713 953-5044 FAX: 713 953-5026

E-MAIL ADDRESS: rthomas@ljaengineering.com

OWNER NAME: The Maverick Group

MAILING ADDRESS: 2435 Drusilla Lane

CITY, STATE, ZIP: Baton Rouge, La 70809

PHONE: 225 925-2500 FAX: _____

E-MAIL ADDRESS: _____

The following required documents must accompany a preliminary plat when submitted to Staff:

- 22 folded prints of Preliminary Plat
- Title Report of Certificate of Title
- 3 copies of preliminary drainage report
- Staff Review Mark-Up
- Traffic Impact Analysis (if required)
- Tree Survey (same scale as plat)
- Application fee visa
(\$400, plus \$6 per lot, or \$30 per acre)
- Completed Checklist
- Any variance requests submitted in letter form

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____
(Owner)

Signature: Ralph Thomas
(Agent)

Fee: \$ 550.00

Date Paid: 10/31/05

Receipt No.: #16982 Check: 16982
DEBITS OF RACIA TR: 11/11/05
CREDIT CARD \$550.00

FOR DEPOSIT ONLY
CITY OF DEARLAND
PLANNING DEPARTMENT
2010419505

PROVINCE VILLAGE COMMERCIAL SITE
PRELIMINARY PLAT – STAFF REPORT

P & Z MEETING DATE: November 7, 2005

APPLICANT: Ralph Thomas, LJA Engineering, for The Maverick Group.

REQUEST: Preliminary Plat subdivision of 5.006 acres in the Province Village PUD for three commercial lots. The Province Village PUD was approved on May 2005 for a mixed-use development of office, commercial, garden homes, and townhouses on 47.65 acres. The General Business portion of the PUD is proposed for the front five acres along Broadway.

GENERAL LOCATION: The property is located on the north side of Broadway east of Pearland Parkway. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is currently undeveloped.

ZONING: Province Village PUD – GB, General Business.

SURROUNDING USES: A utility substation is located to the east. Lowe's is on the parcel to the west, and to the north is the proposed Province Village townhouse section. A 6-ft tall masonry fence along the north property line will separate this plat from the adjacent residential area.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Retail, Offices, and Services. The proposed plat is consistent with Land Use Plan and with the PUD approval.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis will be required to address driveway locations.

UTILITIES: Water and sewer service are available to the site.

STORMWATER MANAGEMENT: Stormwater detention will be provided in the remaining portion of the development.

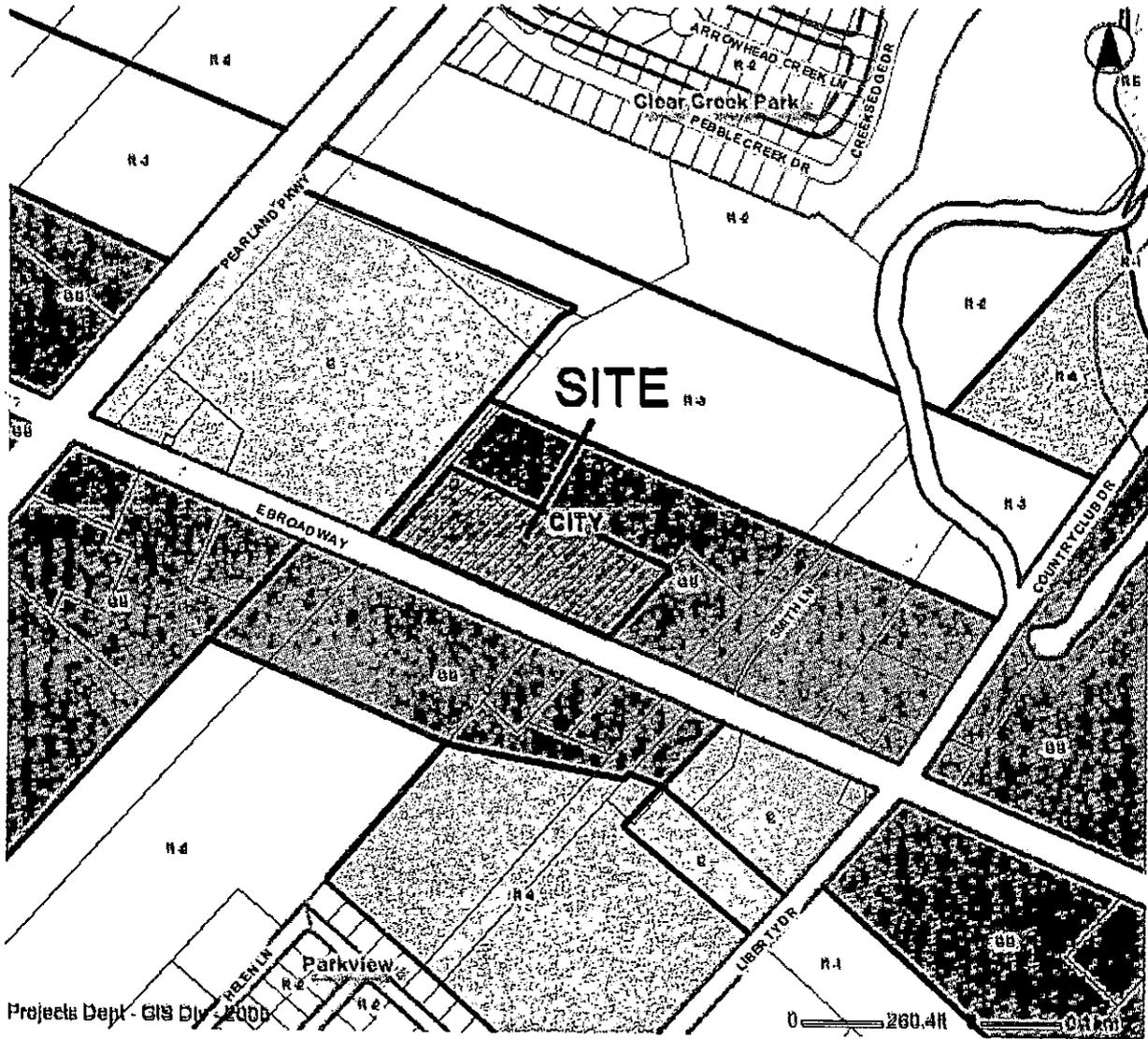
PARKS, OPEN SPACE, AND TREES: Not applicable.

OUTSTANDING ITEMS:

1. The PUD requires a 4-ft pedestrian walkway from the new collector street to the subject property. A note should be added to the plat stating that at the time of building permit application, a site plan will be provided showing the actual location of pedestrian walkways providing access from the adjacent residential area to the proposed development on this property.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat



PRELIMINARY PLAT SUBMITTAL APPLICATION

RECEIVED
OCT 31 2005

DATE FILED: 10.28.05 P&Z MEETING DATE: 11.07.05

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch 4F-61

Lot(s): 84 Block(s): 3 Reserve(s): 7

PRIMARY CONTACT: Jason Bonds
MAILING ADDRESS: 2929 Briarpark Drive Suite 600
CITY, STATE, ZIP: Houston, TX 77042
PHONE: 7139535067 FAX: 7139535026
E-MAIL ADDRESS: _____

OWNER NAME: Peartland Investments, LP
MAILING ADDRESS: 5195 Las Vegas Blvd. South
CITY, STATE, ZIP: Las Vegas, NV 89119
PHONE: 7027366151 FAX: _____
E-MAIL ADDRESS: _____

The following required documents must accompany a preliminary plat when submitted to Staff:

- | | |
|--|--|
| <input checked="" type="checkbox"/> 22 folded prints of Preliminary Plat | <input checked="" type="checkbox"/> Title Report of Certificate of Title |
| <input checked="" type="checkbox"/> 3 copies of preliminary drainage report | <input checked="" type="checkbox"/> Staff Review Mark-Up |
| <input type="checkbox"/> Traffic Impact Analysis (if required) | <input type="checkbox"/> Tree Survey (same scale as plat) |
| <input checked="" type="checkbox"/> Application fee
(\$400, plus \$6 per lot, or \$30 per acre) | <input checked="" type="checkbox"/> Completed Checklist |
| | <input type="checkbox"/> Any variance requests submitted in letter form |

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____
(Owner)

Signature: 
(Agent)

Fee: \$ 904.00

Date Paid: 10-31-05 Receipt No.: 16981

SHADOW CREEK RANCH SF-61

PRELIMINARY PLAT – STAFF REPORT

P & Z MEETING DATE: November 7, 2005

APPLICANT: Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investments, LLP

REQUEST: Preliminary Plat subdivision of 24.797 acres in Shadow Creek Ranch for 84 residential lots, with 3.167 acres reserved for landscaping, open space, drainage, power lines and pipeline easements.

GENERAL LOCATION: Western part of Shadow Creek Ranch adjacent to F.M. 521 in Fort Bend County. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: Shadow Creek Ranch PUD. Applicant wishes to zone this plat as SCR-R-5, which calls for a minimum lot size of 6,000 sq ft and minimum lot width of 60 feet. The proposed plat is consistent with this zoning. The plat is not consistent, however, with the PUD approval. See comments below under Comprehensive Plan.

SURROUNDING USES: To the south and east are other planned Single Family Dwelling Districts within the Shadow Creek Ranch PUD. The land to the north is proposed plat SCR SF-62, also under consideration. To the west is F.M. 521, the City's western boundary.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Industrial Use. The Shadow Creek Ranch PUD originally proposed industrial uses for this area as well, but a later version of the Shadow Creek Ranch Proposed Land Uses Map shows the property for School use. The proposed plat is a single-family development, which is inconsistent with the approved PUD. See Outstanding Items below.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis was performed as part of the Master Plan for the entire Shadow Creek Ranch development.

UTILITIES: The developer will extend water and sewer service to this area.

STORMWATER MANAGEMENT: Stormwater detention will be provided by a series of retention lakes as part of the Master Plan for the development.

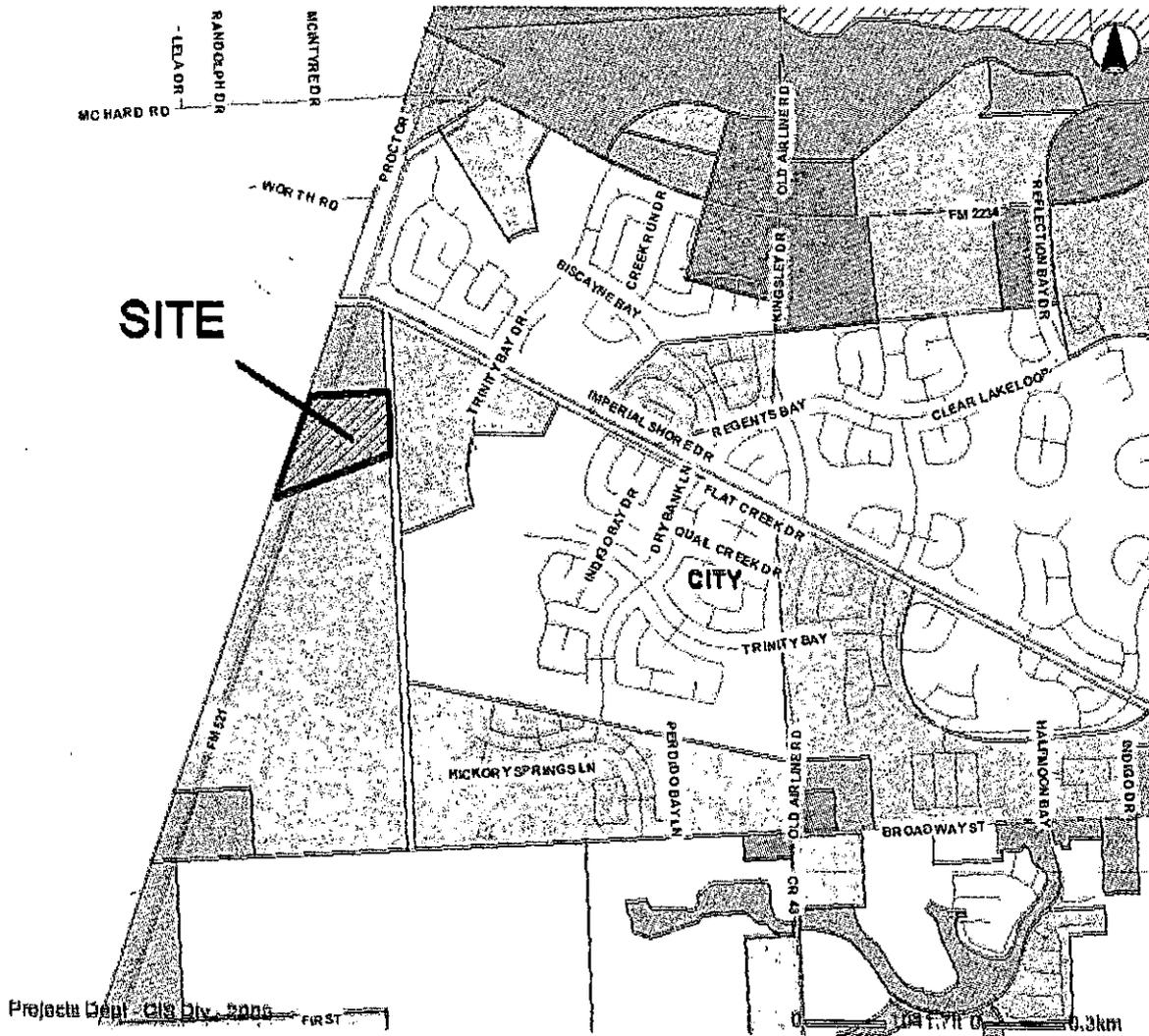
PARKS AND OPEN SPACE: Parks and open space will be provided in accordance with the Master Plan for the entire development.

OUTSTANDING ITEMS:

1. The approved PUD shows a school site at this location. We cannot recommend approval of this plat unless a revised PUD is approved.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat



RECEIVED

OCT 31 2005

Development Handbook
May 2005

PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 10.28.05 P&Z MEETING DATE: 11.07.05

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch SF-62

Lot(s): 29, Block(s): 2, Reserve(s): 3

PRIMARY CONTACT: Jason Bandz

MAILING ADDRESS: 2929 Briarpark Drive Suite 600

CITY, STATE, ZIP: Houston, TX 77042

PHONE: 7139535067 FAX: 7139535026

E-MAIL ADDRESS: _____

OWNER NAME: Pearland Investments, LP

MAILING ADDRESS: 5195 Las Vegas Blvd. South

CITY, STATE, ZIP: Las Vegas, NV 89119

PHONE: 7027366151 FAX: _____

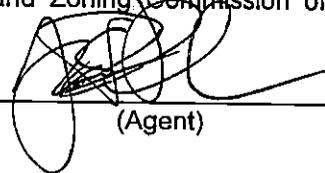
E-MAIL ADDRESS: _____

The following required documents must accompany a preliminary plat when submitted to Staff:

- 22 folded prints of Preliminary Plat
- Title Report of Certificate of Title
- 3 copies of preliminary drainage report
- Staff Review Mark-Up
- Traffic Impact Analysis (if required)
- Tree Survey (same scale as plat)
- Application fee (\$400, plus \$6 per lot, or \$30 per acre)
- Completed Checklist
- Any variance requests submitted in letter form

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: _____
(Owner)

Signature: 
(Agent)

Fee: \$ 574.00

Date Paid: 1/9/04

Receipt No.: _____

SHADOW CREEK RANCH SF-62

PRELIMINARY PLAT – STAFF REPORT

P & Z MEETING DATE: November 7, 2005

APPLICANT: Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investments, LLP

REQUEST: Preliminary Plat subdivision of 9.653 acres in Shadow Creek Ranch for 29 residential lots, with 1.832 acres reserved for landscaping, open space, and power lines.

GENERAL LOCATION: Western part of Shadow Creek Ranch in Fort Bend County, west of Trinity Bay Drive. See Vicinity Map below.

PROPERTY DESCRIPTION: The property is currently undeveloped. The plat will take access off of Trinity Bay Drive.

ZONING: Shadow Creek Ranch PUD. Applicant wishes to zone this plat as SCR-R-4, which calls for a minimum lot size of 7,000 sq ft and minimum lot width of 60 feet. The proposed plat is consistent with this zoning. The plat is not consistent, however, with the PUD approval. See comments below under Comprehensive Plan.

SURROUNDING USES: To the east is another planned Single Family Dwelling Districts within the Shadow Creek Ranch PUD. To the north is a utility-owned open area. Proposed plat SCR SF-61 is to the south. To the west is F.M. 521, the City's western boundary.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Industrial Use. The Shadow Creek Ranch PUD originally proposed industrial uses for this area as well, but a later version of the Shadow Creek Ranch Proposed Land Uses Map shows the property for School use. The proposed plat is a single-family development, which is inconsistent with the approved PUD. See Outstanding Items below.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis was performed as part of the Master Plan for the entire Shadow Creek Ranch development.

UTILITIES: The developer will extend water and sewer service to this area.

STORMWATER MANAGEMENT: Stormwater detention will be provided by a series of retention lakes as part of the Master Plan for the development.

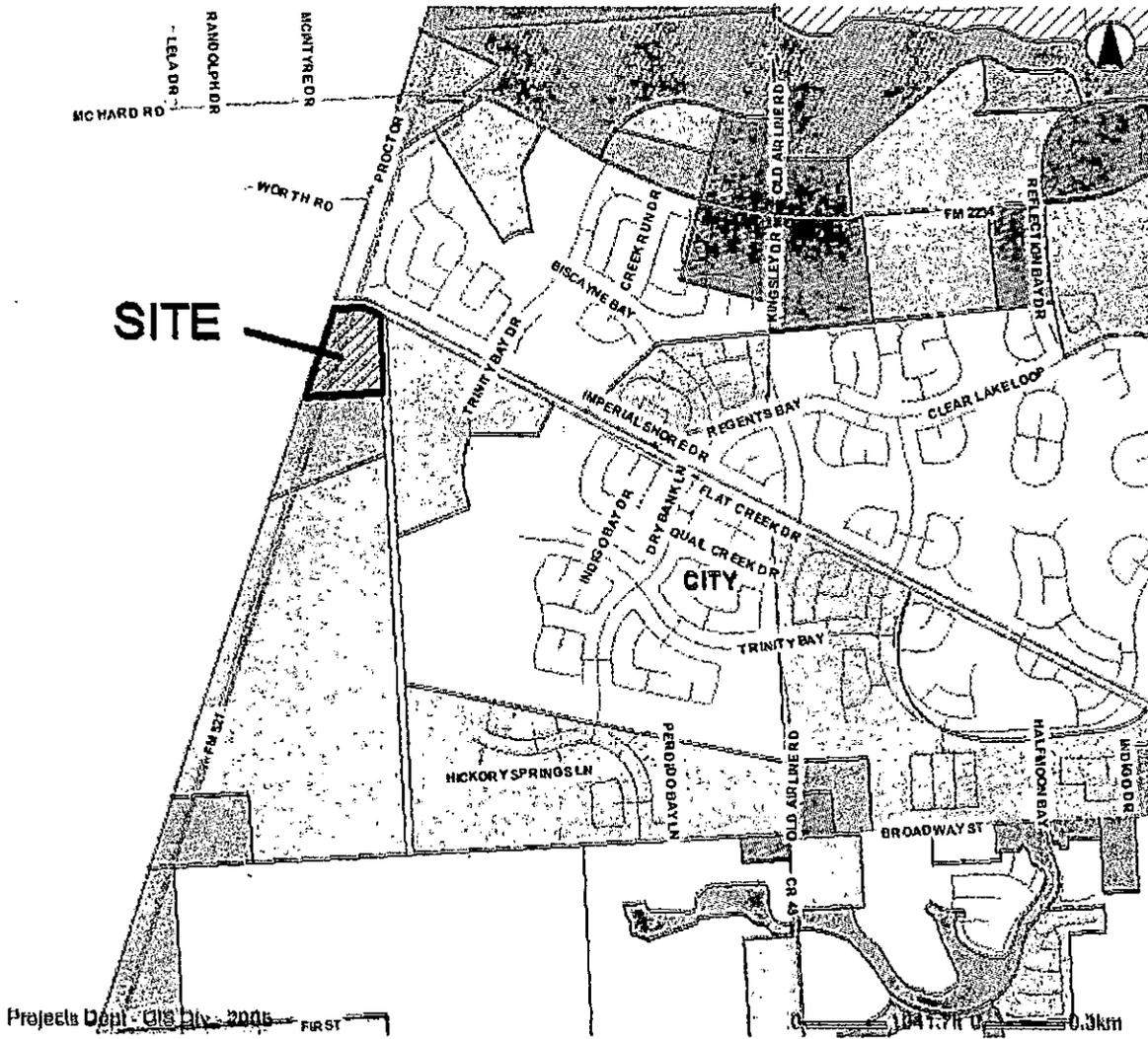
PARKS AND OPEN SPACE: Parks and open space will be provided in accordance with the Master Plan for the entire development.

OUTSTANDING ITEMS:

1. The approved PUD shows a school site at this location. We cannot recommend approval of this plat unless a revised PUD is approved.
2. Note No. 1 needs to be completed.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat



MENON ENCLAVE
VARIANCE – STAFF REPORT

P & Z MEETING DATE: October 17, 2005

APPLICANT: Sam Doshi, PE, RPLS, for Dr. V.K. Menon, owner

REQUEST: Variance from regulations in Section 27-4 (A)(3) *Streets and Alleys* and Exhibit A *Design Standards for Street Construction* of the Subdivision Ordinance that require:

- 1) All residential lots to front on a public street with a minimum 50-ft wide right-of-way, and
- 2) A cul-de-sac turnaround bulb at the end of dead-end streets.

Instead of providing a public street with a turnaround bulb, the applicant is requesting permission to provide access to Lots 7 and 8 of Block 1 with a 34-ft wide access easement with no cul-de-sac bulb at the end.

The City does not support the use of an access easement instead of a public street to provide access to residential lots. According to Doug Kneupper, City Engineer, a cul-de-sac bulb is not required since the length of the street is less than 400 ft. A variance is therefore not needed to waive the second part of the variance request concerning the turnaround requirement.

ATTACHMENT:

1. Letter from Applicant
2. Email from Doug Kneupper, City Engineer

DOSHI ENGINEERING & SURVEYING COMPANY

2019 SHADOW PARK DR.
KATY, TEXAS 77494-2135

TEL. NO. 281-395-9906
FAX NO. 281-395-3891

October 7, 2005

Mr. Richard Keller, P.E.
Plan and Plat Administrator
City of Pearland
3519 Liberty Dr.
Pearland, Texas 77581

RECEIVED
OCT 08 2005

Ref.: **Variiances request - MENON ENCLAVE**
2.88 Acres Development – Out of Lot 55 of H.T. & B. R.R. Company
Survey, Section 25, Abstract No. 245, in Brazoria County, Texas.

Dear Mr. Keller:

Dr. & Mrs. Menon is planning to develop above reference tract located off the Amie Lane (CR 879).

Considering existing home and its driveway, existing water well, we are unable to provide two cul-de-sec turnaround bulbs as requested in staff review comments. However, we are providing one cul-de-sec and 34 feet wide access easements which will serve the lot 7 and 8 of Block 1, servicing the water well and lot 1, block 3, existing home.

We are requesting following variances:

1. Instead of 50' minimum right-of-way width to serve Lot 7 and 8 of Block 1, existing water well site and a Lot 1 of Block 3, a (34) thirty four feet wide access easement to be allowed.
2. Cul-de-sec at the end of access easement will be not required.

Thank you for reviewing our request and we look forward of your approval.

Sincerely,
DOSHI ENGINEERING & SURVEYING COMPANY



H. H. (Sam) Doshi, P.E., R.P.L.S.

CC: DR. Menon



Doug Kneupper

10/12/2005 04:41 PM

To: Richard Keller/COP@ci.pearland.tx.us

cc:

Subject: Menon Enclave

Richard,

The letter from Doshi Engineering is requesting 2 variances for the Menon Enclave plat. The first request reducing the standard street r-o-w width from 50' to 34' is not supported by the Engineering Dept. Three lots plus access to the water well will be from this section of roadway and it should be the standard 50' r-o-w with 28' wide concrete pavement.

The second request is to not have a cul-de-sac at the south end of the project. I believe our current ordinance does not require a cul-de-sac when the distance is less than 400'; so in this case the variance is not even required.

Doug Kneupper, P.E.
City Engineer
City of Pearland

PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 10/7/05 P&Z MEETING DATE: 10/17/05 11/7/05

SUBDIVISION NAME/LOCATION: MENON ENCLAVE
AMIE Ln. (800' West of Mclean)

Lot(s): 10 Block(s): 3 Reserve(s): 4

PRIMARY CONTACT: H. H. DOSHI (Sam)
MAILING ADDRESS: 2019 SHADOW PARK
CITY, STATE, ZIP: Katy, TX 77494
PHONE: 281 395 9906 FAX: 281 395 3891
E-MAIL ADDRESS: HHDOSHI@AOL.COM

RECEIVED
OCT 06 2005

OWNER NAME: Dr. V.K. Menon
MAILING ADDRESS: 3619 Cason
CITY, STATE, ZIP: West University Place
PHONE: 713-666-8368 FAX: _____
E-MAIL ADDRESS: DOCTOR V. MENON @ HOTMAIL.COM

The following required documents must accompany a preliminary plat when submitted to Staff:

- 22 folded prints of Preliminary Plat
- Title Report of Certificate of Title
- 3 copies of preliminary drainage report
(PLANS APPROVED BY BCDD #4)
- Staff Review Mark-Up
- Traffic Impact Analysis (if required)
N/A
- Tree Survey (same scale as plat)
- Application fee
(\$400, plus \$6 per lot, or \$30 per acre)
- Completed Checklist
- Any variance requests submitted in letter form

The undersigned hereby request approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature: [Signature]
(Owner)

Signature: [Signature]
(Agent)

Fee: \$ 460 Date Paid: 10/7/05 Receipt No.: 4489

PAID OCT 07 2005

MENON ENCLAVE
PRELIMINARY PLAT – STAFF REPORT

P & Z MEETING DATE: November 7, 2005

APPLICANT: Sam Doshi, PE, RPLS, for Dr. V.K. Menon, owner

REQUEST: Preliminary Plat subdivision of 2.8825 acres in the E.T.J. into 10 residential lots, with three reserves for detention, a water well, and a lift station. The lots range in size from approximately 6,100 square feet to 13,500 square feet.

GENERAL LOCATION: The property is located on Amie Road (C.R. 879) west of McLean and south of Bailey. See Vicinity Map below.

PROPERTY DESCRIPTION: There is an existing home on proposed Lot 1, Block 3.

ZONING: The property is located in the E.T.J. and is therefore unzoned.

SURROUNDING USES: Surrounding properties to the north, west, and east are developed with single-family residential. To the south is the Sri Meenakshi Temple.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for low density residential, or lots averaging 7,500 square feet or more in size. The proposed plat is more typical of medium density residential. However, the plat is not subject to zoning requirements because it is located in the ETJ.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis is needed.

UTILITIES AND INFRASTRUCTURE: The developer will provide water and sewer service.

STORMWATER MANAGEMENT: Stormwater detention will be provided onsite.

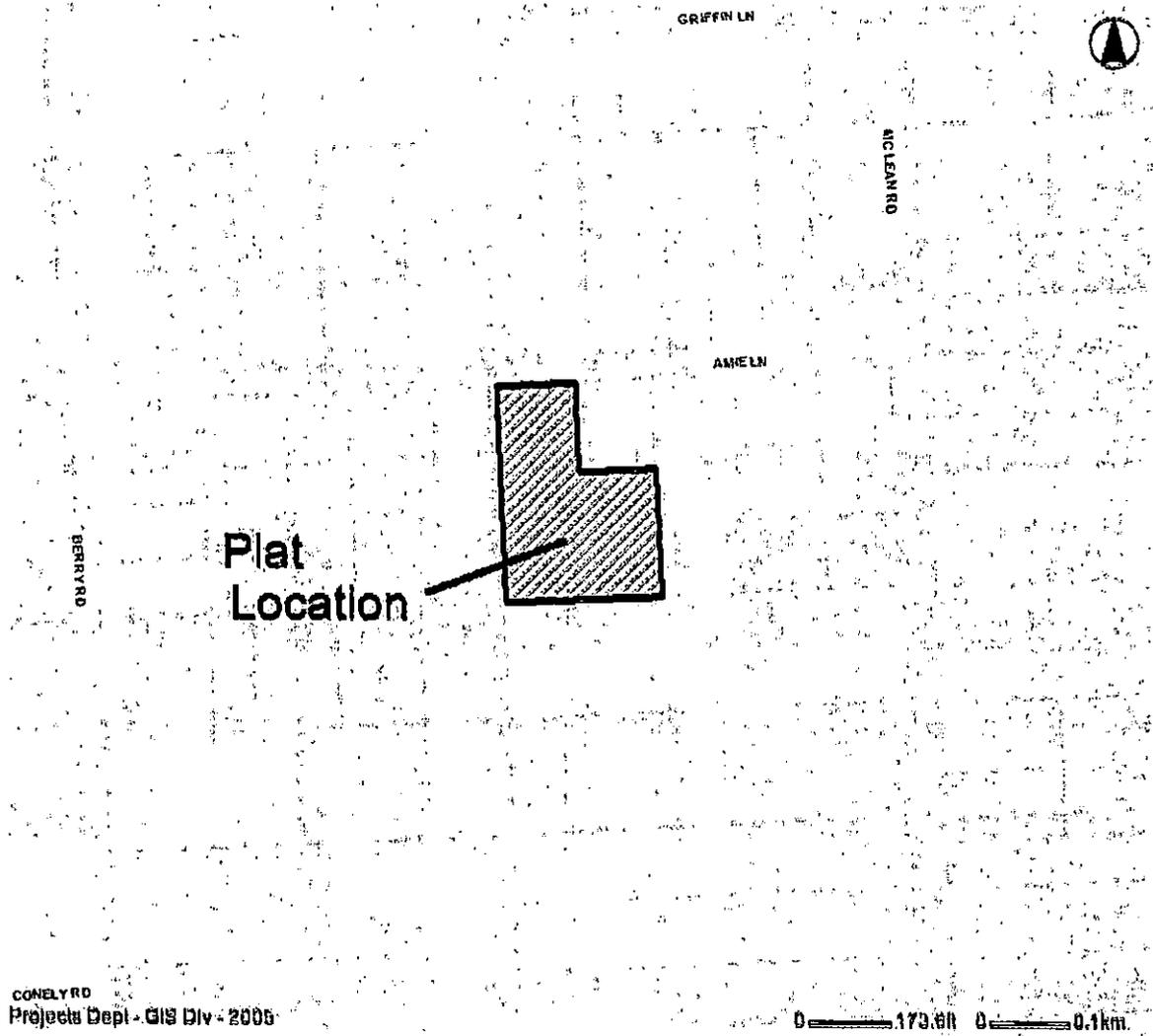
PARKS AND OPEN SPACE: Park fees are not required as the tract is outside of the city limits.

OUTSTANDING ITEMS:

1. If variance request is not granted, access must be provided to all lots by a minimum 50-ft-wide public right-of-way.
2. Lot size and lot width information should be provided for all lots in the subdivision.
3. The exterior boundary lines of the platted area should have a heavier line weight than the perimeter of surrounding unplatted areas.
4. Each streetlight should be provided with a 5-ft E.E. extending to the nearest U.E.
5. A 25-ft radius corner cutback should be provided on Block 3 Lot 1.
6. The word 'lots' should be replaced with 'lot lines' in Note No. 4.

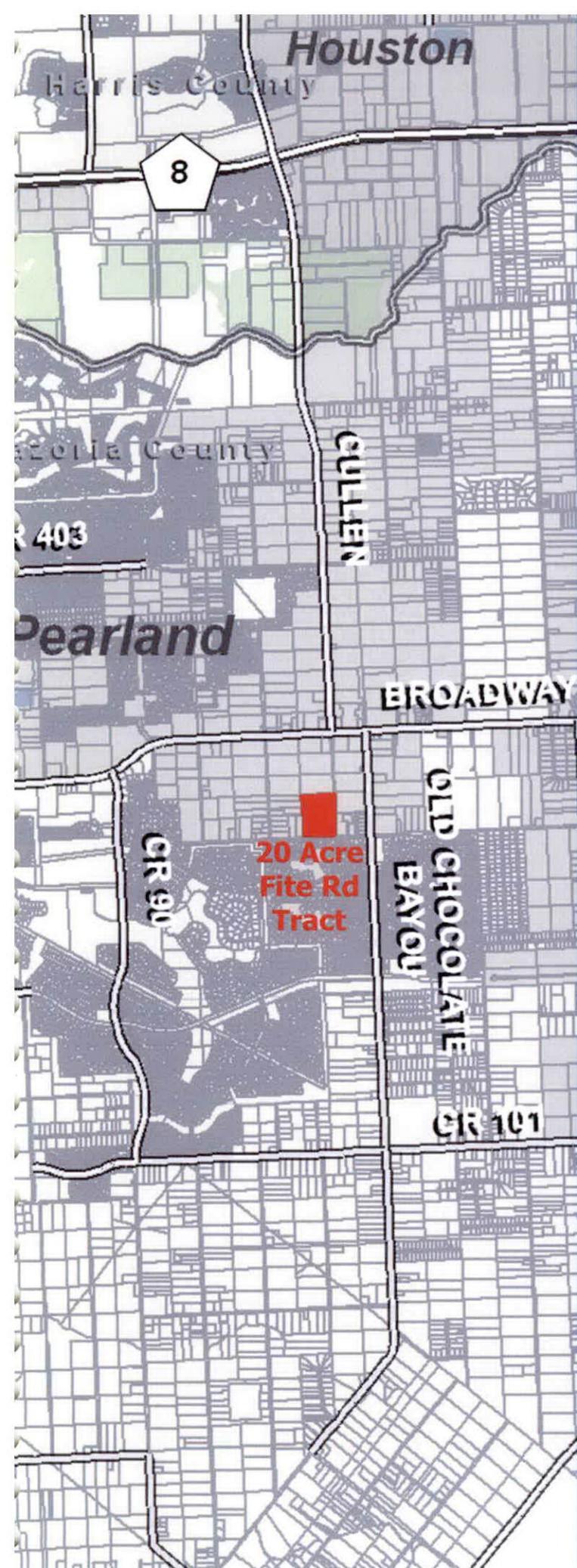
ATTACHMENTS:

1. Application Form
2. Preliminary Plat



CONELY RD
Projects Dept - GIS Div - 2005

0 0.173.6R 0 0.1km



20 Acre Fite Road Planned Unit Development

City of Pearland

City Council,
Planning & Zoning Commission

September 22, 2005

Submitted on behalf of

Signature Companies
7757 San Felipe, Suite 204
Houston, Texas 77063



2929 Briarpark Dr., Suite 600
Houston, Texas 77042
713.953.5200

20 Acre Fite Road

Planned Unit Development

City of Pearland

City Council
&
Planning & Zoning Commission

September 22, 2005

Submitted on behalf of

Signature Companies
7757 San Felipe, Suite 204
Houston, Texas 77063

Prepared by

**LJA Engineering
& Surveying, Inc.**



2929 Briarpark Drive, Suite 600
Houston, Texas 77042-3703

20 Acre Fite Road Planned Unit Development

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Executive Summary

The purpose of this planned unit development (PUD) application is to request the rezoning of a 20.34 acre site in the City of Pearland for the purpose of developing an R-3 PUD Single-Family with the intent of constructing a Patio Home project consistent with the City's land development regulations. The site currently has one zoning designation: SD – Suburban Development District. As contemplated in the City's zoning ordinance, the PUD designation will allow the development of a project which is planned comprehensively and in a unitary fashion, and that will provide some flexibility of development within the site.

The proposed development is currently surrounded by SD zoning on the west , north and northeast; GB to the east and R-2 to the south, south of Fite Road. However, with the proposed extension of Cullen Road, currently under construction, from Broadway to Fite there is proposed church planned to the north of the site and GB – General Business adjacent to the northeast of the site. The proposed *20 Acre Fite Road PUD* will consist of approximately 60 garden homes and it is not anticipated that the yield shall exceed this number of units.

The proposed PUD provides 1.85 acres (80,586 s.f.) of Common Open Space while only 1.23 acres (54,000 s.f.) is required. The center of the proposed project offers an area approximately 4.5 acres in size that will include a small amenity lake which is part of the detention solution. This area also accommodates most of the Common Open Space which will include a loop trail walkway with additional amenity components within the area north of the small lake. These components shall include facilities that promote social opportunities and neighborhood gatherings such as benches, perhaps a pavilion or gazebo, etc. A smaller area situated in the northeast corner of the project site, included in the Common Open Space shall provide a tot lot. The project will benefit the City by providing quality housing with strong architectural themes. The proposed PUD shall comply with all ordinances of the City of Pearland, unless specifically mentioned in the PUD as being revised.

I. Existing Conditions

SITE DESCRIPTION AND SURROUNDING LAND USE

The site of the proposed single-use R-3 PUD Single Family development, is located on and to the north of Fite Road, some 600' west of the intersection of Old Chocolate Bayou Road (Proposed Cullen Road extension – under construction). The northern boundary of the property is approximately 1,500 feet south of the Broadway (F.M. 518) and existing Cullen Road intersection. The site is approximately four miles west of Downtown .

The tract is currently classified as SD Suburban Development District. The existing land to the west, to the north, and to the northeast is also currently classified as SD – Suburban Development District. There is a parcel adjacent to the east of the site that is classified R-1 Low Density Single-Family and an additional parcel zoned GB. All of these parcels are currently non-developed and typically have a farm-land appearance. There is one residence situated within the R-1 designated property. The property along Fite Road, south of the tract, is fully developed and classified as R-2 Medium Density Single-Family and R-3 High Density Single-Family. The other properties south of Fite Road within the vicinity of the site, but outside the City of Pearland City Limits are also developed with similar type residential housing with comparable densities to the R-2 and R-3 with additional Neighborhood Service District type uses. Note also that there is a Neighborhood Service District to the east of the site at the Old Chocolate Bayou Road/Fite Road intersection, a GB – General Business District on the west side of Old Chocolate Bayou Road/Fite Road intersection, and a C – Commercial designated zone east of the existing Planned Unit Development on Fite Road.

While the current zoning of SD - Suburban Development District is designated on adjacent properties to the north and northeast, there are proposed developments that will change the current designation of these properties including a church project to the immediate north and an GB – General Business project to the immediate northeast of the tract. Both projects are timed in conjunction with the proposed extension of Cullen Road. The City of Pearland Future Land Use Plan depicts the tract as a combination of general business and low density residential uses. With existing GB – General Business

and C – Commercial along Broadway, the non-residential uses east of the tract and the proposed church and non-residential projects in the vicinity; the proposed *20 Acre Fite Road PUD* will provide for a logical transition and buffering from the higher density and non-residential uses to the north and east to residential west and south of the site.

The property is relatively flat, consistent with the region. No wetland areas have been determined within the property. The tract is generally void of vegetation with the exception of a wooded area surrounding an existing pond.

Refer to Exhibit 1 – Area Location which illustrates the site location within the City of Pearland and Exhibit 2 – Topography and Existing Zoning which illustrates the site and its relationship to surrounding land uses.

II. Project Objectives

PROJECT OVERVIEW

The proposed *20 Acre Fite Road PUD* consists of a 20.34 Acre single-use project located within the City of Pearland, Texas. This application was prepared on behalf of The Signature Companies pursuant to the City of Pearland ordinances relating to Planned Unit Development (PUD). The purpose of the PUD is to encourage appropriate transition use and development of the land fronting on Fite Road. A goal of the PUD designation is to promote a more economical and efficient use of the land.

GOALS & OBJECTIVES

The goals of the *20 Acre Fite Road PUD* are to provide guidelines for the creation of a planned development that provides community cohesiveness, uniformity in building construction, long-term sustainability, orderly growth and desired visual results.

The goals and objectives will be achieved through the implementation of a planning strategy designed to maintain flexibility in the market place. The goal

is to provide single-family residential enhanced by aesthetically pleasing open space, a trail system within recreational opportunities for the residents.

The projects character will be ensured through guidelines and controls for architectural and design aesthetics, open space and landscaping, perimeter treatments and neighborhood amenities, such as sidewalks and neighborhood recreation spaces.

Orderly growth will be achieved through this plan to ensure a completed project that is consistent in character and content, providing residents with a clear sense of community. The goals and objectives outlined in the following matrix are intended to facilitate a successful long-term development offering variety.

Goal	Objective
▪Orderly Growth	Provide orderly and controlled growth via mechanisms that ensure thoughtful application of flexible regulations.
▪Balanced Community	Provide compatible and functional land use for the single-family residential component near employment, shopping, living and recreational activities.
▪Long-term Sustainability	Provide the certainty produced through land use controls while creating a quality neighborhood with associated amenities.
▪Quality and Character of Community	Provide consistent design standards.

III. Project Description

AUTOMOBILE CIRCULATION

20 Acre Fite Road PUD will have good traffic mobility with frontage along Fite Road and the proximity to new Cullen Road extension which will connect the property to Broadway (F.M. 518). Eastbound Broadway (FM 518) provides access to the older business area, the Village District, and connects the site to

the Galveston Bay area including Friendswood/Baybrook/Clear Lake and I-45. Westbound Broadway connects the site to Texas 288, the most prominent centrally located north/south arterial thoroughfare within Brazoria County.

PEDESTRIAN CIRCULATION

The pedestrian circulation layout consists of 4' sidewalks in front of all housing units providing easy access to the centrally located Common Open Space around the perimeter of the proposed amenity/detention lake at the center of the proposed site. The interior walk connects to a proposed conventional public 6' sidewalk to be located along the frontage of the property on Fite Road.

AMENITIES / OPEN SPACE

Open space accounts for approximately 10% of the gross acreage within the PUD.

GENERAL LANDSCAPE AND PERIMETER TREATMENT

The *20 Acre Fite Road PUD* will be thoroughly landscaped along the streets and common areas. Street trees will be planted along the interior streets and along the Fite Road frontage according to City regulations. The landscape reserve along Fite Road will provide an additional buffer. The project will have entry statement fully landscaped utilizing trees, shrubs, seasonal plantings and ground covers. These areas will be irrigated. Two trees shall be planted along interior streets per lot.

IV. Quantitative Data

The property is proposed to be comprised of a R-3 PUD Single-Family Residential use enhanced with open space and a pedestrian walk and trail system. The uses are illustrated in Exhibit 4 – Proposed Land Use Plan. The following table lists land uses illustrated on the Proposed Land Use Plan, along

with their respective acreages and percentage of the gross land area.

Table 1. Composition of Land Uses

Overall Site – Land Use	Acres
Patio Home Residential R3.....	15.11
Detention.....	3.05
Common Open Space.....	1.85
Additional Landscape Reserves	0.33
Total Acreage	20.34

Based on the total area of the site the gross residential density is 2.95 DU/AC. Based on the net residential area of 15.11 acres the net residential density is 3.97 DU/AC.

V. Proposed Land Use Revisions and Regulatory Compliance

In order to implement the proposed land use plan as currently proposed, the proposed land use have been assigned zoning categories consistent with the current City of Pearland Zoning regulations

Land use shall be regulated on a total acreage basis with a proposed density of 60 lots. A 8% percent land use area change is suggested to ensure the success of the development by maintaining the flexibility to modify the yield in response to changes in economic and market conditions. This will allow the project to remain competitive in the real estate market over the life of the development phases and the ability to make adjustments as necessary to accommodate specific end users in a timely manner.

Flexibility of land uses may be granted within the boundaries of the PUD, provided they are in compliance with the acreage restrictions referred to above and otherwise conform to the City of Pearland regulations for such uses.

One side yard setback may be zero. At the option of the Owner, a side yard setback greater than zero may be utilized. In either case, the building separation shall be a minimum of 15 feet.

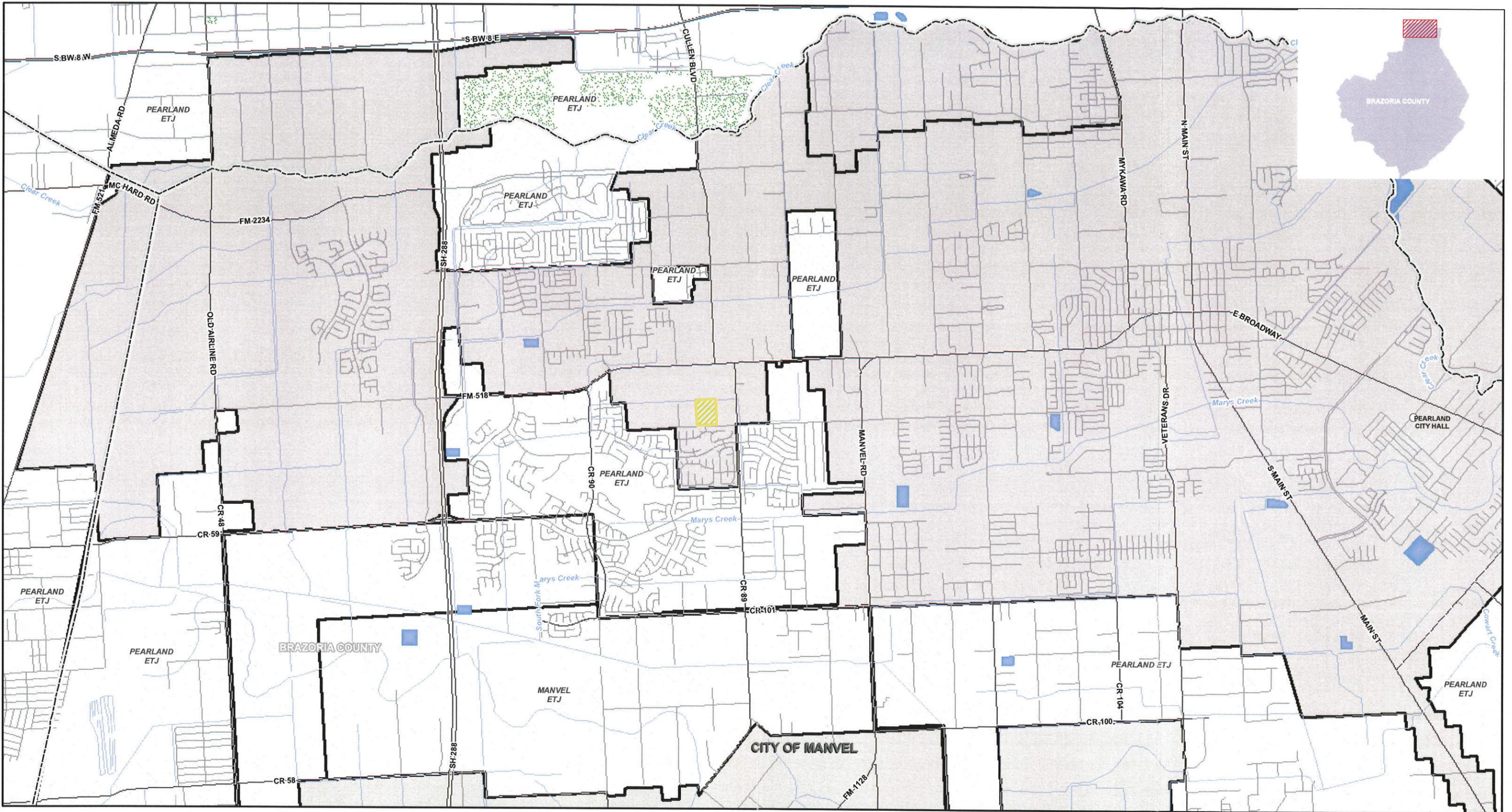
VI. Phasing and Development Schedule

It is anticipated that *20 Acre Fite Road PUD* will be developed in phases over a 3 year period, however, the location and timing of phases will be dependent upon market driven forces. Maximum coverage of buildable area residential for primary or accessory buildings, structures, or dwelling units shall comply with the City of Pearland regulations governing the base district. In no case shall proposed lot coverage exceed 70% or a lower percentage dictated by the base district.

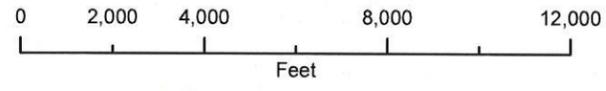
VII. Exhibits

The Exhibits section begins on the next page and includes the following exhibits:

- ♦ Exhibit 1 - AREA LOCATION
- ♦ Exhibit 2 - EXISTING TOPOGRAPHY & EXISTING ZONING
- ♦ Exhibit 3 - PROPOSED LAND USE
- ♦ Exhibit 4 - PROPOSED ZONING CATEGORIES BY LAND USE
- ♦ Exhibit 5 - BOUNDARY SURVEY



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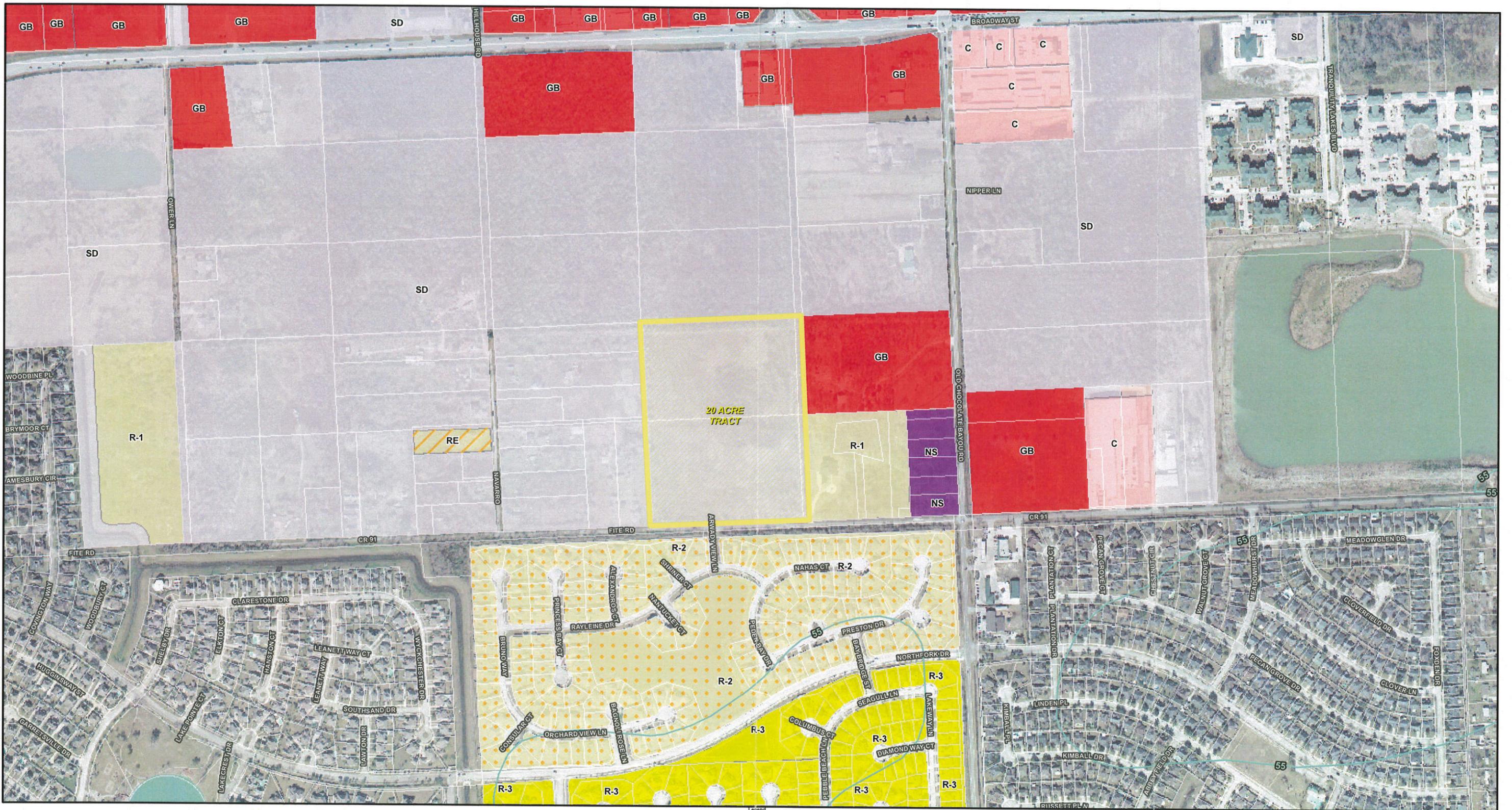
SCALE: 1" = 4000 FEET



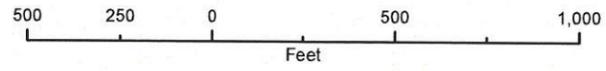
EXHIBIT 1
FITE ROAD TRACT
20 ACRES

AREA LOCATION

AUGUST 2005



T:\163\enr\hba\FiteRd\FiteRd20Acres_somemo.mxd (08/17/05)



SCALE: 1" = 500 FEET

AERIAL PHOTOGRAPH DATE: JANUARY 2004



ZONING DISTRICTS

C Commercial District	MF Multi-Family Dwelling District	PUD Planned Unit Development	RE Estate Lot Single Family, 1/2 AC.
City City Property	MH Mobile Home Park District	R-1 Low Density Single Family	S School
GB General Business District	NS Neighborhood Service District	R-2 Medium Density Single Family	SD Suburban Development District
M-1 Light Industrial District	OP Office Professional District	R-3 High Density Single Family	SDB Suburban Development Business District
M-2 Heavy Industrial District	P Parks	R-4 Maximum Density Single Family	SDR Suburban Development Residential District

EXHIBIT 2

FITE ROAD TRACT

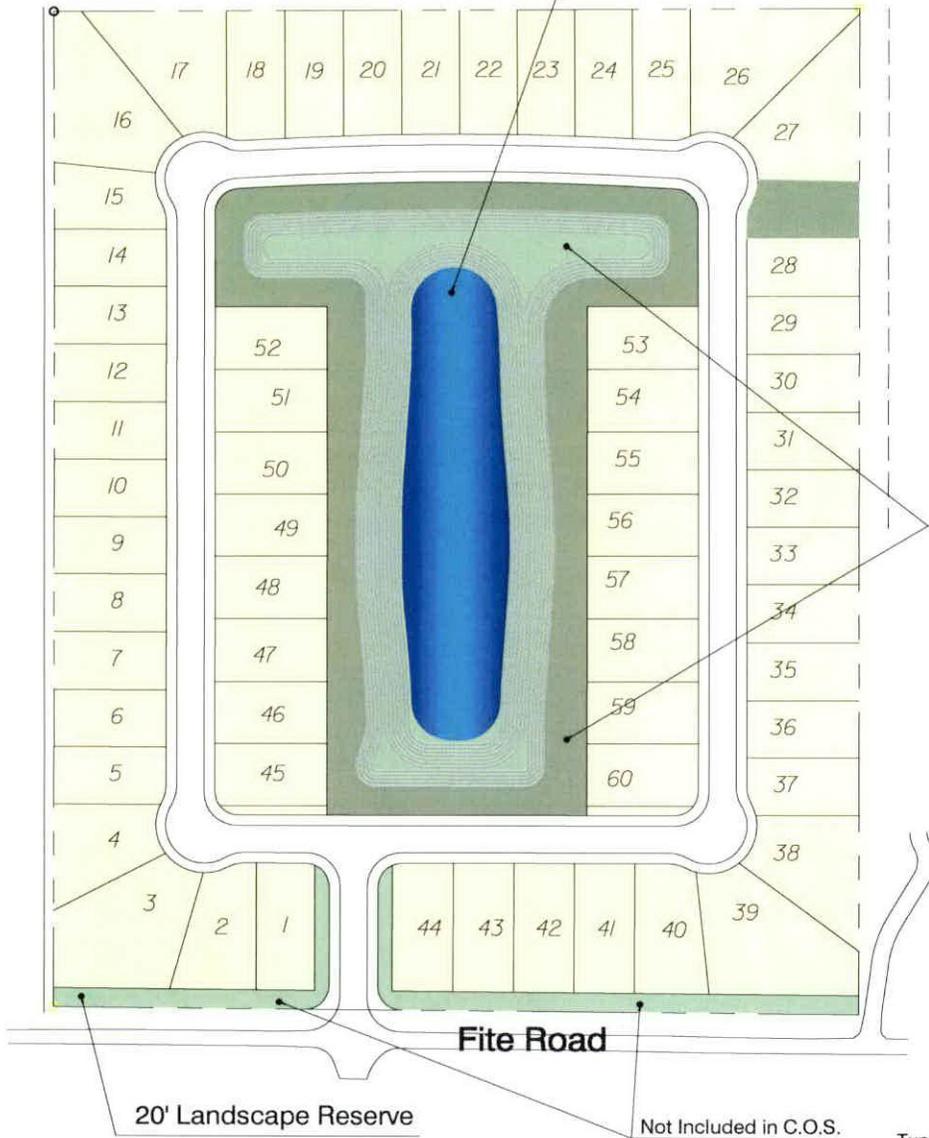
20 ACRES

TOPOGRAPHY & EXISTING ZONING

AUGUST 2005

Amenity / Detention

Assumes approximately 3 Acres within Detention Solution



Project Recreation Site or Amenity Area

Legend

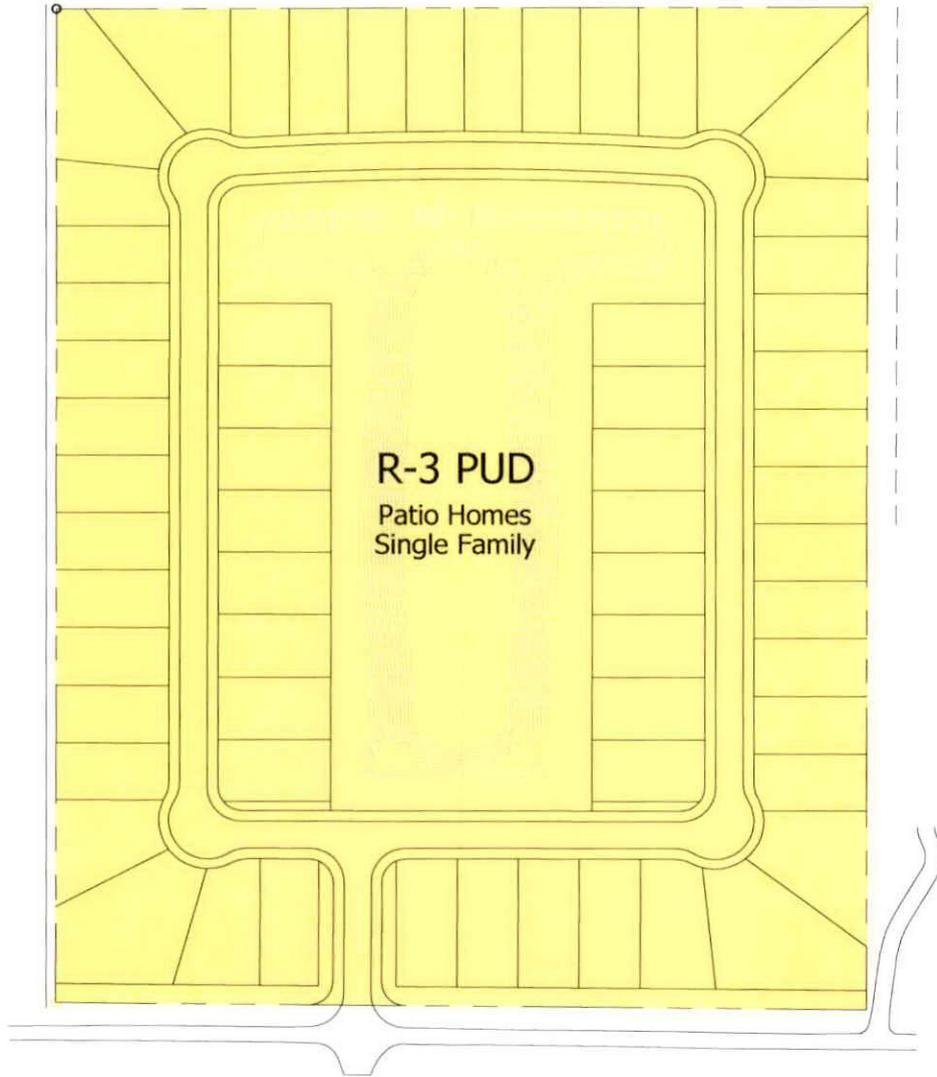
- Common Open Space (Useable & Included in Common Open Space tabulation.)
- Common Open Space (Not included as useable Common Open Space.)
- Residential

20.34 Acre Site - Patio Product
 Typical Lot = 60' x 115', Water Fronting 65' x 115'
 Projected Lot Yield = 60
 Estimated Area Required for Detention = 3 Acres
 Estimated Area Provided for Detention = 3.05 Acres
 Estimated Common Open Space Requirement = 54,000 s.f. (1.23 Ac.)
 Estimated Useable Common Open Space Provided = 80,613 s.f. (1.85 Ac.)
 Estimated Additional Common Open Space = 14,498 s.f. (.33 Ac.)
 Gross Acreage est. - 20.34 Acres, Net Residential Acreage est. - 15.11 Acres
 Gross Acreage DU/AC = 2.95 Acres, Net Acreage DU/AC = 3.97 Acres



**EXHIBIT 3
 FITE ROAD TRACT
 20 ACRES**

CONCEPTUAL LAND USE PLAN



Legend

R-3 PUD Patio Homes Single Family

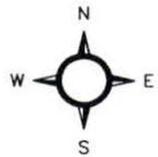


EXHIBIT 4
FITE ROAD TRACT
 20 ACRES

PROPOSED ZONING CATEGORIES BY LAND USE

