

# PLANNING AND ZONING

## MINUTES

### REGULAR MEETING

(following a Joint Public Hearing)

CITY OF PEARLAND PLANNING AND ZONING COMMISSION

December 5, 2005 AT 6:30 P.M.

COUNCIL CHAMBERS or 2<sup>ND</sup> FLOOR CONFERENCE ROOM

CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TX

#### I. CALL TO ORDER

The Regular Meeting was called to order at 6:31 pm. with the following present:

- P & Z Chairperson Ruby Sandars
- P & Z Vice-Chairperson Todd Iocco
- P & Z Commissioner Neil West
- P & Z Commissioner Henry Fuenes
- P & Z Commissioner Susan Sherrouse
- P & Z Commissioner Sheryl Greiner
- P & Z comm. Darrell Diggs

*City Engineer Doug Knapp*

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

#### II. APPROVAL OF MINUTES:

Dates: Nov. 21 2005 ~~Nov. 21, 2005~~ P&Z (followed JPH)

Dates: P&Z (Regular Meeting)

Neil West made the motion to approve the minutes, (w/staff comments) or (for the sake of discussion) and Henry Fuenes seconded. (<sup>Comm. Fuenes</sup> Chairperson Sandars stated 2 correction(s) needed to be made on the 11/21/05 minutes. Change is:)

- 1) spelling of his name is Fuenes (w/ an "R")
  - 2) item 0 needs to show that the vote ~~passed~~ <sup>was</sup> 5-0 for approval.
- The vote passed 7-0 to approve with corrections.

#### III. NEW BUSINESS

*Ruby introduced New Member Darrell Diggs*

JPH

# PLANNING AND ZONING

J  
R.

Ruby opened @ 9:47

following a workshop w/ city council.

CONSIDERATION & POSSIBLE ACTION - Old Town Site  
Regulating Code

Ruby made a motion to recommend <sup>to table</sup> approval, (w/staff comments) or (for the sake of discussion) and Todd seconded.

There was no discussion.  
There was brief discussion.  
There was much discussion. Topics discussed were:

Tabled

The vote was 7-0. This motion was approved/denied/tabled.

Reasons for denial were:

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

# PLANNING AND ZONING

A  
P.

CONSIDERATION & POSSIBLE ACTION - Final Plat  
Preliminary Plat of SE Regency Med. Center

Diana read the Staff Report. There were (no) outstanding items.

Todd made a motion to recommend approval (w/staff comments) or (for the sake of discussion) and Susan seconded.

There was no discussion.

There was brief discussion.

There was much discussion. Topics discussed were:

The vote was 7-0.  
approved/denied/abled.

This motion was

Reasons for denial were:

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

Ruby opened

# PLANNING AND ZONING

B

Public Hearing @ 6:35  
~~CONSIDERATION & POSSIBLE ACTION - Final Plat~~  
Preliminary Plat of Southern Trails Ph 1 Sec 5 Replat

Liana read the Staff Report. There were no/\_\_\_\_\_ outstanding items.  
no one present to speak for or against  
\_\_\_\_\_ made a motion to recommend approval, (w/staff comments) or (for the sake of discussion) and \_\_\_\_\_ seconded.

There was no discussion.  
There was brief discussion.  
There was much discussion. Topics discussed were:

Richard said the attorney told the developers that this would have to be called a replat.

No vote

The vote was \_\_\_\_\_ This motion was approved/denied/tabled.

Reasons for denial were:

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

adjourned @ 6:37

# PLANNING AND ZONING

CONSIDERATION & POSSIBLE ACTION - Final Plat/  
Preliminary Plat of Southern Trails Ph 1 - Sec 5

Diana read the Staff Report. There were  
no 1 outstanding items.

Easement needs recordation data.

Todd made a motion to recommend approval,  
~~(w/staff comments)~~ or (for the sake of discussion) and

Henry seconded.

There was no discussion.

There was brief discussion.

There was much discussion. Topics discussed were:

The vote was 7-0. This motion was  
approved/denied/abled.

Reasons for denial were:

- 1. w/ staff recommendation.
- 2.
- 3.
- 4.
- 5.

# PLANNING AND ZONING

CONSIDERATION & POSSIBLE ACTION - ~~Final Plat~~  
Preliminary Plat of ~~Variance~~ to Sect 27-4(B) (2) ...  
SC Town Center

\_\_\_\_\_ read the Staff Report. There were  
no/\_\_\_\_\_ outstanding items.

\_\_\_\_\_ made a motion to recommend approval,  
(w/staff comments) or (for the sake of discussion) and  
\_\_\_\_\_ seconded.

There was no discussion.  
There was brief discussion.  
There was much discussion. Topics discussed were:

1) Nghiem gave legal opinion.

There is no maximum block length

2) Per (? Richard)  
Advised by legal council that P & Z did  
not need to take action on this variance  
as it does not ...

3) Lata clarified - ~~the~~ variance came in late.  
(thurs. prior to the mtg) It had to be placed  
on agenda & then get legal advise.  
Staff did - and it is necessary for

4) a Variance  
Doug - No issue w/ block lengths.

The vote was \_\_\_\_\_. This motion was  
approved/denied/tabled.

Reasons for denial were:

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

Listen  
to  
tape

5)  
Item removed.  
No action necessary.

Jack Carter  
w/ Dannebaum <sup>Engin.</sup> spoken

mem Herm (hospital is  
anxious to start ~~begin~~ <sup>constr.</sup>

They've had some delays  
due to TIA

Todd commented that this is only  
one of 13 items outstanding

Jack Carter - mem. Herm. ready  
to begin constr. while  
ironing out ~~these~~ items.

as for other issues - working  
hard to get these items finished.

- re: 100 ft ft of way on  
Mem. Herm. Dr. isn't  
on website,  
current thoroughfare

Ruby <sup>said</sup> Tree mitigation insp.

Ngheim

Can't come to <sup>agreement</sup> conclusion  
on rd rt of way  
30 ft or 100 ft.

Sheryl - Final Plat is imp.  
TIA imp.

Mr. Carter - questioned recording  
of <sup>Final</sup> Plat

Still record prior to  
construction

Nick } spoke of Surety

Much disc. between ~~Mr.~~ Carter  
everyone } Nick, Ruby on Final  
Plat & recordation.

Doug - <sup>Engineers</sup> working w/ CBC on  
road

~~Rebut~~ nguyen has just this morning  
looked @ title.

Rebut - any other questions  
or comments.

None

~~Q-6~~ failed. Denied

Henry - abstained on  
voting. No  
comments.

---

13 reasons by staff or  
↳ major

when too many negative  
items, chose consist.  
out

this has too many. went  
over. Out of process

# PLANNING AND ZONING

5  
P.

## CONSIDERATION & POSSIBLE ACTION - Final Plat/ Preliminary Plat of Shadow Creek Town Center

Diana read the Staff Report. There were no 13 outstanding items.

Todd made a motion to recommend approval, (w/staff comments) or (for the sake of discussion) and Sheryl seconded.

There was no discussion.  
There was brief discussion.  
There was much discussion. Topics discussed were:

- title
- BDD #4
- ~~50~~ 50 ft / 100ft
- TIA
- tree mitigation

Todd stated if we have 4 or 5 items outstanding comm. would deny. We would do the same tonight

Jack Carter of Dannembaum Eng. spoke on behalf of Mem. Hermann

They are anxious to start constr. They've had several delay. due to TIA. Are willing to iron out 13 items while constr. begins. currently working hard to get these resolved

The vote was: 0 - 10 This motion was approved/denied/tabled. Henry abstained. No comment.  
Reasons for denial were:

1. 13 <sup>outstanding</sup> reasons items
2. \_\_\_\_\_
3. "Todd said - when too many items"
4. hurried process
5. \_\_\_\_\_

listen to tape.  
→

# PLANNING AND ZONING

F. **CONSIDERATION & POSSIBLE ACTION - Final Plat/  
Preliminary Plat of Lange Subd.**

Diana read the Staff Report. There were no/ 3 outstanding items.

Todd made a motion to recommend approval, (w/staff comments) or (for the sake of discussion) and Henry seconded.

There was no discussion.  
There was brief discussion.

There was much discussion. Topics discussed were:

The vote was 6-0. This motion was approved/denied/abled. 1 abstention (Darrell Diggs)  
Reasons for denial were: "not enough knowledge"  
1.  
2.  
3.  
4.  
5.

# PLANNING AND ZONING

G  
E

## CONSIDERATION & POSSIBLE ACTION - Final Plat/ Preliminary Plat of Medical Commons of Pearland

listen to  
tape →

Diana read the Staff Report. There were  
no 1 outstanding items. note of TIA . . .

Todd made a motion to recommend approval,  
~~(w/staff comments)~~ or (for the sake of discussion) and  
Sheryl seconded.

There was no discussion.

There was brief discussion.

There was much discussion. Topics discussed were:

The vote was 7-0.  
approved denied/tabled.

This motion was

Reasons for denial were:

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

Plats  
P&Z

# PLANNING AND ZONING

H  
P.  
CONSIDERATION & POSSIBLE ACTION - Final Plat/  
Preliminary Plat of Pleasant 123

Diana read the Staff Report. There were  
no/ 3 outstanding items.

Tom made a motion to recommend approval,  
(w/ staff comments) or (for the sake of discussion) and  
Henry seconded.

There was no discussion.  
There was brief discussion.  
There was much discussion. Topics discussed were:

- Orig. PUD document
- landscaping Easement
- Masonry fence on Old Alvin.

The vote was 4. This motion was  
approved/denied/abled.

- Reasons for denial were:
1. 1 - abstention - Darrell unfamiliar w/ this plat & it's history.
  - 2.
  - 3.
  4. Dissatisfaction. at the PUD does not express or contain the items orig. presented.
  5. Public concerns

tape ran out  
→  
side B  
Tape 1

listen to  
tape  
→

# PLANNING AND ZONING

I  
B.

CONSIDERATION & POSSIBLE ACTION - Final Plat/  
Preliminary Plat of Southern Trails Pl 1 Sec. 6

listen  
to  
tape  
see  
staff rpt



Diana read the Staff Report. There were  
no/\_\_\_\_\_ outstanding items.

Todd made a motion to recommend approval,  
(w/staff comments) or (for the sake of discussion) and  
Susan seconded.

~~There was no discussion.~~  
~~There was brief discussion.~~

There was much discussion. Topics discussed were:

- Doug addressed the major thorough fare  
issue.
- Mr. Randy Riley of Kerny Gilbert &  
Assoc. spoke re: landscape  
easements

listen to  
tape  
→

The ~~vote~~ was 7-0  
~~approved/denied/abled.~~

This motion was

Reasons for denial were:

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

Relby recessed mtg @ 7:42 p.m.

# PLANNING AND ZONING

## DISCUSSION ITEMS:

*Rata is looking @ hiring someone to come in & talk.*

*Rata went over item in packet to new commis & certified planners. Kim Mickelson is a local atty. want to set up date - soon*

*Dec 14*

*Jan 19 was decided on.*

*23*

*Then Nghiem will talk to commis.*

*talked about April 21st - 25th*

*Nat'l. Planners Assoc.*

*Think about going Make reservations,*

*Spoke of add'l training*

## IV. ADJOURNMENT

The meeting was adjourned at 10:07 p.m.

The vote was \_\_\_\_\_.

These minutes are respectfully submitted by:

\_\_\_\_\_  
Judy Krajca  
Planning Administrative Secretary

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

\_\_\_\_\_  
Ruby Sandars  
Planning and Zoning Chairperson

*Jan. 9th  
6:00-8:00  
Mon.*

**AMENDED AGENDA**

**ADDED NEW BUSINESS ITEM D**  
**CONSIDERATION & POSSIBLE ACTION – Request by Andy**  
**Mersmann, PE, Dannenbaum Engineering Corp, for a variance to**  
**Section 27-4 (B) (2) Block Length Requirements of the Subdivision**  
**Ordinance for the Shadow Creek Town Center Final Plat**

**MEETING TO BE HELD IN THE 2<sup>ND</sup> FLOOR CONFERENCE ROOM OF CITY**  
**HALL, FOLLOWING JOINT PUBLIC HEARING**

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON DECEMBER 5, 2005, AT 6:30 P.M., IN THE 2<sup>ND</sup> FLOOR CONFERENCE ROOM, FOLLOWING THE JOINT PUBLIC HEARING OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

*6:31*

II. APPROVAL OF MINUTES

November 21, 2005

P&Z (followed JPH)

*Neil - motion to appr  
Henry Incl.  
w/ 2 corrections  
p. 1 of Henry's last  
name  
Fuertes*

III. NEW BUSINESS

*Rubi Introduced new member Darrell Riggs*

A. CONSIDERATION & POSSIBLE ACTION – Final Plat of Southeast Regency Medical Center

*Diana read*

A request by Chris L. Hendrick, The Wilson Survey Group, Inc., for Landquest, LLC, owner, for approval of a Final Plat subdivision of 6.6022 acres in the E.T.J. into 2 lots for non-residential use. The plat is located east of S.H. 288 south of McHard Rd, and is described as follows:

*Toed  
motion  
to  
Susan  
second  
to approve*

*no outstanding items*

6.6022 acres in the J. Crawley Survey, Abstract No. 174, Brazoria County, Texas.

*vote 7-0 - Passed*

B. PUBLIC HEARING – Replat of Southern Trails Phase 1 Section 5

*Diana read*

A request by Geoff Freeman, Brown & Gay Engineers, for CL Ashton Woods, LP, owner, for a replat of the Allison-Richey Gulf

*Nemy wanted  
clarification  
on T1A*

*and  
p. 9  
item D  
vote 5-0.  
Passed*

no one present to speak for or against.

Richard said atty told developers that the subdivision for a new residential subdivision, Southern Trails Phase 1 Section 5. The property is located north of future Southern Trails Drive in the Southern Trails PUD south of Broadway, and is described as follows: would have to be called a replat

adjourned Pub. Hearing @ 6:37

13.65 acres of land located in the H.T. & B.R.R. Co. Survey, Sec. 80, A-564, City of Pearland, Brazoria County, Texas, also being out of the Allison-Richey Gulf Coast Home Company Subdivision, Part of Lots 3, 4, 13, 14, 15, & 23, Block 80, as recorded in Volume 2, Page 98, B.C.P.R.

Ruby opened P&Z @ 6:37

**CONSIDERATION & POSSIBLE ACTION - Final Plat of Southern Trails Phase 1 Section 5** Diana read

A request by Geoff Freeman, Brown & Gay Engineers, for CL Ashton Woods, LP, owner, for approval of a Final Plat subdivision of 13.65 acres in the Southern Trails PUD for right-of-way for Southern Trails Drive and Kingsley Drive and for two reserves for landscaping, open space, detention, drainage, and trails. The property is located south of Broadway and east of Alameda School Road (Kingsley Drive), and is described as follows:

To do motion w/ staff comm. Henry read

13.65 acres of land located in the H.T. & B.R.R. Co. Survey, Sec. 80, A-564, City of Pearland, Brazoria County, Texas, also being out of the Allison-Richey Gulf Coast Home Company Subdivision, Part of Lots 3, 4, 13, 14, 15, & 23, Block 80, as recorded in Volume 2, Page 98, B.C.P.R.

outstanding item: easement needs recordation data.

7-0 vote. passed w/ staff recom

**D. CONSIDERATION & POSSIBLE ACTION - Request by Andy Mersmann, PE, Dannenbaum Engineering Corp, for a variance to Section 27-4 (B) (2) Block Length Requirements of the Subdivision Ordinance for the Shadow Creek Town Center Final Plat**

Ngheem gave legal opinion. There is no maximum block length. A request by Andy Mersmann, PE, Dannenbaum Engineering Corp, for WCF Development, LLC, and Memorial Hermann Hospital System, owners, for a variance to Section 27-4 (B)(2) Block Length Requirements of the Subdivision Ordinance to permit blocks longer than 1200 feet in length. The property is located at the northwest corner of the intersection of S.H. 288 and Broadway, and is described as follows:

Being 110.41 acres of land out of the TCCR Co. Survey, Section 4, A-675, City of Pearland, Brazoria County, Texas.

advised by legal council that we do not need to take action on this variance as it does not

late decision - various came in late (Thurs. prior) had to be placed on agenda & then set agenda

D. Doug - No issue w/ ~~block~~ <sup>block</sup> Kengrus.

~~Removed~~ removed the item  
no action necessary

**E. CONSIDERATION & POSSIBLE ACTION - Final Plat of Shadow Creek Town Center**

13 outstanding items  
Eikenholders sign  
TIA  
appr. constr plan  
util let  
tree mitigt  
poc & ude st

~~Diana~~ read  
Diana

Todd motion to approve for sale is discuss  
Sheryl second

A request by WCF Development, LLC, and Memorial Hermann Hospital System, owners, for approval of a Final Plat of 110.41 acres zoned Commercial (C) and PUD into five lots for commercial use. The plat is located at the northwest corner of the intersection of Broadway and S.H. 288, and is described as follows:

Being 110.41 acres of land out of the TCCR Co. Survey, Section 4, A-675, City of Pearland, Brazoria County, Texas.

7:14 p.m. note ended

**F. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Lange Subdivision**

Todd motion  
Henry second w/ staff comm.

Diana read ...

1) Street (its on 2 roads)  
2) range w/ ordinance # added

A request by John G Thomas, Thomas Land Surveying, for Randy Lange, owner, for approval of a Preliminary Plat of 4.9292 acres for one lot zoned Light Industrial (M-1). The property is located at 3149 Harkey Road south of Fite Road, and is described as follows:

A 4.9292 acres tract of land being out of and a part of Lot 58 and 57 of Figland Orchard Subdivision, a subdivision out of Section 13 of the H.T. and B. Railroad Company Survey, A-240, City of Pearland, Brazoria County, Texas.

Darrell  
6-0  
I abstracts not enough knowledge

**G. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Medical Commons of Pearland**

Diana read

A request by Robert Lin, Lin Engineering Inc, for Medical Commons of Silverlake, Ltd, owner, for approval of a Preliminary Plat of 14.9033 acres zoned General Business (GB) for six lots. The property is located on the north side of Broadway at C.R. 90, and is described as follows:

7-0 to approve

14.9033 acres being a plat of the remainder of Lot 60 of Allison-Richey Gulf Coast Home Co. Section 85, a subdivision recorded in Volume 2, Page 107 B.C.P.R. located in the H.T. & B. R.R. Co. Survey, Abstract 304, City of Pearland, Brazoria County, Texas.

1 outstanding item  
Note of TIA may recall...  
Todd motion  
Sheryl up  
appr. w/ staff comm

**H. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Pearland 123 Section Two**

Diana read

A request by Scott Owen, PE, Brown & Gay Engineers, for Musgrave-Grohman Ventures, Ltd, owner, for approval of a Preliminary Plat subdivision of 39.04 acres in the Pearland 123 PUD for 140 residential lots. The property is located west of

changed tape  
3 outstanding items

Todd motion to app w/ staff comm

Ruby does not see need to be easements.  
Legal due diligence

Henry 2nd

Ruby said: Same as HCA Plat  
Went thru entire process  
This has been pushed by city council to  
quickly approve.  
Two important items  
1) TIA is being reviewed  
2) BDD 4 has been - but not approved.

Nick said:

- 1) rushed because city asked for it to be approved because of variance so they can begin bldg. - prior to final plat's compl
- 2) trying get TIA finished but owner south ~~is~~ holding it up.
- 3) Staff has worked O.T. to process this thru.

This is hear because council will hear on Monday wanting this to approve it.

Council is aware that BDD 4 could not approve prior to this P&Z mtg.

We can only act on Plat (not the variance)

Todd - normally if we have 4 or 5 outstanding items - we deny. He would do the same for

Nighien Legal standpoint - you should be consistent w/ your convictions.

Much discussion ensued on rules, 'who said'

Note - Landsc. Rosement inside of one of  
LA. Prop. owner

Much discussion

Prop. owner - landscape ~~screening~~  
Data - we want motor Plat. to bld. Masonary fence  
Pearland Parkway and north of Broadway, and is described as  
follows:

Much, detailed discussion ensued re: outstanding items & PUD.  
39.04 acres of land located in the D.H.M. Hunter Survey, A-76, &  
the H.T. & B. R.R. Co. Survey, A-233, City of Pearland, Brazoria  
County, Texas.

2 reasons as  
disassembly  
then PUD does  
not address  
or contain  
the items  
orig  
presented

Public concerns  
Dare vote  
Henry - abstained unfamiliar with  
2 against failed

**CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Southern Trails Phase 1 Section 6**

A request by Randy Riley, Kerry R Gilbert & Assoc, for Ashton Southern Trails JV, owner, for approval of a Preliminary Plat subdivision of 26.8 acres in the Southern Trails PUD for 103 residential lots, with the remainder reserved for open space and utilities. The property is located south of Broadway and east of Almeda School Road (Kingsley Drive), and is described as follows:

26.8 acres of land out of the H.T. & B.R.R. Co. Survey, Sec 84, A-538 & Sec. 80, A-564, City of Pearland, Brazoria County, Texas, also being out of the Allison-Richey Gulf Coast Home Company Subdivision as recorded in Volume 2, Page 98, B.C.P.R.

Mr. Randy Riley spoke regarding landsc. easements

**CONSIDERATION & POSSIBLE ACTION - OLD TOWNSITE DOWNTOWN DEVELOPMENT DISTRICT PLAN REGULATING CODE**

**DISCUSSION ITEM**

Training Opportunities for Planning and Zoning Commissioners

Jan 9th training w/ Kimmickelson

**NEXT MEETING DATES: January 16, 2006 - JPH and Regular Mtg.**

April 21-25 Nat'l

**ADJOURNMENT**

To @  
rec  
Susan  
S recorded  
Using address  
the major  
Thoroughfare  
issue

Vote  
7-0  
Passed

Ruby  
recessed mtg  
7:42  
pm

IV.

V.

FINAL PLAT SUBMITTAL APPLICATION

RECEIVED

DATE FILED: 11-28-05 P&Z MEETING DATE: 12-05-05

NOV 28 A.M.

SUBDIVISION NAME/LOCATION: SOUTHEAST REGENCY MEDICAL CENTER, EAST SIDE OF S.H. 288 SOUTH OF MCHARD RD.

Lot(s): 2 Block(s): 2 Reserve(s): -

PRIMARY CONTACT: CHRIS L. HENDRICK (WILSON SURVEY GROUP)

MAILING ADDRESS: 2006 E. BROADWAY, # 105

CITY, STATE, ZIP: PEARLAND, TX 77581

PHONE: 281-485-3991 FAX: 281-485-3998

E-MAIL ADDRESS: CLHENDRICK@HOUSTON.RR.COM

OWNER NAME: LANDQUEST LLC (MANAGER: WAYNE AUSMUS)

MAILING ADDRESS: P.O. BOX 3083

CITY, STATE, ZIP: PEARLAND, TX 77588

PHONE: 281-997-9876 FAX: 281-412-1717

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  
ENG. TO DELIVER
- Show Approval of Drainage Report  
ENG. TO DELIVER
- Show Approval of Traffic Impact Analysis
- Tree Disposition Plan
- Current Title Report
- Final Plat Staff Review Mark-Up (ALREADY IN CITY'S POSSESSION)
- 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: \_\_\_\_\_ (Owner)

Signature: [Handwritten Signature] (Agent)

Fee: \$ 565.06 Date Paid: 11/28/05 Receipt No.: 34542

*waiting on current tax certificates*

RECEIVED

NOV 28 A.M.

**SOUTHEAST REGENCY MEDICAL CENTER**  
**FINAL PLAT – STAFF REPORT**

**P & Z MEETING DATE:** December 5, 2005

**APPLICANT:** Chris Hendrick, The Wilson Survey Group, for Landquest, LLC

**REQUEST:** Final Plat subdivision of a 6.6022 acres in the City's E.T.J. for two lots for non-residential use. The Preliminary Plat was approved on September 19, 2005 as the Regency Medical Center. The Final Plat was denied at the November 21, 2005 P&Z meeting because of outstanding problems with the Traffic Impact Analysis.

**GENERAL LOCATION:** The subject property is located between Country Place Parkway (C.R. 94) and S.H. 288 south of McHard Road. See Vicinity Map below.

**PROPERTY DESCRIPTION:** The property is undeveloped.

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

**SURROUNDING USES:** To the east is the Country Place residential subdivision. A daycare is located on the parcel to the north, and the property to the south is undeveloped.

**COMPREHENSIVE PLAN:** The property falls within the S.H. 288 Business Park corridor designated in the Comprehensive Plan. Preferred uses in this area include office buildings, regional shopping centers and malls, research and development facilities, light manufacturing, and high density residential along the outer edges of the corridor. Strip retail and commercial development on smaller parcels is discouraged. The Comprehensive Plan also recommends design standards to improve the quality of development in this corridor, although such standards are not currently in place.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis has been submitted but is not yet approved.

**UTILITIES AND INFRASTRUCTURE:** Water and sewer will be provided by M.U.D. #4.

**STORMWATER MANAGEMENT:** Stormwater detention will be provided offsite by M.U.D. #4.

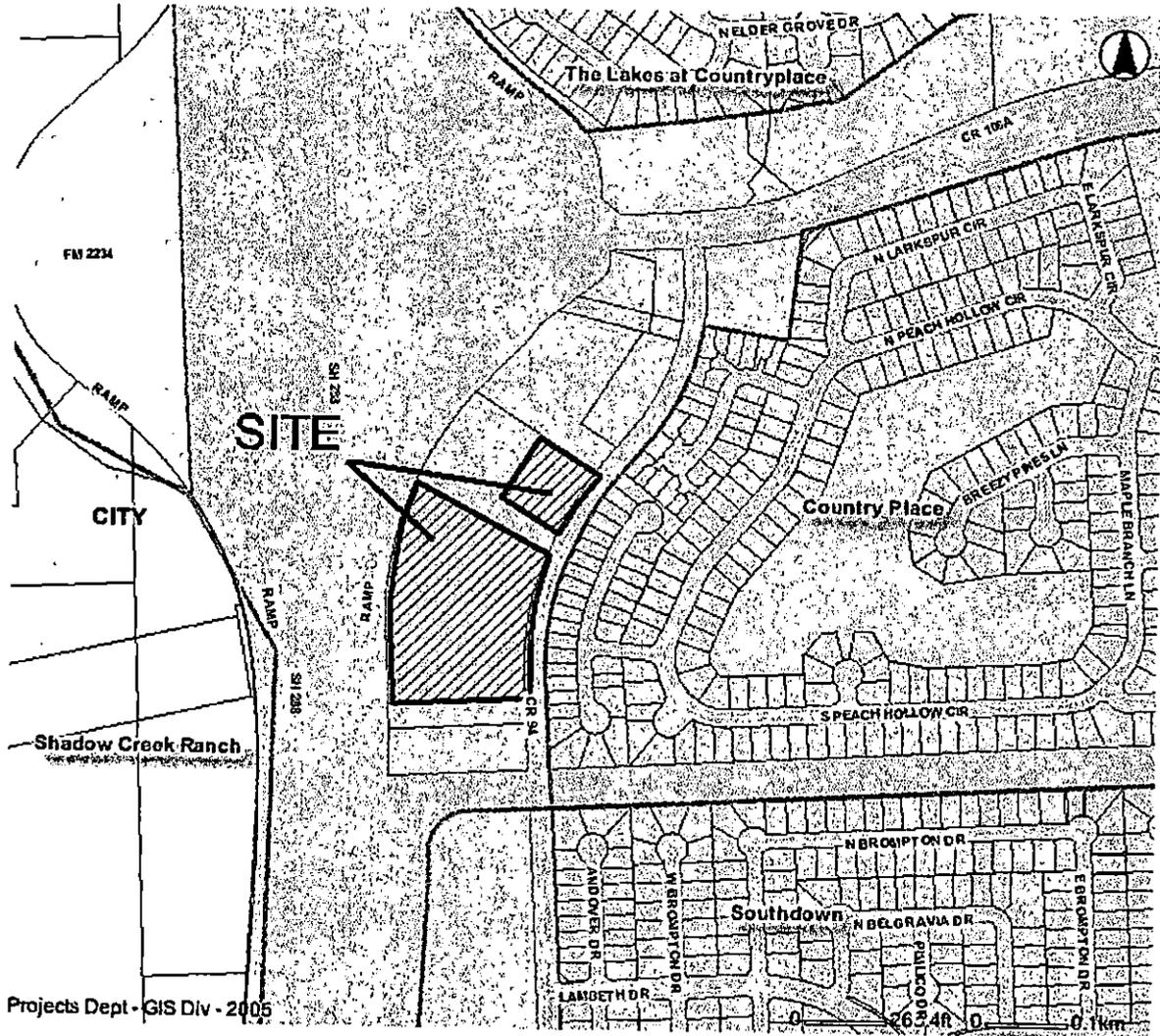
**PARKS AND OPEN SPACE:** Not applicable.

**OUTSTANDING ITEMS:**

1. A Traffic Impact Analysis has been submitted but is not yet approved.

**ATTACHMENTS:**

1. Application Form
2. Final Plat





RECEIVED  
NOV 28 A.M.

11/23/2005

Mr. Richard Keller, PE  
Plans and Plat Administrator  
City of Pearland  
3523 Liberty Drive  
Pearland, TX 77581

Re: SOUTHERN TRAILS PHASE 1 SEC. 5

Dear Mr. Keller:

We are requesting a public hearing be set for this plat on the next available Planning and Zoning Agenda, December 5, 2005. The Sec. 5 plat is a replat of Allison-Richey Gulf Coast Home Company Subdivision. The Reserve/R.O.W. plat is consisting of 13.65 acres of land. There are no single-family lots in the Reserve/R.O.W. plat. Your prompt attention is greatly appreciated.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'G.A. Freeman', with a long horizontal flourish extending to the right.

Geoffrey A. Freeman  
Project Platting Manager

RECEIVED

NOV 28 A.M.



**FINAL PLAT SUBMITTAL APPLICATION**

Please type or print the following information

DATE FILED: 11-29-05 P&Z MEETING DATE: 12-05-05

SUBDIVISION NAME/ LOCATION: SOUTHERN TRAILS PHASE 1 SEC. 5

Lot(s): 0 Block(s): 0 Reserve(s): 2

PRIMARY CONTACT: Brown & Gay Engineers, Inc. - Geoff Freeman Phone: 713-488-8125  
MAILING ADDRESS: 11490 Westheimer, Suite 700 Houston, Texas 77077

OWNER NAME: Ashton Southern Trails JV - Becky Ullman Phone: 281-561-7773  
MAILING ADDRESS: 11375 W. Sam Houston Parkway, Houston, Texas 77031

AGENT'S NAME: Brown & Gay Engineers, Inc. - Geoff Freeman Phone: 713-488-8125  
MAILING ADDRESS: 11490 Westheimer, Suite 700, Houston, Texas 77077

The following required documents must accompany the final plat when submitted to staff:

- 22 folded prints of Final Plat
- 2 Sets of Final Plat mylars (3 sets in ETJ)
- Show Approval of Construction Plans (P.S.)
- Show Approval of Drainage Report (P.S.)
- Show Approval of Traffic Impact Analysis
- Park Fees (if required)
- Completed Checklist (Previously submitted)
- Current Title Report (P.S.)
- Any Variance Request(s) in letter form
- Certified Tax Certificates (P.S.)
- Final Plat Staff Review Mark-up (P.S.)
- Application fee -\$400 plus \$4/ lot or \$25/ acre (P.S.)

**NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.**

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

Signature: \_\_\_\_\_ (Owner)

Signature: [Signature] (Agent)

Fee: \$ 400<sup>00</sup>

Date Paid: 11-7-05

Receipt No.: 23281

**SOUTHERN TRAILS PHASE ONE SECTION FIVE  
FINAL PLAT – STAFF REPORT**

**P & Z MEETING DATE:** December 5, 2005

**APPLICANT:** Geoffrey Freeman, Brown & Gay Engineers, for CL Ashton Woods, L.P., owner.

**REQUEST:** Final Plat subdivision of 13.65 acres in the Southern Trails PUD for right-of-way for Southern Trails Drive and Kingsley Drive and for two reserves for landscaping, open space, detention, drainage, and trails. The Southern Trails PUD was approved on February 23, 2004. The Preliminary Plat was approved on July 18, 2005.

**GENERAL LOCATION:** The property is located south of Broadway and east of Alameda School Road (Kingsley Drive). See Vicinity Map below.

**PROPERTY DESCRIPTION:** The property is undeveloped.

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

**SURROUNDING USES:** All surrounding uses are single-family districts in the Southern Trails PUD.

**COMPREHENSIVE PLAN:** The City of Pearland Land Use Plan designates the property for Parks, which is consistent with the proposed plat.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis was previously approved for the entire Southern Trails Development. Because Kingsley Drive requires a total width of 120 feet, the applicant will dedicate 60 feet for right-of-way.

**UTILITIES:** Water and sewer will be extended to the site by the developer.

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

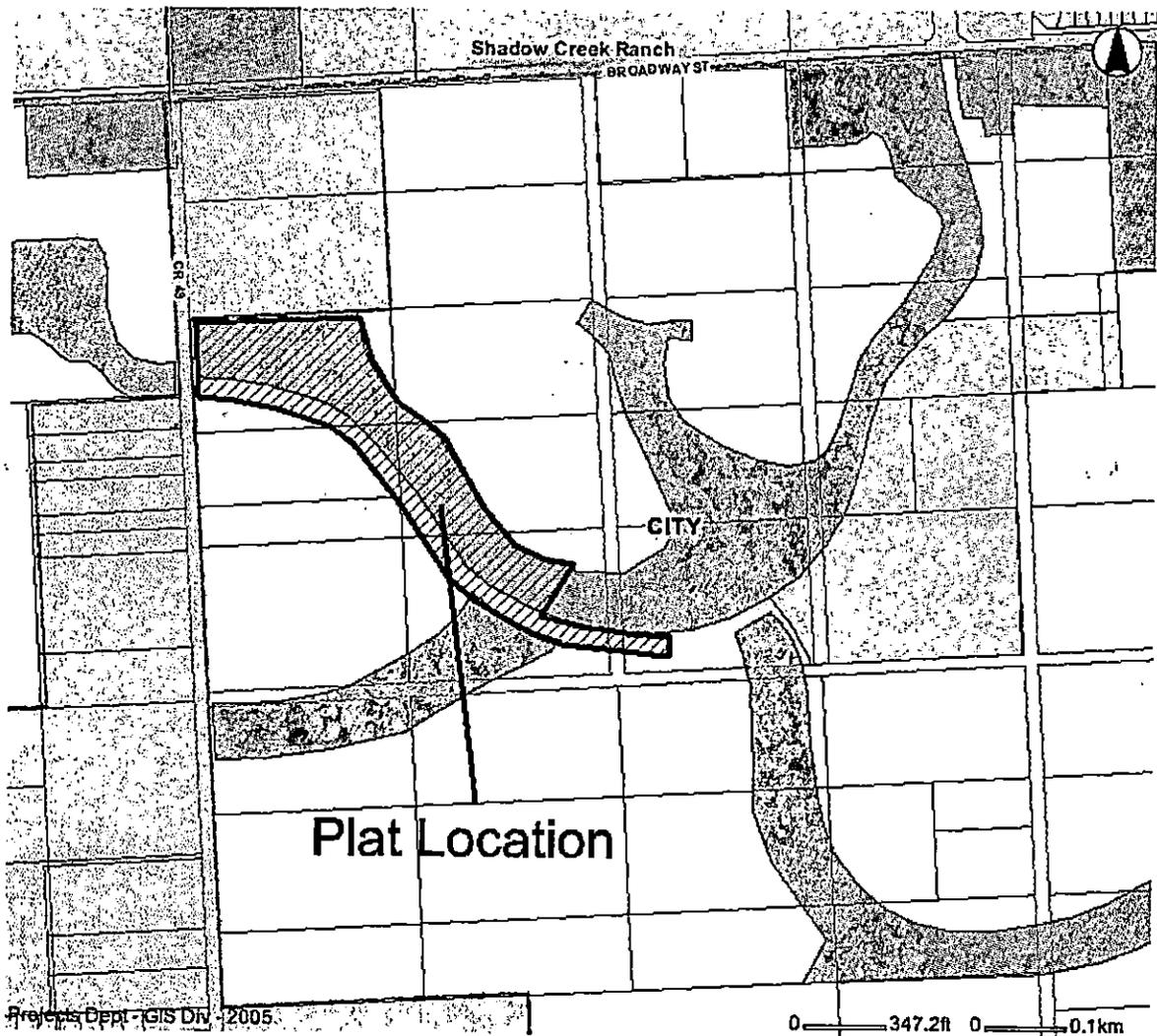
**PARKS AND OPEN SPACE:** Not applicable as no residential lots are included on this plat.

**OUTSTANDING ITEMS:**

1. Recordation data for adjoining offsite easements should be added to the mylar.

**ATTACHMENTS:**

1. Application Form
2. Final Plat



**SHADOW CREEK TOWN CENTER**  
**VARIANCE REQUEST – STAFF REPORT**

**P & Z MEETING DATE:** December 5, 2005

**APPLICANT:** Andy Mersmann, PE, Dannenbaum Engineering Corp, for WCF Development, LLC, and Memorial Hermann Healthcare System, owners.

**REQUEST:** Variance from Section 27-4 (B)(2) *Block Length* requirements of the Subdivision Ordinance in order to allow block lengths longer than 1200 feet. See the attached letter from the applicant explaining the nature of the request in more detail.

**SUBDIVISION CODE REQUIREMENTS:** Sec. 27-4 (B)(2) *Block Length* states the following:

- a) The minimum block length shall be not less than three hundred (300) feet.
- b) The maximum block length for residential, one thousand two hundred (1,200) feet, measured along the center of the block.
- c) The maximum block length along a major thoroughfare, one thousand six hundred (1,600) feet, except under special conditions and upon approval by the city.

**ATTACHMENTS:**

1. Letters from Andy Mersmann.

**DANNENBAUM ENGINEERING CORPORATION**

3100 WEST ALABAMA HOUSTON, TEXAS 77098 P.O. BOX 22292 HOUSTON, TEXAS 77227 (713) 520-9570

ENGINEERING  
EXCELLENCE  
SINCE  
1945

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DEC 01 A.M.

November 30, 2005

Ms. Lata Krishnarao  
Planning Director, City of Pearland  
3523 Liberty Drive  
Pearland, Texas 77581

**RE: VARIANCE REQUEST FOR SHADOW CREEK TOWN CENTER  
FINAL PLAT**

Dear Ms. Krishnarao:

On behalf of the Owner of the above-referenced project, we request a variance to allow Block 1 to be in excess of 1200 feet in length. Block 1 is zoned C and PUD, and will consist of commercial pad sites and anchor stores. Additionally, much of Block 1 will consist of a detention basin to serve the site.

We do not believe the block length as proposed will adversely affect the development since the pad sites have direct access to Business Center Drive and Broadway. Block 1 will have a future private driveway running through it allowing access to Broadway.

Respectfully submitted,



Andy Mersmann, P.E.  
Project Manager

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DEC 01 AM

Development Handbook  
May 2005

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 12/1/05 P&Z MEETING DATE: 12/5/05

SUBDIVISION NAME/LOCATION: Shadow Creek Town Center

Lot(s): 5, Block(s): 3, Reserve(s): 1

PRIMARY CONTACT: Andy Mersmann  
MAILING ADDRESS: 3100 West Alabama  
CITY, STATE, ZIP: Houston, Tx 77098  
PHONE: (713) 527-6443 FAX: (713) 527-6456  
E-MAIL ADDRESS: a.mersmann@dannenbaum.com

OWNER NAME: WCF Development, L.L.C.  
MAILING ADDRESS: 1177 West Loop South, Suite 1670  
CITY, STATE, ZIP: Houston, Tx 77027  
PHONE: (713) 993-0123 FAX: (713) 993-0103  
E-MAIL ADDRESS: Wayne@wcfdevelopment.com

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 - *letter only*
- 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) *N/A*

*Dannenbaum has spoken to Doug K.*

*pending*

*need as of 12/1/05*

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

Signature: \_\_\_\_\_ (Owner)

Signature: [Signature] (Agent)

Fee: \$ 3160.00 Date Paid: 12/1/05

Receipt No.: \_\_\_\_\_

## **SHADOW CREEK TOWN CENTER**

### **FINAL PLAT – STAFF REPORT**

**P & Z MEETING DATE:** December 5, 2005

**APPLICANT:** Andy Mersmann, PE, Dannenbaum Engineering Corp, for WCF Development, LLC, and Memorial Hermann Healthcare System, owners.

**REQUEST:** Final Plat subdivision of 110.41 acres zoned Commercial (C) and PUD into five lots for commercial use.

**GENERAL LOCATION:** The subject property is located at the northwest corner of the intersection of Broadway and S.H. 288. See Vicinity Map below.

**PROPERTY DESCRIPTION:** The property is currently undeveloped.

**ZONING:** The property is zoned Commercial (C) and PUD.

**SURROUNDING USES:** The Shadow Creek Ranch PUD is immediately to the west and north of this parcel. S.H. 288 is to the east, and to the south is mostly undeveloped land zoned Commercial and Suburban Development.

**COMPREHENSIVE PLAN:** This property falls within the S.H. 288 Business Park corridor designated in the Comprehensive Plan. Preferred uses in this area include office buildings, regional shopping centers and malls, research and development facilities, light manufacturing, and high density residential along the outer edges of the corridor. The proposed uses for this property – hospital and shopping center – are consistent with the Comprehensive Plan.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis has been submitted and approval is pending.

**UTILITIES:** Water and sewer will be extended to the site by the developer.

**STORMWATER MANAGEMENT:** Stormwater detention will be provided onsite.

**PARKS, OPEN SPACE, AND TREES:** Not applicable to this plat.

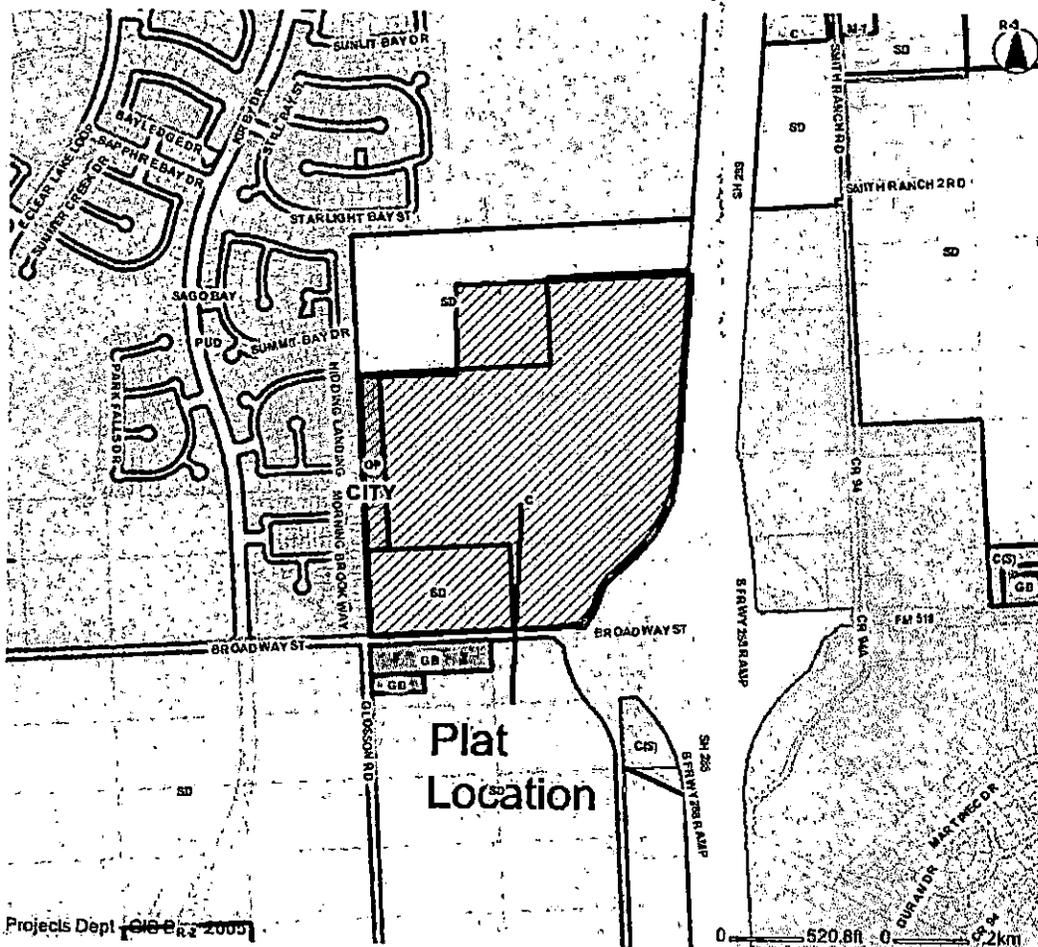
#### **OUTSTANDING ITEMS:**

1. The City Attorney will review the title report, and may require lienholder certificates to be provided.
2. An approved Traffic Impact Analysis is required.
3. Approved construction plans are required.
4. Utility company approval letters are needed.
5. A tree mitigation plan is required. We have a surveyor drawing dated 8/22/03 indicating protected trees previously existing on this property.

6. Memorial Hermann Drive is designated as a Secondary Thoroughfare and requires 100-ft of right-of-way.
7. The right-of-way for Broadway already belongs to the City and is not dedicated by this plat. Please show recordation data on the plat for the right-of-way dedication. Please also remove the words "120' after R.O.W. Dedication" from Broadway. Show only the existing right-of-way on the other side of the road.
8. There are two sections that are zoned PUD. One has been labeled but the other has not. Please correct.
9. Please add 'at the time of platting' to Note 16.
10. The correct front building line on Lot A along Business Center Drive is 25-ft, not 35-ft as shown.
11. Please revise plat so that all lettering and numbering is readable from the bottom and right sides of the plat, including width dimensions along Broadway.
12. Please eliminate the line/lettering overlap at the upper end of the PUD zone (20' ROAD).

**ATTACHMENTS:**

1. Application Form
2. Final Plat



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Development Handbook  
May 2005

PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 11-28-05 P&Z MEETING DATE: \_\_\_\_\_

SUBDIVISION NAME/LOCATION: The Medical Commons of  
Pearland

Lot(s): 0, Block(s): 1, Tract(s) Reserve(s): 6

PRIMARY CONTACT: Lia Engineering Inc. : Robert Lin

MAILING ADDRESS: 11806 Wilcrest, Suite 200

CITY, STATE, ZIP: Houston Texas 77031

PHONE: 281-530-3168 FAX: 281-530-8279

E-MAIL ADDRESS: lei@lineng.cc

OWNER NAME: Medical Commons of Silverlake, Ltd.

MAILING ADDRESS: % CAPS 5855 Sovereign Drive, Suite B

CITY, STATE, ZIP: Houston Texas 77036

PHONE: 713-783-9888 FAX: 713-977-1311

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, paving and utilities plan
  - 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
- submit separately to Mr. Gallagher by traffic consultant*

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

Signature: \_\_\_\_\_  
(Owner)

Signature: Stephen J. [unclear]  
(Agent)

Fee: \$ 853.00

Date Paid: 11/28/05

Receipt No.: 1167810

*requested  
Mylar  
& name change  
11/28/05 [unclear]*

## **MEDICAL COMMONS OF PEARLAND**

### **PRELIMINARY PLAT – STAFF REPORT**

**P & Z MEETING DATE:** December 5, 2005

**APPLICANT:** Robert Lin, Lin Engineering Inc, for Medical Commons of Silverlake, Ltd, owner.

**REQUEST:** Preliminary Plat of 14.9033 acres zoned General Business (GB) for six lots.

**GENERAL LOCATION:** The property is located at the northwest corner of the Broadway and C.R. 90/Silverlake Blvd. See Vicinity Map below.

**PROPERTY DESCRIPTION:** The property is currently undeveloped.

**ZONING:** General Business (GB). The proposed plat is consistent with the zoning.

**SURROUNDING USES:** The properties to the east and west are zoned General Business. The lot to the north is zoned PUD, and the properties south of Broadway are located in the ETJ.

**COMPREHENSIVE PLAN:** The City of Pearland Land Use Plan designates the property for Retail, Offices and Services. The existing zoning and proposed development are consistent with the Comprehensive Plan.

**TRAFFIC IMPACTS:** A Traffic Impact Analysis will be required prior to final plat approval. A portion of the property will be dedicated for the extension of Silverlake Boulevard north of Broadway.

**UTILITIES AND INFRASTRUCTURE:** Water and sewer are available.

**STORMWATER MANAGEMENT:** Stormwater detention is being provided onsite.

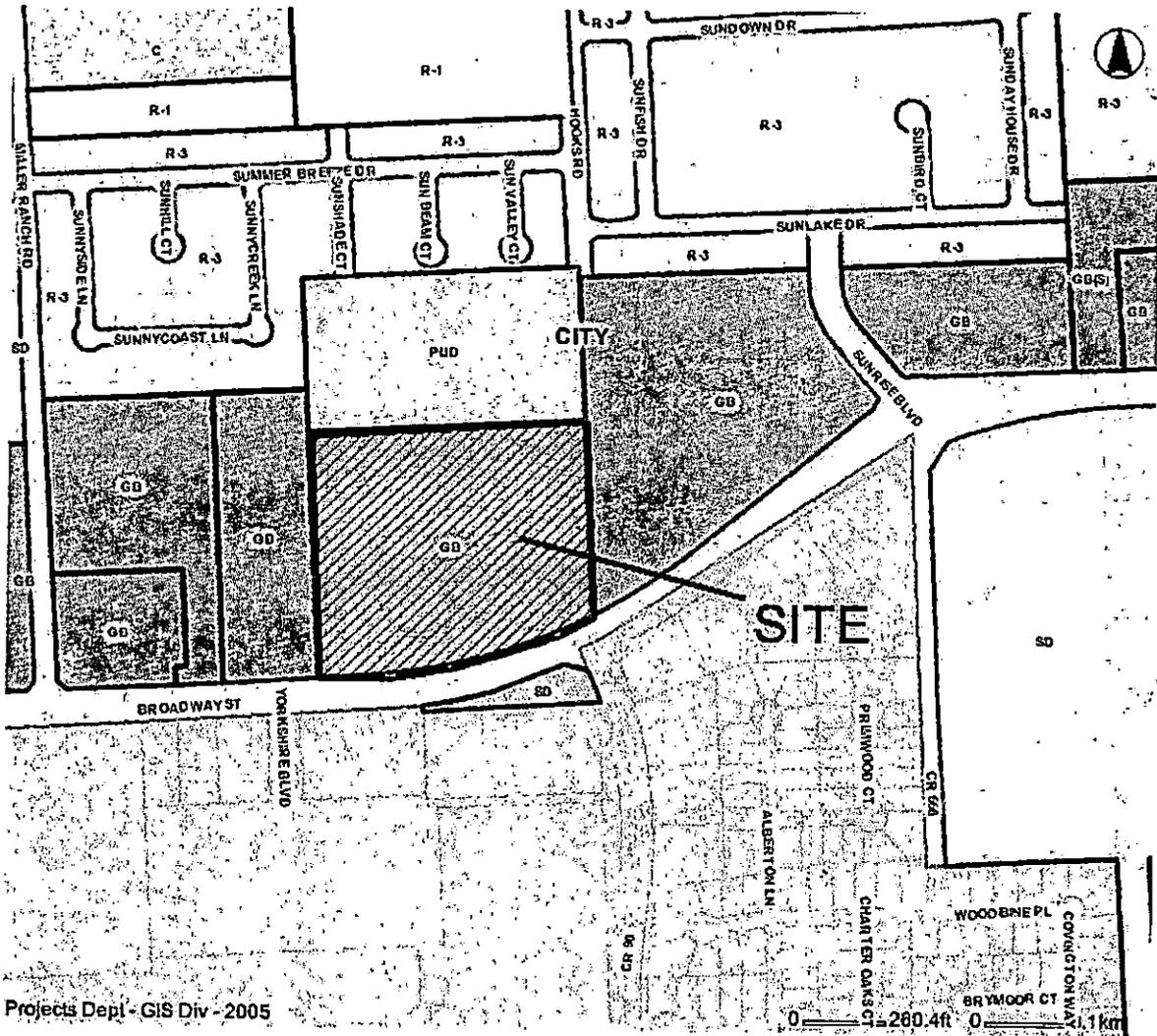
**PARKS AND OPEN SPACE:** Park fees are not required.

#### **OUTSTANDING ITEMS:**

1. The Traffic Impact Analysis may require a change to the alignment and width of Silverlake Boulevard.

#### **ATTACHMENTS:**

1. Application Form
2. Preliminary Plat



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Development Handbook  
May 2005

PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 11/28/05 P&Z MEETING DATE: 12/05/05

SUBDIVISION NAME/LOCATION: LANGE SUBDIVISION  
3149 HARKEY ROAD, PEARLAND, TX 77584

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

PRIMARY CONTACT: JOHN G. THOMAS  
MAILING ADDRESS: 14340 TORREY CHASE BLVD., SUITE 270  
CITY, STATE, ZIP: HOUSTON, TX 77014  
PHONE: 281-440-7730 FAX: 281-440-7737  
E-MAIL ADDRESS: John@thomaslandsurveying.com

OWNER NAME: RANDY LANGE  
MAILING ADDRESS: 3149 HARKEY ROAD  
CITY, STATE, ZIP: PEARLAND, TX 77584  
PHONE: 281-485-8638 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  
*not required per city engineering*
- Staff Review Mark-Up
- Traffic Impact Analysis (if required)  
*not required*
- Tree Survey (same scale as plat)  
*no protected trees to be removed*
- Application fee  
(\$400, plus \$6 per lot, or \$30 per acre)
- Completed Checklist
- Any variance requests submitted in letter form  
*none*

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

Signature: \_\_\_\_\_  
(Owner)

Signature: Jesse G. [Signature]  
(Agent)

Fee: \$ 547<sup>88</sup> Date Paid: 11-28-05 Receipt No.: 35823

*requested 1-myler 11-28-05*  
*spoke w/John Thomas. to deliver 11/28/05*

**LANGE SUBDIVISION**  
**PRELIMINARY PLAT – STAFF REPORT**

**P & Z MEETING DATE:** December 5, 2005

**APPLICANT:** John G Thomas, Thomas Land Surveying, for Randy Lange, owner.

**REQUEST:** Preliminary Plat of 4.9292 acres zoned Light Industrial (M-1) for one lot. A Specific Use Permit for a new cell tower on site was granted on October 10, 2005.

**GENERAL LOCATION:** The property is located at 3149 Harkey Road, south of Fite Rd. See Vicinity Map below.

**PROPERTY DESCRIPTION:** The property is developed with a light industrial/commercial business.

**ZONING:** Light Industrial, M-1. The proposed plat is consistent with the zoning.

**SURROUNDING USES:** All surrounding parcels to the north, south, and east are zoned Suburban Development (SD) and are primarily developed with single-family uses. This area will be zoned RE under the proposed Zoning Map. To the west is the West Oaks subdivision zoned R-3.

**COMPREHENSIVE PLAN:** The City of Pearland Land Use Plan designates the property for 10,000 SF Suburban Residential.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis is not required.

**UTILITIES:** Water and sewer are available to this property.

**STORMWATER MANAGEMENT:** Stormwater detention will be addressed at the time the site plan is submitted due to the small area of the proposed improvements (cell phone tower).

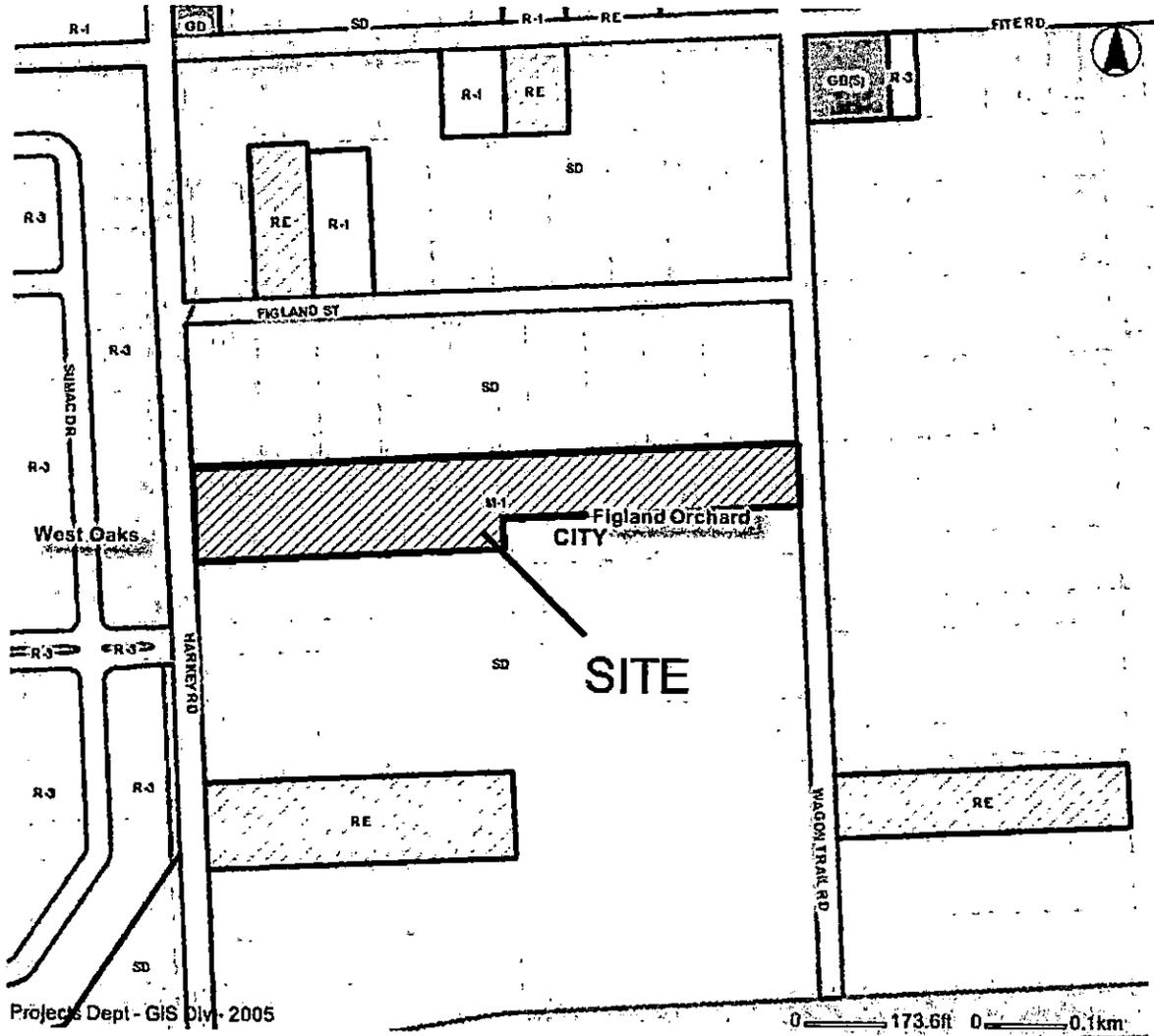
**PARKS AND OPEN SPACE:** Not applicable to this plat.

**OUTSTANDING ITEMS:**

1. The ordinance number of the Specific Use Permit should be added to Note 6.
2. Streetlights should be provided on Harkey Road and on Wagon Trail Road.
3. The square footage of the right-of-way dedication area should be checked.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat



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PRELIMINARY PLAT SUBMITTAL APPLICATION  
RECEIVED

DATE FILED: NOV 28 AM. P&Z MEETING DATE: \_\_\_\_\_

SUBDIVISION NAME/LOCATION: PEARLAND 123 SEC. 2.

Lot(s): 140 Block(s): 3 Reserve(s): 3 - 19,784 S.F.

PRIMARY CONTACT(Print or Type): Leia Novosad Phone: 281-558-8700

MAILING ADDRESS: BROWN AND GAY ENGINEERS, INC.  
11490 Westheimer, Suite 700, Houston, TX 77077-6841

OWNER NAME(Print or Type): Paul Grohman Phone: (281) 412-9210

MAILING ADDRESS: Musgrave-Grohman Ventures, Ltd  
2947 E. Broadway, Suite 309, Pearland, Tx 77581

AGENT'S NAME(Print or Type): (SAME AS PRIMARY CONTACT) Phone: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

The following required documents must accompany the preliminary plat when submitted to staff:

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

**NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.**

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

Signature: \_\_\_\_\_  
(Owner)

Signature: *Paul Grohman*  
(Agent)

Fee: \$ 1253.63

Date Paid: 1253.63

Receipt No.: 35849

*Left msg. for Leia @ Brown & Gay for 1- mylar JK 11-28-05*

**PEARLAND 123 SECTION TWO**  
**PRELIMINARY PLAT – STAFF REPORT**

**P & Z MEETING DATE:** December 5, 2005

**APPLICANT:** Leia Novosad, Brown & Gay Engineers, for Musgrave-Grohman Ventures, Ltd., owner.

**REQUEST:** Preliminary Plat subdivision of 39.04 acres in the Pearland 123 PUD into 140 residential lots. A General Plan for the entire PUD development was submitted with the Preliminary Plat of Section One, which was approved on March 21, 2005. The Final Plat of Section One was approved on August 1, 2005.

**GENERAL LOCATION:** The property is located west of Pearland Parkway north of Broadway. See Vicinity Map below.

**BACKGROUND:** This plat is the second of three plat sections of the Pearland 123 PUD, which was approved April 26, 2004. The PUD provides for a maximum of 288 residential lots, with General Business tracts located along Pearland Parkway. Section One, which was approved on August 1, 2005, contains 93 residential lots. This plat for Section Two proposes 140 lots (an increase from the 134 shown on the General Plan for this section), leaving only 55 lots allowed for future Section Three on the east side of Pearland Parkway. A revised General Plan should be submitted that reflects these changes to the development plan. See Outstanding Items below.

**PROPERTY DESCRIPTION:** The property is currently undeveloped.

**ZONING:** The PUD permits a gross density of 2.34 units per acre and a net density of 3.29 units per acre. The PUD proposed a total of 81 lots with a minimum 80-ft lot width, with the remaining lots to be at least 70 feet wide. Although the General Plan shows 28 of the required 80-ft-wide lots in Section Two, the proposed Section Two plat contains only 10 80-ft-wide lots. Because changes have been made to the overall plan, a new General Plan for the entire development is needed that shows all revisions and demonstrates how the overall development will meet PUD requirements for lot numbers and sizes. See Outstanding Items below.

**SURROUNDING USES:** This plat is surrounded by other single-family developments. The Lakes at Highland Glen is to the north. The Creekside subdivision is located to the south.

**COMPREHENSIVE PLAN:** The City of Pearland Land Use Plan designates the property for low-density residential use. The approved PUD permits medium density residential consistent with R-2 zoning.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis was previously approved. The overall development will have entrances on both Old Alvin Road and Pearland Parkway.

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

**STORMWATER MANAGEMENT:** Stormwater detention will be provided in the adjoining Section One.

**PARKS, OPEN SPACE, AND TREES:** Park fees are due prior to approval of the final plat.

**OUTSTANDING ITEMS:**

1. An updated General Plan is needed that shows all the revisions that have been made to the overall development plan and that demonstrates how the overall development will meet PUD requirements, such as lot numbers and sizes.
2. A 10-ft landscape strip is required along Orange Street to buffer all double frontage lots backing onto Orange. This strip should be provided as a reserve area separate from the lots themselves, not as an easement across the residential lots.
3. A note should be added to the plat stating that masonry fences will be built between the residential area and the landscaped areas facing Old Alvin Road.

**ATTACHMENTS:**

1. Application Form
2. Preliminary Plat



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NOV 28 AM.



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: NOVEMBER 14, 2005 P&Z MEETING DATE: NOVEMBER 21, 2005

SUBDIVISION NAME/LOCATION: SOUTHERN TRAILS PHASE I SECTION 6  
BEING 28.6 ACRES OF LAND OUT OF THE N.T. & B.R.R. CO. SURVEY, SEC. 84,  
A-538 & SEC. 80, A-564 CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS  
Lot(s): 103 Block(s): 3 Reserve(s): 3 (RESTRICTED)

PRIMARY CONTACT(Print or Type): KERRY R. GILBERT, ASSOC. INC. Phone: (281) 579-0340  
MAILING ADDRESS: 15810 PARK TEN PLACE, SUITE 160  
HOUSTON, TEXAS 77084

OWNER NAME(Print or Type): ASHTON SOUTHERN TRAILS JV Phone: (281) 561-7773  
MAILING ADDRESS: 11375 W. SAGE HOUSTON PARKWAY SOUTH, #100  
HOUSTON, TEXAS 77084

AGENT'S NAME(Print or Type): MR. RANDY RILEY Phone: (281) 579-0340  
MAILING ADDRESS: 15810 PARK TEN PLACE, SUITE 160  
HOUSTON, TEXAS 77084

The following required documents must accompany the preliminary plat when submitted to staff:

- 22 folded prints of Preliminary Plat
- Title Report or 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 <sup>previously submitted</sup> or \$30 per acre)
- Completed Checklist
- Variance request(s) submitted in letter form letters from utility companies

NOTE: ALL REQUIRED DOCUMENTS MUST BE SUBMITTED TO ENGINEERING DEPT. STAFF BY 9 A.M. THE MONDAY PRECEEDING THE PLANNING AND ZONING COMMISSION MEETING. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

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

Signature: [Signature]  
(Owner)

Signature: [Signature]  
(Agent)

Fee: \$ 1036.00

Date Paid: 11-28-05

Receipt No.: 957162

**SOUTHERN TRAILS PHASE ONE SECTION SIX  
PRELIMINARY PLAT – STAFF REPORT**

**P & Z MEETING DATE:** December 5, 2005

**APPLICANT:** Randy Riley, Kerry R Gilbert & Assoc, for Ashton Southern Trails JV, owner.

**REQUEST:** Preliminary Plat subdivision of 26.8 acres in the Southern Trails PUD for 103 residential lots, with the remainder reserved for open space and utilities. The Southern Trails PUD was approved on February 23, 2004.

**GENERAL LOCATION:** The property is located south of Broadway and east of Alameda School Road (Kingsley Drive). See Vicinity Map below.

**PROPERTY DESCRIPTION:** The property is undeveloped.

**ZONING:** The property is zoned PUD in accordance with the approved Southern Trails PUD. The smallest lots in this plat are 6,900 square feet in area and 60-ft in width.

**SURROUNDING USES:** All surrounding uses to the north, south, and east are single-family districts in the Southern Trails PUD. The land to the west is outside of the city limits in the ETJ and is developed with scattered single-family residences.

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

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

**UTILITIES:** Water and sewer will be extended to the site by the developer.

**STORMWATER MANAGEMENT:** Stormwater detention will be provided in adjoining sections in accordance with the master plan for the entire development.

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

**OUTSTANDING ITEMS:**

1. On the final plat, the width of the reserve areas along Alameda School Road should be called out. Also, Alameda School Road should be noted as requiring 120-ft of right-of-way rather than 100-ft as shown on the plat.

**ATTACHMENTS:**

1. Application Form
2. Preliminary Plat

