

# PLANNING & ZONING COMMISSION

## AGENDA

### REGULAR MEETING

CITY OF PEARLAND PLANNING AND ZONING COMMISSION  
AUGUST 1, 2005 AT 6:30 P.M.  
SECOND FLOOR CONFERENCE ROOM  
CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TX

I. CALL TO ORDER

II. APPROVAL OF MINUTES

July 18, 2005 – Regular Meeting following a Joint Public Hearing

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of GSL Plat No. 2005

A request by Dan Massiatte for GSL Investments, Inc, for approval of a Preliminary Plat of a 3.2585 acre parcel located in the City of Pearland Extra-Territorial Jurisdiction (E.T.J.) into one lot for commercial use. The plat is located at the southwest corner of the intersection of Beltway 8 and Almeda School Road in Harris County, and is described as follows:

3.2585 acres of land, R. Blackburn Survey, A-160, Harris County, Texas.

B. CONSIDERATION & POSSIBLE ACTION – Final Plat of Cold River Ranch Phase 2

A request by Mark Dizdar, Grande Valley Homes, LLC, for approval of a Final Plat subdivision of 43.281 acres in the Pearland E.T.J. for 217 residential lots, with five reserves of 4.261 acres. The property is located east of C.R. 48 and south of C.R. 58, and is described as follows:

43.281 acres out of Lots 7, 8, 9, 10, 11, and 12, out of Emigration Land Company Subdivision of the J.S. Talmage Survey No. 76, Abstract No. 562, Brazoria County Map Records, as recorded in Vol. 2, Pg. 81-82, B.C.P.R., Brazoria County, Texas.

C. CONSIDERATION & POSSIBLE ACTION – Final Right-of-Way Plat of Shadow Creek Ranch Portion of Trinity Bay Drive and Arcadia Bay Drive

A request by Jason Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Final Right-of-Way Plat of 4.887 acres in Shadow Creek Ranch for a portion of Trinity Bay Drive and Arcadia Bay Drive.

*Today made motion  
sheryl ~~2:40~~  
Passed  
4-0*

*P&Z called to  
order  
6:40  
by Ruby  
Sanders*

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The property is located in the western portion of Shadow Creek Ranch in Fort Bend County, and is described as follows:

4.887 acres being out of the H.T. & B.R.R. Company Survey, Section 83, Abstract 761, City of Pearland, Fort Bend County, Texas.

**D. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-48**

A request by Jason Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Final Plat subdivision of 20.972 acres of land in Shadow Creek Ranch and zoned SCR-PUD R-7 into 49 residential lots, with eight reserves of 9.543 acres for landscaping, open space, drainage, power lines, and pipelines. The property is located in the western portion of Shadow Creek Ranch mostly in Fort Bend County, and is described as follows:

20.972 acres being out of the George Mac Donald Survey, Abstract 557, The S.G. Haynie Survey, Abstract 620, the H.T. & B.R.R. Co. Survey, Sec. 83, Abstract 761, city of Pearland, Fort Bend County, Texas, and the S.G. Haynie Survey, Abstract 212, City of Pearland, Brazoria County, Texas.

**E. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch Commercial Site 16A**

A request by Jason Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Final Plat subdivision of 2.500 acres in Shadow Creek Ranch and zoned SCR PUD-C (Commercial) into one lot for commercial use. The property is located at the northeast corner of Shadow Creek Parkway and Business Center Drive, and is described as follows:

2.500 acres being out of the T.C.R.R. Co. Survey, Section 4, Abstract 675, City of Pearland, Brazoria County, Texas.

**F. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Sunrise Lake Center**

A request by Chris Hendrick, The Wilson Survey Group, for Landquest, LLC, for approval of a Preliminary Plat subdivision of 5.284 acres zoned General Business (GB) into three lots for commercial use, with 0.799 acre reserved for stormwater detention. – The property is located at the northeast corner of the intersection of Sunrise Boulevard and Broadway, and is described as follows:

5.284 acres in the John W. Maxey Survey, Abstract No. 721 in the City of Pearland, Brazoria County, Texas.

**G. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Corrigan Plaza Section One**

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A request by Debra Leger-Jordan, Windrose Land Services, for Corrigan Plaza, Ltd., for approval of a Preliminary Plat subdivision of 4.9370 acres zoned General Business (GB) into one lot for commercial use. The property is located at the southwest corner of Broadway and Corrigan Drive, and is described as follows:

4.9370 acres situated in the H.T. & B.R.R. Co. Survey, Section 13, Abstract No. 240, City of Pearland, Brazoria County, Texas.

### **H. CONSIDERATION & POSSIBLE ACTION – Final Plat of Pearland 123 Section One**

A request by Scott Owen, Brown & Gay Engineers, for Paul Grohman, for approval of a Final Plat subdivision of 44.79 acres in the Pearland 123 PUD for 93 residential lots, with four reserves of 17.5 acres for detention, drainage, park land, and commercial use. The property is located west of Pearland Parkway north of Broadway, and is described as follows:

44.79 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 Texas.

### **I. CONSIDERATION & POSSIBLE ACTION – Final Plat of Spring Meadow Subdivision**

A request by Mahendra Rodrigo, P.E., GC Engineering, Inc, for John Kelly, owner, for a Final Plat of 41.9495 acres zoned R-2, Medium Density Single Family, for 138 residential lots. The property is located between O'Day and Hatfield Roads, north of future McHard Road, and is described as follows:

41.9495 acres located in the H.T. & B.R.R. Co. Survey, Abstract 544, City of Pearland, Brazoria County, Texas.

### **J. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Jamison Landing**

A request by Paul H. Dickson, for Jamison Landing Land Co., LP, for approval of a Preliminary Plat subdivision of 17.5127 acres zoned Commercial (C) and Maximum Density Single Family (R-4) for 66 residential lots and one commercial tract. The property is located on the south side of Broadway between Pine Hollow Drive and Pine Valley Drive, and is described as follows:

17.5127 acres of land being the remainder a called 37.421 acre tract, as recorded in volume 1548, Page 473 of the deed records of Brazoria County, Texas, being all of Tract 43, a portion of Tract 30, and a portion of Tract 29, out of the George W. Jenkins Subdivision, according to the map or plat thereof, recorded in Volume 2, page 20 of the deed records of Brazoria County, Pearland, Texas, & Located in the J.F. Perry and E.M. Austin Survey, A-111, City of Pearland, Brazoria County, Texas.

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**K. CONSIDERATION & POSSIBLE ACTION – Request by Randall Riley, Kerry R Gilbert & Assoc, for a variance from Section 27-3 (A) (2) Special Provisions of the Subdivision Ordinance for Southern Trails Sections One, Three, and Four**

*denied  
0-4*

Randall Riley, Kerry R Gilbert & Assoc, is asking for a variance to have building permits issued for model homes, sales trailers, and a parking lot in Southern Trails Sections One, Three, and Four prior to subdivision acceptance by City Council.

**IV. DISCUSSION ITEM – Election of P & Z Officers**

1. Election of Chairperson
2. Election of Vice-Chairperson

**V. NEXT MEETING DATES:** August 11, 2005 – Review UDC by City Council  
August 22, 2005 – JPH & Regular P & Z  
August 23, 2005 – Review of UDC by City Council

*15th*

**VI. ADJOURNMENT**

*9:24*

*if there will be have files @ JPH in Sept.*

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.

Posted this _____ day of _____, 2005
Removed this _____ day of _____, 2005

# PLANNING & ZONING COMMISSION

## MINUTES

### REGULAR MEETING

CITY OF PEARLAND PLANNING AND ZONING COMMISSION

July 18, 2005 AT 6:30 P.M.

CHAMBER COUNCIL

CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TX

#### **I. CALL TO ORDER**

The Regular Meeting was called to order at 9:31 pm. with the following present:

P & Z Vice-Chairperson Todd Iocco

P & Z Commissioner Neil West

P & Z Commissioner Sheryl Greiner

P & Z Commissioner Joe McWhorter

Also in attendance: Executive Director of Community Services Nick Finan, Planning Director Lata Krishnarao, Senior Planner Theresa Grahmann, Planner 1 Diana DuCroz, Deputy City Attorney Nghiem Doan and Planning Administrative Secretary Judy Krajca.

#### **II. APPROVAL OF MINUTES: June 20, 2005 – Regular Meeting and June 27, 2005 Special Meeting**

Commissioner Greiner made a motion to approve the minutes as presented, and Commissioner McWhorter seconded.

Minutes were approved 4-0.

#### **III. NEW BUSINESS**

##### **A. CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 1237**

A request by Wallace and Edith Longoria, owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to Single Family Dwelling District (R-1), on the following described property, to wit:

Legal Description: Lot 6, Block 4, of Garden Acres Subdivision, Section 2, H.T. & B.R.R. Company Survey, Abstract 219, City of Pearland, Brazoria County, Texas

General Location: Located at 2627 Lazy Bend Street

Commissioner Greiner made a motion to approve, and Commissioner McWhorter seconded.

There was no discussion by the Commissioners/Staff.

The vote was 4-0 for approval of the zone change.

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### **B. CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 1235 AND SPECIFIC USE PERMIT APPLICATION NO. 148**

A request by Sovereign Grace Church, applicant for Dr. Ted Cleaves, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to Estate Lot Single Family Dwelling District (R-E), and approval of a Specific Use Permit for a church (R-E(S)), on the following described property, to wit:

Legal Description: 9.989 acres of land, Lot 33, Section 10, T.T. & B.R.R. Company Survey, Abstract 505, Allison Richey Gulf Coast Home Company Subdivision, as recorded in Volume 2, Page 84, of the Brazoria County Plat Records, City of Pearland, Brazoria County, Texas

General Location: Located on the West Side of Max Road, and South of Brookside Road

Commissioner Greiner made a motion to approve with the stipulations as proposed by the staff, and including a fence along the north and west property lines. Commissioner McWhorter had concerns regarding the fencing, as there are no residential homes adjoining at this time. Commissioner Greiner stated she is looking toward future growth. Planning Director Krishnarao asked for specifics on the type of fencing, and Commission Greiner stated it should conform to Commercial Standards. Senior Planner Grahmann asked for clarification on which sides of the property they were requesting fencing or screening. Commissioner Greiner stated the she was looking at the North and West sides.

There was no further discussion.

Commissioner West seconded this motion.

Vice-Chairperson Iocco called for the vote. The vote was 4-0 for approval of the zone change with the four stipulations.

### **C. CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 1236 AND SPECIFIC USE PERMIT APPLICATION NO. 149**

A request by Shepherd of the Heart Methodist, applicant for Anh Ho and Arlin Harwell, owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to Single Family Dwelling District (R-1), and approval of a Specific Use Permit for a church (R-1(S)), on the following described property, to wit:

Legal Description: 10.00 acres in the J.S. Talmage Survey, Abstract 564, and being a part of Lot 36 of the Allison Richey Gulf Coast Home Company Suburban Gardens Subdivision recorded in volume 2, Page 98 of

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the Plat Records of Brazoria County, City of Pearland, Brazoria County, Texas

General Location: Located on the North Side of County Road 59, and West of Future Kirby Drive

Commissioner Greiner made a motion to approve with stipulations presented by the staff including a screening fence along the property lines. Commissioner West seconded.

Planner Director Krishnarao asked the Commissioners if they wanted screening on all sides. Commissioner Greiner stated she wants to include screening on the North, East and West sides. Commissioner McWhorter asked if it was possible to put a stipulation in our zoning approval that says they must put a fence up if the adjacent residents request it. Deputy City Attorney Doan stated that future residents could not make that call.

There were no other comments and no further discussion. Commissioner McWhorter stated that he had concerns with requiring them to put a fence up.

The vote was 3-1 for approval of the zone change. Commissioner McWhorter voted against the motion.

### **D. CONSIDERATION & POSSIBLE ACTION – SPECIFIC USE PERMIT APPLICATION NO. 150**

A request by Jack McGuff, Jr., AIA, applicant for A.R. Hixson, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a Specific Use Permit for an Industrial Manufacturing Facility with Blending and/or Packing Facilities, in the Heavy Industrial District (M-2(S)), on the following described property, to wit:

Legal Description: 30.155 acres out of Lot 4, Section 12, H.T. & B.R.R. Company Survey, Abstract 508, Pearland, Brazoria County, Texas, and being a portion of that certain tract described in a deed dated 12-20-2000 from Patrick L. Dooley to A.R. Hixson as filed in Official Records of Real Property of Brazoria County at Clerk's File Number 01-009725, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the South Side of Magnolia Street, and East of Veterans Drive

Commissioner Greiner made a motion to approve for purpose of discussion, and Commissioner McWhorter seconded.

Vice-Chairperson Iocco asked the staff about the truck traffic coming off the new bridge that will be built over the railroad. Planning Director Krishnarao stated that because there is a large area already industrial now, the road would probably adjust for that. Commissioner McWhorter stated that he was opposed to any chemicals being near a residential area. Commissioner West stated that he opposes this. Commissioner Greiner had no comments. Vice-Chairperson Iocco commented that he was around when the adjacent land was originally zoned from industrial to residential. He said this

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property in question was not part of the property to be rezoned residential. He does not support putting chemicals near a residential area.

Vice-Chairperson called for a vote. The motion failed 0-4. The Specific Use Permit was denied.

Vice-Chairperson Iocco made a motion to combine agenda items E, F and G. Commissioner Greiner seconded the motion, and it carried 4-0.

Planner DuCroz read each and any outstanding items.

### **E. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SHADOW CREEK RANCH SF-52**

A request by Jason Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for a approval of a Preliminary Plat subdivision of 13.679 acres of land in Shadow Creek Ranch and zoned SCR-PUD R-6 into 61 residential lots, with three reserves totaling .204 acres for landscaping and open space. The property is located in the southwest portion of Shadow Creek Ranch in Fort Bend County, and is described as follows:

Legal Description: 13.679 acres being out of the H.T. & B.R.R. Co. Survey, Section 83, Abstract 761, City of Pearland, Fort Bend County, Texas

### **F. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SHADOW CREEK RANCH SF-54**

A request by Jason Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Preliminary Plat subdivision of 16.566 acres of land in Shadow Creek Ranch and zoned SCR-PUD R-7 into 67 residential lots, with eight reserves totaling 2.187 acres for landscaping, drainage, open space, and pipeline easements. The property is located on the western edge of Shadow Creek Ranch in Fort Bend County, and is described as follows:

Legal Description: 16.566 acres being out of the F. Hooper Survey, Abstract 198, City of Pearland, Fort Bend County, Texas

### **G. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SHADOW CREEK RANCH ENTRANCE RESERVES**

A request by Jason Banda, LJA Engineering & Surveying, Inc. for Pearland Investments, LLP, for approval of a Final Plat subdivision of 0.880 acres of land in Shadow Creek Ranch for six entrance reserves on the north side of Broadway at Kirby Drive, Kingsley

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Drive, and Half Moon Bay Drive. The property is described as follows:

Legal Description: 0.880 acres being out of the H.T. & B.R.R. Company Survey, Section 83, Abstract 305, the H.T. & B.R.R. Company Survey, Section 82, Abstract 565 the T.C.R.R. Company Survey, Section 3, Abstract 678, and the T.C.R.R. Company Survey, Section 4, Abstract 675, City of Pearland, Brazoria County, Texas

Vice-Chairperson Iocco called for a motion. Commissioner West made a motion to approve with staff comments, and Commissioner Greiner seconded.

There was no discussion by Commissioners/Staff.

The vote was 4-0 for approval of items E, F and G.

### **H. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF COUNTRY CLUB PLAZA**

A request by Jay Javadi, Donya, LLC, for a Preliminary Plat of 6.4224 acres zoned Commercial (C) and Maximum Density Single Family (R-4) for one lot for commercial use. The property is located at the west corner of Broadway and Liberty Drive, and is described as follows:

Legal Description: 6.4224 acres of land, out of a 313 acre tract in the W. D. C. Hall Survey, Abstract No. 70, in the City of Pearland, Brazoria County, Texas

Planner DuCroz read the outstanding items.

Vice-Chairperson Iocco called for a motion. Commissioner McWhorter made the motion to approve with staff comments, and Commissioner Greiner seconded.

There was no discussion by Commissioners/Staff.

The vote was 4-0 for approval.

### **I. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF EMERALD STONE**

A request by Kathy Denton, JKC & Associates, for approval of a Preliminary Plat of 10.4696 acres zoned R-2 for 28 residential lots. The plat is located on the east side of O'Day Road at Dublin Lane, and is described as follows:

Legal Description: 10.4696 acres of land situated in the H.T. & B.R.R. Company Survey, Section 6, Abstract 544, City of Pearland, Brazoria County, Texas

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Planner DuCroz read the outstanding items.

Commissioner McWhorter made the motion to approve and Commissioner Greiner seconded.

There was no discussion by Commissioners/Staff.

The vote was 4-0 for approval.

### **J. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF JAMISON LANDING**

A request by Paul H. Dickson, for Jamison Landing Land Co., LP, for approval of a Preliminary Plat subdivision of 17.5127 acres zoned Commercial (C) and Maximum Density Single Family (R-4) for 68 residential lots and one commercial tract. The property is located on the south side of Broadway between Pine Hollow Drive and Pine Valley Drive, and is described as follows:

Legal Description: 17.5127 acres of land being the remainder a called 37.421 acre tract, as recorded in volume 1548, Page 473 of the deed records of Brazoria County, Texas, being all of Tract 43, a portion of Tract 30, and a portion of Tract 29, out of the George W. Jenkins Subdivision, according to the map or plat thereof, recorded in Volume 2, page 20 of the deed records of Brazoria County, Pearland, Texas, & Located in the J.F. Perry and E.M. Austin Survey, A-111, City of Pearland, Brazoria County, Texas.

Vice-Chairperson locco stated this plat was withdrawn from consideration at this meeting, and will be rescheduled for the August 1, 2005 meeting.

### **K. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SAVANNAH LANDING SECTION THREE**

A request by Geoff Freeman, Brown & Gay Engineers, for Savannah Development, Ltd., for approval of a Final Plat subdivision of 30.86 acres in Savannah for 55 residential lots, with six reserves of 10.48 acres for landscaping, open space, utilities, and detention. The property is located in the City of Pearland E.T.J., east of Savannah Landing Lane in the northwest section of Savannah, and is described as follows:

Legal Description: Being 30.86 acres of land located in the A.C.H. & B. Survey, A-403, Brazoria County, Texas.

Planner DuCroz stated there were no outstanding items.

Commissioner Greiner made the motion to approve and Commissioner McWhorter seconded the motion.

There was no discussion by Commissioners/Staff.

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rights of the public in and to all roads and rights-of-way created in documents recorded in: Vol. 118, Pg. 98 & 99, B.C.D.R., Vol. 124, Pg. 612, B.C.D.R., Vol. 130, Pg. 77, B.C.D.R., Vol. 135, Pg. 540, B.C.D.R., Vol. 2, Pg. 98, B.C.D.R., but only to the extent that such documents affect the property which is the subject of this replat

**Q. CONDUCT A PUBLIC HEARING – FINAL PLAT OF SOUTHERN TRAILS PHASE 1 SECTION 3, A REPLAT OF AN EARLIER SUBDIVISION**

A request by Geoff Freeman, Brown & Gay Engineers, for CL Ashton Woods, L.P., for approval of a Replat to create 99 lots in 3 blocks and to abandon all rights of the public in and to all roads and rights-of-way created in documents recorded in: Vol. 118, Pg. 99, B.C.D.R., Vol. 130, Pg. 77, B.C.D.R., Vol. 135, Pg. 540, B.C.D.R., Vol. 2, Pg. 98, B.C.D.R., but only to the extent that such documents affect the property which is the subject of this replat.

**S. CONDUCT A PUBLIC HEARING – FINAL PLAT OF SOUTHERN TRAILS PHASE 1 SECTION 4, A REPLAT OF AN EARLIER SUBDIVISION**

A request by Geoff Freeman, Brown & Gay Engineers, for CL Ashton Woods, L.P., for approval of a Replat to create 102 lots, 3 reserves in 4 blocks and to abandon all rights of the public in and to all roads and rights-of-way created in documents recorded in: Vol. 118, Pg. 98, B.C.D.R., Vol. 124, Pg. 612, B.C.D.R., Vol. 126, Pg. 569, B.C.D.R., Vol. 135, Pg. 540, B.C.D.R., Vol. 2, Pg. 98, B.C.D.R., but only to the extent that such documents affect the property which is the subject of this replat.

There were no comments. Vice-Chairperson locco closed the public hearing.

Vice-Chairperson locco called for consideration of items N, P, R and T.

**N. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SOUTHERN TRAILS PHASE 1 SECTION 1**

A request by Geoff Freeman, Brown & Gay Engineers, for CL Ashton Woods, L.P., for approval of a Final Plat subdivision of 14.61 acres in the Southern Trails PUD for 13 residential lots, with four reserves of 6.931 acres for landscaping, open space, drainage, and amenity lakes. The property is located on the south side of Broadway near the Half Moon Bay Drive intersection, and is described as follows:

14.61 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 27, 28, 29, 37, 38, & 39, Block 80, as recorded in Volume 2, Page 98, B.C.P.R.

**P. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SOUTHERN**

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## **TRAILS PHASE 1 SECTION 2**

A request by Geoff Freeman, Brown & Gay Engineers, for CL Ashton Woods, L.P., for approval of a Final Plat subdivision of 28.27 acres in the Southern Trails PUD for three reserves for landscaping, open space, detention, drainage, and a recreational center. The property is located on the south side of Broadway near the Half Moon Bay Drive intersection, and is described as follows:

28.27 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 13, 15, 21, 22, 23, 27, 28, 29, 30, & 31, Block 80, as recorded in Volume 2, Page 98, B.C.P.R.

## **R. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SOUTHERN TRAILS PHASE 1 SECTION 3**

A request by Geoff Freeman, Brown & Gay Engineers, for CL Ashton Woods, L.P., for approval of a Final Plat subdivision of 30.62 acres in the Southern Trails PUD for 99 residential lots. The property is located on the south side of Broadway near the Half Moon Bay Drive intersection, and is described as follows:

30.62 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, Being Part of Lots 20, 21, 22, 27, 28, 29, & 30, Block 80, as recorded in Volume 2, Page 98, B.C.P.R.

## **T. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SOUTHERN TRAILS PHASE 1 SECTION 4**

A request by Geoff Freeman, Brown & Gay Engineers, for CL Ashton Woods, L.P., for approval of a Final Plat subdivision of 25.94 acres in the Southern Trails PUD for 102 residential lots, with three reserves of 1.676 acres for landscaping and open space. The property is located on the south side of Broadway near the Half Moon Bay Drive intersection, and is described as follows:

25.94 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 23, 29, 30, & 39, Block 80, as recorded in Volume 2, Page 98, B.C.P.R.

Planner DuCroz read each item and all outstanding items.

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There was some discussion in regards to the streetlights, and if fees have been paid.

Co-Chairperson Iocco asked if there were any other questions. There were no comments from the applicant.

There were no further comments from the Commissioners/Staff.

Commissioner Greiner made a motion to approve, and Commissioner McWhorter seconded.

The vote was 4-0 for approval of items N, P, R and T.

#### **IV. ADJOURNMENT**

The Regular Meeting adjourned at 10:09 p.m.

These minutes respectfully submitted by:

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Judy Krajca, Planning Administrative Secretary

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

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Ruby Sandars  
Planning & Zoning Commission Chairperson

A. GSH Plat No. 2005 Diana read staff rpt  
No outstanding items

Sheryl motion

Todd 2nd

Passed 4-0

B. Cold River Ranch Ph 2 Diana read staff

Ph 1 apprd earlier this yr. <sup>rp</sup>

Todd app

sheryl 2nd

Neil - question what was sy of earlier  
approd lots

Diana - same

Passed 4-0

C. SKR Trinity B

1 outstanding item

Sheryl motion

Todd 2nd

passed 4-0

D. SCR 5F-48

Diana read staff rpt.  
1 outstanding item

Todd motion

Sheryl 2nd w/ staff

passed 4-0

E. SCR 16A

Diana read staff rpt.

# outstanding items

Todd motion

Sheryl 2nd

Sheryl w/ question

Jason Banda 2 fees to be pd tomorrow  
other: str. lights - need to show on 50 Parkway  
water/sewer - has signed plans w/  
him  
was an oversight - will be fixed

no other comments

Katy - does staff feel satisfied

4-0 passed

F Surprise Lake Center  
Diana read staff comments  
outstanding items

Todd - motion  
Shery 2nd  
accept of st. recomm.

Ruby asked if anyone was here representing  
Not present.

Richard Keller said he spoke w/ them  
this past week

Ruby - does staff feel adequate w/ this.

3 - for Todd Ruby Neil  
1 - against (Sheryl)

G. Corrigan Plaza Diana read  
no outstanding items

Todd motion  
Sheryl 2nd

any questions Ruby thanked for mtg  
all request.

Passed 4-0

4. Pearland 123  
outstand items

Tooe - motion  
Sheryl / 2nd  
accept w/

Neil - does #1 receive fees  
Richard - yes - pd. May need  
turn in. Might affect Plat.  
Mr Owens present. No problem.  
has had TIA for long time - Can not  
turn in.

Passed 4-0 w/ st. rec.

I. Spring Meadow  
Alana read

outst. items  
1 #2

Tooe - motion  
Sheryl 2nd

Passed ~~app.~~ 4-0

J. Jamison Land  
outlet items

Richard stated 230 ft center line radius  
give it 30 mph.  
appl. wants 20 mph.

PdZ cannot appr. less than 30 mph.

Only council can appr. w/ ~~engineer~~  
engineer study

Toad motion to appr.

Neil asked if we can forward w/ action

Ruby said we don't have authority to  
appr. anything w/ speed limit.

Toad Sheryl - Inad

Ruby Commented - too many items on a  
plat and hope final would not  
have any

Repres. from Jamison Land

? 230 ft line Rad

It's now 60<sup>ft.</sup> - city - eng. wants 230 ft.

Denise we should "

Lata - needs to show center line radius

Richard - City Engineer fears curves  
too sharp.

Richard @ 20mph ok. but Atty says  
we can't have 20mph (legally)

Not do a traffic study

James Land is working on Presenting  
Traffic study

Nguyen - we can't start

Todd - Does staff feel comfortable

Richard - Quicker to expedite  
if we expect 230'

Neil how long would it hold up  
if we table it

Two wks - next mtg.

Neil made motion

Lata - we have 30 day limit

Staff would recommend deny  
or appr. Don't table

Nghien  
~~Neil~~ - don't see a problem w/ appr.  
Todd confirmed  
Move forward - Don't table it.

Motion by Neil to table  
Neil wld based on Nghien

Todd motion to appr.

? Ind

Rule must - come back if ~~no~~  
all completed

passed 4-0

## K. Variances

Diana read

Dinal flats have been appr. & filed  
city Eng. dept. has okays

Todd mot

Sheryl Ind

Todd did was resolve this in UDC  
before

Nghien 23 - sub (G3) re: Variances

undo hardship be shown.

encourage  
Commission ~~Make~~ a finding.  
Must comply w/ book

Appl. is not here.

Todd - <sup>guess we</sup> won't find undo hardship

~~Acit~~ -

Diana said suid. acceptance is close

Ruby - we have rules, guidelines

~~Now all of the sudden we to they~~  
~~need to.~~

Sat'a we've had probl w/ developers  
being educated in past  
what if its an emergency  
no str. A for EMS to get there.

What is the Haroship - educ. ourself (P+z)  
and the appl.

Sheryl - spoke about past situation - hardship

Ruby what is there hardship

Kata & Diana said we have letter

Richard excused himself to get  
Andy Gallagher to help discuss hardship.

Nghiem spoke

walk Commission thru on  
requirements just like he  
walked ZBA thru.

Andy Gallagher showed up.

Nghiem  
variance under TX Law  
are Technical

Richard asked Andy Gallagher  
never any hardships or variances  
there is no

Todd Variances should be  
1 - 100 or 1 in 200

Reily - this does not meet requirements  
for a variance.

Todd - listen to what Nghiem said.

Motion in favor of

0-4 Opposed  
Failed

Election of P&Z officers

Vote for two positions

- 1) Chair - ~~Todd~~ <sup>nominated</sup> Ruby Sanders  
2) Vice -

Neil would like to hear  
accept. speech

Ruby thanked Kghiem for workshops

No other nomination

4-0 passed for Ruby Sanders

Vice chair - Sheryl - nominated  
Todd  
Neil - seconded

4-0 appr.

PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: July 21, 2005

P&Z MEETING DATE: AUGUST 1, 2005

SUBDIVISION NAME/LOCATION: GSL PLAT No. 2005/

SW COR. OF ALMEDA SCHOOL RD. AND BELTWAY 8

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

PRIMARY CONTACT: DAN MASSIATTE Phone: 713-780-8871

MAILING ADDRESS: 3030 SOUTH GESSNER, SUITE 100

CITY, STATE, ZIP: HOUSTON, TX. 77063

OWNER NAME: GSL INVESTMENTS, INC. Phone: 713-952-7000

MAILING ADDRESS: 5858 WESTHEIMER

CITY, STATE, ZIP: HOUSTON, TX. 77057

The following required documents must accompany the 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: Dan H. Massiatte  
(Agent)

Fee: \$ 52000 Date Paid: 7/22/05 Receipt No.: 167118

RECEIVED  
JUL 22 2005

**GSL PLAT NO. 2005**  
**PRELIMINARY PLAT – STAFF REPORT**

**P & Z MEETING DATE:** August 1, 2005

**APPLICANT:** Dan Massiatte, Century Engineering, Inc.

**REQUEST:** Preliminary Plat subdivision of a 3.2585 acre parcel located in the City of Pearland Extra-Territorial Jurisdiction (E.T.J.) for one lot for commercial use.

**GENERAL LOCATION:** The property is located in Harris County at the southwest corner of Almeda School Rd and Beltway 8, just outside of the City Limits. See Vicinity Map below.

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

**ZONING:** This property is located in the City of Pearland E.T.J. outside of the city limits and is not zoned.

**SURROUNDING USES:** Beltway 8 is on the north side of the subject property. To the east is an industrial property and sandpit operation. The properties to the west and south are vacant, but designated for light industrial uses in the City's Comprehensive Plan.

**COMPREHENSIVE PLAN:** The subject property is located within the City of Pearland E.T.J. The Comprehensive Plan designates the eastern two-thirds of the subject property as Mixed Use Business Park (Spectrum District S5), which is a light and heavy industrial district. The western third is designated for Light Industrial Use. The proposed plat is consistent with the Comprehensive Plan.

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

**UTILITIES:** Water and sewer are not available.

**STORMWATER MANAGEMENT:** Stormwater detention is to be provided on-site.

**PARKS AND OPEN SPACE:** Not applicable to this plat as it is outside of the city limits.

**OUTSTANDING ITEMS:** None.

**ATTACHMENTS:**

1. Application Form
2. Preliminary Plat



ALAMEDA RD

E 6W 86W 6 ALMEDA

S 6 FWY

S 34M HOUSTON PKWY

S 6 FWY

S 34M HOUSTON PKWY

WHITE

SITE

RILEY RD

JERRY SHORE DR

PARK ALMEDA DR

ALMEDA SCHOOL RD

LARRABOR RD

DEL PAPA ST

SOUTH BELT INDUSTRIAL DR

Projects Dept - GIS Div - 2005

0 ——— 434ft

0 ——— 0.1km



FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 9/1/04 P&Z MEETING DATE: Next Available

SUBDIVISION NAME/LOCATION: Cold River Ranch Phase 2  
Pearland ETJ (Co. Id. 48)

Lot(s): 217 Block(s): 8 Reserve(s): 5

PRIMARY CONTACT (Print or Type): Muddy Hunt Inc Phone: (956) 381-0981

MAILING ADDRESS: 115 W. McFartyre  
Addicks TX 78541

OWNER NAME (Print or Type): Grande Valley Homes, L.C. Phone: (956) 631-6000

MAILING ADDRESS: 1409 N. Main Street  
McAllen TX 78501

AGENT'S NAME (Print or Type): Mark Dizard Phone: (956) 631-6000

MAILING ADDRESS: 1409 N. Main  
McAllen, TX 78501

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 if ETJ)
- Show Approval of Construction Plans
- Show Approval of Drainage Report
- Show Approval of Traffic Impact Analysis
- Park Fees (if required) N/A
- Completed Checklist
- Current Title Report w/ Deeds
- Any Variance Request(s) in Letter Form
- Certified Tax Certificates (no taxes can be due)
- Final Plat Staff Review Mark-Up
- Application fee (\$400 plus \$4 per lot or \$25 per acre)

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: \$1,268.<sup>00</sup> Date Paid: 12/9/04 Receipt No.: 1466068

RECEIVED  
2004

## **COLD RIVER RANCH, PHASE 2**

### **FINAL PLAT – STAFF REPORT**

**P & Z MEETING DATE:** August 1, 2005

**APPLICANT:** Kathy Denton, JKC & Associates, Inc., for Mark Dizdar, Grande Valley Homes, LLC.

**REQUEST:** Final Plat Subdivision of 43.281 acres in the City of Pearland Extra-Territorial Jurisdiction (E.T.J.) into 217 residential lots, with five reserves of 4.261 acres for detention, landscaping, and open space.

**GENERAL LOCATION:** East of C.R. 48 and south of C.R. 58 in the City of Pearland E.T.J. See Vicinity Map below.

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

**ZONING:** This property is located in the E.T.J. and is therefore not zoned. The typical lot size in this plat is 5,000 square feet, which would be consistent with the R-4 zone within the city limits. The smallest lot is 4,697 square feet, which is smaller than the minimum allowed in R-4 zones.

**SURROUNDING USES:** The plat is surrounded by a mix of undeveloped properties and single family uses.

**COMPREHENSIVE PLAN:** The City of Pearland Land Use Plan designates the property for Low Density Residential. The plat contains lots of approximately 5,000 square feet and is therefore more appropriately classified as medium density residential, inconsistent with the Comprehensive Plan policy for this area.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis has been approved. C.R. 48 is designated as a Major Thoroughfare on the City's Thoroughfare Plan, which calls for a right-of-way width of 120 ft. A strip of land 40 ft wide will be dedicated as right-of-way along C.R. 48.

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

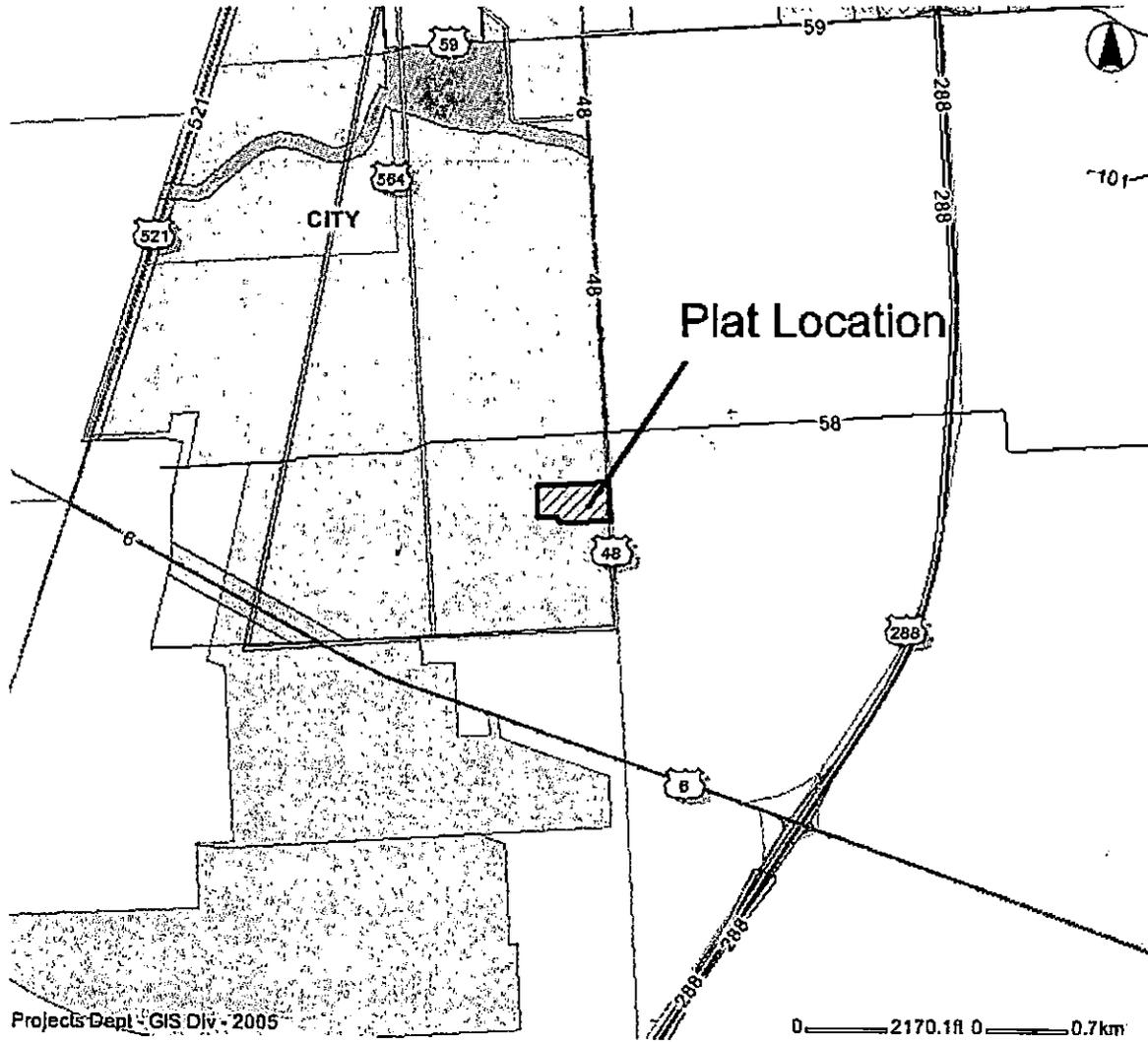
**STORMWATER MANAGEMENT:** Stormwater detention will be provided onsite.

**PARKS AND OPEN SPACE:** Not applicable because the plat is located in the E.T.J.

**OUTSTANDING ITEMS:** None.

**ATTACHMENTS:**

1. Application Form
2. Final Plat



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JUL 25 2005

Development Handbook  
May 2005

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 07.11.05 P&Z MEETING DATE: 07.18.05

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch Portion  
of Trinity Bay Drive and Jockey Bay Drive

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

PRIMARY CONTACT: Jason Brudz

MAILING ADDRESS: 2929 Briarpark Dr. Suite 600

CITY, STATE, ZIP: Houston, TX 77042

PHONE: 713.953.5067 FAX: 713.953.5066

E-MAIL ADDRESS: \_\_\_\_\_

OWNER NAME: Pearland Investments, LP

MAILING ADDRESS: 5195 Las Vegas Blvd. South

CITY, STATE, ZIP: Las Vegas, NV 89119

PHONE: 702.736.6151 FAX: \_\_\_\_\_

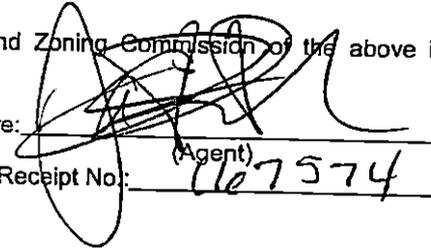
E-MAIL ADDRESS: \_\_\_\_\_

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

Signature:  \_\_\_\_\_ (Agent)

Fee: \$ 523.00

Date Paid: 7/25/05

Receipt No: 167574

**SHADOW CREEK RANCH – RIGHT-OF-WAY FOR PORTION OF TRINITY BAY DRIVE AND ARCADIA BAY DRIVE**

**FINAL PLAT – STAFF REPORT**

**P & Z MEETING DATE:** August 1, 2005

**APPLICANT/OWNER:** Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investments, LP.

**REQUEST:** Final Right-of-Way Plat of 4.887 acres in Shadow Creek Ranch for a portion of Trinity Bay Drive and Arcadia Bay Drive. The Preliminary Plat was approved on December 6, 2004.

**GENERAL LOCATION:** Located in the western portion of Shadow Creek Ranch in Fort Bend County. See Vicinity Map below.

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

**ZONING:** SCR PUD, Right-of-way. The proposed plat is consistent with the zoning.

**SURROUNDING USES:** All surrounding areas will be developed with single family residential.

**COMPREHENSIVE PLAN:** The City of Pearland Land Use Plan designates the surrounding areas for low density residential. These rights-of-way will serve as major collectors for the adjacent residential plats and are therefore consistent with the Comprehensive Plan.

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

**UTILITIES:** Water and sewer are not available at the time of platting. The developer will extend 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.

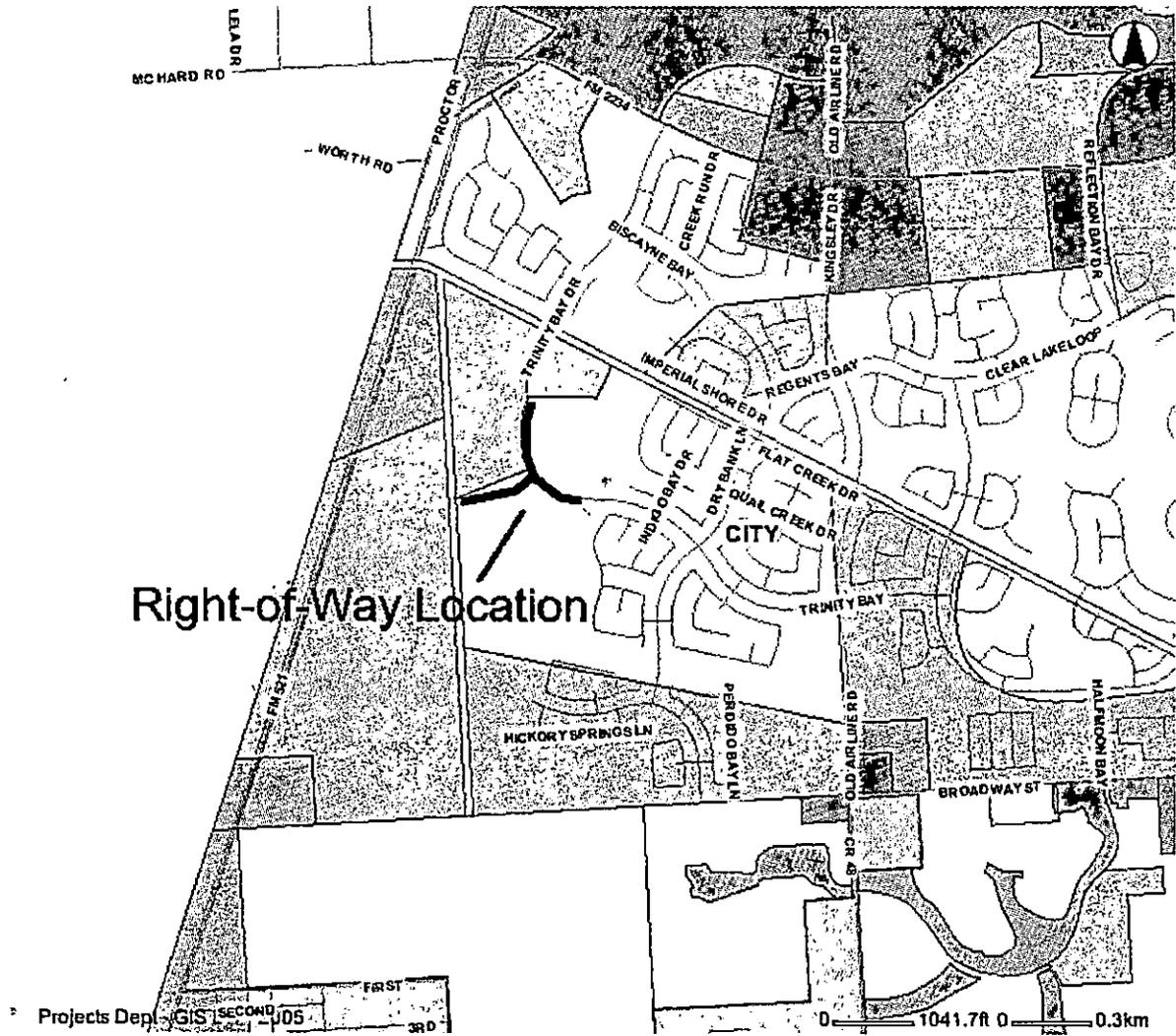
**PARKS AND OPEN SPACE:** Not applicable to this plat.

**OUTSTANDING ITEMS:**

1. Recordation data for the SF-48 plat should be added.
2. 'F.B.C.O.P.R.' should be added to the legend.
3. Arcadia Bay Drive should be labeled on the Vicinity Map.

ATTACHMENTS:

- 1. Application Form
- 2. Final Plat



FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 07.11.05 P&Z MEETING DATE: 07.18.05

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch SF-48

Lot(s): 49 Block(s): 2 Reserve(s): 8

PRIMARY CONTACT: Jason Bunde

MAILING ADDRESS: 2929 Briarpark Dr. Suite 600

CITY, STATE, ZIP: Houston, TX 77042

PHONE: 713.953.5067 FAX: 713.953.5026

E-MAIL ADDRESS: \_\_\_\_\_

OWNER NAME: Peayland Investments, L.P.

MAILING ADDRESS: 5195 Las Vegas Blvd. South

CITY, STATE, ZIP: Las Vegas, NV 89119

PHONE: 702.736.6151 FAX: \_\_\_\_\_

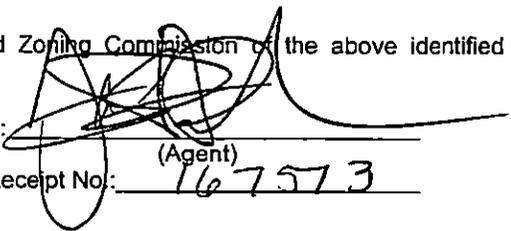
E-MAIL ADDRESS: \_\_\_\_\_

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

Signature:  (Agent)

Fee: \$ 596.00

Date Paid: 7/25/05

Receipt No.: 167573

## **SHADOW CREEK RANCH SF-48**

### **FINAL PLAT – STAFF REPORT**

**P & Z MEETING DATE:** August 1, 2005

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

**REQUEST:** Final Plat subdivision of 20.972 acres of land in Shadow Creek Ranch and zoned SCR-PUD R-7 into 49 residential lots, with eight reserves of 9.543 acres for landscaping, open space, drainage, power lines, and pipelines. The Preliminary Plat was approved on August 2, 2004.

**GENERAL LOCATION:** The property is located in the western portion of Shadow Creek Ranch east of Trinity Bay Drive in both Brazoria and Fort Bend counties. See Vicinity Map below.

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

**ZONING:** Shadow Creek Ranch PUD R-7, Single Family Dwelling District, with a minimum lot size of 5,000 square feet and minimum lot width of 50 feet. The smallest lots in this plat are 6,325 square feet. The proposed plat is consistent with the approved PUD.

**SURROUNDING USES:** All surrounding uses are residential districts within the Shadow Creek Ranch PUD.

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

**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.

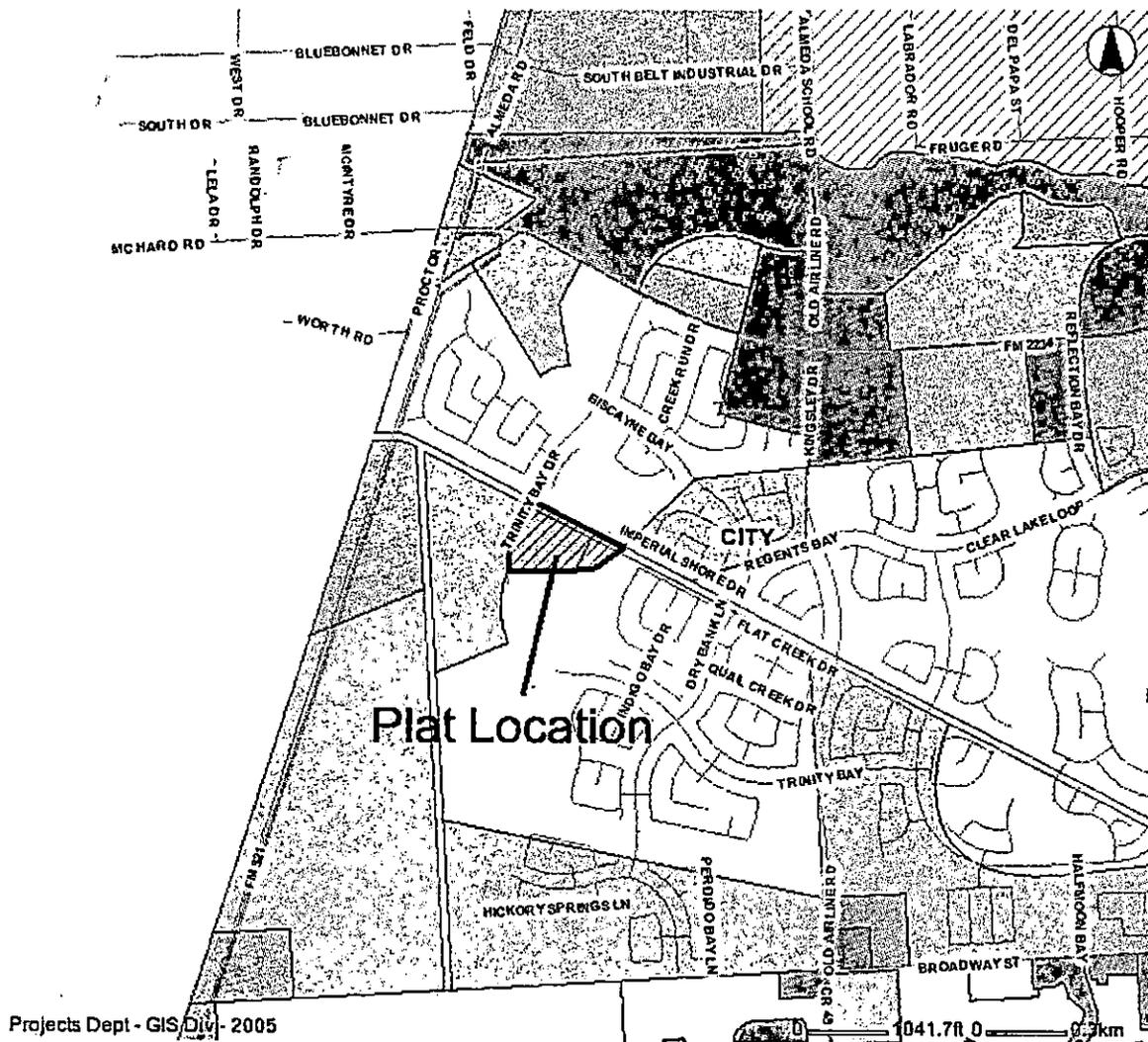
**PARKS AND OPEN SPACE:** Parks and open space will be provided in accordance with the Master Plan for the entire development.

**OUTSTANDING ITEMS:**

1. Flood Zones should be shown correctly on the plat.
2. The B.R.E. with the year of adjustment should be added to Note No. 15.
3. 'F.B.C.O.P.R.' should be added to the legend.
4. A sufficient number of original mylars will be needed in order to record the plat in both Brazoria and Fort Bend counties.

**ATTACHMENTS:**

1. Application Form
2. Final Plat



FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 07.25.05 P&Z MEETING DATE: 08.01.05

SUBDIVISION NAME/LOCATION: Shadow Creek Ranch Commercial  
Site No. 16A

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

PRIMARY CONTACT: Jaxon Bandz  
MAILING ADDRESS: 2929 Bridgeway Dr. Suite 600  
CITY, STATE, ZIP: Houston, TX 77042  
PHONE: 713.953.5200 FAX: 713.953.5026  
E-MAIL ADDRESS: \_\_\_\_\_

OWNER NAME: Buc-ee's, LP  
MAILING ADDRESS: 327 Highway 2004  
CITY, STATE, ZIP: Lake Jackson, TX 77566  
PHONE: 979.230.2920 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 type="checkbox"/> Show Approval of Construction Plans                       | <input type="checkbox"/> Any variance requests submitted in letter form                         |
| <input type="checkbox"/> Show Approval of Drainage Report                          | <input checked="" type="checkbox"/> Application fee (\$400, plus \$4 per lot, or \$25 per acre) |
| <input type="checkbox"/> Show Approval of Traffic Impact Analysis                  | <input checked="" type="checkbox"/> Certified Tax Certificates (no taxes can be due)            |
| <input 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: \_\_\_\_\_  
Fee: \$ 462.50 (Owner) Date Paid: 7/25/05 Receipt No.: 107572 (Agent)

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JUL 25 2005

**SHADOW CREEK RANCH COMMERCIAL SITE No. 16A**  
**FINAL PLAT- STAFF REPORT**

**P & Z MEETING DATE:** August 1, 2005

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

**REQUEST:** Final Plat subdivision of 2.500 acres in Shadow Creek Ranch into one lot for commercial use. The proposed use is a Buc-ee's station. The Preliminary Plat was approved on May 16, 2005.

**GENERAL LOCATION:** Northeast corner of the intersection of Shadow Creek Parkway (F.M. 2234) and Business Center Drive in the Shadow Creek Ranch PUD. See Vicinity Map below.

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

**ZONING:** Shadow Creek Ranch PUD-C (Commercial), which designates this site for commercial uses. The proposed plat is consistent with the PUD approval.

**SURROUNDING USES:** The properties to the north and south are part of the Shadow Creek Ranch PUD. The properties to the east and west are not part of Shadow Creek Ranch and are zoned Suburban Development (SD). Strouhal Tires is to the east.

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

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis has been approved. Contribution to off-site traffic improvements, including a traffic signal, will be required.

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

**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. The tree survey shows no protected trees on site.

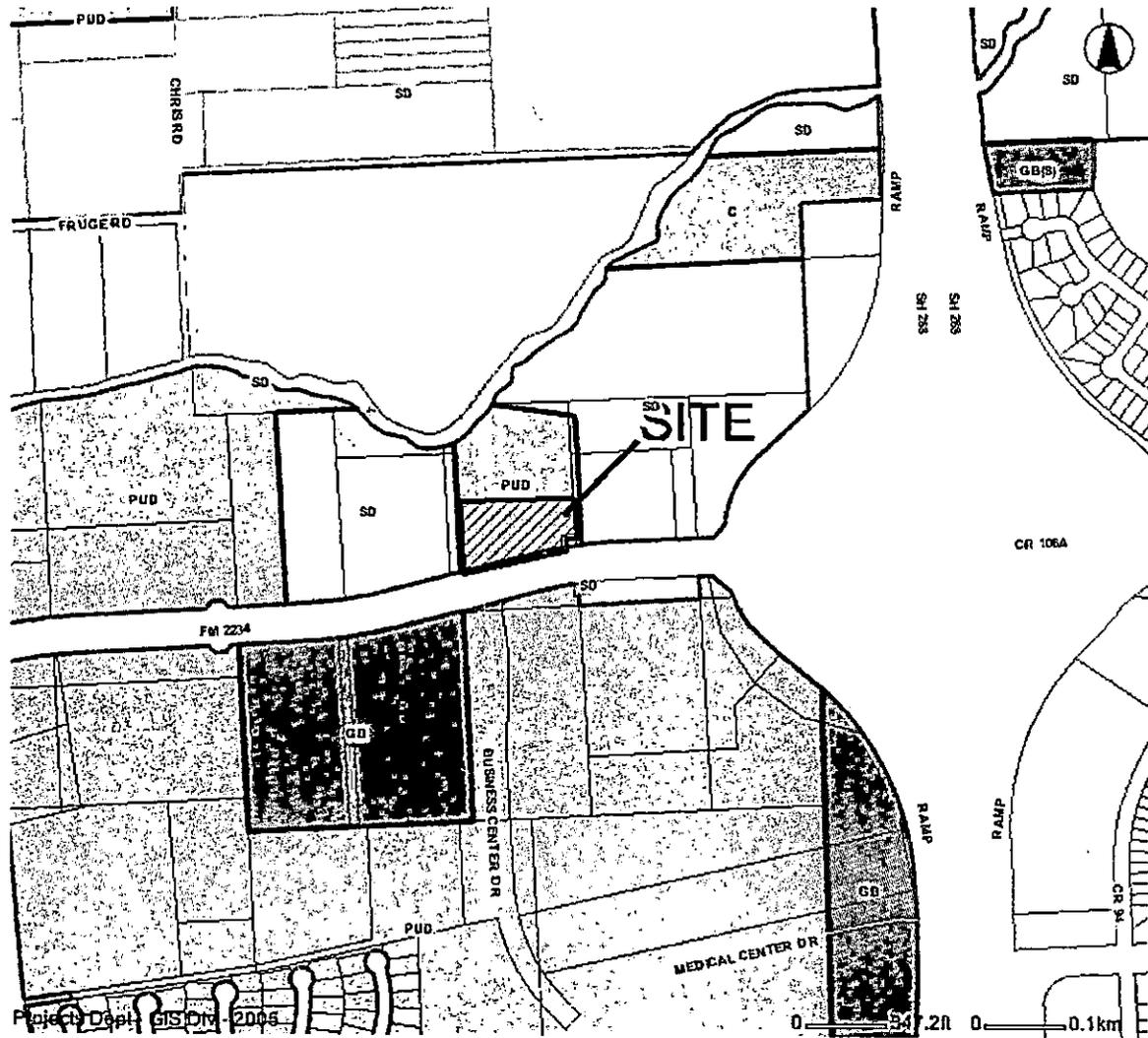
**OUTSTANDING ITEMS:**

1. Approved plans to extend water and sewer to the project limits are needed.
2. Streetlights must be provided on both street frontages.
3. The T.I.A. review fee is still needed.

4. The required traffic signal fee of \$21, 923 is required.

**ATTACHMENTS:**

1. Application Form
2. Final Plat



PRELIMINARY PLAT SUBMITTAL APPLICATION

RECEIVED  
JUL 25 2005

DATE FILED: 7-25-05 P&Z MEETING DATE: AUG. 1, 2005

SUBDIVISION NAME/LOCATION: SUNRISE LAKE CENTER, N.E. CORNER OF F.M. 518 & SUNRISE BOULEVARD

Lot(s): 3 Block(s): 1 Reserve(s): 2

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

MAILING ADDRESS: 2006 E. BROADWAY • PEARLAND • TX • 77581

CITY, STATE, ZIP: \_\_\_\_\_

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: 281-412-6672

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
- \$558.52
- 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: [Handwritten Signature]  
(Agent)

Fee: \$ 558.52 Date Paid: 7/25/05 Receipt No.: 167861

## **SUNRISE LAKE CENTER**

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

**P & Z MEETING DATE:** August 1, 2005

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

**REQUEST:** Preliminary Plat subdivision of a 5.284 acre parcel zoned General Business (GB) into three lots for commercial use, with 0.799 acre reserved for stormwater detention.

**GENERAL LOCATION:** The subject property is located at the northeast corner of the intersection of Sunrise Boulevard and Broadway (F.M. 518). See Vicinity Map below.

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

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

**SURROUNDING USES:** To the north is the Sunrise Lakes subdivision. To the west and east are vacant parcels zoned General Business (GB). The vacant land to the south is zoned Suburban Development (SD). Southwest of the parcel is a strip retail center in the E.T.J.

**COMPREHENSIVE PLAN:** The City of Pearland Land Use Plan designates the property as Medium Density Residential. However, the zoning is General Business, which is consistent with the proposed plat.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis will be required.

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

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

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

#### **OUTSTANDING ITEMS:**

1. Total reserve acreage should be called out in the title block on the plat.
2. The purposes of the reserve areas should be stated on the plat.
3. The question marks in the metes and bounds descriptions should be replaced.
4. Streetlights will be required along Broadway.

#### **ATTACHMENTS:**

1. Application Form
2. Preliminary Plat



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 7/22/05 P&Z MEETING DATE: 8/1/05

SUBDIVISION NAME/LOCATION: Corrigan Plaza sec.1

Lot(s): Ø Block(s): 1 Reserve(s): 1

PRIMARY CONTACT: Debra Leger-Jordan c/o Windrose Land Services  
MAILING ADDRESS: 10675 Richmond  
CITY, STATE, ZIP: Houston TX, 77042  
PHONE: 713-458-2282 FAX: 281-496-3869  
E-MAIL ADDRESS: debra.leger-jordan@windroseservices.com

OWNER NAME: Corrigan Plaza, Ltd.  
MAILING ADDRESS: 3033 Chimney Rock #350  
CITY, STATE, ZIP: Houston, TX 77056  
PHONE: 713-334-4000 FAX: 832-369-0002  
E-MAIL ADDRESS: cd@farrisandassociates.net

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

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

RECEIVED  
JUL 22 2005

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

Signature: E. A. Janice  
(Owner)

Signature: Debra Leger-Jordan  
(Agent)

Fee: \$ 554.11 Date Paid: 7/25/05 Receipt No.: 168028

- letter eng. letter
- HPL letter
- letters to utility providers included

## **CORRIGAN PLAZA SECTION ONE**

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

**P & Z MEETING DATE:** August 1, 2005

**APPLICANT:** Debra Leger-Jordan, Windrose Land Services, Inc, for Corrigan Plaza, Ltd.

**REQUEST:** Preliminary Plat subdivision of 4.9370 acres zoned General Business (GB) into one lot for commercial use.

**GENERAL LOCATION:** South side of Broadway west of Corrigan Drive. See Vicinity Map below.

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

**ZONING:** General Business (GB) with a small portion on the eastern edge zoned Neighborhood Services (NS). The proposed plat is consistent with the zoning.

**SURROUNDING USES:** To the south is the Corrigan South subdivision, which is zoned R-2, Medium Density Single Family. A convenience store/gas station is located on the adjacent parcel to the east. A drainage easement is to the west.

**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 AND TRANSPORTATION:** The Traffic Impact Analysis requires a cross-access easement with the adjacent property. Broadway is a Major Thoroughfare requiring 120 feet of right-of-way.

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

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

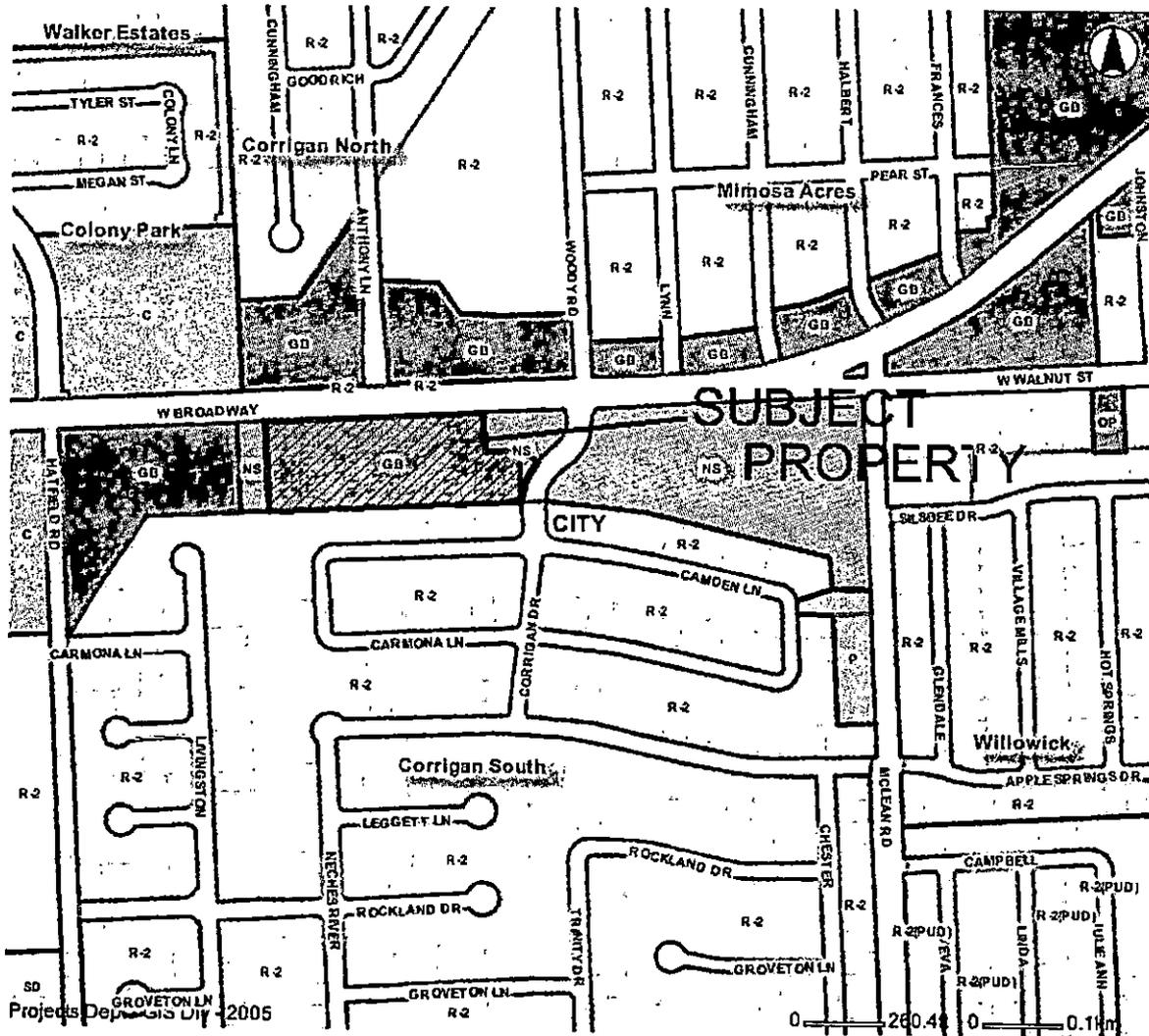
**PARKS AND OPEN SPACE:** Not applicable to this plat.

#### **OUTSTANDING ITEMS:**

1. A mutual access agreement recommended by the Traffic Impact Analysis is needed.
2. The correct scale should be shown on the plat.
3. Streetlights along Broadway and Corrigan Drive are required at intervals of 250 to 300 feet.
4. The plat should indicate that the plat is zoned General Business (GB) and Neighborhood Services (NS) at the time of platting.

ATTACHMENTS:

- 1. Application Form
- 2. Preliminary Plat



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JUL 25 2005



FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: July 22, 2005 P&Z MEETING DATE: August 1, 2005  
SUBDIVISION NAME/LOCATION: Pearland 123 Sec.1

Lot(s): 93 Block(s): 2 Reserve(s): 4

PRIMARY CONTACT(Print or Type): Scott Owen Phone: 281-558-8700  
MAILING ADDRESS: Brown and Gay Engineers, Inc.  
11490 Westheimer, Suite 100 Houston, TX 77077

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 final plat when submitted to staff:

- 22 Folded Prints of Final Plat
- Completed Checklist
- 2 sets of Final Plat mylars
- Current Title Report
- (3 sets if ETJ)
- Show Approval of Construction Plans
- Any Variance Request(s) in Letter Form
- Certified Tax Certificates (no taxes can be due
- Show Approval of Drainage Report
- Final Plat Staff Review Mark-Up
- Show Approval of Traffic Impact Analysis
- Application fee (\$400 plus \$4 per lot
- Park Fees (if required)
- or \$25 per acre)

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: \_\_\_\_\_ (Agent)

Fee: \$ 6,200.00 Date Paid: 7/25/05 Receipt No.: 1168172 Plat fee  
11,550.00 7/25/05 1168174 Park fee

Bone 10

# PEARLAND 123 SECTION ONE

## FINAL PLAT – STAFF REPORT

**P & Z MEETING DATE:** August 1, 2005

**APPLICANT:** Scott Owen, Brown & Gay Engineers, for Paul Grohman

**REQUEST:** Final Plat subdivision of 44.79 acres in the Pearland 123 PUD for 93 residential lots, two commercial tracts of 5.721 acres, and two reserves of 11.7894 acres for detention, drainage, and park uses. A General Plan for the entire PUD development was submitted with the Preliminary Plat, which was approved on March 21, 2005.

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

**BACKGROUND:** This plat is the first of three plats of the Pearland 123 Planned Unit Development, which was approved April 26, 2004. The PUD proposed 288 residential lots, all larger than required by standard R-2 zoning, with General Business lots along Pearland Parkway.

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

**ZONING:** The PUD approved a gross density of 2.34 units per acre and a net density of 3.29 units per acre. The PUD proposed the following residential lot sizes:

LOT SIZE	UNITS
80 x 121	81
70 x 139	116
70 x 121	91
TOTAL	288

**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. The proposed plat is consistent with the PUD approval with variations as described below under Outstanding Items.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis has not yet been approved. The overall development will have entrances on both Old Alvin Road and Pearland Parkway.

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

**STORMWATER MANAGEMENT:** Stormwater detention will be provided onsite in accordance with the Master Plan for the entire development.

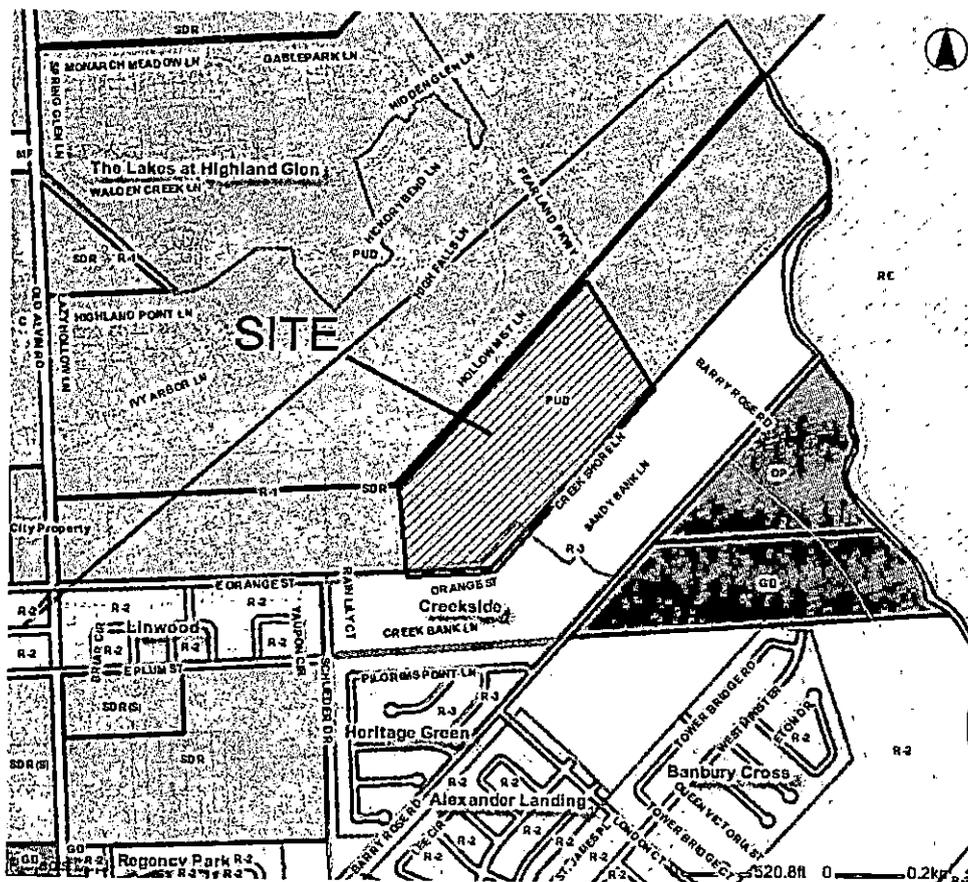
**PARKS, OPEN SPACE, AND TREES:** The applicant submitted a tree survey for review by the City's Urban Forester. Required park fees have been paid.

**OUTSTANDING ITEMS:**

1. Staff review of the Traffic Impact Analysis may result in modifications being required.
2. Recordation data for off-site easements should be added to the plat.
3. The spelling of 'tempo' should be corrected.
4. Note No. 12 should be removed.
5. Signatures and seals should be added.
6. The correct number of tracts and reserves should be indicated in the title block, as well as the corrected acreages.
7. The lot area and lot width table should be revised to include the *actual* lot widths of each lot.
8. Lot 30 Block 1 requires a 15-ft side setback, which should be called out on the plat.

**ATTACHMENTS:**

1. Application Form
2. Final Plat



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Development Handbook  
May 2005

FINAL PLAT SUBMITTAL APPLICATION

DATE FILED: 7/13/05 P&Z MEETING DATE: \_\_\_\_\_

SUBDIVISION NAME/LOCATION: Spring Meadow Subdivision / H.T. & B.R.D. Co. Survey

Lot(s): 138 Block(s): 5 Reserve(s): 12

PRIMARY CONTACT: Mr. Mahendra Rodrigo, P.E.

MAILING ADDRESS: GC Engineering Inc., 4201 West Broadway

CITY, STATE, ZIP: Peeland, TX 77581

PHONE: 281-412-7008, ext: 104 FAX: 281-412-4623

E-MAIL ADDRESS: mrodrigo @ gc-engineering.com

OWNER NAME: Mr. John Kelly

MAILING ADDRESS: 4921 Piney Point Avenue

CITY, STATE, ZIP: Baton Rouge, Louisiana 70817

PHONE: 221-927-0808 FAX: 225-753-7462

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 (1)
- 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 ~~\$552~~ ~~\$400~~ ~~\$952~~ (\$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: A. M. Rodrigo

Signature: [Signature]

Fee: \$ 65,327.00 <sup>due</sup> (Owner) Date Paid: 6/16/05

Receipt No.: \_\_\_\_\_ (Agent)

## **SPRING MEADOW SUBDIVISION**

### **FINAL PLAT – STAFF REPORT**

**P & Z MEETING DATE:** August 1, 2005

**APPLICANT:** Mahendra Rodrigo, P.E., GC Engineering, Inc, for John Kelly, owner.

**REQUEST:** Final Plat subdivision of 41.9495 acres zoned R-2, Medium Density Single Family, for 138 residential lots, with twelve reserves of 6.3941 acres for landscaping, open space, drainage, pipeline easement, and a sewer lift station and easement. The Preliminary Plat was approved February 16, 2004.

**GENERAL LOCATION:** The property is located between O'Day and Hatfield Roads north of proposed McHard Road. See Vicinity Map below.

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

**ZONING:** The property is zoned R-2, Medium Density Single Family, which requires a minimum lot size of 7,000 square feet and minimum lot width of 70 feet. The proposed plat is consistent with the zoning.

**SURROUNDING USES:** The areas to the north, east, and south are zoned R-2. An extension of McHard Road is proposed along the southern edge of this plat. A mobile home park is on the adjacent property to the north. The land to the west is zoned Suburban Development (SD).

**COMPREHENSIVE PLAN:** The western half of the property is located in the Garden/O'Day Mixed Use District. The eastern half of the property is designated for medium-density residential use. The proposed plat is consistent with both designations.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis has been approved. Contribution towards the cost of offsite improvements will be required.

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

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

**PARKS, OPEN SPACE, AND TREES:** Park fees of \$350 per lot are required.

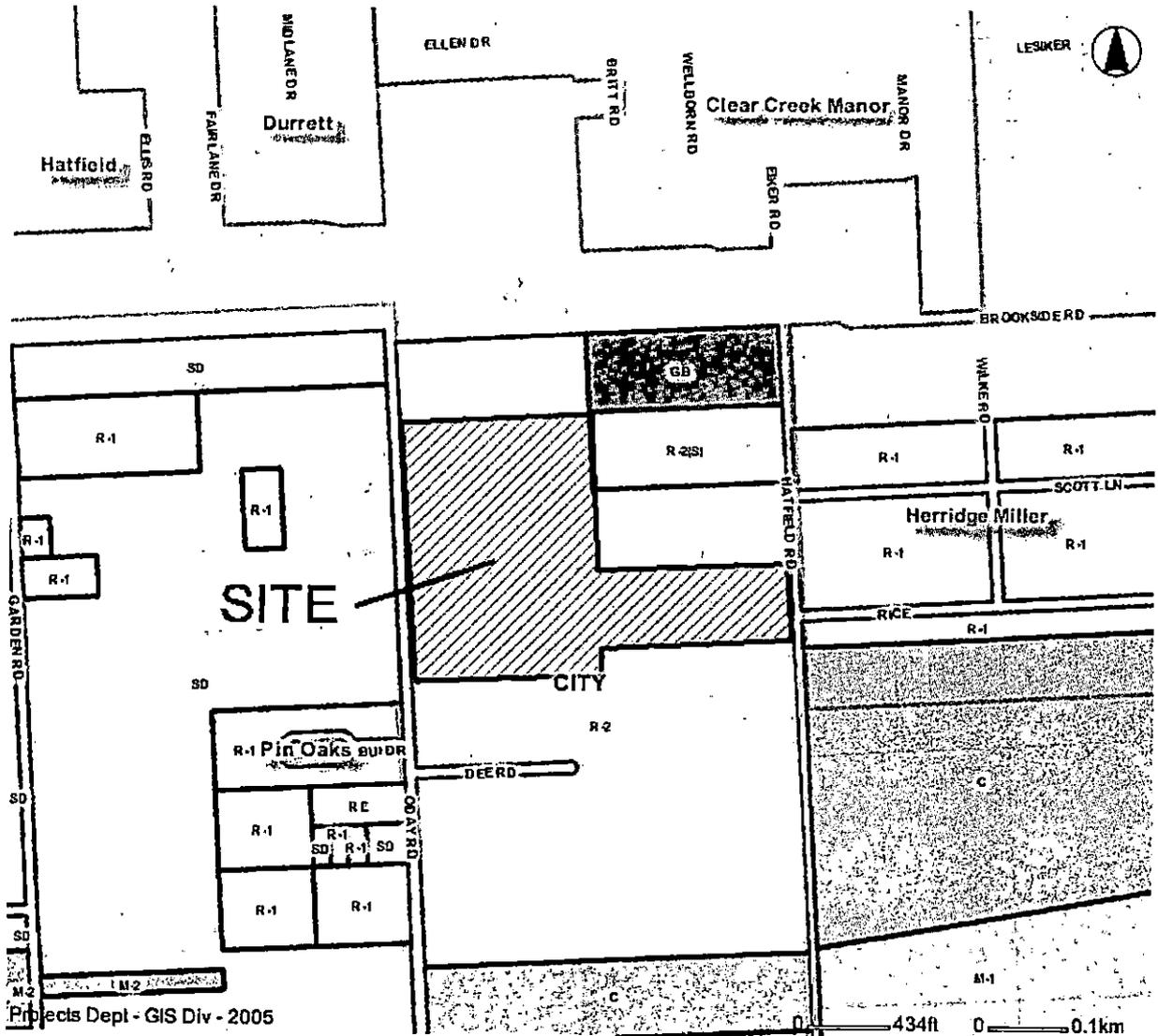
#### **OUTSTANDING ITEMS:**

1. Park fees are due prior to recordation of the plat.
2. Payment for offsite traffic improvements and the T.I.A. review fee are required prior to recordation.
3. 'Drainage' should be added as a purpose of Reserves A and K in the table.
4. Reserve E should be shown on the plat as a drainage easement.
5. Tree replacement requirements need to be added to the plat.
6. Line/lettering overlaps on the plat should be removed.

7. A 5-ft E.E. for Hatfield Road streetlights should be provided.
8. The 10' W.S.E. in Reserve L should be labeled.

**ATTACHMENTS:**

1. Application Form
2. Final Plat



PRELIMINARY PLAT SUBMITTAL APPLICATION

DATE FILED: 6/27/2005 P&Z MEETING DATE: July 7, 2005

SUBDIVISION NAME/LOCATION: JAMISON LANDING, 1300 BROADWAY (Between Pine Hollow Entrance & Zedeno Post)

Lot(s): 69 Block(s): 5 Reserve(s): 9  
66 1.228 ac.

PRIMARY CONTACT: PAUL H. DICKSON

MAILING ADDRESS: 4203 YORKUM #110

CITY, STATE, ZIP: HOUSTON, TEXAS 77006

PHONE: 713.528.8700 (106) FAX: 713.528.8703

E-MAIL ADDRESS: PAULD@hhomes.us

OWNER NAME: JAMISON LANDING LAND CO, LP

MAILING ADDRESS: 4203 YORKUM #110

CITY, STATE, ZIP: HOUSTON, TX 77006

PHONE: 713.528.8700 (106) FAX: 713.528.8703

E-MAIL ADDRESS: PAULD@hhomes.us

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) \* FINAL PLAT PERZ COMMENTS
- 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: Paul H. Dickson  
(Owner)

Signature: Paul H. Dickson  
(Agent)

Fee: \$974.00 Date Paid: 6/27/05 Receipt No.: 151203

refunded \$29.40 (overpmt.)

RECEIVED Page 9 of 26  
JUL 25 2005

**JAMISON LANDING**  
**PRELIMINARY PLAT – STAFF REPORT**

**P & Z MEETING DATE:** August 1, 2005

**APPLICANT:** Paul H. Dickson, Hamilton Homes, for Jamison Landing Land Co., LP

**REQUEST:** Preliminary Plat subdivision of 17.5127 acres zoned Commercial (C) and Maximum Density Single Family (R-4) for 68 residential lots and one commercial tract.

**GENERAL LOCATION:** The property is located on the south side of Broadway between Pine Hollow Drive and Pine Valley Drive. See Vicinity Map below.

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

**ZONING:** The front portion of the property is zoned Commercial (C); the rear two-thirds are zoned Maximum Density Single Family (R-4), which requires a minimum lot size of 5,000 square feet and minimum lot width of 50 feet.

Zero lot line development is permitted in this zone, with zero side setbacks and 15-ft separation between houses. The applicant has not stated whether he intends to develop zero-lot-line patio homes or standard single family homes, but the developer should ensure that the 15-ft separation will be met for all lots.

**SURROUNDING USES:** This plat is surrounded by single-family residential development to the south and west and an apartment complex to the east. The adjacent properties along Broadway are developed primarily with commercial uses.

**COMPREHENSIVE PLAN:** The City of Pearland Land Use Plan designates the property for Retail, Offices, and Services on the front portion of the property and Medium-Density Residential in the rear two-thirds of the property. The proposed plat is consistent with the Comprehensive Plan policies.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis will be required, which may require a different location for the subdivision entrance.

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

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

**PARKS, OPEN SPACE, AND TREES:** Park fees of \$350 per residential lot will be required for final plat approval.

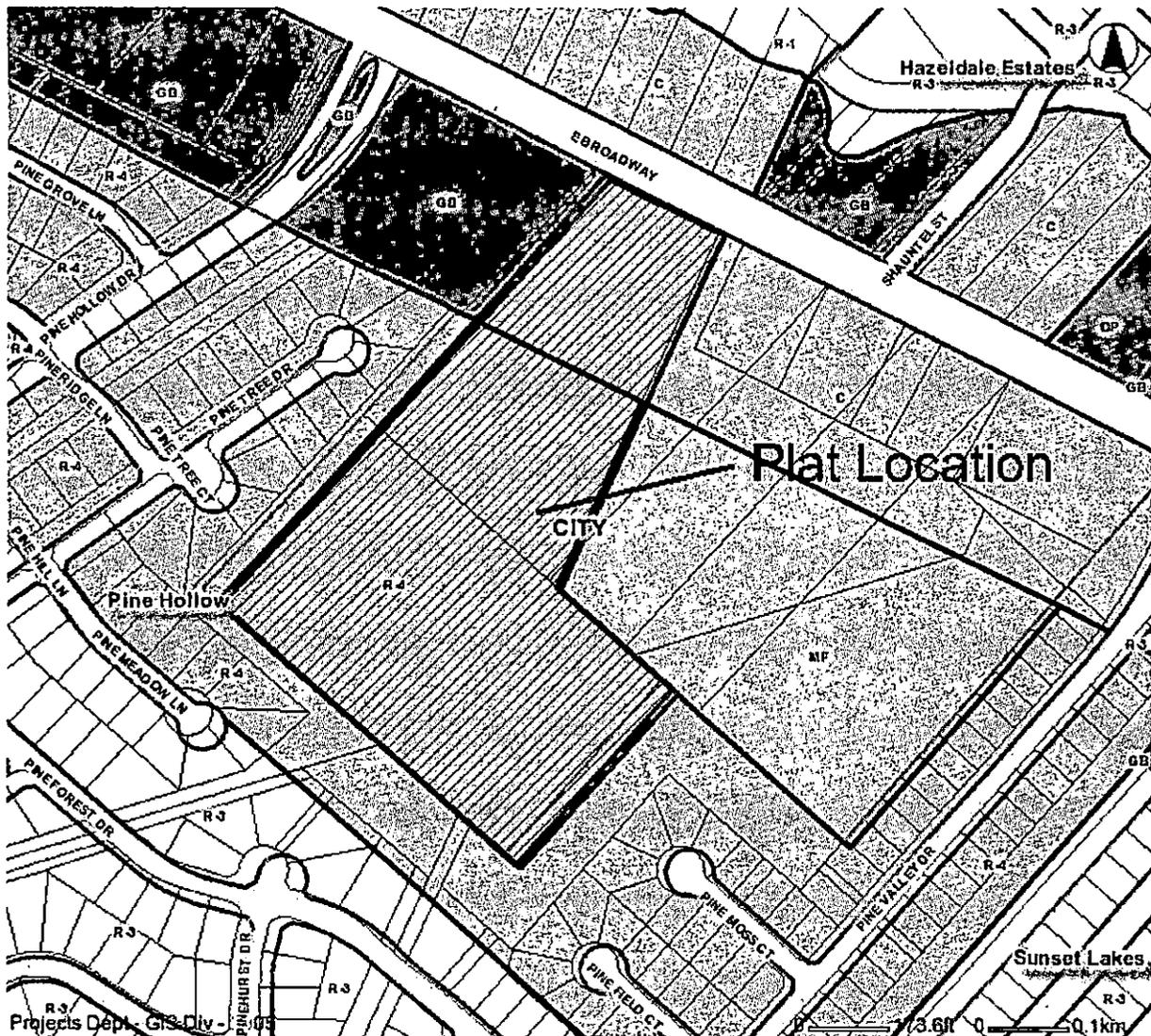
**OUTSTANDING ITEMS:**

1. The 10-ft W.S.E. should be extended through Reserves B, D, and E.

2. The street alignment of Jamison Landing Blvd should be revised to provide a 230-ft centerline radius.
3. The note making reference to access easements should be removed as public streets are proposed.
4. The approval of the adjoining landowner will be required in order to use the adjoining parcel's driveway for emergency access.
5. The location of the subdivision entrance may need to be moved pending the Traffic Impact Analysis.
6. The commercial lot along Broadway must be renamed from 'Lot 1' to 'Lot A' or 'Tract A' ('Tract A' is recommended in order to avoid confusion with residential lots). Also, the title block stating '67 lots' should be revised to make a distinction between the 66 residential lots and the one commercial lot/tract.

**ATTACHMENTS:**

1. Application Form
2. Preliminary Plat



**SOUTHERN TRAILS SECTIONS ONE, THREE, AND FOUR  
VARIANCE REQUEST – STAFF REPORT**

**P & Z MEETING DATE:** August 1, 2005

**APPLICANT:** Randall Riley, Kerry R Gilbert & Associates

**REQUEST:** Variance from Section 27-3 (A)(2) Special Provisions of the Subdivision Ordinance in order to allow the City to issue building permits for model homes, sales trailers, and a parking lot in Southern Trails Sections One, Three, and Four prior to subdivision acceptance.

**STAFF COMMENTS:** Section 27-3 (A)(2) prohibits the issuance of any permits in a subdivision for which a final plat has not been approved and filed for record, nor in a subdivision in which the standards in the Subdivision Ordinance have not been complied with in full.

All three final plats in question were approved at the P&Z Meeting of July 18, 2005, and have been recorded with the county. Subdivision acceptance is still pending, which necessitates this variance request.

The City's Engineering Department is in support of allowing this variance. Please see the attached letter from Andy Gallagher, Assistant City Engineer. The City has granted similar requests to other subdivisions in the past.

**ATTACHMENTS:**

1. Letter from Randall Riley, Applicant
2. Letter from Andy Gallagher, Asst City Engineer

15810 Park Ten Place  
Suite 160  
Houston, Texas 77084  
(281) 579-0340  
Fax (281) 579-8212  
landplan@krga.com

July 10, 2005

Mr. Douglas Kneupper, P.E.  
City Engineer  
City of Pearland  
3519 Liberty Drive  
Pearland, Texas 77581

Re: Request for Early Addresses and Permits for Model Homes, Temporary Sales Trailers and Parking Lots within Southern Trails

Dear Doug,

Please accept this letter of request on behalf of C.L. Ashton Woods L.P. to allow early permitting to allow the placement of sales trailers, parking lot construction and model homes for the following subdivisions:

- Southern Trails, Section One
  - o Lots 1-3, Block 1 – Early addresses and permits for sales trailers and parking lot,
  - o Lots 10-13, Block 1 – Early addresses and permits for model homes construction.
- Southern Trails, Section Three
  - o Lot 5, Block 1 – Early addresses and permits for model home construction.
- Southern Trials, Section Four
  - o Lots 2, 3, 4, and 5, Block 3 – Early addresses and permits for model home construction.

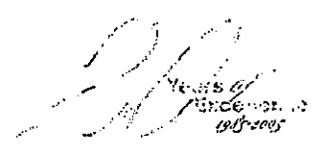
Currently sections one and four have utility and paving completed and initial inspection by the City of Pearland. In addition, the final subdivision plats for all of these sections have been submitted for review and presentation to the City of Pearland Planning and Zoning Commission for their July 18, 2005 meeting.

Your consideration and granting of this request would be greatly appreciated and would allow our builders an opportunity to get back on schedule.

As always if you should have any questions or comments concerning this request, please do not hesitate to contact me at your earliest convenience.

Sincerely,

  
Randall L. Riley  
Vice-President  
RLR/rs

  
10/18/2005

**INTEROFFICE MEMO**

To: Diana DuCroz- Planning Department

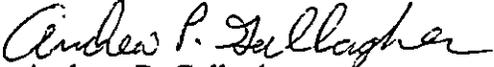
From: Andrew Gallagher- Assistant City Engineer/ Floodplain Administrator

Date: July 28, 2005

Subject: Request To Allow Early Addresses and Permits for Model Homes,  
Temporary Sales Trailers, and Parking Lots within the Southern Trails  
Development

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Mr. Randall L. Riley of Kerry Gilbert & Associates sent a letter, dated July 10, 2005, to City Engineer Doug Kneupper. The letter requested that the Southern Trails Development be allowed to receive early addresses and permits. It is my understanding that the Planning Commission approved the plat for Southern Trails Phase 1, Sections 1,2,3, & 4 on July 18, 2005. Subsequently the plat was recorded on July 27, 2005 and the Engineering Department received the digital data needed to insert the subdivision into our City map. Since the consultant has been as cooperative as possible we offer no objection to his request. Please consider this correspondence as the Engineering Department's formal approval of Mr. Riley's request to issue early addresses and permits.

  
Andrew P. Gallagher

# PLANNING & ZONING COMMISSION MEETING

DATE: Aug 1, 2005

NAME	COMPANY	ITEM OF INTEREST	COMMENTS
ED FARRIS	Farris + Assoc	CORRIGAN PLAZA PLAT	
Perry Lieben	Lieben Realty	Corrigan Plaza Plat	
Scott Owen	Brown & Gary Eng	Pearland 123	
TRACY YOUNGBLOOD	Brown & Gary King	PEARLAND 123	
Paul Dickson	Hamilton Homes	Jamison Landing	
James Cane	Prudential	" "	
Carlos Salinas	EASALINDA HOMES	PHASE II FINAL APPROVAL	
Jason Bonds	LJA Engineering	Shadow Creek Ranch	

## Planning and Zoning Commission Attendance Log – 2005

P = Present  
A = Absent

<u>Meeting Date</u>	<u>Type of Meeting</u>	<u>Ruby Sandars</u>	<u>Todd Iocco</u>	<u>David Ransom</u>	<u>Sheryl Greiner</u>	<u>Neil West</u>	<u>Peter Dumont</u>	<u>Joe McWhorter</u>
January 3	Regular Meeting	P	P	P	A	A	P	P
January 17	JPH and Regular Mtg.	P	A	P	P	P	P	P
February 7	Regular Meeting	P	A	P	P	P	P	A
February 21	JPH and Regular Mtg.	P	P	P	A	P	P	P
March 7	Regular Meeting	P	P	P	P	P	A	A
March 21	JPH and Regular Mtg.	P	P	A	A	P	P	P
April 4	Regular Meeting	P	A	P	P	P	Late	P
April 18	JPH and Regular Mtg.	P	P	P	Left Early	P	P	P
May 2	Regular Meeting	P	A	P	A	P	A	P
May 16	JPH and Regular Mtg.	P	P	P	P	P	P	A
June 6	Regular Meeting	P	A	P	A	P	P	A
June 13	Workshop	P	P/Late	A	P	P	P	A
June 20	JPH and Regular Mtg.	P	A	P	P	P	P	P
June 27	Special Meeting	P	A	P	P	P	P	A
July 18	JPH and Regular Mtg.	A	P	A	P	P	A	P
August 1	Regular Mtg.	P	<del>P</del>	A	P	P	A	A

*arrived @ 6:40*



Betty Foreman/COP  
07/28/2005 01:24 PM

To Judy Krajca/COP@ci.pearland.tx.us  
cc  
bcc  
Subject Dumont Schedule

----- Forwarded by Betty Foreman/COP on 07/28/2005 01:24 PM -----



"Dumont, Peter"  
<p dumont@tracerindustries.com>  
07/28/2005 12:55 PM

To: <BForeman@ci.pearland.tx.us>  
cc: <krishnarao@ci.pearland.tx.us>, <sandarsrl@houston.rr.com>  
Subject: Dumont Schedule

Betty, as a heads up, I unfortunately will not be able to make this Monday's P&Z meeting (Aug 1). I'm leaving for Canada again tonight for work and won't return till Tuesday. Sorry...

*Peter Dumont, P.E.*

**Tyco Thermal Controls**

**TRACER** Division

Direct: 713-865-9744

Main: 713-868-5500

Cell: 713-906-9669

Fax: 713-735-9744

<mailto:p dumont@tracerindustries.com>

<http://www.tycothermal.com>