

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD MARCH 19, 2007 AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. NEW BUSINESS

III. APPROVAL OF MINUTES February 26, 2007 – Regular Meeting
March 5, 2007 – Regular Meeting

A. CONSIDERATION & POSSIBLE ACTION---Preliminary plat for Southern Trails West Sec. 2

Action
Date
3-19-07

A request by Dausha Moore / Carol Redd, EHRA, for The Stoddard Group, Ltd, owner, for approval of a preliminary plat subdivision of 40.70 acres zoned PD into 117 lots as residential area. The property is located near Broadway and Kingsley Dr and is described as follows:

Being a total of 40.70 acres out of the H.T. and B. R.R. CO. Survey, Sec. 84, A-538, in the City of Pearland, Brazoria County, Texas.

B. CONSIDERATION & POSSIBLE ACTION---Preliminary plat for Southern Trails Phase I, Section 10

Action
Date
3-19-07

A request by Kerry R Gilbert & Associates, Inc, for C.L. Ashton Wood LP, owner, for approval of a preliminary plat subdivision of 3.5 +/- acres zoned PD into 12 lots, containing two reserves, as residential area. The property is located near south of Broadway and east of Southern trails Dr and is described as follows:

Being 3.5 +/- acres of land containing 12 lots and two reserves in one block 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 Allison-Richey Gulf Coast Home Company Subdivision as recorded in volume 2, page 98 B.C.P.R.

C. CONSIDERATION & POSSIBLE ACTION---Final plat for Savannah Bend Sec. 2

Action
Date
3-19-07

A request by Brown & Gay Engineers, Inc, for Savannah Development, Ltd, owner, for approval of a final plat subdivision of 37.77 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 119 lots as

residential area. The property is located north of Hwy 6 and west of Hwy 288 and is described as follows:

A subdivision of 37.77 acres of land located in the J.S. Talmage Survey, A-562 Brazoria County, Texas. Also being out of emigration land company subdivision, being portion of lot 34, of block 76, as recorded in Vol.2 PG. 81, B.C.P.R.

D. CONSIDERATION & POSSIBLE ACTION---Final plat for Savannah Meadows Sec. 6

Action
Date
3-19-07

A request by Brown & Gay Engineers, Inc, for Savannah Development, Ltd, owner, for approval of a final plat subdivision of 12.50 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 46 lots as residential area. The property is located north of Hwy 6 and west of Hwy 288 and is described as follows:

A subdivision of 12.50 acres of land located in the A.C.H. & B. Survey, A-403 & J.S. Talmage Survey, A-562 Brazoria County, Texas.

E. CONSIDERATION & POSSIBLE ACTION---Final plat for Savannah Cove Sec. 2

Action
Date
3-19-07

A request by Brown & Gay Engineers, Inc, for Savannah Development, Ltd, owner, for approval of a final plat subdivision of 19.24 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 57 lots as residential area. The property is located north of Hwy 6 at the southwest corner of C.R. 58 and Savannah Parkway and is described as follows:

A subdivision of 19.24 acres of land located in the A.C.H. & B. Survey, A-403 Brazoria County, Texas.

F. CONSIDERATION & POSSIBLE ACTION---Final plat for Savannah Landing Sec. 4

Action
Date
3-19-07

A request by Brown & Gay Engineers, Inc, for Savannah Development, Ltd, owner, for approval of a final plat subdivision of 9.970 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 22 lots as residential area. The property is located north of Hwy 6 and west of Savannah Parkway and is described as follows:

A subdivision of 9.970 acres of land located in the A.C.H. & B. Survey, A-403 Brazoria County, Texas.

G. CONSIDERATION & POSSIBLE ACTION---Master Plat for Riverstone Ranch Phase One

Action
Date
3-19-07

A request by LJA Engineering & Surveying, Inc., for SHS Partners, Ltd, owner, for approval of a master plat of 104.519 acres into 237 lots for residential purposes. It is described as follows:

104.519 acres being out of the T.J. Green survey, abstract 290, also being a partial replat of the Allison Richey Gulf Coast home subdivision section "G" Vol. 4, pg. 48, and being a partial replat of Green Tee Terrace section seven, film code 352062, of the Harris County map records and also being out of the SHS Partners, Ltd., 53.59 acres, recorded in film no. X907145 of the Harris County Official Public Records of Real Property City of Pearland, Harris County, Texas.

- H. **REMOVE FROM TABLE---Preliminary Plat of Cullen Park Estates**
- I. **CONSIDERATION & POSSIBLE ACTION---Preliminary Plat of Cullen Park Estates**

Action
Date
04-02-07

A request by Munroe Kelsey, JKC & Associates, Inc., for Cullen Park Partners, Ltd, owner, for approval of a preliminary plat subdivision of 40 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 32 lots for residential purposes. The property is located at the interaction of C.R. 89 and C.R. 101 and is described as follows:

40 acres of land situated in the H.T. & B.R.R. Company Survey, lot 26 Abstract 547, City of Pearland E.T.J., Brazoria County, Texas.

VI. **ADJOURNMENT**

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

I, Judy Krajca, Planning Secretary of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 15th day of March, 2007, A.D.

Judy Krajca, Planning Secretary

Agenda removed _____ day of March, 2007.

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD FEBURARY 26, 2007 AT 6:00 P.M., IN THE 2nd FLOOR CONFERENCE ROOM, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

Chairperson Ruby Sandars called the meeting to order at 6:02 p.m. with the following present:

P & Z Chairperson Ruby Sandars
P&Z Vice-Chairperson Sheryl Greiner
P & Z Commissioner Neil West
P & Z Commissioner Jerry Koza, Jr.
P & Z Commissioner Darrell Diggs (arrived at 6:04 p.m.)
P & Z Commissioner Henry Fuyertes (arrived at 6:09 p.m.)
P & Z Commissioner Susan Sherrouse (arrived at 6:26 p.m.)

Also in attendance were: Planning Director Lata Krishnarao, Senior Planner Theresa Grahmann, Plans and Plat Administrator Richard Keller, Planner Tim Chi, Deputy City Attorney Nghiem Doan, and Planning Administrative Secretary Judy Krajca.

II. APPROVAL OF MINUTES

Commissioner Koza, Jr. made a motion to approve the minutes for January 15, 2007, and Vice-Chairperson Greiner seconded. The vote was 4-0 for approval. (Commissioners Diggs and Sherrouse were not present for the vote).

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP 2007-01

A request by Cisneros Design Group and James Elmore, applicant for Silver Sky Investments LLC and Hung Ngo, owners, for approval of a Conditional Use Permit for a "Minor Auto Repair" facility in the General Business Retail District (GB), on the property Located on the North Side of FM 518 (Broadway Street), and Approximately 600 Feet West of Cullen Boulevard.

Senior Planner Grahmann read the staff report. Concerns from the Joint Pubic Hearing were access to the property from the driveway at FM 518, and the turning of the bays to not face FM 518.

Commissioner West made the motion to approve, and Commissioner Koza, Jr. seconded.

Planning Director Krishnarao asked the Commission to consider if they want the front berm to be landscaped and what height. There was much discussion among the Commission.

Vice-Chairperson Greiner amended the motion to include 4 ft. berms with the landscaping, and the conditions in the staff report. Chairperson Sandars also asked that the word or be removed on item two of the staff report and the word and be added. Commissioner Koza, Jr. seconded the amendment.

The vote was 6-0 for approval of the amendment.

Much discussion ensued regarding the post office entrance next door and not being permitted access to their driveway.

The vote was 6-0 for approval of CUP 2007-01. (Commissioner Diggs was not present.)

B. CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP 2007-02

A request by James P. Dey, applicant for AT&T, owner, for approval of a Conditional Use Permit for a "Telephone Exchange Switching Relay and Transmitting Equipment" facility in the General Business Retail District (GB), on the property located on the East Side of McLean Road, and Approximately 1,400 Feet North of Bailey Road.

Senior Planner Grahmann read the staff report.

Vice-Chairperson Greiner made the motion to approve, and Commissioner Sherrouse seconded.

Much discussion ensued with Mr. West requesting a map for future locations and existing locations of facilities. Deputy City Attorney Doan suggested this not be made a condition of approval. Also discussed was possibility of additional shrubs to soften the appearance on McLean Road.

The vote was 5-2 for approval.

C. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2007-02Z

A request by Julio Lybrand, applicant for James and Debora Bailey, owners, for an amendment to Ordinance No. 2000M, the Zoning Map of

the City of Pearland, for approval of a change in zoning district from classification Single Family Estate District (RE) to Neighborhood Service District (NS), on the property located on the North Side of County Road 59, and on the West Side of future Kirby Drive.

Senior Planner Grahmann read the staff report.

Vice-Chairperson Greiner made the motion to approve, and Commissioner West seconded.

There was brief discussion concerning the retail node being defined.

The vote was 7-0 for approval.

D. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2007-03Z

A request by the City of Pearland, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Cullen Mixed Use District (C-MU) to General Business Retail District (GB), on the property located on the East Side of Cullen Boulevard, and Approximately 800 Feet North of FM 518 (Broadway Street).

Senior Planner Grahmann read the staff report.

Commissioner Koza, Jr. made the motion to approve, and Commissioner Fuyertes seconded.

There was much discussion. Commissioner West left at 6:46 p.m. and returned at 6:51 p.m.

The vote was 6-0 for approval.

E. CONSIDERATION & POSSIBLE ACTION – Replat of Wells Fargo at Shadow Creek Ranch

A request by Erika Lopez, GeoSolutions, LTD., for Lasco Shadow Creek, Ltd., owner, for approval of a replat of 2.637 acres zoned PUD into two lots for commercial use. The property is located at the southeast corner of Shadow Creek Parkway and Kirby Drive in Shadow Creek Ranch.

No action necessary.

Action Date
3-12-07

F. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-61

A request by Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investments, L.P., owner, for approval of a Final Plat subdivision of 24.794 acres zoned PUD into 84 residential lots for single-family use including 6 reserves for landscape/open space/power lines/pipelines/drainage purposes. The property is located along the east side of F.M. 521 in Shadow Creek Ranch.

There was much discussion regarding granting a second extension.

Commissioner West made the motion to approve, and Commissioner Fuertes seconded.

The vote was 6-1 for approval. Commissioner Diggs voted against the motion.

G. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-62

A request by Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investments, L.P., owner, for approval of a Final Plat subdivision of 9.656 acres zoned PUD into 30 residential lots for single-family use including 3 reserves for landscape/open space/power lines. The property is located along the east side of F.M. 521 in Shadow Creek Ranch.

Vice-Chairperson Greiner made the motion to approve, and Commissioner Sherrouse seconded.

The vote was 6-1 for approval. Commissioner Diggs voted against the motion.

H. CONSIDERATION & POSSIBLE ACTION – Master Plat of Riverstone Ranch Phase One

A request by Jason Banda, LJA Engineering & Surveying, Inc. for SHS Partners, Ltd., owner, for approval of a master plat subdivision of 104.519 acres into 237 residential lots for single-family residential use including 2 reserves for detention/amenity/drainage. The property is located between Clear Creek and the Pearland City Limits northwest of Green Tee Terrace

No action necessary.

I. CONSIDERATION & POSSIBLE ACTION – Final Plat of Avalon Terrace Section Three

A request by Scott Wright, Jones & Carter, Inc., for MHI Partnership, Ltd., owner, for approval of a final plat subdivision of 24.9311 acres into 111 lots for single-family residential use including 3 reserves for landscape/open space/drainage. The property is located north of Broadway (F.M. 518) between Stone Road and Max Road.

Vice-Chairperson Greiner made the motion to approve, and Commissioner West seconded.

The vote was 7-0 for approval.

J. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Town Center, Phase II

No action necessary. The applicant withdrew the plat.

K. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Public Safety Building

No action necessary. The applicant withdrew the plat.

L. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Cullen Park Estates

A request by Munroe Kelsey, JKC & Associates, Inc., for Cullen Park Partners, Ltd, owner, for approval of a preliminary plat subdivision of 40 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 32 lots for residential purposes. The property is located at the interaction of C.R. 89 and C.R. 101

Plat Administrator Keller explained that the applicant is requesting an extension of time.

Vice-Chairperson Greiner made the motion to approve, and Commissioner West seconded. The vote was 7-0 for approval of extension.

M. DISCUSSION ITEMS – Upcoming Meeting Dates

The Commission took a poll to see if a quorum would be present at the March 19, 2007 meeting, and the April 2, 2007 meeting. It was decided there would be a quorum for these dates. There will not be a P&Z Meeting or Joint Public Hearing on April 16, 2007.

IV. ADJOURNMENT

Chairperson Ruby Sandars adjourned the meeting at 7:16 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Administrative Planning Secretary

Minutes approved as submitted and/or corrected on this 5th day of March, A.D., 2007.

Ruby Sandars
P&Z Chairperson

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD MARCH 5, 2007 AT 6:30 P.M., IN THE 2nd FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

Chairperson Ruby Sandars called the meeting to order at 6:30 p.m. with the following present:

P & Z Chairperson Ruby Sandars
P&Z Vice-Chairperson Sheryl Greiner
P & Z Commissioner Neil West
P & Z Commissioner Jerry Koza, Jr.
P & Z Commissioner Darrell Diggs
P & Z Commissioner Henry Fuertes
P & Z Commissioner Susan Sherrouse

Also in attendance were: Planning Director Lata Krishnarao, Senior Planner Theresa Grahmann, Plans and Plat Administrator Richard Keller, Planner Tim Chi, Deputy City Attorney Nghiem Doan, and Planning Administrative Secretary Judy Krajca.

II. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Cullen Park Estates

A request by Munroe Kelsey, JKC & Associates, Inc., for Cullen Park Partners, Ltd, owner, for approval of a preliminary plat subdivision of 40 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 32 lots for residential purposes. The property is located at the interaction of C.R. 89 and C.R. 101.

Plat Administrator Keller read the staff report. There were several outstanding items and the applicant had received a 40-day extension at the last P&Z meeting on February 26, 2007.

Vice-Chairperson Greiner made a motion to table this item, and Commissioner West seconded.

The vote was 7-0 for approval of tabling the plat.

B. CONSIDERATION & POSSIBLE ACTION - Replat of CVS at Shadow Creek Ranch

A request by Erika Lopez, GeoSolutions, Ltd, for Lasco Shadow Creek, Ltd and Lasco Shadow Creek Retail, owners, for approval of a replat subdivision of 2.637 acres into 2 lots for commercial purposes. The property is located at the intersection of Shadow Creek Parkway and Kirby Drive

Plat Administrator Keller read the staff report, and recommended approval.

Commissioner Sherrouse made the motion to approve, and Commissioner Koza, Jr. seconded.

The vote was 7-0 for approval.

C. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of The Crossing at 288

A request by Cristina Pena, Jones & Carter, Inc., for The Crossing at 288 shopping Center, Ltd, owner, for approval of a Preliminary Plat subdivision of 34.0810 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 11 lots for commercial purposes. The property is located on the east side of State Highway 288 north of Broadway Street

Plat Administrator Keller read the staff report, and recommended approval with one outstanding item.

Vice-Chairperson Greiner made the motion to approve with staff comments, and Commissioner West seconded.

The vote was 7-0 for approval.

D. CONSIDERATION & POSSIBLE ACTION – Master Plat of Riverstone Ranch Phase One

A request by Jason Banda, LJA Engineering & Surveying, Inc. for SHS Partners, Ltd., owner, for approval of a master plat subdivision of 104.519 acres into 237 residential lots for single-family residential use including 2 reserves for detention/amenity/drainage. The property is located between Clear Creek and the Pearland City Limits northwest of Green Tee Terrace

No action necessary.

E. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-61

A request by Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investments, L.P., owner, for approval of a Final Plat subdivision of 24.794 acres zoned PUD into 84 residential lots for single-family use including 6 reserves for landscape/open space/power lines/pipelines/drainage purposes. The property is located along the east side of F.M. 521 in Shadow Creek Ranch

No action necessary.

F. CONSIDERATION & POSSIBLE ACTION - Final Plat of Shadow Creek Ranch SF-62

A request by Jason R. Banda, LJA Engineering & Surveying, Inc., for Pearland Investments, L.P., owner, for approval of a Final Plat subdivision of 9.656 acres zoned PUD into 30 residential lots for single-family use including 3 reserves for landscape/open space/power lines. The property is located along the east side of F.M. 521 in Shadow Creek Ranch

No action necessary.

III. ADJOURNMENT

Chairperson Ruby Sandars adjourned the meeting at 6:48 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Administrative Planning Secretary

Minutes approved as submitted and/or corrected on this 19th day of March, A.D., 2007.

Ruby Sandars
P&Z Chairperson

Southern Trails West Sec. 2

Preliminary Plat- Staff Report

P & Z Meeting Date: March 19, 2006

APPLICANT:

Dausha Moore / EHRA, for The Stoddard Group, Ltd, owner.
Carol Redd will be the new contact after February 23, 2007.

REQUEST:

Preliminary Plat of 40.70 acres for Southern Trails West sec 2 located at the southwest corner of the intersection of Kingsley Drive and Broadway Street.

ZONING:

Planned Unit Development (P.U.D.). This subdivision is zoned S.F. as per the Southern Trails P.U.D.

TRAFFIC AND TRANSPORTATION:

Traffic Impact Analysis approval obtained.

UTILITIES:

Utility establishments are still in progress as of March 9, 2007.
Requests for letter of no objection sent to CenterPoint Energy, AT&T, and Time Warner Communications.

STORMWATER MANAGEMENT:

Detention facilities will be consolidated and constructed in accordance with the guidelines in Southern Trails P.U.D.

PARKS AND OPEN SPACE:

Parks and trail system are incorporated into Southern Trails master plan.

OUTSTANDING ITEMS:

1. \$750 per lot park fee due for final plat submittal
2. Move, remove, and add streetlights as shown; revise Note No.17 if necessary.
3. Provide 5' E.E. along the lot line to rear lot U.E. for service to each streetlight
4. Remove all building lines
5. Owner named in title block should match the owner listed in owners' statement.
6. Is private street paragraph in owners' statement necessary?
7. Show county line on vicinity map: county line should not split a lot.
8. Show current city limits from city website and major streets in Shadow Creek Ranch on vicinity map.
9. Spinnaker Bay has been changed to Windward Bay in Shadow Creek Ranch.
This plat should use the same name.

10. Update title block
11. Check number of reserves stated in title block; show total reserve acreage in title block.
12. Computer disk
13. Tree survey required
14. Where is Block 6?
15. Southern Valley Court is called Trail Hollow Drive on the adjoining previously recorded plat.
16. Lot numbers in each block should begin with Lot 1.
17. Change "all major streets" to "Broadway and Windward Bay Drive" in Note No.7
18. If this is located in a M.U.D., indicate with a note.
19. Correct spelling in Note No.13
20. R-O-W width of Broadway is labeled incorrectly
21. Show Southern Trails West Section One on vicinity map.
22. Include all blocks and lots on the B.L. & LOT TABLE
23. Use the term "WIDTH" instead of "LENGTH" on B.L. & LOT TABLE.
24. If PEDESTRIAN TRAILS are a purpose of some of the reserve areas, include TRAILS as a purpose of the reserve area.
25. As mentioned in the Southern Trails Planned Unit Development (modified 11-3-05), the area contains a mixture of R-1, R-2, R-3, and GB. Please specify to which of these four classifications this area belongs.
26. Include name of plat in the owner's statement
27. Decorative streetlights symbol is apparently not being used; show same streetlight symbol in the legend as is used on the plat (use a larger symbol).
28. Drainage plan should address drainage along the western edge of this plat; use cross-sections if necessary.
29. Will a drainage reserve for a ditch be needed along western edge of plat? Or will a fill easement be obtained from the adjacent property owner?
30. Preliminary drainage and detention plan needed
31. Re-submittal date is 3/12/07; one forty- extension may be requested.
32. Change "DEADEND" to "TEMPORARY END" in description of TBM #2.
33. Provide 35' triangular R-O-W cutbacks at intersection with Broadway
34. Entrance street should have 100' wide R-O-W; do not plat the median as a reserve
35. Show all existing utilities and drainage facilities
36. Add 5' E.E. centered on west R-O-W lines of Green Trail Crossing and the entrance street for streetlight service.

ATTACHMENTS:

1. Map.
2. Plat Application.



Approximate location of the subject property

CANYON GALE LN
ARBOR GATE DR
NTSINGS MOTTIM

SABLE CREEK LN

ARBOR BROOK LN
HIGHLAND LAKE LN
MOONLIT LAKE LN

HICKORY SPRINGS LN

PUD

BISCHNIE BAY DR

PERIDO BAY LN
SUNCOUETTE BAY DR
WINDWARD BAY DR

SHALLOW FALLS LN

KINGSLEY DR

GENTLEBROOK DR
EMERALD BROOK LN
LAUREL BROOK LN
SHADY BROOK DR

Approximate location of the subject property

BROADWAY ST

SOUTHERN VALLEY DR

TRAIL RIDGE DR

TRAIL HOLLOW DR

RE

DECKER FIELD

BROADWAY ST

BROADWAY ST

R-1

R-1(S)

BIRCH LANDING CT

MOSSY TRAIL CT

ROSEMONT LN

PEPPER CREEK LN

PAGE CREST LN

RIPPLING ROCK CT

GARDEN FIELD LN

ORCHARD HILL LN

FALL BRANCH LN

SHADY RUN LN

SOUTHERN TRAILS DR

CARMEL HILL LN

LINDEN ROSE CT

HONEYUCKLE RD

CR 967

CR 98

HARVEST MOON LN

HARMONY HALL CT

PLAT APPLICATION

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please Check Type of Plat Requested:

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

FEB 16 2007

SUBDIVISION NAME: Southern Trails West Sec. 2

NUMBER OF LOTS: 117

GENERAL LOCATION: Broadway and Kingsley Dr.

PRIMARY CONTACT: Dausha Moore / EHRA

MAILING ADDRESS: 10555 Westofficu Drive

CITY, STATE, ZIP: Houston, TX 77042

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

E-MAIL ADDRESS: dmoore@ehrainc.com

OWNER NAME: The Stoddard Group, LTD.

MAILING ADDRESS: 15950 North Dallas Parkway

CITY, STATE, ZIP: Dallas, TX 75248

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

E-MAIL ADDRESS: ccotrell@boligan.com

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

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

Owner's Signature: See Signature addendum Date: 2-16-07

Applicant's Signature: Dausha R Moore Date: 2-16-07

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
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I acknowledge that this plat has been submitted on this day, 2-16-07, and the Plat filing date is 2-19-07, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: Dausha R Moore Date: 2-16-07

Southern Trails Section 10 Phase 1

Preliminary Plat- Staff Report

P & Z Meeting Date: March 19, 2006

APPLICANT:

Kerry Gilbert & Associates, Inc for C.L. Ashton Woods L.P., owner.

REQUEST:

Preliminary plat of +3.5 acres for Southern Trails Section 10 Phase 1 located to the south of Broadway and east of Southern Trails Drive.

ZONING:

Planned Unit Development (P.U.D.). The subdivision is consistent with the single family dwelling district in accordance with the development agreement between Ashton southern Trails Joint Venture and the City of Pearland dated February 19, 2004.

TRAFFIC AND TRANSPORTATION:

Traffic Impact Analysis approval obtained.

UTILITIES:

Utility establishments are still in progress as of March 9, 2007. Requests for response sent to CenterPoint Energy Surveying and Mapping, Entex, Time Warner Cable, Reliant Energy, Reliant Energy H.L.& P, Southwestern Bell Telephone Company, and Brazoria County Engineers Office.

STORMWATER MANAGEMENT:

Detention facilities will be consolidated and constructed in accordance with the guidelines in Southern Trails P.U.D.

PARKS AND OPEN SPACE:

Parks and trail system are incorporated into Southern Trails master plan.

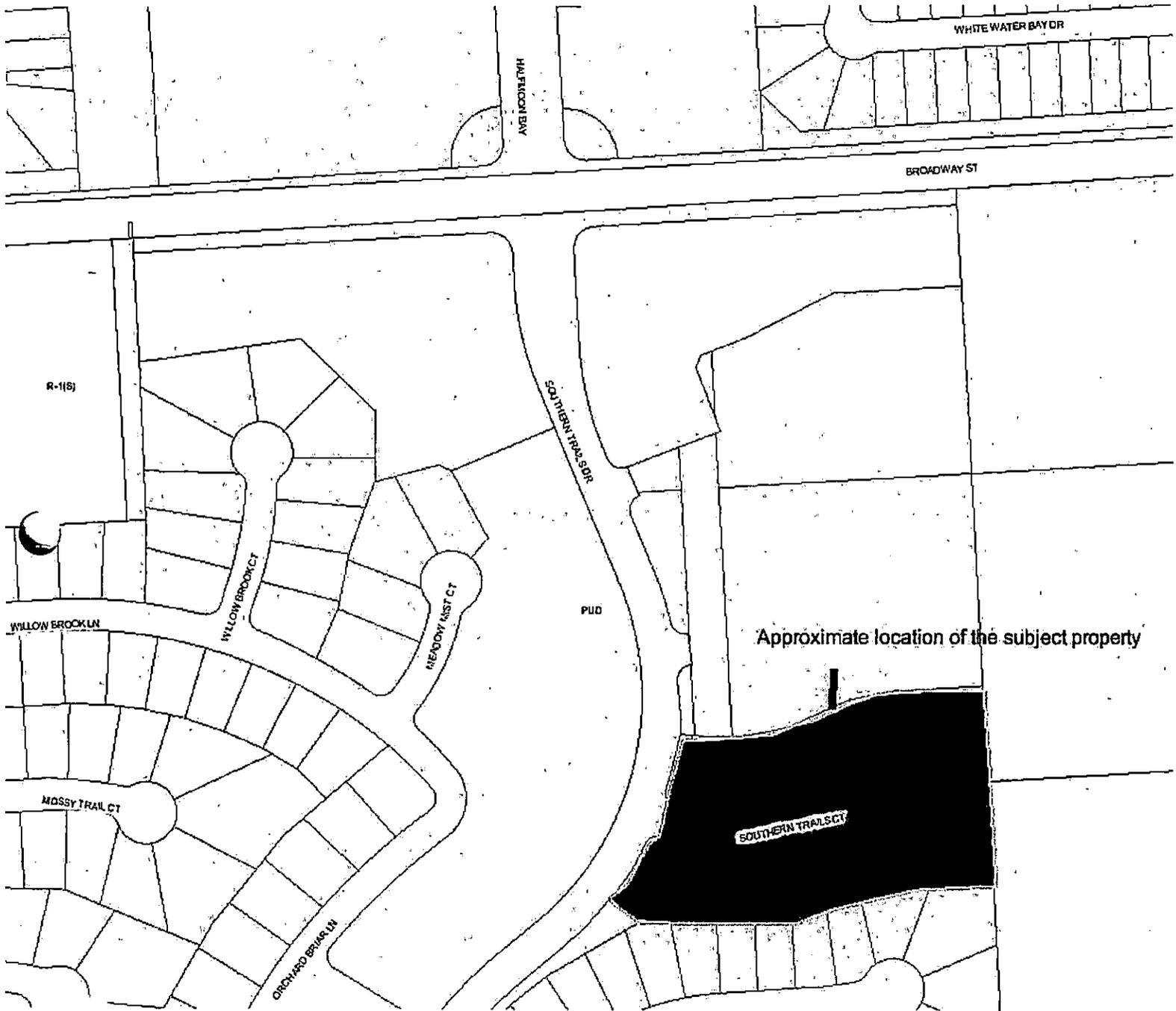
OUTSTANDING ITEMS:

1. Tree survey required.
2. Please change the name of Marybrook Court (it is too similar to Merribrook Court in another subdivision).
3. Remove all building lines
4. \$750 per lot park fee due at time of submittal of final plat
5. B.D.D. # 4 approval of plat not necessary
6. Show adjoining landowner to the east
7. Computer disk
8. Do not use County Road Numbers within the City Limits
9. City limits line is not in the location shown; see city website for current city limits

10. Show existing and proposed utilities on utility plan; do not show proposed utilities and drainage on this plat.
11. Drainage plan required; it should show cross-sections of drainage facility to drain east edge of this property
12. Is a drainage reserve needed at east edge of property?
13. Update title block
14. Is W.L. 6" or 8"? It is labeled both ways.
15. As mentioned in the southern Trails Planned Unit Development (modified 11-3-05), the area contains a mixture of R-1, R-2, R-3, and GB. Please specify to which of these four zones this plat belongs.
16. Show pedestrian trail and underpass according to the Trail System Exhibit in the Southern Trails Planned Unit Development modified on 11-3-05

ATTACHMENTS:

1. Map.
2. Plat Application.



HAIRSON BAY

WHITE WATER BAY DR

BROADWAY ST

R-1(S)

WILLOW BROOK LN

WILLOW BROOK CT

MEADOWMIST CT

SOUTHERN TRAILS DR

PUD

Approximate location of the subject property

MOSSY TRAIL CT

ORCHARD BROOK LN

SOUTHERN TRAILS CT

PLAT APPLICATION

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please Check Type of Plat Requested:

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

FEB 19 2007

SUBDIVISION

NAME: SOUTHERN TRAILS PHASE I SECTION 10

NUMBER OF LOTS: 12

GENERAL

LOCATION: SOUTH OF BROADWAY &

EAST OF SOUTHERN TRAILS DR.

* A complete application must include all items shown on the corresponding checklist for each different type of plat.

PRIMARY CONTACT: KERRY R. GILBERT & ASSOCIATES, INC

MAILING ADDRESS: 15810 PARK TEN PLACE, STE. 160 HOUSTON, TX. 77084

CITY, STATE, ZIP: HOUSTON, TEXAS 77084

PHONE: (281) 579-0340 FAX: (281) 579-8212

E-MAIL ADDRESS: LANDPLAN@KRGAA.COM

OWNER NAME: C. L. Ashton Woods LP

MAILING ADDRESS: 11375 W. SAM HOUSTON PARKWAY #100

CITY, STATE, ZIP: HOUSTON, TEXAS 77031

PHONE: (281) 561-7773 FAX: (281) 561-7774

E-MAIL ADDRESS: bullman@ashtonwoodshomes.com

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

Owner's Signature: Becky Bullman Date: 11/21/06

Applicant's Signature: [Signature] Date: 11/11/06

Fees Not Required for Staff Review Plats

FEES PAID: \$ <u>472.00</u>	DATE PAID: <u>2-19-07</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER:
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Application No.

Savannah Bend Section Two

Final Plat-Staff Report

P & Z MEETING DATE: March 19, 2007

APPLICANT:

Geoff Freeman, Brown & Gay Engineers, Inc, for Robert Jones, Savannah Development, Ltd, owner.

REQUEST:

Final plat of 37.77 acres for the Savannah Bend Section Two located south of C.R. 5 8 and between the east of Savannah Parkway and west of S.H. 288.

ZONING:

Extra-Territorial Jurisdiction.

The subdivision is consistent with R-4 single family dwelling district as defined in the development agreement between the City of Pearland and Lennar Homes of Texas and construction, Ltd., dated July 24, 2000.

TRAFFIC AND TRANSPORTATION:

A Traffic Impact Analysis was submitted and approved as a part of the original Planned Unit Development.

UTILITIES:

Water and sewer available.

Letters of No Objection obtained from CenterPoint Energy and Time Warner Cable.

STORMWATER MANAGEMENT:

Stormwater detention will be provided offsite in accordance with the Savannah Master Plan.

PARKS AND OPEN SPACE:

A park fee of \$9,282 was made on 8/25/2006.

OUTSTANDING ITEMS:

1. Update title block
2. Are aerial easements necessary if all utilities are buried?
3. Distances and coordinats apparently are grid instead of surface; please check.
4. Add signatures and seal
5. Where are pipelines mentioned in Note No.4
6. Telephone company approval letter
7. Reserve "D" not labeled correctly.
8. Add "four-foot wide" to the beginning of Note No.16

9. Computer disk
10. Add 2.5' E.E. behind R-O-W of Southern Orchard Lane west from Block 1
11. Block 3 Lot 30 should have B.L. width of at least 50'
12. Change "B.L. FRONTAGE" to "B.L. WIDTH" in LOT DATA.
13. Add a note that all lots shall have rear yard setbacks of at least ten feet.
14. Add a note requiring building separations of at least ten feet.
15. 1% construction inspection fee due
16. Title report lists Amegy Bank as lienholder
17. Update title block
18. Add " at least" after "elevated" in FLOOD PLAIN CERTIFICATION
19. Add a note that owner of reserve areas to replace any landscaping or other improvements damaged or removed by utility maintenance
20. City Engineer certification that public improvements are substantially complete or provide guarantee of completion of construction of improvements as per sec 3.1.8.4 of the Unified Development Code required before this plat can be considered for P & Z approval.
21. Tax certificates (letter rec'd dated 2/18/07)
22. Re-submittal date 3/12/07

ATTACHMENTS:

- (1). Map
- (2). Application.

PLAT APPLICATION

Please Check Type of Plat Requested:

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

FEB 19 2007

SUBDIVISION NAME: SAVANNAH FEED SEC. 2

NUMBER OF LOTS: 119

GENERAL LOCATION: NORTH OF HWY 6, SOUTH OF

C.R. 58, EAST OF SAVANNAH PARKWAY,
WEST OF HWY 288

PRIMARY CONTACT: GEOFF FREEMAN - BROWN + GAY ENG.

MAILING ADDRESS: 10777 WEDTHELMER, SUITE 400

CITY, STATE, ZIP: HOUSTON, TX 77042

PHONE: 713-488-8125 FAX: 281-558-9701

E-MAIL ADDRESS: G.FREEMAN@BROWNGAY.COM

OWNER NAME: ROBERT JONES - SAVANNAH DEVELOPMENT, LTD.

MAILING ADDRESS: 550 GREENS PARKWAY, SUITE 100

CITY, STATE, ZIP: HOUSTON, TX 77067

PHONE: 281-875-1552 FAX: _____

E-MAIL ADDRESS: ROBERT.JONES@LENNAR.COM

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

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

Owner's Signature: [Signature] Date: 02-12-07

Applicant's Signature: [Signature] Date: 01-25-07

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
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I acknowledge that this plat has been submitted on this day, _____, and the Plat filing date is _____, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: _____ Date: _____

Savannah Meadows Section 6

Final Plat-Staff Report

D & Z MEETING DATE: March 19, 2007

APPLICANT:

Geoff Freeman, Brown & Gay Engineers, Inc, for Robert Jones, Savannah Development, Ltd, owner.

REQUEST:

Final plat of 12.5 acres for Savannah Meadows Section Six located north of Highway 6 and south of County Road.58 at the intersection of Savannah Parkway and Savannah Bend Lane.

ZONING:

Extra-Territorial Jurisdiction.

The subdivision is consistent with R-2 single family dwelling district as defined in the development agreement between the City of Pearland and Lennar Homes of Texas and Construction, Ltd, dated July 24, 2000.

TRAFFIC AND TRANSPORTATION:

A Traffic Impact Analysis was submitted and approved as a part of the original Planned Unit Development.

UTILITIES:

Water and sewer are available, and paving in progress.

Letters of No Objections obtained from CenterPoint energy and Time Warner Cable.

STORMWATER MANAGEMENT:

Stormwater detention will be provided offsite in accordance with the Savannah Master Plan.

PARKS AND OPEN SPACE:

A park fee of \$3,588 was made on 8/25/2006.

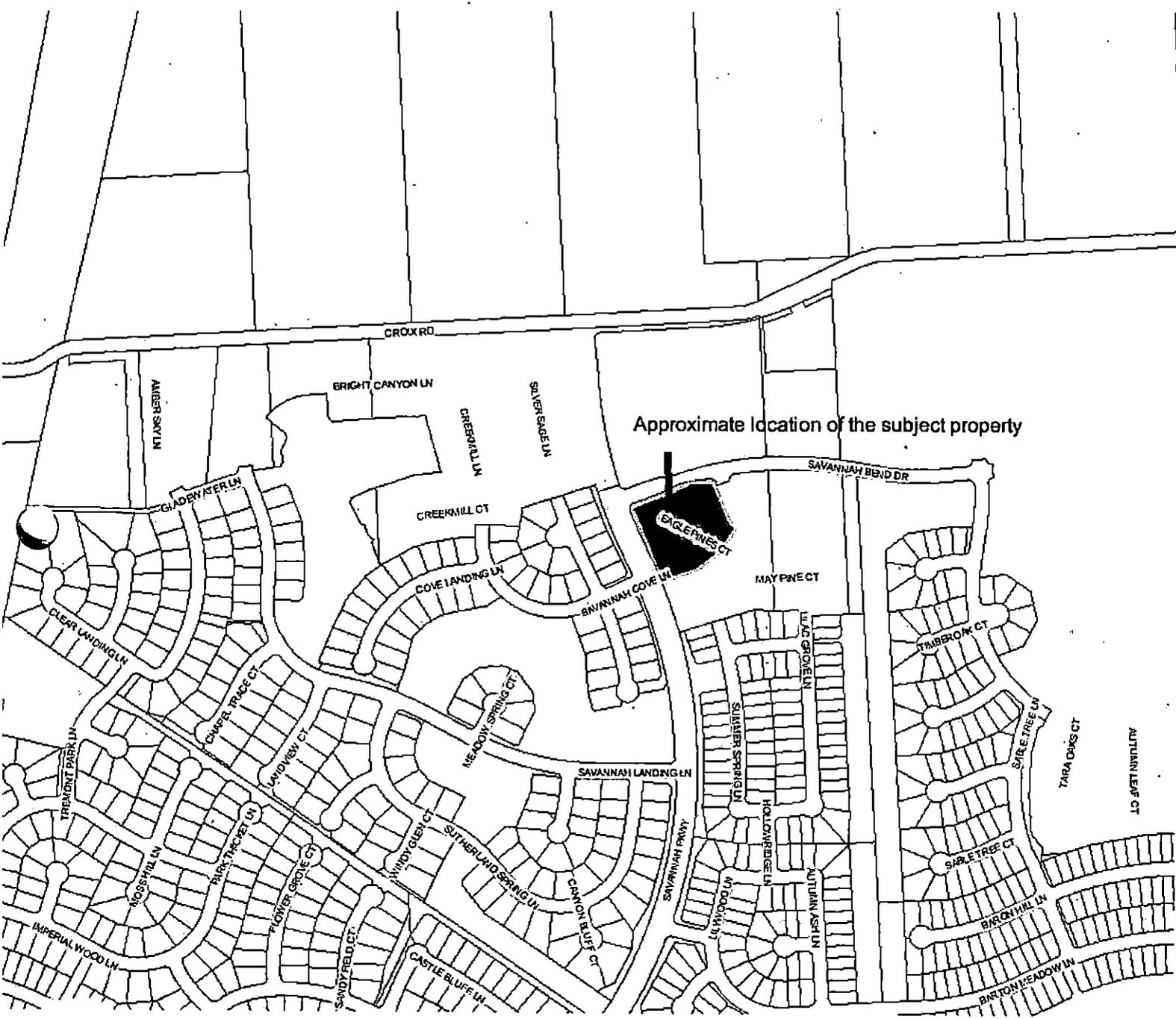
OUTSTANDING ITEMS:

1. Check flood map panel number in Note No. 9
2. Point of commencing does not begin at C.R. 58 as stated.
3. Metes and bounds description lacks last line segment
4. Adjoining plat of Savannah Meadows Five shows the common U.E. on Block 3 being 16' wide with 8' on each side of the common lot line.
5. Move and add streetlights as shown; revise Note No. 10 if necessary.
6. Correct line/lettering overlaps; note circled items.

7. Computer disk
8. Telephone company approval letter.
9. Title report lists Amegy Bank as lienholder.
10. Make provisions for trail described in Figure 3 of the third amendment to the development agreement dated 5/24/05
11. Add to Note No. 16: "A four foot wide sidewalk is required on all other streets."
12. All lettering and number should be readable from bottom and right side of plat; note circled items
13. Change "B.L. FRONTAGE to "B.L. WIDTH" in LOT DATA
14. Show R.O.W. widths of Savannah Bend Parkway and Savannah Bend Lane
15. Add a note that each lot shall have a side yard minimum width of 5' with an aggregate adjacent dwelling separation of 15'.
16. Add "at least" after "elevated" in FLOOD PLAIN CERTIFICATION.
17. 1% construction inspection fee due.
18. Tax certificates (letter rec'd dated 2/18/07)
19. Add a note that owner of reserve areas to replace any landscaping or other improvements damaged or removed by utility maintenance.
20. City Engineer certification that public improvements are substantially complete or provide guarantee of completion of construction of improvements as per Sec. 3.1.8.4. of the Unified Development Code required before this plat can be considered for P & Z approval.
21. Re-submittal date 3/12/07

ATTACHMENTS:

- (1). Map
- (2). Application.



Approximate location of the subject property

EAGLEWING CT

CROX RD

BRIGHT CANYON LN

SILVER SAGE LN

CREEKMILL LN

SAVANNAH BEND DR

CREEKMILL CT

MAYPINE CT

COVE LANDING LN

SAVANNAH COVE LN

GLADEN WATER LN

ALIBES SAGE LN

CLEAR LANDING LN

CHAPEL TRACE CT

LINDSEY CT

MEADOW SPRING CT

SAVANNAH LANDING LN

SUTHERLAND SPRING LN

CANYON BLUFF CT

SAVANNAH FERRY

SILVER SPRING LN

HOLZNERBEE LN

AUTUMN LEAF LN

MAYWOOD LN

SABLE TREE CT

TRIMBROOK CT

SABLE TREE LN

TARA OAK CT

AUTUMN LEAF CT

BARK HILL LN

BARTON MEADOW LN

SAWDY FIELD CT

CASTLE BLUFF LN

IMPERIAL WOOD LN

MOSSHILL LN

PARK TRACER LN

FLOWER GROVE CT

TREMONT PARK LN

PLAT APPLICATION

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

Please Check Type of Plat Requested:

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

FEB 19 2007

SUBDIVISION NAME: SAVANNAH MEADOWS SEC. 6

NUMBER OF LOTS: 46

GENERAL LOCATION: NORTH OF HWY 6, SOUTH OF

C.R. 58 @ INTERSECTION OF SAVANNAH
PARKWAY + SAVANNAH BEVD LW.

PRIMARY CONTACT: GEOFF FREEMAN - BROWN + GAY ENGR.

MAILING ADDRESS: 10777 WESTHEIMEL, SUITE 400

CITY, STATE, ZIP: HOUSTON, TX 77042

PHONE: 713-488-8125 FAX: 281-558-9701

E-MAIL ADDRESS: gfreesman@brownngay.com

OWNER NAME: SAVANNAH DEVELOPMENT LTD. - ROBERT JONES

MAILING ADDRESS: 550 GREENS PARKWAY, SUITE 100

CITY, STATE, ZIP: HOUSTON, TX 77067

PHONE: 281-875-1552 FAX: _____

E-MAIL ADDRESS: ROBERT.JONES@LENNAR.COM

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

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

Owner's Signature: [Signature] Date: 02-12-07

Applicant's Signature: [Signature] Date: 01-25-07

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
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I acknowledge that this plat has been submitted on this day, _____, and the Plat filing date is _____, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: _____ Date: _____

Savannah Cove Section Two

Final Plat-Staff Report

P & Z MEETING DATE: March 19, 2007

APPLICANT:

Geoff Freeman, Brown & Gay Engineers, Inc, for Robert Jones, Savannah Development, Ltd, owner.

REQUEST:

Final plat of 19.24 acres for the Savannah Cove Section Two located north of Highway 6 at the southwest corner of C.R. 58 and Savannah Parkway.

ZONING:

Extra-Territorial Jurisdiction.

The subdivision is consistent with R-2 single family dwelling district as defined in the development agreement between the City of Pearland and Lennar Homes of Texas and Construction, Ltd, dated July 24, 2000.

TRAFFIC AND TRANSPORTATION:

A Traffic Impact Analysis was submitted and approved as a part of the original Planned Unit Development.

UTILITIES:

Letters of No Objection obtained from CenterPoint Energy and Time Warner Cable. Water and sewer are available.

STORMWATER MANAGEMENT:

Stormwater detention will be provided offsite in accordance with the Savannah Master Plan.

PARKS AND OPEN SPACE:

A park fee of \$4,446 was made on 8/25/2006

OUTSTANDING ITEMS:

1. Provide schedule for construction of south half of C.R. 58
2. Update title block
3. Add streetlights as 200' +/- intervals on Savannah Parkway (proposed or existing)
4. Coordinated appear to be grid instead of surface; please check.
5. Add signature and seal
6. Where are pipelines mentioned in Note No.4?
7. Are aerial easements necessary if all utilities are buried?
8. Is storm sewer in place for Creekmill Ct. outfall?

9. Construction plans should include a portion of C.R. 58 as per 7/6/04 road construction letter agreement; otherwise need a revised letter of agreement.
10. Add "four foot wide" before "sidewalks" in Note No.17
11. Plat should include the adjoining portion of Savannah Parkway
12. Plat has 4 blocks, not 3
13. Reserve total in title block should be the same as the total of acreages shown in the Reserve Table
14. Plat has numerous line/lettering overlaps rendering much of the plat illegible; note circled items
15. Telephone company approval letter
16. Title report shows Amegy Bank as lienholder
17. Add a note that a minimum rear yard setback of 20' is required
18. Add a note that each lot shall have a side yard minimum width of 5' with an aggregate adjacent dwelling separation of 15'.
19. Reserve "B" also needs to be a drainage easement.
20. Computer disk
21. Change "B.L. FRONTAGE" to "B.L. WIDTH" in LOT DATA.
22. Add recordation data for adjoining exist R-O-W of C.R. 58
23. Provide approval letter from County Engineer for R-O-W width provided for C.R. 58
24. Add "at least" after "elevated" in FLOOD PLAIN CERTIFICATION.
25. 1% construction inspection fee due
26. Tax certificates (letter rec'd dated 2/18/07)
27. Add a note that owner of reserve areas to replace any landscaping or other improvements damaged or removed by utility maintenance.
28. City Engineer certification that public improvements are substantially complete or provide guarantee of completion of construction of improvements as per Sec 3.1.8.4. of the Unified Development Code required before this plat can be considered for P & Z approval.
29. Re-submittal date 3/12/07

ATTACHMENTS:

- (1). Map
- (2). Application.

POST RD

CROSS RD

BRIGHT CANYON LN

CRIMMINS LN

Approximate location of the subject property

AMBER SVA LN

GLADEWATER LN

CREEKNILL CT

SAVANNAH BEND DR

EAGLE PINES CT

MAYPINE CT

CLEAR LANDING LN

SAVANNAH COVE LN

TREMONT PARK CT

CHAPEL TRACE CT

SAVANNAH LANDING LN

SUNSET SPRINGS LN

LIAC GROVE LN

ROSS SHIRAZ LN

LANDVIEW CT

WINDY GLEN CT

WILLOWBARK CT

CANYON BLUFF LN

HICKORY RIDGE LN

SABLE TREE CT

AUTUMN LEAF CT

AROMA KNOLL LN

IMPERIAL WOOD LN

SPRINGWOOD LN

MEADOW PRIDE LN

HOLLOW CANYON LN

CASTLE BLUFF LN

WINDY GLEN LN

BARTON MEADOW LN

BRICK HILL LN

SAVANNAH WOODS LN

STONE BLUFF LN

ROCKY BRAR LN

ROLLING HILLS LN

WINDY GLEN LN

SOUTHERN OAK LN

AUTUMN GROVE LN

SAVANNAH PARK

WINDY GLEN LN

PLAT APPLICATION

Please Check Type of Plat Requested:

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

FEB 19 2007

SUBDIVISION NAME: SAVANNAH COVE SEC. 2

NUMBER OF LOTS: 57

GENERAL LOCATION: NORTH OF HWY 6 @ THE S.W. CORNER C.R. 58 + SAVANNAH PARKWAY

PRIMARY CONTACT: GEOFF FREEMAN - BROWN + GAY ENG.
 MAILING ADDRESS: 16777 WESTHEIMER, SUITE 400
 CITY, STATE, ZIP: HOUSTON, TX 77042
 PHONE: 713-488-8125 FAX: 281-558-9701
 E-MAIL ADDRESS: G.FREEMAN@BROWNGAY.COM

OWNER NAME: ROBERT JONES - SAVANNAH DEVELOPMENT, LTD.
 MAILING ADDRESS: 550 GREENS PARKWAY, SUITE 100
 CITY, STATE, ZIP: HOUSTON, TX 77067
 PHONE: 281-875-1552 FAX: _____
 E-MAIL ADDRESS: ROBERT.JONES@LENOVA.COM

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

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

Owner's Signature: [Signature] Date: 02-12-07

Applicant's Signature: [Signature] Date: 01-25-07

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
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I acknowledge that this plat has been submitted on this day, _____, and the Plat filing date is _____, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: _____ Date: _____

Savannah Landing Section Four

Final Plat-Staff Report

P & Z Meeting Date: March 19, 2007

APPLICANT:

Geoff Freeman, Brown & Gay Engineers, Inc, for Robert Jones, Savannah Development, Ltd, owner.

REQUEST:

Final plat of 9.97 acres for the Savannah Landing Section Four located south of C.R.58 and to the northwest of Savannah Parkway.

ZONING:

Extra-Territorial Jurisdiction.

The subdivision is consistent with R-2 single family dwelling district as defined in the development agreement between the City of Pearland and Lennar Homes of Texas and Construction, Ltd, dated July 24, 2000.

TRAFFIC AND TRANSPORTATION:

A Traffic Impact Analysis was submitted and approved as a part of the original Planned Unit Development.

UTILITIES:

Letter of No Objection obtained from CenterPoint Energy.

Water and drainage easements in place. Water and sewer are available.

STORMWATER MANAGEMENT:

Stormwater detention will be provided offsite in accordance with the Savannah Master Plan.

PARKS AND OPEN SPACE:

A park fee of \$1,716 was made on 8/25/2006.

OUTSTANDING ITEMS:

1. Limits of Reserve "B" are unclear on plat.
2. Remove numerous line / lettering overlaps rendering many items on this plat illegible; note circled items.
3. Include all streetlight symbols in the legend.
4. Label all streets in Savannah Landing Section Three.
5. Where is Note # 22 as mentioned on plat?
6. Computer disk
7. Make provisions for trail described in Figure 3 of the third amendment to the development agreement dated 5/24/05.

8. Add to Note No. 16: "A four foot wide sidewalk is required on all other streets."
9. Change "B.L. FRONTAGE" to "B.L. WIDTH" in LOT DATA.
10. Add a note that each lot shall have a side yard minimum width of 5' with an aggregate dwelling separation of 15'.
11. Add recordation data for Savannah Cove Section Two.
12. Add a note that all lots will have a minimum rear yard setback of 20'.
13. Add recordation data for adjoining exist R-O-W of C.R. 58.
14. Provide approval letter form County Engineer for R-O-W width provided for C.R. 58
15. Add "at least" after "elevated" in FLOOD PLAIN CERTIFICATION.
16. 1% construction inspection fee due.
17. Telephone company approval letter.
18. Tax certificates (letter rec'd dated 2/18/07)
19. Add a note that owner of reserve areas to replace any landscaping or other improvements damaged or removed by utility maintenance.
20. City Engineer certification that public improvements are substantially complete or provide guarantee of completion of construction of improvements as per Sec 3.1.8.4 of the Unified Development Code required before this plat can be considered for P & Z approval,
21. Re-submittal date 3/12/07.

ATTACHMENTS:

- (1). Map
- (2). Application.



POST RD

CROX RD



Approximate location of the subject property

BRIGHT CANYON LN

SILVER SAGE LN

CROSSLIN LN

GREENMILL CT

SAVANNAH BEND DR

GLADEWATER LN

EAGLE PINES CT

SAVANNAH COVE LN

MAYPINE CT

SAVANNAH LANDING LN

SHIMMER SPRING LN

LAG GROVE LN

WILLOWPEAK CT

HOLLOW RIDGE LN

WINDY GLEN CT

AUTUMN ASHLIN

CASTLE BLUFF LN

BARON HILL LN

SAVANNAH TRACE LN

SABLE TREE CT

WINDY GLEN CT

SHIMMER SPRING LN

WINDY GLEN CT

SAVANNAH BEND DR

WINDY GLEN CT

SH 6 HWY

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PLAT APPLICATION

Please Check Type of Plat Requested:

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

FEB 19 2007

SUBDIVISION NAME: SAVANNAH LANDING SEC. 4

NUMBER OF LOTS: 22

GENERAL LOCATION: NORTH OF HWY 6, SOUTH OF C.R. 58, EAST OF COUNTY LINE & WEST OF SAVANNAH PARKWAY

PRIMARY CONTACT: GEOFF FREEMAN - BROWN & GAY ENG

MAILING ADDRESS: 10777 WEDTHEIMER, SUITE 400

CITY, STATE, ZIP: HOUSTON, TX 77042

PHONE: 713-488-8125 FAX: 281-558-8700

E-MAIL ADDRESS: G.FREEMAN@BROWNGAY.COM

OWNER NAME: ROBERT JONES - SAVANNAH DEVELOPMENT, LTD.

MAILING ADDRESS: 556 GREENS PARKWAY, SUITE 100

CITY, STATE, ZIP: HOUSTON, TX 77067

PHONE: 281-875-1552 FAX: _____

E-MAIL ADDRESS: ROBERT.JONES@LENNAR.COM

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

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

Owner's Signature: [Signature] Date: 02-12-07

Applicant's Signature: [Signature] Date: 01-25-07

FEE PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
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I acknowledge that this plat has been submitted on this day, _____, and the Plat filing date is _____, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: _____ Date: _____

Riverstone Ranch Phase One

Master Plat—Staff Report

P & Z Meeting Date: March 19, 2007

APPLICANT:

Jason Banda, LJA Engineering & Surveying, Inc. for SHS Partners, Ltd., owner.

REQUEST:

Master plat of 104.519 acres zoned R-1 for single family use.
There is also an approved cluster development plan for this property.

GENERAL LOCATION:

The property is located east of Clear Creek northwest of Green Tee Terrace.

PROPERTY DESCRIPTION:

The property is undeveloped.

ZONING:

R-1

SURROUNDING USES:

Property is surrounded on the east by existing single-family residential development outside the Pearland City Limits, on the south and east by similar development within Pearland, and on the north and west by Clear Creek and undeveloped land.

COMPREHENSIVE PLAN:

The City of Pearland Use Plan designates the property for ½ acre lots- Suburban Residential.

TRAFFIC AND TRANSPORTATION:

A Traffic Impact Analysis will be required for preliminary plat.

UTILITIES AND INFRASTRUCTURE:

Water and sewer service available.

STORMWATER MANAGEMENT:

Stormwater detention will be provided in an adjoining detention reserve.

PARKS, OPEN SPACE, AND TREES:

See outstanding item number 1, tree survey approved.

OUTSTANDING ITEMS:

Staff is concerned that there are unresolved issues related to the Cluster Development Plan. The Cluster Development Plan was approved on December 4, 2006 with conditions. The applicant has revised the Cluster Plan several times, but it appears to staff that the revised plans still do not meet the conditions of approval. Attached is a copy of the Cluster Development Plan, the Approval Letter, and a letter from the applicant.

Pursuant to section 2.2.4.2. of the Unified Development Code, the master plat cannot be approved until the Final Cluster Development Plan is approved or revised in final.

- A. Parks director wishes to see a master plan for the entire development including proposed parkland.
- B. Areas in the reserve table on Sheet 3 should match those shown on the plat.
- C. Show common areas associated with proposed cluster development.
- D. Additional \$279 in plat fee due.
- E. Address Planning Dept. comments contained in e-mail dated 12-21-06
- F. Plat should include all land under ownership by this owner including reminder tracts.
- G. Provide a drawing showing all phases with proposed access to this phase.
- H. Show Pearland E.T.J. area east of Letrim St.
- I. Change name of Hughes Ranch Road due to duplication elsewhere.

ATTACHMENT:

- 1. Application Form
- 2. Master Plat



Theresa Grahmann, Senior Planner
City of Pearland
Planning and Zoning Department
3519 Liberty Drive
Pearland, Texas 77581
(281) 652-1742
Fax: 281-652-1702
tgrahmann@ci.pearland.tx.us

December 18, 2006

SHS Partners, Ltd.
Attn: Eric Haaland
6115 Skyline Drive, Suite A
Houston, Texas 77057

Re: Approval Letter for the Cluster Development Plan for Riverstone Ranch

Dear Eric:

At their regular meeting of December 4, 2006, the Planning and Zoning Commission considered the request for a Cluster Development Plan for Riverstone Ranch. The Cluster Development Plan was approved with the following conditions:

1. Pedestrian connections (min. 8' wide trails) shall be provided to connect the proposed development to the residential areas on the east and to the proposed parkland dedication areas to the south. Otherwise, the proposed dedications will not be acceptable. According to the Development Agreement, the applicant is required to provide 12 acres of park land dedication. The parks ordinance states that "Pedestrian or vehicular access to the parkland shall be available from one or more streets. Street frontage shall be required to ensure public access to the parkland and adequate on-site parking, if appropriate." If pedestrian connections are not provided, the proposed dedications are not accessible and therefore, not acceptable.
2. The applicant needs to remove the parcels that they do not own from the Cluster Development Plan.
3. A phasing plan be provided to clarify the sequence of development, especially the public facilities, trails, open space etc. The applicant has the option of showing phasing in his Master Plat application, which would be required prior to submittal of preliminary, final or minor plat application.

4. The applicant show what "open space and amenities" are provided "that could not be achieved through application of minimum lot size standards" as required by the UDC. The open space shown is predominantly parkland dedication that would be required for all subdivisions. If the school and college site are provided as amenities, they need to be shown on the plat.

Please contact me if you require further information.

Sincerely,



Theresa Grahmann
Senior Planner

SHS Partners, Ltd.

March 13, 2007

Lata Krishnarao
Planning Director
City Of Pearland
3519 Liberty Drive
Pearland, TX 77581

Dear Ms. Krishnarao:

Following is our response to the City's comments on the Riverstone Ranch Cluster Development Plan outlined in Theresa Grahmann's email of March 6, 2007.

Item 1- Provide and ownership map indicating that the developer owns all parcels shown on the cluster plan.

The City of Pearland Unified Development Code makes no requirement that the developer own all the property which will be subject to the Cluster Development Plan. By contrast, in the UDC, there is a requirement that the developer provide proof of ownership when applying for a zoning change or a Planned Development approval. Since the approval of the cluster development plan does not change the underlying zoning of the property, it is not negatively impacting what can be developed on property not owned by the developer.

Of the approximately 385 acres included in the Cluster Development Plan, the developer owns or controls through options approximately 320 acres or 85% of the property. The remaining tracts to be purchased are mostly in the third phase and will not be needed for several years, however their location within the development makes excluding them from the plan nonsensical. Every effort is being made at this time to acquire the remaining 15% of the property represented in the Cluster Development Plan.

Item 2- Provide written response to Item No. 4 in the approval letter, indicating what "open space and amenities" are provided "that could not be achieved through application of minimum lot size standards" as required by the UDC.

The review and approval of the Cluster Development Plan must be made within the context of the Development Agreement between the City of Pearland and SHS Partners. SHS Partners has agreed to the following obligations which benefit the City:

- Provide land for San Jacinto Community College within the property
- Redirect drainage away from Green Tee subdivision resulting in bond cost avoidance by the City
- Allow no vehicular access between the property and Green Tee subdivision
- Construct a portion of Barry Rose Road
- Dedicate park land which will be a partial implementation of a Clear Creek Greenbelt Master Plan.

This agreement allows SHS Partners to develop 1200 lots on the property in exchange for meeting these obligations. In order to develop and sell the allowable number of lots while

SHS Partners, Ltd.

meeting these obligations and include drainage and detention areas which will be amenities within the community, SHS Partners must have flexibility in lot size and therefore is desiring to have future subdivision plats considered based on a density of 3.2 dwellings per acre rather than the minimum lot size allowable under the R-1 zoning.

In addition to the above requirements outlined in the Development Agreement, SHS Partners plans to include the following amenities within the community:

- Approximately 58 acres of open space areas with amenity lakes and walking trails
- A 4.5 acre community recreation center
- A heavily landscaped and uniquely designed primary drainage channel which is intended to resemble a natural water course
- A landscaped detention area adjacent to Clear Creek which will contain walking paths and allow for connection of Riverstone Ranch to the proposed Pearland Greenbelt trail system.

Comment from Parks Director- The developer must provide us with an instrument/document that demonstrates their ability to guaranteed access to the area where the future hike and bike trail is to be located. We need some instrument (document) that guarantees us the ability to construct the trail in the future.

The developer will provide the necessary easement or deed documents which guarantees access to the park dedication tracts at the time the tracts are conveyed to the City prior to final plat approval.

Markups on the Cluster Development Plan-

The Approval Letter for the Cluster Development Plan from the City, dated **December 18, 2006**, does not address any of the items which are marked up on the plan itself. Changes were made to the land use table in an effort to clarify phasing information from the previous table but were not considered to be changes necessary for approval of the Cluster Development Plan.

We have been diligently working with the City to move the development of this project forward. We have presented a Cluster Development Plan which complies with the Development Agreement between SHS Partners and The City of Pearland and complies with the City's development ordinances. We respectfully request that you accept these responses as sufficient to allow us to move forward with the platting process and begin engineering of the development.

Sincerely,



Erik Haaland
Project Manager

SHS Partners, Ltd.

cc: Mr. Nick Finan, Assistant City Manager
Ms. Theresa Grahmann, Senior Planner
Mr. Darrin Coker, City Attorney
Planning & Zoning Commission
 Ms. Ruby Sandars, Chairperson
 Ms. Sheryl Greiner, Vice-Chairperson
 Mr. Neil West
 Mr. Jerry Koza, Jr.
 Mr. Henry Fuentes
 Ms. Susan Sherrouse
 Mr. Darrell Diggs
City Council
 Mr. Tom Reid, Mayor
 Mr. Richard Tetens
 Ms. Helen Beckman
 Mr. Steve Saboe
 Ms. Felicia Kyle
 Mr. Kevin Cole
Mr. John Santasiero, SHS Partners
Mr. James Holcomb, SHS Partners
Mr. Jason Banda, LJA Engineering
Mr. Gary Mensik, LJA Engineering

REMOVE ITEM FROM TABLE

(see next agenda item)

Cullen Park Estates

Preliminary Plat -- Staff Report

P& Z Meeting Date: March 5, 2007

APPLICANT: Munroe Kelsey, JKC & Associates, Inc., for Cullen Park Partners, Ltd., owner.

REQUEST: Preliminary plat of 40 acres for Cullen Park Estates located at the intersection of C.R. 89 and C.R.101. Applicant is proposing 32 residential lots.

ZONING: Extra-Territorial Jurisdiction (E.T.J.)

TRAFFIC AND TRANSPORTATION: No Traffic Impact Analysis available.

UTILITIES: Applications for services from Southwestern Bell Telephone, T.C.I. Cablevision, and CenterPoint Energy are in progress.

STORMWATER MANAGEMENT: Reserve for detention area and existing drainage ditch shown on the plat.

PARKS AND OPEN SPACE: Park fee will be required in the final plat application process.

OUTSTANDING ITEMS:

1. Reserve areas along C.R. 89 should be 20' wide with the front 10' designated as a W.S.E. 10' W.S.E. must be adjacent to proposed R-O-W line.
2. Computer disk.
3. Do not show building lines
4. Add streetlights along C.R. 89 and C.R. 101 at 200' intervals; revise Note No. 15 accordingly.
5. All areas within the plat must be accounted for as lots, street R-O-W or reserve areas. This includes the drainage easement, pipeline easement, HL & P easement. Revise the number of reserve areas (and total area) in the title block if necessary.
6. Add pipeline, overhead power line as purpose of Reserve "D"

7. This plat cannot propose drainage easements onto adjoining properties.
8. Sanitary sewer not available. Add a note to this effect.
9. Approved Traffic Impact Analysis required before final plat submittal.
10. Development agreement for offsite water line extension required before final plat submittal.
11. Approved public improvement plans required before final plat submittal.
12. Plat must include the adjoining unplatted area under the same ownership for 49 acre total as mentioned at beginning of metes and bound description.

ATTACHMENTS:

1. Map
2. Plat Application



KORENEK DR

DANA LYNN LN

MEADE

CR 107C

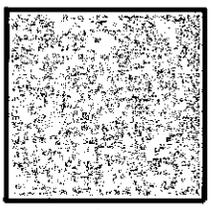
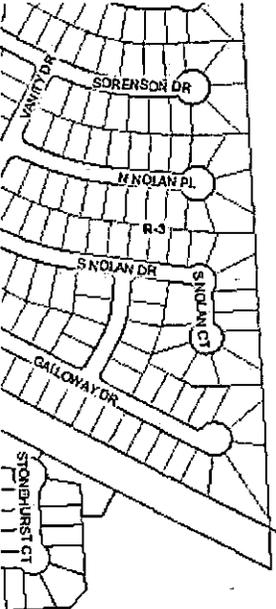
CR 107D

CR 107A

CR 107B

CR 107

JOE DR



Site

CULLEN PARK DR

MORRISON DR

BAILEY RD

CURTIS DR

SOUTHERN TRAILS PHASE I SECTION TEN

**BEING 3.5± ACRES OF LAND
CONTAINING 12 LOTS (70'/80' X 120' TYP.) AND
TWO RESERVES IN ONE BLOCK.**

MAR 12 2007

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 ALLISON-RICHEY
GULF COAST HOME COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 98 B.C.P.R.
SURVEYOR / CONSULTING ENGINEER:

PATE ENGINEERS, INC.

SUMMER ADAMS, R.P.L.S.

ALAN MCKEE, P.E. (713) 462-3178
13333 NORTHWEST FREEWAY, SUITE 300
HOUSTON, TEXAS 77040

KERRY R. GILBERT & ASSOCIATES, INC.

MR. RANDY RILEY, (281) 579-0340
15810 PARK TEN PLACE, SUITE 160
HOUSTON, TEXAS 77084

OWNER:

ASHTON SOUTHERN TRAILS JV

MRS. BECKY ULLMAN (281) 561-7773
11375 W. SAM HOUSTON PARKWAY #100
HOUSTON, TEXAS 77031

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants

15810 Park Ten Place
Suite 160

Houston, Texas 77084
(281)579-0340

SCALE: 1" = 100'



MARCH 12, 2007
KGA# 06101-111

MASTER PLAT OF
RIVERSTONE RANCH
PHASE ONE

104.519 ACRES

MAR 1 2007

BEING OUT OF THE T. J. GREEN
VEY, ABSTRACT 290, BEING OUT OF THE SHS
PARTNERS, LTD., RECORDED IN FILE
X433495, AND OUT OF THE SHS PARTNERS,
LTD., RECORDED IN FILE NO. X907145
THE HARRIS COUNTY OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY AND ALSO BEING A
PARTIAL REPLAT OF THE ALLISON RICHEY GULF
COAST HOME SUBDIVISION SECTION "G",
PAGE 4, PG. 48, AND BEING A PARTIAL REPLAT
OF THE GREEN TEE TERRACE SECTION SEVEN, FILM
NO. 352062, OF THE HARRIS COUNTY MAP RECORDS
CITY OF PEARLAND, HARRIS COUNTY, TEXAS

LOTS 3 RESERVES (37.410 AC.) 3 BLOCKS

2007

SCALE: 1" = 100'

OWNER:

SHS PARTNERS, LTD.
S LAND COMPANY, LLC, GENERAL PARTNER
RPDC, INC., MANAGER

JOHN SANTASIERO, PRESIDENT

SKYLINE DRIVE, SUITE A, HOUSTON, TEXAS 77057 PH. (713) 621-6111

JOB NO. 1994-5030-402

ENGINEER:

LJA Engineering & Surveying, Inc.



Phone 713.953.5200
Fax 713.953.5026

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Suite 600
Houston, Texas 77042-3703