

**MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD JANUARY 7, 2008 AT 6:30 P.M., IN THE 2<sup>ND</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

Chairperson Henry Fuertes called the meeting to order at 6:36 p.m. with the following present:

P & Z Chairperson Henry Fuertes  
P & Z Commissioner Darrell Diggs  
P & Z Commissioner Neil West  
P & Z Commissioner Ron Capehart  
P & Z Commissioner Charles Gooden, Jr.  
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. Assistant City Manager arrived around 7:15 p.m.

**II. APPROVAL OF MINUTES**

Commissioner Diggs made the motion to approve, and Commissioner Capehart seconded. The vote was 6-0 for approval of the minutes of December 3, 2007.

**III. NEW BUSINESS**

**A. Consideration & Possible Action – Preliminary Plat of Ridge Rock C-1**

A request by Tina Kast, LJA Engineering & Surveying, Inc., for WC Walsh Family, Ltd., owner, for approval of a preliminary plat of 10 acres zoned Ridge Rock Planned Development (PD). The applicant is proposing (1) lot located south of Broadway Street and west of Kirby Drive, and the property is described as follow:

Being in the H.T. & B.R.R. Co. Survey, Section 80 (A.K.A.) J.S. Talmage Survey, Abstract 564, City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller read the Staff report stating the applicant was requesting an extension of time because

a Master Plat is required before a Preliminary Plat can be submitted.

Commissioner Sherrouse made the motion to approve, and Commissioner Capehart seconded.

The vote was 5-1. <sup>was</sup> The extension was approved, with Commissioner West voted in opposition.

Commissioner Diggs requested a reconsideration to hear further discussion, and Commissioner Gooden, Jr. seconded.

The vote to reconsider was approved 6-0.

There was much discussion among the Commission/Staff/Legal in regards to the proper steps to be taken during the platting procedure, the fees that would be encountered if denied, and determining if the Commission need to enforce these strictly or leniently.

The vote was 3-3. The motion <sup>grant waiver</sup> to request an extension failed, with Commissioners Sherrouse, Fuertes, and West voting in opposition.

Commissioner Sherrouse made the motion to approve the Preliminary Plat of Ridge Rock C-1, and Commissioner Diggs seconded.

The vote was 0-6. The Preliminary Plat was denied

**B. Consideration & Possible Action — Final Plat of Rittenhouse on Walnut**

A request by Michael D Morton, Arrow Surveying Company, for RMMA Investments LLC, owner, for approval of a final plat of 1.2626 acres zoned Townhouse Residential District (TH). The applicant is proposing (6) lots located south of Walnut Street, east of McLean Road, and north of Silsbee Drive, and the property is described as follow:

A subdivision of 1.2626 acres of land being out of the H.T. & B.R.R. Company Survey, Section 11, Abstract. No. 239, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller read the Staff report stating there is only one outstanding item. Staff recommends approval.

Commissioner Diggs made the motion to approve, and Commissioner Gooden, Jr. seconded.

There was minimal discussion.

The vote was 6-0. The plat was approved with Staff's recommendation.

**C. CONSIDERATION & POSSIBLE ACTION— Partial Replat of 518 – Dixie Plaza**

A request by Scott Hunter, CEI Engineering Associates, Inc., for Wal-Mart Real Estate Business Trust, owner, for approval of a partial replat of 0.644 acres zoned General Commercial (GC). The applicant is proposing a partial replat to subdivide restrictive Reserve A located west of Dixie Farm Road and south of Broadway Street, and the property is described as follow:

A subdivision of 0.644 acre of land being a partial replat of restrictive Reserve A 518-Dixie Plaza Subdivision, Volume 22, Page 289, P.R.B.C.T. in the W.D.C. Hall League, Abstract No. 70, City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller read the Staff report stating the applicant is requesting a 40-day extension of time. Staff recommends approval.

Commission Sherrouse made the motion to approve, and Commissioner Diggs seconded.

The vote was 6-0. The extension was approved.

**D. CONSIDERATION & POSSIBLE ACTION— Preliminary Plat of Wooten Road Development**

A request by A. Mahendra Rodrigo, G.C. Engineering, Inc., for Muthalaly Investments, LLC, owner, for approval of a preliminary plat of 5 acres zoned Development on Wooten Road Planned Development (PD). The applicant is proposing (4) lots located east of Wooten Road, south of Lamb Brock, and north of Harley, and the property is described as follow:

A subdivision of 5.000 acres, located in the H.T. & B.R.R. Co. Survey, Section 85, Abstract No. 304 in the City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller read the Staff report stating there were no outstanding items. Staff recommends approval.

Commissioner Diggs made the motion, and Commissioner Capehart seconded.

The vote was 6-0. The plat was approved.

There was a 5 minute recess before the training began. Training was recorded on a separate cassette tape for the purpose of record keeping.

**E. TRAINING – Planning and Zoning Commission Quarterly Training, by Nghiem Doan, Deputy City Attorney.**

The Training portion of the P&Z Meeting was reopened at 7:30 p.m.

Deputy City Attorney Doan presented a power point presentation to the Commission and to Staff.

**F. DISCUSSION ITEMS**

There was brief discussion in regards to the next meeting. *and APA cont.*

**IV. ADJOURNMENT**

Chairperson Henry Fuyertes adjourned the meeting at 9:17 p.m.

These minutes are respectfully submitted by:

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Judy Krajca, Administrative Planning Secretary

Minutes approved as submitted and/or corrected on this 21st day of January, A.D., 2008.

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Henry Fuyertes  
P&Z Chairperson

Jerry absent due to out of town business.

Henry, Susan, Ron, Charles  
Neil, Darrell

**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 7, 2008 AT 6:30 P.M., IN THE 2<sup>ND</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

Lata, Richard, Tim, Nghiem, Judy

- I. **CALL TO ORDER** Henry 6:30
- II. **APPROVAL OF MINUTES** December 3, 2007 Regular Meeting
- III. **NEW BUSINESS** Darrell/Ron 6-0 approved.

Action Deadline for Items A-E: January 11, 2008.

**A. CONSIDERATION & POSSIBLE ACTION—Preliminary Plat of Ridge Rock C-1** Henry read

3-3 failed

A request by Tina Kast, LJA Engineering & Surveying, Inc., for WC Walsh Family, Ltd., owner, for approval of a preliminary plat of 10 acres zoned Ridge Rock Planned Development (PD). The applicant is proposing (1) lot located south of Broadway Street and west of Kirby Drive, and the property is described as follow:

Being in the H.T. & B.R.R. Co. Survey, Section 80 (A.K.A.) J.S. Talmage Survey, Abstract 564, City of Pearland, Brazoria County, Texas.  
RK recommend ext. - need master Plat submitted first

**B. CONSIDERATION & POSSIBLE ACTION—Final Plat of Rittenhouse on Walnut** Henry read

6-0 approved

A request by Michael D Morton, Arrow Surveying Company, for RMMA Investments LLC, owner, for approval of a final plat of 1.2626 acres zoned Townhouse Residential District (TH). The applicant is proposing (6) lots located south of Walnut Street, east of McLean Road, and north of Silsbee Drive, and the property is described as follow:

RK read staff rpt. 1-outstands, item (tree disposition)

A subdivision of 1.2626 acres of land being out of the H.T. & B.R.R. Company Survey, Section 11, Abstract. No. 239, Brazoria County, Texas.

Darrell/Charles. Minimum discussion.

**C. CONSIDERATION & POSSIBLE ACTION—Partial Replat of 518- Dixie Plaza** Henry read.

A request by Scott Hunter, CEI Engineering Associates, Inc., for Wal-Mart Real Estate Business Trust, owner, for approval of a partial replat of 0.644 acres zoned General Commercial (GC). The applicant is proposing a partial replat to subdivide restrictive Reserve A located west of Dixie Farm

RK read Staff Rpt. Appl. requesting 40 day extension. Staff recommends approval.

Susan/Darrell

6-0 approved.

(Darrell requested reconsideration to hear further argument)  
Charles seconded.  
6-0 approved.  
Need to send a msg. to the applicant to follow the platting steps/procedure  
Lata - appl. will need to make a new appl. & pay fee again.



A.

Ngheem - can send a msg. to app. re: Platting Procedures  
P&Z can be strict or lenient.

Much discussion ensued.

3-3

Motion to grant ext. failed  
(Susan, Henry, Neil opposed)

Prel. Plat decision to approve

Susan motion to approve Prel. Plat  
of Ridge Rock

Darrell 2nd

0-6 denied.

✓  
K.

Road and south of Broadway Street, and the property is described as follow:

A subdivision of 0.644 acre of land being a partial replat of restrictive Reserve A 518-Dixie Plaza Subdivision, Volume 22, Page 289, P.R.B.C.T. in the W.D.C. Hall League, Abstract No. 70, City of Pearland, Brazoria County, Texas.

**D. CONSIDERATION & POSSIBLE ACTION— Preliminary Plat of Wooten Road Development**

*Henry read*  
A request by A. Mahendra Rodrigo, G.C. Engineering, Inc., for Muthalaly Investments, LLC, owner, for approval of a preliminary plat of 5 acres zoned Development on Wooten Road Planned Development (PD). The applicant is proposing (4) lots located east of Wooten Road, south of Lamb Brock, and north of Harley, and the property is described as follow:

*6-0  
apprvd*

*Rk read - no outstanding issues. Staff recommends apprvd.*  
A subdivision of 5.000 acres, located in the H.T. & B.R.R. Co. Survey, Section 85, Abstract No. 304 in the City of Pearland, Brazoria County, Texas.

*Darrell/Ron 6-0*

**E. TRAINING – Planning and Zoning Commission Quarterly Training, by Nghiem Doan, Deputy City Attorney.**

*recessed  
5 min.*

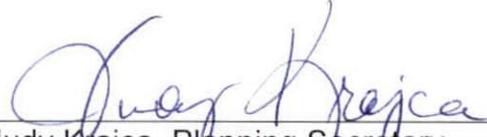
**F. DISCUSSION ITEMS**

**G. NEXT MEETING** January 21, 2008 Regular Meeting & JPH

**IV. ADJOURNMENT 9:17**

**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 4th day of January 2008, A.D., at 5:30 p.m.

  
Judy Krajca, Planning Secretary

Agenda removed \_\_\_\_\_ day of January 2008.

**MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD DECEMBER 3, 2007 AT 6:30 P.M., IN THE 2<sup>ND</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

Chairperson Henry Fuertes called the meeting to order at 6:31 p.m. with the following present:

P & Z Chairperson Henry Fuertes  
Vice-Chairperson Jerry Koza, Jr.  
P & Z Commissioner Darrell Diggs  
P & Z Commissioner Neil West  
P & Z Commissioner Ron Capehart  
P & Z Commissioner Charles Gooden, Jr.  
P & Z Commissioner Susan Sherrouse (arrived at 6:33 p.m.)

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

**II. APPROVAL OF MINUTES**

Vice-Chairperson Koza, Jr. made the motion to approve with a correction to CUP 2007-21 in regards to Commissioner Gooden's response to voting in opposition, and Commissioner Capehart seconded. The vote was 6-0 for approval of the corrected minutes of November 19, 2007.

**III. NEW BUSINESS**

**A. REMOVE TABLED ITEM – Zone Change No. 2007-19Z**

Commissioner Diggs made the motion to remove tabled item, and Commissioner Capehart seconded.

The vote was 6-0 for approval.

**B. Zone Change No. 2007-19Z**

A request by New Life Lutheran Church, applicant for Robert Alexander and Tom Alexander, 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 Residential – 2 District (R-2) and General Business Retail District (GB) to Planned Development District (PD).

Commissioner Sherrouse arrived at 6:33 p.m.

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

Planning Director Krishnarao read the Staff report stating all items have been addressed. Staff recommends approval.

The vote was 7-0. The Zone Change was approved.

**C. Consideration & Possible Action – Preliminary Plat of Serene Gardens**

A request by Edgar M. Cagas, The Wilson Survey Group, for Hieppham Inc., owner, for approval of a preliminary plat of 9.7979 acres zoned Single Family Residential (R-3). The applicant is proposing (7) lots located south of Hughes Ranch Road, east of Smith Ranch Road, and west of Appian Way.

Plans and Plat Administrator stated that the applicant had withdrawn the Plat.

No action necessary.

**D. Consideration & Possible Action – Final Plat of The Lakes at Highland Glen Section Twelve**

A request by Chuck Davis, C.L. Davis & Company, for Beazer Homes Texas, L.P., owner, for approval of a final plat of 46.6186 acres zoned Lakes at Highland Glen Planned Unit Development (PUD). The applicant is proposing (58) lots located east of Pearland Parkway and west of Clear Creek.

Commissioner Diggs made the motion to approve for the sake of discussion, and Commissioner Capehart seconded.

Plans and Plat Administrator read the Staff report.

Planning Director Krishnarao brought up the issue that Public Amenities have not been completed as proposed in the Planned Development (PD), and recommended this be added as an outstanding item, if the plat is to be approved.

There was much discussion in regards to withholding, approving or denying the plat.

Greg Coleman of Beazer Homes was present and stated he has

been working with the City to meet all the requirements of the PD.

Commissioner Sherrouse made an amendment to the motion that the plat be approved with Staff's comments, and adding that a required schedule of completion of the amenities be completed before the next final plat is submitted for Phase Six.

The vote was 5-2 for approval. (Commissioner Diggs and Gooden, Jr. voted in opposition).

The vote was 6-1 for approval with amendments. Commissioner Diggs voted in opposition.

**E. Consideration & Possible Action — Preliminary Plat of Rittenhouse on Walnut**

A request by Michael Morton, Arrow Surveying Company, for RMMA Investments LLC., owner, for approval of a preliminary plat of 1.2626 acres zoned Townhouse Residential District (TH). The applicant is proposing (6) lots located south of West Walnut Street, east of McLean Road.

Vice-Chairperson Koza, Jr. made the motion to approve, and Commissioner Capehart seconded.

Plan and Plat Administrator Keller read the Staff report, stating there was one outstanding item.

The vote was 7-0. The Plat was approved.

**F. CONSIDERATION & POSSIBLE ACTION— Final Plat of Southern Trails Phase 1 Section 6**

A request by Pate Engineers, Inc., for C.L. Ashton Woods, L.P., owner, for approval of a final plat of 26.7311 acres zoned Southern Trails Planned Unit Development (PUD). The applicant is proposing (93) lots located east of Kingsley Drive, south of Broadway Street, and north of Carmel Hill Lane.

Vice-Chairperson Koza, Jr. made the motion to approve for the sake of discussion, and Commissioner Capehart seconded.

Planning Director Krishnarao stated that the same issues existed regarding incomplete amenities on this plat, as those on the Lakes of Highland Glen PD.

There was much discussion among the Commission.

Mr. Eric Johnson of Pate Engineers spoke in regards to the amenities, as outlined in the Planned Development for Southern Trails.

Vice-Chairperson Koza, Jr. made the motion to amend, asking for a timeline for the schedule of amenities before the next section is submitted, and Commissioner Capehart seconded.

The vote was 6-1. The motion was approved. Commissioner Diggs voted in opposition.

The vote was 6-1 for the amendment. The amendment was approved. Commissioner Diggs voted in opposition and asked that Council review and determine if there is a need to take a look at all the Planned Developments to see if penalties or fines need to be imposed on the Developer.

Chairperson Fuertes recessed the meeting for a 10-minute break at 7:45 p.m.

Chairperson Fuertes reopened the meeting at 7:55 p.m.

#### **G. DISCUSSION ITEMS**

There was brief discussion in regards to the next meeting.

#### **IV. ADJOURNMENT**

Chairperson Henry Fuertes adjourned the meeting at 8:32 p.m.

These minutes are respectfully submitted by:

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Judy Krajca, Administrative Planning Secretary

Minutes approved as submitted and/or corrected on this 7th day of January, A.D., 2008.

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Henry Fuertes  
P&Z Vice-Chairperson

**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 7, 2008 AT 6:30 P.M., IN THE 2<sup>ND</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES** December 3, 2007 Regular Meeting

**III. NEW BUSINESS**

**Action Deadline for Items A-E: January 11, 2008.**

**A. CONSIDERATION & POSSIBLE ACTION—Preliminary Plat of Ridge Rock-C-1**

A request by Tina Kast, LJA Engineering & Surveying, Inc., for WC Walsh Family, Ltd., owner, for approval of a preliminary plat of 10 acres zoned Ridge Rock Planned Development (PD). The applicant is proposing (1) lot located south of Broadway Street and west of Kirby Drive, and the property is described as follows:

Being in the H.T. & B.R.R. Co. Survey, Section 80 (A.K.A.) J.S. Talmage Survey, Abstract 564, City of Pearland, Brazoria County, Texas.

**B. CONSIDERATION & POSSIBLE ACTION—Final Plat of Rittenhouse on Walnut**

A request by Michael D Morton, Arrow Surveying Company, for RMMA Investments LLC, owner, for approval of a final plat of 1.2626 acres zoned Townhouse Residential District (TH). The applicant is proposing (6) lots located south of Walnut Street, east of McLean Road, and north of Silsbee Drive, and the property is described as follows:

A subdivision of 1.2626 acres of land being out of the H.T. & B.R.R. Company Survey, Section 11, Abstract No. 239, Brazoria County, Texas.

**C. CONSIDERATION & POSSIBLE ACTION—Partial Replat of 518- Dixie Plaza**

A request by Scott Hunter, CEI Engineering Associates, Inc., for Wal-Mart Real Estate Business Trust, owner, for approval of a partial replat of 0.644 acres zoned General Commercial (GC). The applicant is proposing a partial replat to subdivide restrictive Reserve A located west of Dixie Farm

Road and south of Broadway Street, and the property is described as follow:

A subdivision of 0.644 acre of land being a partial replat of restrictive Reserve A 518-Dixie Plaza Subdivision, Volume 22, Page 289, P.R.B.C.T. in the W.D.C. Hall League, Abstract No. 70, City of Pearland, Brazoria County, Texas.

**D. CONSIDERATION & POSSIBLE ACTION— Preliminary Plat of Wooten Road Development**

A request by A. Mahendra Rodrigo, G.C. Engineering, Inc., for Muthalaly Investments, LLC, owner, for approval of a preliminary plat of 5 acres zoned Development on Wooten Road Planned Development (PD). The applicant is proposing (4) lots located east of Wooten Road, south of Lamb Brock, and north of Harley, and the property is described as follow:

A subdivision of 5.000 acres, located in the H.T. & B.R.R. Co. Survey, Section 85, Abstract No. 304 in the City of Pearland, Brazoria County, Texas.

**E. TRAINING – Planning and Zoning Commission Quarterly Training, by Nghiem Doan, Deputy City Attorney.**

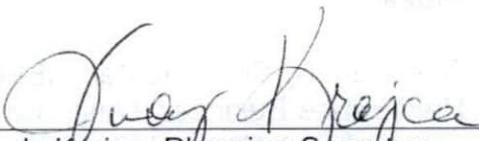
**F. DISCUSSION ITEMS**

**G. NEXT MEETING**                      January 21, 2008                      Regular Meeting & JPH

**IV. 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 4th day of January 2008, A.D., at 5:30 p.m.

  
\_\_\_\_\_  
Judy Krajca, Planning Secretary

Agenda removed \_\_\_\_\_ day of January 2008.

**LJA Engineering & Surveying, Inc.**



2928 Briarpark Drive Phone 713.953.5200  
Suite 600 Fax 713.953.5026  
Houston, Texas 77042-3703 www.ljaengineering.com

January 3, 2008

City of Pearland  
Planning Department  
3523 Liberty Drive  
Pearland, Texas 77581

Re: Preliminary Plat of Ridge Rock C-1  
LJA Job No. 1997-0605 (5.1)

Dear Planning & Zoning Commission/Planning Director:

Please accept for consideration the following request for waiver of decision time pursuant to Section 3.1.1.4 (b) of Pearland's UDC. LJA Engineering & Surveying, Inc. (LJA) hereby request an additional 40 days before the Planning and Zoning must act upon the plat known as Ridge Rock C-1. This extension is to include the application for the Master Plat with the application for the Preliminary Plat.

LJA Engineering & Surveying, Inc. agrees that the waiver, if granted, shall be construed as tolling the official filing date of the above plat by the number of days granted pursuant to this request.

Sincerely,

*Tina A. Kast*

Tina A. Kast  
Platting Coordinator

TAK/lb

Copy: File

## **Consideration and Possible Action—Final Plat of Rittenhouse on Walnut**

Final Plat—Staff Report

P & Z Meeting Date: January 7, 2008

**Location:**

The property is located south of West Walnut Street, east of McLean Road, and north of Silsbee Drive. It is surrounded by Single Family Residential (R-2) zone on the west and south sides and Office and Professional District (OP) on the east side.

**Applicant:**

Michael Morton, Arrow Surveying Company, for RMMA Investments LLC., owner.

**Request:**

Preliminary plat approval of 1.2626 acres zoned Townhouse Residential District (TH). There are 6 lots and 1 reserve.

**Zoning:**

Townhouse Residential District (TH).

**Traffic and Transportation:**

Traffic Impact Analysis (TIA) was not required by engineering because of the low number of lots used for residential purpose.

**Utilities:**

Water and sewer are available.

**Stormwater Management:**

Detention facility will be provided on site.

**Parks and Open Space:**

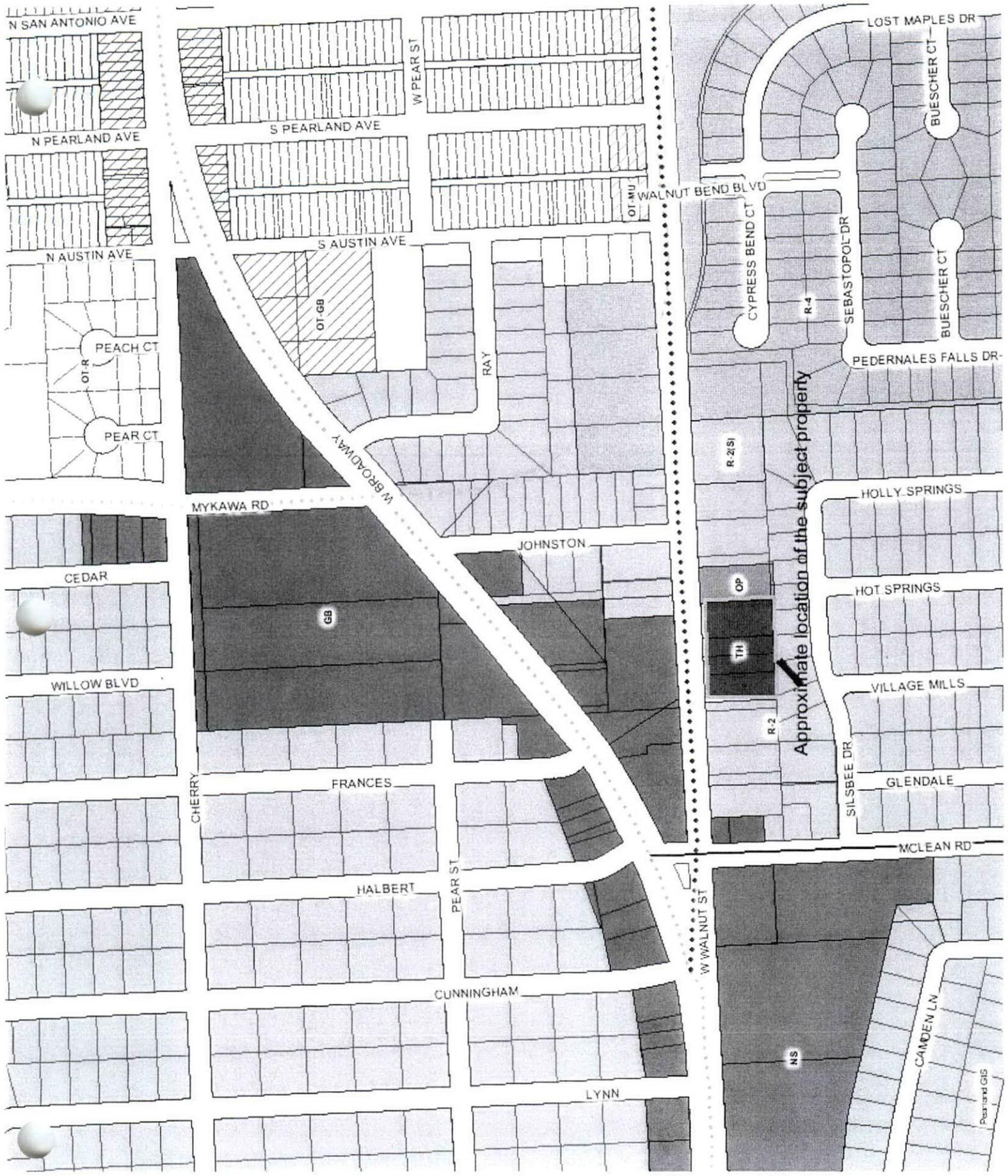
A park fee in the amount of \$4,500 was received.

**Outstanding Item:**

1. Approval of tree disposition plan.

**Attachments:**

1. Map
2. Application



N SAN ANTONIO AVE

N PEARLAND AVE

N AUSTIN AVE

PEACH CT

PEAR CT

CEDAR

WILLOW BLVD

CHERRY

FRANCES

HALBERT

CUNNINGHAM

LYNN

S PEARLAND AVE

S AUSTIN AVE

MYKAWA RD

JOHNSTONE

FRANCES

HALBERT

CUNNINGHAM

LYNN

PEAR ST

W WALNUT ST

W WALNUT ST

W PEAR ST

S PEARLAND AVE

S AUSTIN AVE

RAY

JOHNSTONE

FRANCES

HALBERT

PEAR ST

CUNNINGHAM

LYNN

W WALNUT ST

LOST MAPLES DR

WALNUT BEND BLVD

CYPRESS BEND CT

PEDERNALES FALLS DR

HOLLY SPRINGS

HOT SPRINGS

VILLAGE MILLS

MCLEAN RD

W WALNUT ST

NS

CAMDEN LN

Approximate location of the subject property

OT-GB

GB

TH

OP

R-2

R-2(S)

R-4

NS

PEARLAND GIS

# 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

**\*Please send any and all correspondence to:**

**jkrajca@ci.pearland.tx.us**

DEC 10 2007

**SUBDIVISION NAME:**

RITTENHOUSE ON WALNUT

**NUMBER OF LOTS:**

6 LOTS + RESERVE

**GENERAL LOCATION:**

WEST WALNUT/MCLEAN

**PRIMARY CONTACT:** MICHAEL D. MORTON

**MAILING ADDRESS:** P.O. BOX 410

**CITY, STATE, ZIP:** PEARLAND, TX 77581

**PHONE:** 281-412-2294 **FAX:** 281-412-2314

**E-MAIL ADDRESS:** ecm@arrowsurvey.com

**OWNER NAME:** RICHARD GONZALES

**MAILING ADDRESS:** 2407 KAY AVENUE

**CITY, STATE, ZIP:** PEARLAND, TX 77581

**PHONE:** 281-713-880-4411 **FAX:** \_\_\_\_\_

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

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: Richard Gonzales Date: 12/10/07

Applicant's Signature: EMORT Date: 12-10-07

I acknowledge that this plat has been submitted on this day, 12-10-07, and the Plat filing date is 12-12-07, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: EMORT Date: 12-10-07

All waiver requests must be received by the resubmittal time and date that corresponds to the Plat Resubmittal Deadline, per the attached schedule.

|                                    |
|------------------------------------|
| <b>FEES PAID:</b> <u>424.00</u>    |
| <b>DATE PAID:</b> <u>12-10-07</u>  |
| <b>RECEIVED BY:</b> <u>jkrajca</u> |
| <b>RECEIPT NO.:</b> _____          |



ENGINEERS ■ SURVEYORS ■ PLANNERS  
LANDSCAPE ARCHITECTS ■ ENVIRONMENTAL SCIENTISTS

4800 Sugar Grove Boulevard  
Suite 316  
Stafford, TX 77477  
281.494.0360 Fax 281.494.0309

January 3, 2008

City of Pearland  
Planning Department  
3523 Liberty Drive  
Pearland, Texas 77581

Re: Partial Replat 518 – Dixie Plaza

Dear Planning & Zoning Commission/Planning Director:

Please accept for consideration the following request for waiver of decision time pursuant to Section 3.1.1.4 (b) of Pearland's UDC. CEI Engineering Associates, Inc. hereby request an additional forty days (no fewer than the number of days until P&Z's next scheduled meeting and no more than 40) before the Planning & Zoning Commission must act upon the plat known as Partial Replat 518 – Dixie Plaza. This extension is for time lost due to the 2007 Holiday Schedule.

**CEI Engineering Associates Inc. agrees that the above waiver, if granted, shall be construed as tolling the official filing date of the above plat by the number of days granted pursuant to this request.**

Sincerely,

**CEI Engineering Associates Inc.**

A handwritten signature in black ink, appearing to read 'Scott Hunter', is written over the typed name.

Scott Hunter  
CEI Engineering Associates Inc.  
4800 Sugar Grove Blvd., Suite 316  
Stafford, Texas 77477.  
(281) 494-0360

## **Consideration and Possible Action—Preliminary Plat of Wooten Road Development**

### **Preliminary Plat—Staff Report**

**P & Z Meeting Date:** January 7, 2008

#### **Location:**

The property is located east of Wooten Road, south of Lamb Brock, and north of Harley. It is surrounded by Single Family Residential (R-3) on the north and south sides and Single Family Residential (R-1) on the east side.

#### **Applicant:**

A. Mahendra Rodrigo, G.C. Engineering, Inc., for Muthalaly Investments, owner.

#### **Request:**

Preliminary plat approval of 5 acres zoned Development on Wooten Road Planned Development. There are 4 lots and 1 reserve.

#### **Zoning:**

Development on Wooten Road Planned Development (PD).

#### **Traffic and Transportation:**

Traffic Impact Analysis (TIA) needs to be submitted to the city engineering.

#### **Utilities:**

Water and sewer are available along the Wooten Road.

Need to extend the services to the interior lots, and Wooten Road needs to be paved.

#### **Stormwater Management:**

Detention facility will be provided on site in accordance with the PD.

#### **Parks and Open Space:**

Not applicable because the usage will be non-residential.

#### **Outstanding Item:**

1. Label adjoining area on subdivision north of this tract as drainage reserve.

#### **Attachments:**

1. Map
2. Application



# 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

**\*Please send any and all correspondence to:**

**jkrajca@ci.pearland.tx.us**

NOV 12 2007

**SUBDIVISION NAME:** Wooten Road Development

**NUMBER OF LOTS:** 4

**GENERAL LOCATION:** East of Wooten Road at SH 288 and FM 518 Intersection,  
City of Pearland, Brazoria County, Texas

**PRIMARY CONTACT:** A. Mahendra Rodrigo, P.E.

**MAILING ADDRESS:** 2505 Park Avenue

**CITY, STATE, ZIP:** Pearland, Texas 77581

**PHONE:** (281) 412-7008, Ext: 104 **FAX:** (281) 412-4623

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

**OWNER NAME:** George Muthalaly

**MAILING ADDRESS:** Muthalaly Investments, 3215 Braesview Drive

**CITY, STATE, ZIP:** Pearland, Texas 77584

**PHONE:** (832) 330-5646 **FAX:** \_\_\_\_\_

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

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: A.M. Rodrigo for George Muthalaly Date: \_\_\_\_\_

Applicant's Signature: [Signature] Date: 11/06/07

I acknowledge that this plat has been submitted on this day, 11/06/07, and the Plat filing date is 11/19/07, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: [Signature] Date: 11/06/07

|                                 |
|---------------------------------|
| FEES PAID: <u>550.00</u>        |
| DATE PAID: <u>11-12-07</u>      |
| RECEIVED BY: <u>[Signature]</u> |
| RECEIPT NO.:                    |

All waiver requests must be received by the resubmittal time and date that corresponds to the Plat Resubmittal Deadline, per the attached schedule.



**QUARTERLY TRAINING  
OF THE  
PLANNING AND ZONING  
COMMISSION**

**By Nghiem Doan,  
Deputy City Attorney**

THENCE, West, along the North property line of lots 2 through 6, block 5 of above said Willowick subdivision, same being the South property line of RMMA Investments LLC tracts, for a distance of 275.00 feet to a 1/2 inch iron pipe found for the Southwest corner hereof;

THENCE, North along the East property line of above said Adaleen West tract, and the West property line of RMMA Investments LLC tract, passing a 5/8 inch iron rod set at a distance of 190.00 feet at the proposed South right-of-Way line of West Walnut Street and continuing for a distance of 200.00 feet to the POINT OF BEGINNING and containing 1.2626 acres (55,000 Sq. Ft.) of land.

2007

# FINAL PLAT OF RITTENHOUSE ON WALNUT

BEING OUT OF THE  
H.T.&B R.R. COMPANY SURVEY, SECTION 11  
ABSTRACT 239, CITY OF PEARLAND  
BRAZORIA COUNTY, TEXAS

6 LOTS, 1 RESERVE

A SUBDIVISION OF 1.2626 ACRES OF LAND BEING OUT OF THE  
H.T.& B.R.R. COMPANY SURVEY, SECTION 11, ABST. NO. 239,  
BRAZORIA COUNTY, TEXAS,

SCALE: 1"=40'

DATE: DECEMBER, 2007

OWNERS: RMMA INVESTMENTS LLC, a Texas limited partnership  
CONTACT: RICHARD GONZALES  
ADDRESS: 2407 KAY AVENUE  
PEARLAND, TEXAS 77581  
PH: 713-880-4411

PREPARED BY:

ARROW SURVEYING COMPANY

SURVEYORS

50000 110

I.R. IRON ROD  
I.P. IRON PIPE  
⊙ PROPERTY CORNER  
Ⓛ ELECTRICAL BOX  
> GUY WIRE  
/ POWER POLE  
Ⓜ MANHOLE  
—||— WOODEN FENCE

DEC 19 2007

PRELIMINARY PLAT OF

**WOOTEN ROAD DEVELOPMENT**

VISION OF 5.000 ACRES, LOCATED IN THE H.T. &  
SURVEY, SECTION 85, ABSTRACT NO. 304 IN THE  
Y OF PEARLAND, BRAZORIA COUNTY, TEXAS

4 LOTS 1 RESERVE (1.375 AC.)

DECEMBER 19, 2007

OWNER:

**MUTHALALY INVESTMENTS, LLC**

GEORGE K. MUTHALALY  
3215 BRAESVIEW DRIVE  
PEARLAND, TX 77584  
PH: (832) 330-5646

LEINHOLDER: WELLS FARGO BANK, N.A.

ENGINEER:



G.C. ENGINEERING, INC.

2505 PARK AVENUE  
PEARLAND, TEXAS 77581  
PH: 281-412-7008, EXT: 104  
FAX: 281-412-4623

INC.

P.L.S.

CONTACT: A. MAHENDRA RODRIGO, P.E.