



PLANNING & ZONING COMMISSION

AGENDA REQUEST

AGENDA OF:	03/25/10	AGENDA REQUEST NO:	IV-B
INITIATED BY:	HAROLD ELLIS, PLANNER II <i>HE</i>	RESPONSIBLE DEPARTMENT:	PLANNING
PRESENTED BY:	DOUGLAS P. SCHOMBURG, AICP	ASSISTANT PLANNING DIRECTOR:	DOUGLAS P. SCHOMBURG, AICP <i>Jim Kelly</i> FOR DPS
		ADDITIONAL DEPARTMENT HEAD (S):	N/A

SUBJECT / PROCEEDING: TELFAIR SECTION 25– PRELIMINARY PLAT CONSIDERATION AND ACTION

EXHIBITS: VICINITY MAP, GENERAL PLAN, PROPOSED PLAT

CLEARANCES		APPROVAL	
------------	--	----------	--

LEGAL:	N/A	PLANNING DIRECTOR:	SABINE SOMERS-KUENZEL, AICP <i>Jim Kelly</i> FOR SASK
---------------	------------	---------------------------	--

RECOMMENDED ACTION

Approval of Telfair Section 25 Preliminary Plat with conditions:

- Correction of typographical error in owners dedication block
- Final Plat approval of Telfair Section 24

EXECUTIVE SUMMARY

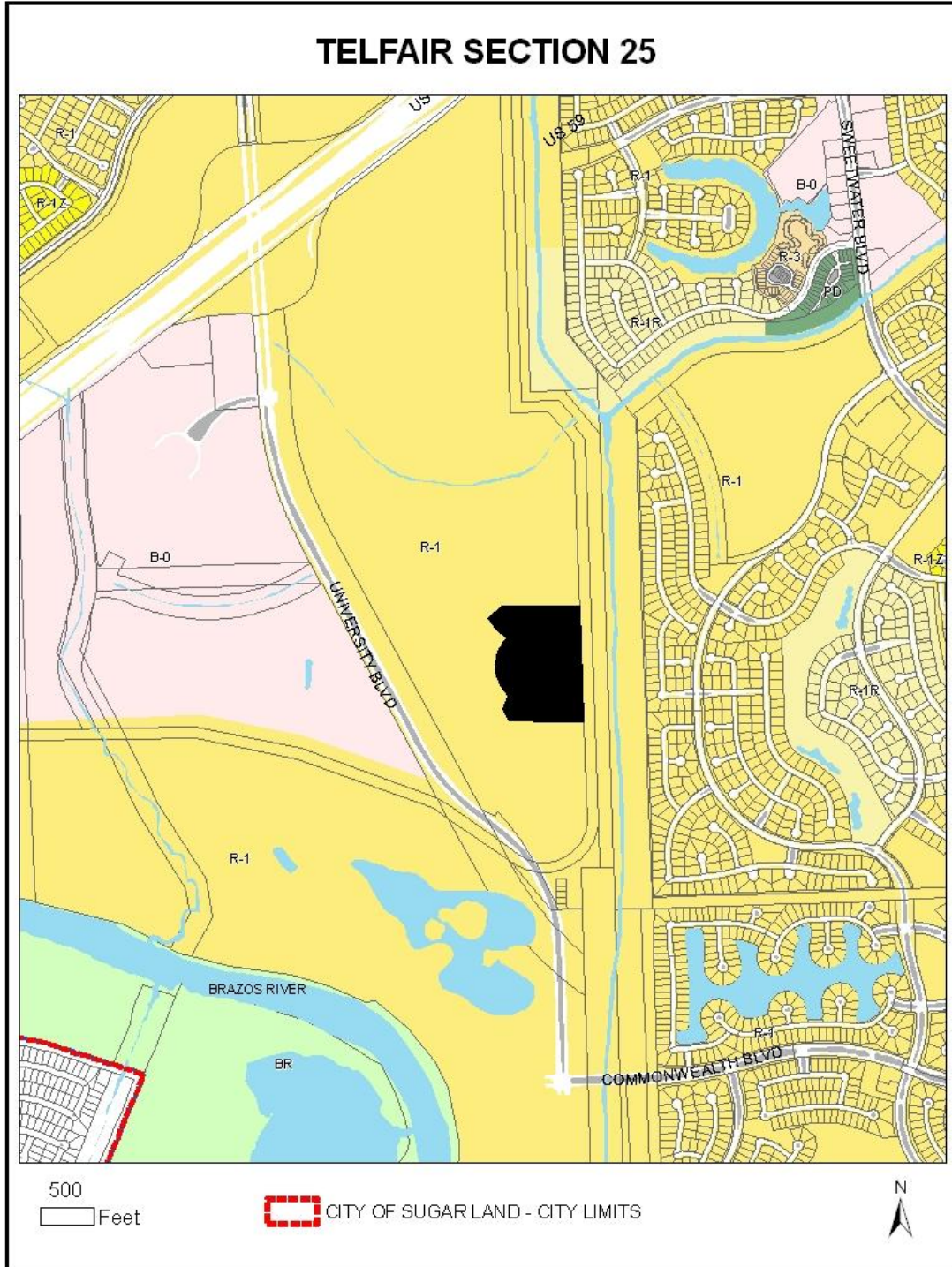
This is the proposed Preliminary Plat of Telfair Section 25, consisting of approximately 18.58 acres and 40 residential single family lots. The property also contains approximately .19 acres within 1 reserve. The zoning for the property is Standard Single-Family Residential (R-1) and it is located in MUD 139 and in LID 17. The plat abuts proposed Section 24 which is located to the northwest and will gain access from University Boulevard, which serve as collector streets for points of access. The proposed Preliminary Plat complies with the Telfair General Plan Minor Amendment No. 4, as well as all applicable development regulations.

CC: Jason Kelly
jkelly@ljaengineering.com

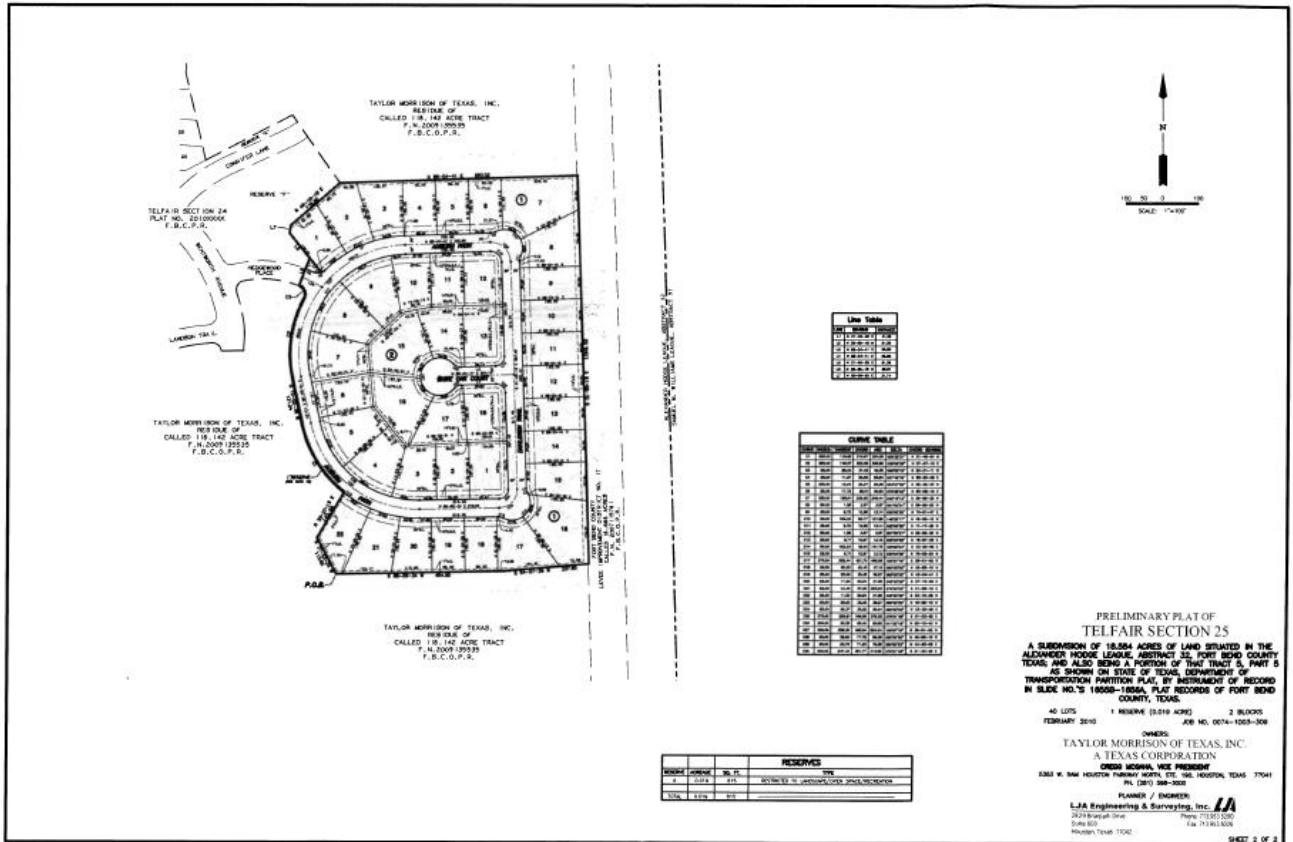
File No. 11985

EXHIBITS

Vicinity Map:



Proposed Plat: Telfair Section 25



PRELIMINARY PLAT OF
TELFAIR SECTION 25
 A SUBDIVISION OF 16,564 ACRES OF LAND SITUATED IN THE
 ALEXANDER HOOGE LEASE, ABSTRACT 25, FORT BEND COUNTY
 TEXAS; AND ALSO BEING A PORTION OF TRACT 5, PART 5
 AS SHOWN ON STATE OF TEXAS, DEPARTMENT OF
 TRANSPORTATION PARTITION PLAT, BY INSTRUMENT OF RECORD
 IN SLIDE NO.'S 19800-1985A, PLAT RECORDS OF FORT BEND
 COUNTY, TEXAS.

40 LOTS 1 RESERVE (3,619 ACRES) 2 BLOCKS
 FEBRUARY 2010 JOB NO. 0074-1003-008

OWNER:
 TAYLOR MORRISON OF TEXAS, INC.
 A TEXAS CORPORATION
 CROSS MEMPH, VICE PRESIDENT
 5303 W. 34th HOUSTON PARKWAY NORTH, STE. 100, HOUSTON, TEXAS 77041
 P.O. BOX 308-3028

PLANNER / ENGINEER:
 LJA Engineering & Surveying, Inc. **LJA**
 2324 Bayport Street Phone: 713.611.1200
 Suite 603 Fax: 713.611.1208
 Houston, Texas 77058

SHEET 2 OF 2

RESERVES			
BLOCK	ACRES	FRAC.	RES.
1	3,619.00	1/16	RESERVE TO JURISDICTION INSURANCE
TOTAL	3,619.00	1/16	