



# PLANNING & ZONING COMMISSION

## AGENDA REQUEST

<b>AGENDA OF:</b>	<b>6/8/10</b>	<b>AGENDA REQUEST NO:</b>	<b>V-A</b>
<b>INITIATED BY:</b>	<b>RUTH LOHMER, AICP SENIOR PLANNER</b> <i>RL</i>	<b>RESPONSIBLE DEPARTMENT:</b>	<b>PLANNING</b>
<b>PRESENTED BY:</b>	<b>RUTH LOHMER, AICP SENIOR PLANNER</b>	<b>ASSISTANT PLANNING DIRECTOR:</b>	<b>N/A</b>
		<b>ADDITIONAL DEPARTMENT HEAD (S):</b>	<b>N/A</b>

<b>SUBJECT / PROCEEDING:</b>	<b>TELFAIR SECTION 31 – FINAL PLAT CONSIDERATION AND ACTION</b>
------------------------------	---

<b>EXHIBITS:</b>	<b>VICINITY MAP, TELFAIR GENERAL PLAN , PROPOSED PLAT, SUPPLEMENTAL INFORMATION</b>
------------------	---

### CLEARANCES APPROVAL

<b>LEGAL:</b>	<b>N/A</b>	<b>INTERIM PLANNING DIRECTOR:</b>	<b>DOUGLAS P. SCHOMBURG, AICP</b> <i>D.P.S.</i>
---------------	------------	-----------------------------------	--

### RECOMMENDED ACTION

Approval of Telfair Section 31 Final Plat with one item to be addressed prior to plat recordation:

- Complete abandonment of 16' CenterPoint Easement shown in the rear of lots 32-47 of Block 1 (F.B.C.C.F. No. 2006017593)

### EXECUTIVE SUMMARY

This is a proposed Final Plat of Telfair Section 31, consisting of 25.05 acres located in the City limits, in Fort Bend County MUD 137 and in LID 17. The plat includes 55 residential lots and 4 reserves dedicated to landscape, open space, utilities, and park. Access to this subdivision is provided by Kempton Avenue, which was recorded with Telfair Section 30 on June 15, 2009. The Telfair General Plan designates this area as detached single family residential, and to be zoned R-1. City Council approved Ordinance No. 1778 to permanently zone the property to Standard Single Family Residential (R-1) on April 20, 2010.

The Planning and Zoning Commission approved the Preliminary Plat of Telfair Section 31 on April 22, 2010 with six conditions. All but one of the conditions have been met at this time. One of the conditions of approval was the abandonment of the 16' CenterPoint Easement shown in the rear of lots 32-47 of Block 1 (F.B.C.C.F. No. 2006017593). At this time, the applicant is working with CenterPoint to abandon this easement and has requested that the Final Plat be approved with the condition that the easement be abandoned prior to plat recordation.

The Telfair Section 31 Final Plat meets all R-1 zoning district development regulations, including lot area,

width, depth and yards, and is in conformance with the Telfair General Plan.

CC: Phil Mullan, P.E. [pmullan@browngay.com](mailto:pmullan@browngay.com)  
Keith Behrens, P.E., [kbehrens@newlandcommunities.com](mailto:kbehrens@newlandcommunities.com)

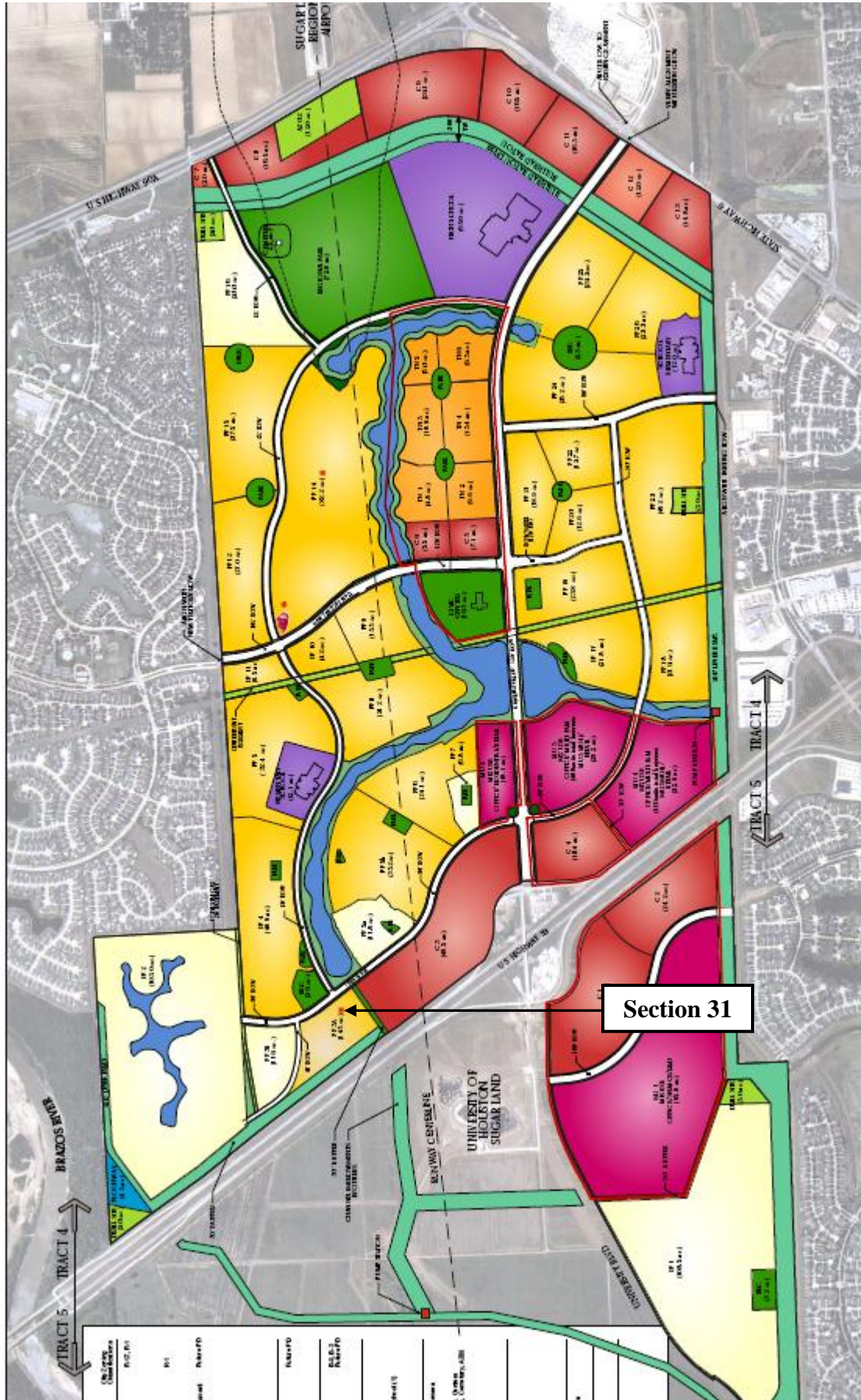
File No. 12282

EXHIBITS

Vicinity Map:

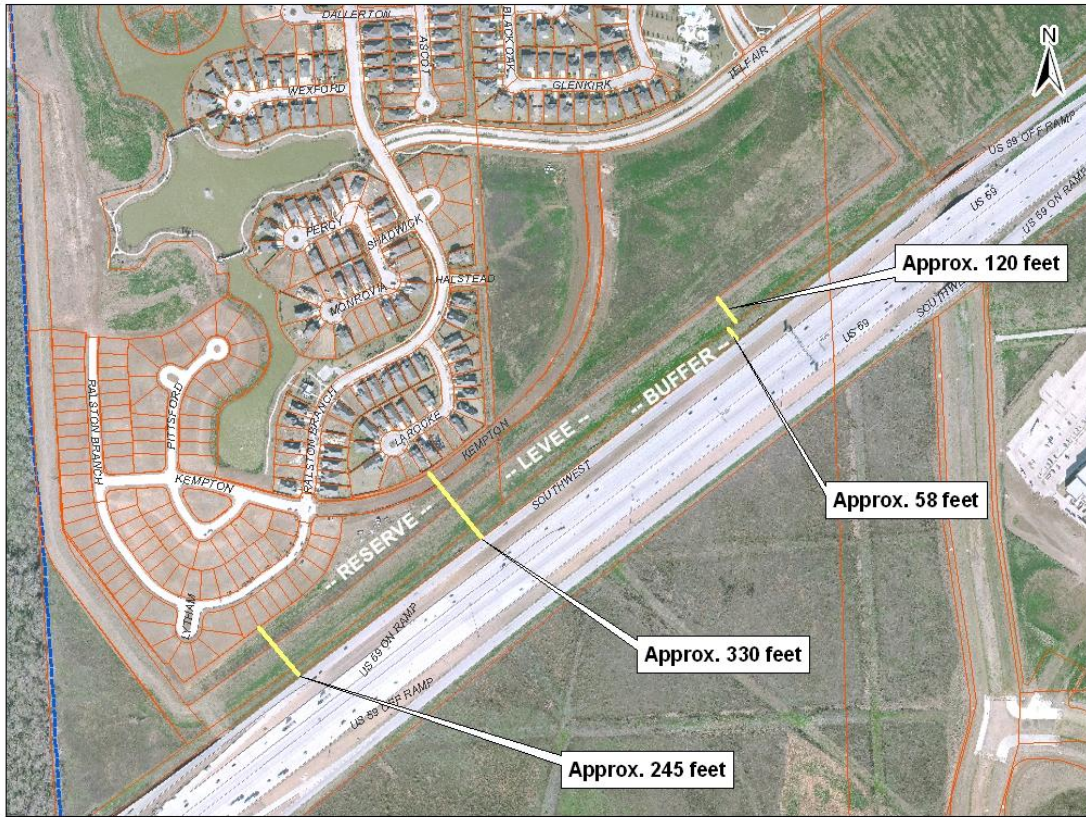


Telfair General Plan Amend. No. 4





**Supplemental Information: (From Staff Report 2/25/10 for permanent R-1 zoning)**



Source: 2009 Aerial Photo