





Memo

To: Planning & Zoning Commission
 From: Aubrey Harbin, Deputy Director of CDD/Planner
 Date: May 17, 2018
 Re: DRC Report

The following DRC Meetings were held in **April 2018**.

Project	Current Zoning	Zone Change Required? Y/N	Issues discussed	Location
West Ranch Monthly Meeting	PUD	No	Pedestrian gate at Lake Friendswood will be installed in 2-3 weeks. Arbor Gate Section 6 should be on for acceptance soon; pond reserve plat presented with a portion as unrestricted; staff advised the entire area needed to be platted as detention; faded stop signs need to be replaced per final walkthrough punch list; Lake Friendswood buildings – need engineer letters for welds, windstorm, etc. Need to turn over to City once completed;	
5 Wilderness Trail Subdivide residential lot...possibly into 3 lots	SFR	No	Preliminary and Final plat required; water and sewer are available; eligible to purchase regional detention if lots are 5 acres or less; property contains all flood zone categories – USX,SX,AE And Floodway; fire hydrant required within 500 feet;	

<p>311 & 401 N Friendswood Dr.</p> <p>Interior remodel and addition of garage and crematorium at Jeter Funeral Home</p>	<p>CSC/SUP</p>	<p>Yes</p>	<p>SUP Amendment required due to addition of building outside of current SUP boundary; Property has been platted; site plan approval would be included with SUP application; site is subject to COD requirements; water and sewer services are existing; request to GCCDD to purchase regional detention for added impervious cover; no hazardous flood zones; crematorium would be required to meet fire codes;</p>	
<p>1650 E Winding Way</p> <p>Subdivide property into 2 lots</p>	<p>CSC</p>	<p>No</p>	<p>Replat required in order to subdivide the lot into two lots; new address will be assigned to Building A; water, sewer and drainage are all existing; no hazardous flood zones;</p>	

<p>2811 Dixie Farm Rd.</p> <p>Proposed shopping center on 2.99 acres – similar to shopping center in League City where Red Oak Café is located</p>	I	Yes	<p>For proposed uses of restaurants, nail salons, etc., a zone change would be required; suggested CSC zoning district; preliminary and final plat required; site plan approval required; utilities would need to be extended from Pearland – must be installed and accepted prior to recordation of final plat; 5-ft sidewalk required along Dixie Farm Rd; on-site detention required; engineered drainage plan required and approval from Harris County Flood Control District required; 1999 FIRM Map shows SX and AE flood zones; TxDOT permits required for any work within the right-of-way of Dixie Farm Rd; fire sprinkler required for buildings 12,000sf or greater and for certain types of occupancy groups; PD suggests surveillance due to proximity to I-45</p>	 <p>An aerial photograph showing a property outlined with a pink boundary line. The property is situated next to a road and a body of water. The surrounding area includes some developed land and dense vegetation.</p>
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