



MEMO

TO: PLANNING & ZONING COMMISSION

FROM: JUDY KRAJCA, PLANNING ADMINISTRATIVE SECRETARY

DATE: January 15, 2010

RE: Outline of January 18, 2010 Meeting

The evening will begin with dinner arriving at 5:15 p.m. Dinner will be catered by Gringo's Mexican Restaurant. (I do not have the menu at this writing.)

P&Z Agendas Posted:

6:30 p.m. Joint Public Hearing	Council Chambers, City Hall
6:30 p.m. Joint Workshop-Spectrum Area Study	Council Chambers, City Hall
6:30 p.m. P&Z Regular Meeting	2 nd floor Conference Room, City Hall

City Council's Agendas Posted:

6:00 p.m. Public Hearing - Curfew Ordinance	Council Chambers, City Hall
6:30 p.m. Joint Public Hearing	Council Chambers, City Hall
6:30 p.m. Joint Workshop-Spectrum Area Study	Council Chambers, City Hall
7:00 p.m. Special Meeting-Interviews for P&Z Comm.	

JOINT PUBLIC HEARING

CITY COUNCIL AND PLANNING & ZONING COMMISSION

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 18, 2010, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change No. 2009-15Z

A request of Ron Jackson with Curry Architecture, applicant for Ross Maccammon, owner, for a change in zoning from the Single Family Residential-1 (R-1) Zoning District to the Planned Development Multi-Family (PD-MF) Zoning District, on the following described property, to wit:

Legal Description : Being a tract of land approximately 9.5171 acres in the W.D.C. Hall League, Abstract No. 70, Brazoria County, Texas and being the residue of that tract sold by None Gay Carr to Ross A. McClendon, as described in deed recorded under Brazoria county Clerk's file No. 95-022654.

General Location: Located at 2810 Dixie Farm Road, Pearland, Texas

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

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.

JOINT PUBLIC HEARING AGENDA ITEM MEETING OF JANUARY 18, 2010

Zone Change No. 2009-15Z

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Legal Description: Being a tract of land approximately 9.5171 acres in the WDC Hall League, Abstract No. 70, Brazoria County, Texas and being the residue of that tract sold by None Gay Carr to Ross A. McClendon, as described in deed recorded under Brazoria county Clerk's file No. 95-022654.

General Location: Located at 2810 Dixie Farm Road, Pearland, Texas

APPROVAL PROCESS: After this Joint Public Hearing, the requested zone change application will be considered as follows:

Planning and Zoning Commission: January 18, 2010*

City Council for First Reading: February 08, 2010*

City Council for Second Reading: February 22, 2010*

(*dates subject to change if item is tabled)

HISTORICAL BACKGROUND INFORMATION: The applicant is requesting approval of a proposed planned development of a retirement residence for 55 and older. The first joint workshop was scheduled on October 19, 2009; however, there was no quorum and the workshop could not be conducted. The workshop was re-scheduled for November 2, 2009, and at that time there were no comments or concerns expressed by City Council or Planning and Zoning. Following November 2, 2009, a Joint Public Hearing was scheduled for November 16, 2009. During that meeting, comments and concerns were mentioned; however, it was discovered that the location map as submitted was inaccurate. Since it was possible that not all adjacent property owners were properly notified, the Joint Public Hearing for the zone change was considered null and void. Another Joint Public Hearing was has been scheduled for January 18, 2010.

Staff had performed a preliminary review for the applicant prior to the workshop on November 2, 2009 and had the following comments:

- 1) Please provide a vicinity map.
- 2) Will this proposed development receive tax credits?
- 3) Are handicapped individuals under 55 years of age permitted to live at this residence?
- 4) Please Remove the following on the first page "of Retirement Housing for the Elderly" and add "The entire site is designed to conform to the current Unified Development Code" All areas not addressed in the Planned Development Document shall meet all the requirements of the current Unified Development Code.
- 5) Underline "except a kitchen is not included in the suites".
- 6) Underline "provide private van transportation for their use".
- 7) Common open space needs to be shaded or crosshatched on the site plan and meet the Unified Development Code requirements: common open space must be at least 80 feet wide and at least 113,400 square feet must be provided (calculated at a rate of 900 square feet per dwelling unit.)
- 8) Show future parking spaces on the site plan and show cottage/duplex parking.
- 9) Height-state what the maximum height is required by the Unified Development Code and what is proposed. The maximum height permitted in the proposed Multi-Family Zoning District is 35 feet.
- 10) Parking-state what is required by the Unified Development Code, then what is proposed. If there is a deviation, please provide background information to justify your reduction in parking.
- 11) Add page numbers.
- 12) Remove the yellow highlighted rows. This appears to be a proofing error.
- 13) Under Traffic Generation-state how this doesn't impact any local collector street and compare this with other types of development that would be permitted at this site.
- 14) A tree survey and disposition plan is required.

- 15) Provide storm water detention calculations for the engineering department to review.
- 16) A fee in lieu of parkland dedication fee of \$750.00 per unit, \$96,000.00 (128 units x \$750.00) is required.
- 17) The north end drive way is a dead end with no turn around. The north fire lane is made of grass and blocked with trees in the lane going to Dixie Farm. If the entire facility is sprinkled a one way drive way can be developed. If the development goes over 200 units, a second remote driveway would be required.

Staff had the following additional comments after the November 2, 2009 workshop:

- 1) Page 3 - for proposed setbacks: remove Specific Deviation Heading above proposed setbacks. If they are the same as underlying MF Zoning and meet these guidelines then it is not a deviation. Please show in a chart what the required setbacks are for the zoning district, and then show what setbacks the planned development will be providing in the PD Document.
- 2) Page 4 - Under Parking, please list this as a Deviation (see comment above). In a chart, show what is required according to the MF Parking Standards and then show what is provided. Please state the difference and that you are requesting a deviation from (?) parking spaces to the following (?) parking spaces. In order to provide an accurate calculation, you will also need to provide how many 2 bedroom units and how many 1 bedroom units there are in the main building. Please provide a statement of support for your deviation from parking which should include research on what has recently been approved in Pearland and surrounding areas.
- 3) Request a deviation for the use and a deviation for the density as stated above.
- 4) State what the height of the Atrium Cupola Architectural Feature is. Then state the distance you will need for a deviation. Such as, the maximum height permitted for this zoning district is 35 feet and we are requesting a deviation of 10 feet to permit a 45 foot cupola.
- 5) Page 5 - please add under the note, that the development will be in accordance with the site plan and all attached exhibits. Remove all previous site plans from the PD document if they are not the updated site plan.
- 6) Add the storm water calculations to the PD Document and label it as an exhibit.
- 7) Common open space needs to be shown on the site plan and addressed in the PD Document. Common open space needs to be at least 80 feet wide in

order to qualify for common open space. Please cross hatch these open space areas on the site plan for ease in identification.

- 8) Provide a landscaping plan.
- 9) Please incorporate all 17 preliminary review comments in a revised PD Documents.

The joint public hearing was conducted on November 16, 2009. During that meeting, the following comments and concerns were mentioned:

- 1) City Council, Planning and Zoning, and Staff would like to see additional parking. The amount of parking is not sufficient for the proposed use. Parking for the suites/units are the only parking spaces provided. Please provide a breakdown of parking for the other uses on the premises such as: the common areas, the salon, recreational areas, and the dining hall, visitor parking etc. In the past, similar uses have been approved with 1.3 spaces for one bedroom units, and 1.75 spaces for 2 bedroom units, and 1 space per 100 square feet of gross floor area for a clubhouse.
- 2) On page 7, please remove the statement "approved by the city". Some of the locations stated in the chart are not within the City of Pearland limits.
- 3) City Council was concerned and inquired about the evacuation plan.
- 4) City Council had asked how many elevators are located on site and what their exact locations are and whether or not they are adequate.
- 5) Another concern from City Council was over saturation of the market. Please provide information regarding other similar facilities in the City of Pearland and the market need. The council was also concerned about future occupancy when the population cohorts are different and the elderly population ratio decreases.
- 6) Traffic flow was also a concern. The use of the right in right out driveways did not provide access for the north flowing traffic to enter and anyone needing to exit and head north would have to travel some distance south and then u-turn. Please address this issue. Why is the driveway not aligned to Sycamore Drive?
- 7) The Council voiced concern over only one entry into the site.
- 8) Council voiced concerns regarding buffering from adjoining residential uses, the type of fencing and the width of the buffers.
- 9) Council and P & Z cited other sites like Province Village as being a more appropriate area for this use.
- 10) Council wanted the Hampton Development information reviewed for their parking.

11) What are the state requirements for generators?

CURRENT PROJECT SUMMARY: The subject property is located at 2810 Dixie Farm Road and is approximately 9.5 acres. The applicant proposes a 2 story complex with 120 units and 4 duplex cottages (8 units) for the more active residents towards the rear of the property as shown on the site plan submitted and as stated in the Planned Development Document. The 120 units in the 2 story building will not have kitchens and will be a combination of studios, and 1 & 2 bedroom units. There are 2 units for the Manager and Co-Manager included on site. This is a retirement residence where the residents do not need medical or nursing care, but need support services such as common laundry, van service, and restaurant style dining.

The subject property is currently zoned Single Family Residential-1. The applicant proposes a Planned Development with an underlying zoning of Multi Family Zoning with a maximum of 13.24 units per acre.

The PD Document as submitted states that a total of 170 parking spaces shall be provided. The current unified development code requires 253 parking spaces for this project as proposed. This is a retirement residence use and the current Unified Development code does not have a parking category to calculate spaces for a retirement residence use. The parking requirements for Multi-Family Zoning were used to calculate required parking spaces for this proposed project. The applicant is requesting a deviation of 83 parking spaces. The applicant is proposing 170 parking spaces for the dwelling units only and the current Unified Development code requires 253 parking spaces. There are no square footage calculations provided for other areas or visitor parking.

The applicant has held one neighborhood meeting and incorporated the suggested changes in the proposed site plan and Planned Development Document prior to the submission of application and supporting documents.

The applicant has responded to all comments and concerns, and attached is a response letter addressing each of the numbered questions above, a revised PD Document, and calculations for storm water detention have also been attached.

COMMON OPEN SPACE: The Unified Development Code requires that common open space must be at least 80 feet wide and at least 115,200 square feet must be provided (calculated at a rate of 900 square feet per dwelling unit). The applicant provides for 128 units at a rate of 900 square feet of open space, which equals 115,200 square feet of common open space. The site plan as submitted shows that some of the areas calculated for common open space do not meet the 80 foot width requirement.

AMENITIES ARE LISTED AS FOLLOWS:

- Extensive Landscaping
- Integrated network of walking paths
- Craft Exercise Room
- Patio Area with A Cabana and Pool
- Raised Planter Beds
- Horse Shoe Pit
- Seating Benches
- Circular Landscaped Benches
- Pool House
- Fountain and Water Features
- Transportation Services for Residents
- Retention Water Features

THE APPLICANT IS REQUESTING THE FOLLOWING DEVIATIONS:

Use: The specific use of retirement residence is not a permitted use in the Single Family Residential-1 (R-1) Zoning District.

Density: The number of units permitted in the R-1 Zoning District is 3.2 units per acre, and 30 units would be permitted at this location. The applicant proposes 128 units with an approved Planned Development with underlying zoning of Multi-Family (MF). The MF Zoning District would allow 16 units per acre or 152 units at this location. As proposed, the applicant shows 13.2 units per acre, which are 10 units per acre above the allowable density for the R-1 Zoning Districts.

Parking:

Unit Mix	Number of Suites	Code	Required Parking	Proposed Code	Proposed Parking Spaces
Studio	31	1.5	46.5	65% = 0.97	30
One Bedroom	72	2	144	65% = 1.3	94
Two Bedroom	17	2.5	42.5	70% = 1.75	30
Cottage	8	2.5	20	80% = 2	16
Totals	128		253		170

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Single Family Residential-2 (R-2)	Single Family Residential
South	Single Family Residential-1 (R-1)	Single Family Residential
East	Single Family Residential-2 (R-2)	Single Family Residential
West	Single Family Residential-1 (R-1)	Vacant/Undeveloped

CONFORMANCE TO THE UNIFIED DEVELOPMENT CODE (UDC): The subject property is currently zoned as Single Family Residential-1 (R-1). The minimum lot size for the Single Family Residential-1 (R-1) Zoning District is 8,800 square feet, the minimum lot width is 80 feet, and the minimum lot depth is 90 feet. The subject property exceeds these minimum requirements, as the property is approximately 9.5 acres in size, and has lot widths of approximately 424 feet, and the lot depth of approximately 965 feet. The proposed use is not in conformance with the current Unified Development Code.

The applicant will be required to comply with all other requirements of the Unified Development Code.

PLATTING STATUS: The property has not been platted.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan (2004 update and adopted on July 26, 2004) recommends “Low Density Residential” for the subject property and the surrounding properties. The Comprehensive Plan further indicates that the appropriate zoning districts for the “Low Density Residential Use” are the Residential Estate (RE) and the Single Family Residential-1 (R-1) zoning districts. The proposed use is not in conformance with the comprehensive plan, however: the comprehensive plan does not have a specific use category that addresses a retirement residence.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Dixie Farm Road, a major thoroughfare with an ultimate right-of-way of 120 feet. The applicant has not had the property platted and all necessary dedications will be made at the time of platting.

AVAILABILITY OF UTILITIES: The subject parcel is not served by public water and sewer.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT:

Traffic: Traffic patterns for this development will not adversely affect the surrounding single family residences or uses. A traffic impact analysis has been performed and is attached as a separate document to the Planned Development document.

Buffers: 25 foot landscaping buffers between all single family residential uses are required on the north, west, and south property lines, and a 30 foot landscaping buffer is required along the east property line where the subject property has frontage on a major thoroughfare. The applicant has provided such, however; a masonry fence is required with a 25 foot buffer and the site plan and planned development document states a 6 foot high wooden fence.

PUBLIC NOTIFICATION: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning Sign was placed on the subject property.

OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST: Staff has received a phone call from a nearby resident on January 5, 2009, stating that they were in opposition to the proposed zone change request. He stated that he would like to attend the Joint Public Hearing and bring his neighbors.

The applicant has responded, and attached is a response letter addressing each of the numbered questions above, a revised PD Document, and calculations for storm water detention have also been attached.

STAFF HAS THE FOLLOWING OUTSTANDING CONCERNS:

- 1) The parking deviation requested does not conform to what has been approved in the past. Only the one bedroom and two bedroom proposed parking is in line within the guidelines that the City has approved previously. On page 5, please add the future parking spaces to the planned development document as shown on the site plan. In addition, common areas, the salon, recreational areas, and the dining hall, visitor parking have not been provided for.
- 2) An evacuation plan should be submitted prior to the building plan submission and this should be added as part of the Planned Unit Development Document. Please see the applicant's response in the attached memo.
- 3) The applicant is proposing only one centrally located elevator. The applicant responded by stating, " residents preferred to use the main stair case leading directly in front of the dining area, and that history has proven that this one elevator is adequate for our type and design of facility.

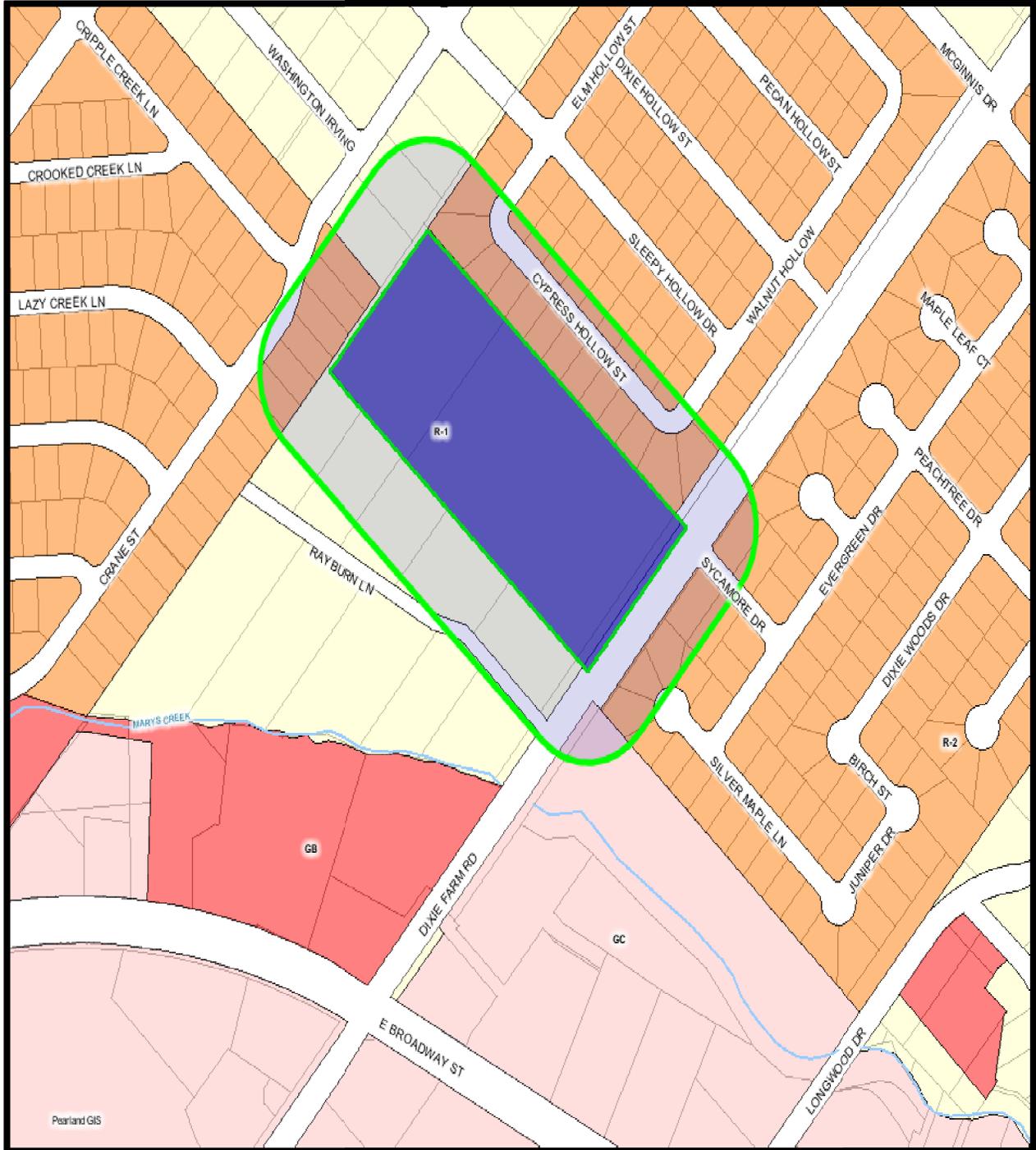
- 4) On page 3, for common open space a minimum of 80 feet wide is required in order to consider this part of common open space. There are some green shaded areas on the site plan that do not meet these requirements. In addition, please change the wording in the chart to “Required Common Open Space”.
- 5) On page 3, for remaining pervious land, the required landscaping for this zoning district is 15% and the provided landscaping area shown is 61%, which includes common open space and retention. This may not be counted as required landscaping.
- 6) On page 2-3, and throughout the document, please remove the wording conceptual for all site plans or landscaping plans.
- 7) On page 2, the façade is listed as brick and horizontal siding. This location is in the Corridor Overlay District and a deviation from the 100% masonry requirement needs to be requested.
- 8) On page 3, under fencing and screening, a 6’ high wood fence is proposed with the landscaping setbacks. A masonry wall is required or setbacks can be increased to 30 feet with a 100% opaque vegetative screen. A deviation needs to be requested for this.
- 9) On page 2, for the proposed setbacks, please clarify the setbacks. For example, the setbacks for parking and outside storage are to be measured from what point?
- 10) On page 5, please add the future parking spaces to the planned development document as shown on the site plan. In addition, common areas, the salon, recreational areas, and the dining hall, visitor parking have not been provided for.

STAFF RECOMMENDATION: If the above comments are addressed, staff recommends approval of the zone change as proposed by the applicant, for the following reasons:

- 1) The Planned Development Retirement Residence can be viewed as an appropriate buffer to the residential uses on the north, east, and west of the subject property from the commercial uses that are located further to the south.
- 2) The proposed zone change will permit the applicant to develop this property as a Planned Development Retirement Residence and the proposed development will meet all the requirements of the current Unified Development Code.

SUPPORTING DOCUMENTS:

- Zone Change Application
- Vicinity Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan
- Aerial Photograph
- Other Maps and Related Documents



ABUTTER MAP

ZONE CHANGE NO. CUP 2009-15Z

LOCATED AT 2810 DIXIE FARM ROAD, PEARLAND, TX



NORTH

Property Owner List
2810 Dixie Farm Road/ Pearland Retirement Residence
Zone Change No. 2009-15Z

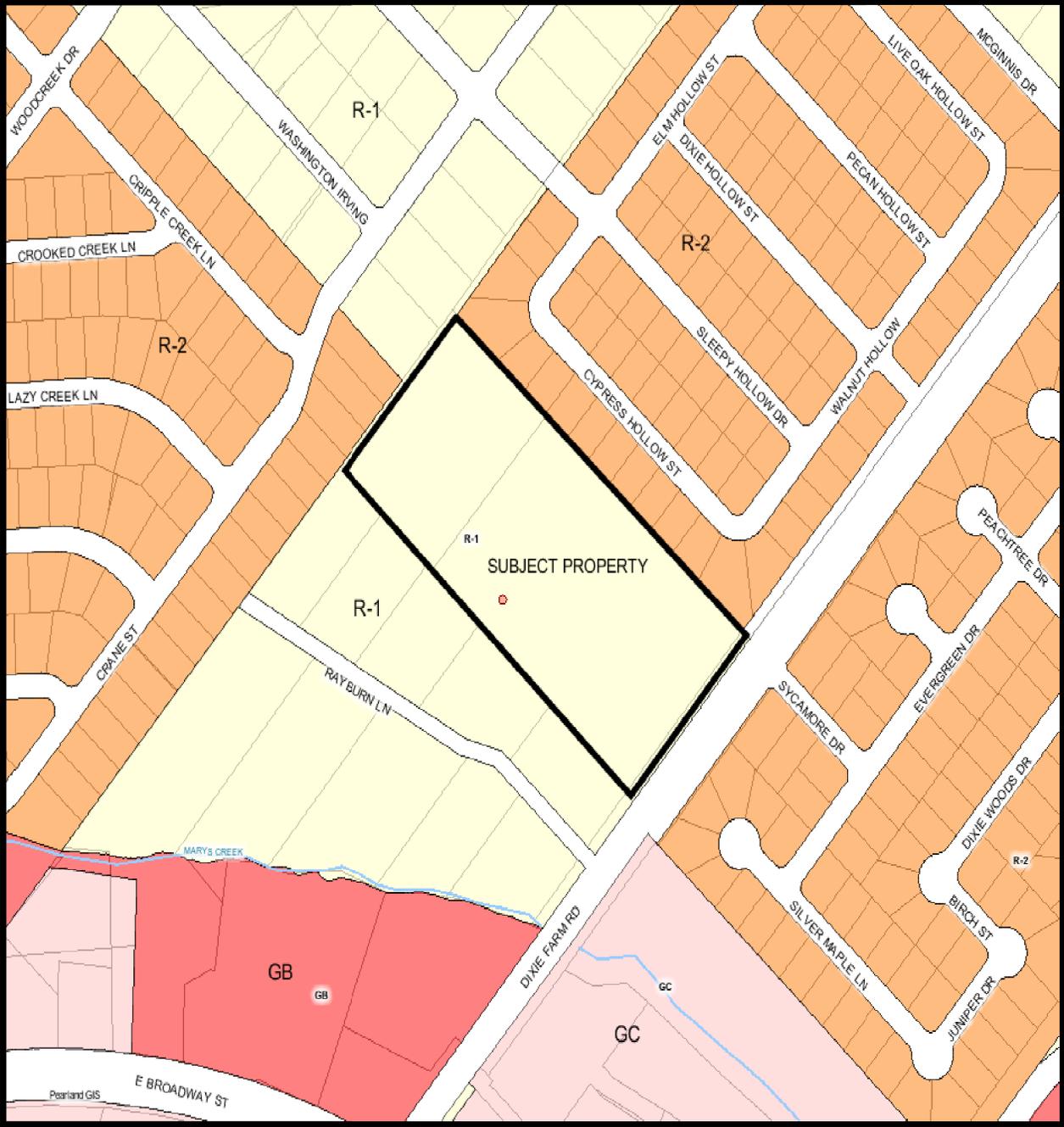
ANDRIACCO SHANNA L	1612 CYPRESS HOLLOW	PEARLAND	TX	77581
BRAZORIA CO DRAINAGE #4	4805 BROADWAY ST	PEARLAND	TX	77581
BROWN MILES S & JULIE	1605 CYPRESS HOLLOW ST	PEARLAND	TX	77581
BRYAN DOUG S & LAURA	2707 CRANE DR	PEARLAND	TX	77581
BRYAN DOUG S & LAURA	2707 CRANE DR	PEARLAND	TX	77581
CALVILLO NOE LEE & MARIA	1615 RAYBURN LN	PEARLAND	TX	77581
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
CLARK B R	2608 COCOA LN	PASADENA	TX	77502
CONFIDENTIAL	2810 DIXIE FARM RD	PEARLAND	TX	77581
CONFIDENTIAL	2810 DIXIE FARM RD	PEARLAND	TX	77581
CONFIDENTIAL	1604 CYPRESS HOLLOW	PEARLAND	TX	77581
CONFIDENTIAL	2810 DIXIE FARM RD	PEARLAND	TX	77581
COUCH WILLIAM DALE	11931 WICKCHESTER LN	HOUSTON	TX	77043
CRAFT AMIE MARIE	1601 CYPRESS HOLLOW ST	PEARLAND	TX	77581
DIXIE WOODS HOMEOWNERS ASSN	957 NASA PKWY	HOUSTON	TX	77058
EDWARDS KENNETH HAROLD &	1506 SILVER MAPLE LN	PEARLAND	TX	77581
EDWARDS STEVEN LANE	1617 CYPRESS HOLLOW ST	PEARLAND	TX	77581
FEIST TERRY D	1609 CYPRESS HOLLOW ST	PEARLAND	TX	77581
FERGUSON WILLIAM	1621 RAYBURN LN	PEARLAND	TX	77581
FLEMING ROGER J & TAMMY J	2706 ELM HOLLOW ST	PEARLAND	TX	77581
GARZA RUBEN JR & SANDRA	1614 CYPRESS HOLLOW ST	PEARLAND	TX	77581
GONZALEZ TINNA	1615 CYPRESS HOLLOW ST	PEARLAND	TX	77581

Property Owner List

2810 Dixie Farm Road/ Pearland Retirement Residence

Zone Change No. 2009-15Z

HIDALGO JUAN LUIS &	1605 RAYBURN LN	PEARLAND	TX	77581
JASSO ALEXANDER & CARMEN JASSO	2704 ELM HOLLOW STREET	PEARLAND	TX	77581
LEWIS BERRY J	618 ENCHANTED TR	SPRING	TX	77388
LOWERY RICHARD	2701 CRANE DR	PEARLAND	TX	77581
MADDUX STEVEN & TAMARA	2611 CRANE DR	PEARLAND	TX	77581
MANCUSO J A	2703 CRANE DR	PEARLAND	TX	77581
MANIET RICHARD & JODIE	1610 CYPRESS HOLLOW ST	PEARLAND	TX	77581
MCLEMORE DAVID B	2705 CRANE DR	PEARLAND	TX	77581
MORAN GREGORY D & STEPHANIE E	1609 RAYBURN LN	PEARLAND	TX	77581
MORAN JESSE A & RHONDA K	1506 SYCAMORE DR	PEARLAND	TX	77581
NORWOOD MARCUS	1611 CYPRESS HOLLOW ST	PEARLAND	TX	77581
NYAIRO ALFRED K & ELENA N	1505 SYCAMORE DR	PEARLAND	TX	77581
OFFENHAUSER DENISE J & OLIVER RICHARD W	2709 WALNUT HOLLOW ST	PEARLAND	TX	77581
OVERBECK BEVERLY J	1603 CYPRESS HOLLOW ST	PEARLAND	TX	77581
PHILLIPS JIMMY R & STEPHANIE	1618 CYPRESS HOLLOW ST	PEARLAND	TX	77581
RAMIREZ GILBERTO SR	1505 SILVER MAPLE LN	PEARLAND	TX	77584
RIOS CAROL	1606 CYPRESS HOLLOW ST	PEARLAND	TX	77581

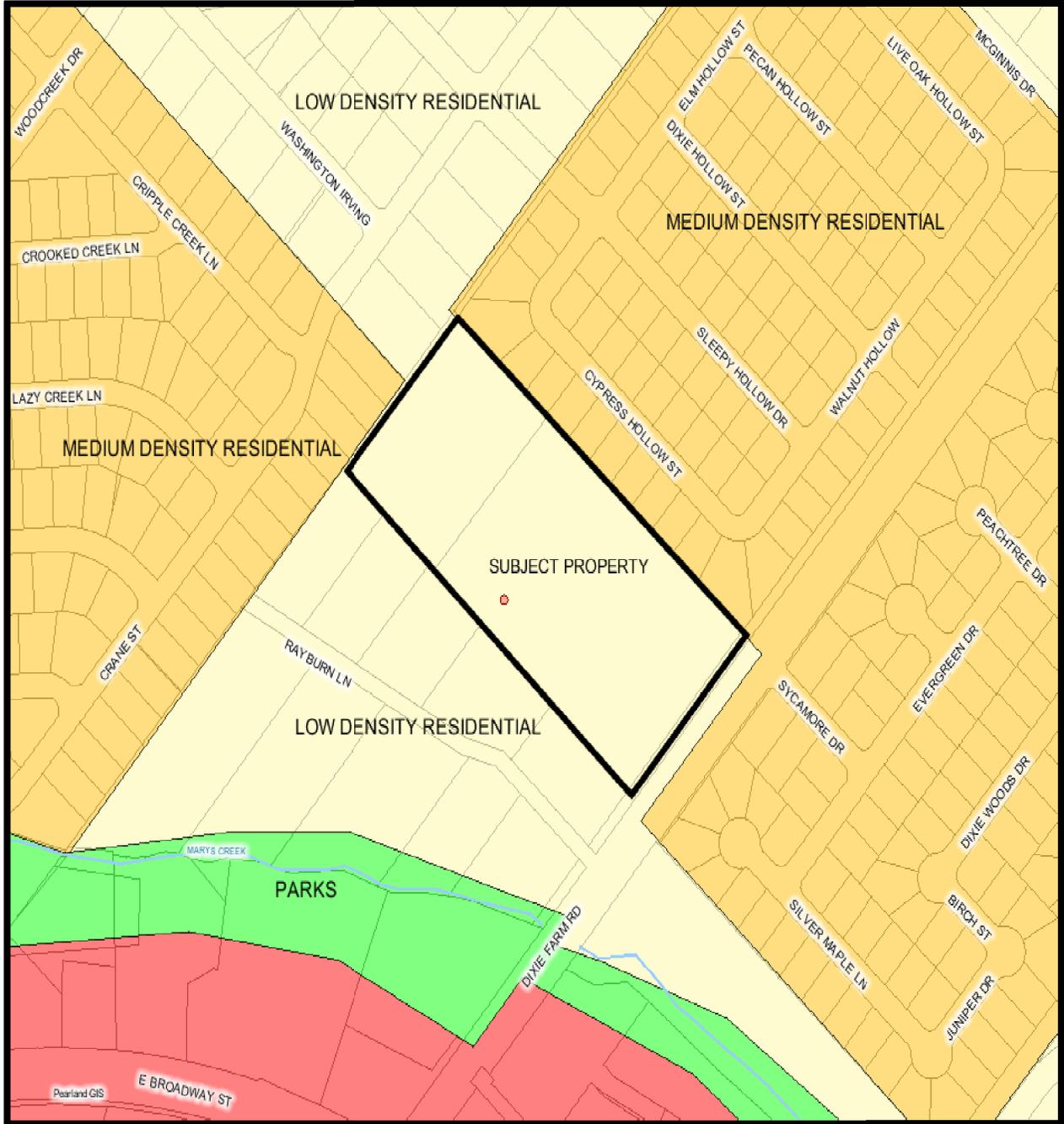


ZONING MAP

ZONE CHANGE NO. CUP 2009-15Z

LOCATED AT 2810 DIXIE FARM ROAD, PEARLAND, TX





FUTURE LAND USE MAP

ZONE CHANGE NO. CUP 2009-15Z

LOCATED AT 2810 DIXIE FARM ROAD, PEARLAND, TX





AERIAL MAP

ZONE CHANGE NO. CUP 2009-15Z

LOCATED AT 2810 DIXIE FARM ROAD, PEARLAND, TX



NORTH

ZONE CHANGE APPLICATION Updated August 2008 (Pages 2-5)



APPLICATION FOR A CHANGE IN ZONING

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

Current Zoning District: R1 - Single Family Residential

Proposed Zoning District: PD - Retirement Housing for the Elderly

Property Information:

Address or General Location of Property: 2810 Dixie Farm Road

Tax Account No. 5410-0024-000

Subdivision: George W. Jenkins Lot: 25 Block:

A complete application must include all information shown on the Application Checklist attached to this application.

PROPERTY OWNER INFORMATION:

APPLICANT INFORMATION:

NAME Ross Mccammon
ADDRESS 2810 Dixie Farm Rd
CITY Pearland STATE TX ZIP 77581
PHONE(281) 831 8771
FAX()
E-MAIL ADDRESS

NAME Ron Jackson / Curry Architecture LLC
ADDRESS 471 High Street SE, Suite 10
CITY Salem STATE OR ZIP 97301
PHONE(503) 399-1090
FAX(503) 399-0565
E-MAIL ADDRESS ronj@curryarchitecture.com

*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

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: [Signature] Date: 8.25.09

Agent's Signature: [Signature] Date: 8.25.09

OFFICE USE ONLY:

FEES PAID: <u>400.00</u>	DATE PAID: <u>10/22/09</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER: <u>20303</u>
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Application No. 2009-152

Pearland Retirement Residence Planned Development

I. INTRODUCTION – PEARLAND RETIREMENT RESIDENCE

Site Description

The subject parcel is located at 2810 Dixie Farm Road. This site is rectangular in shape with a frontage of 424' (+/-) on the westerly side of Dixie Farm Road surrounded by residential developments and a General Commercial (GC) site that is on the easterly side of Dixie Farm Road. The home sites bordering the south of the property are fronting on Rayburn Street, the lots along the west side of the site front on Crane Drive and the properties on north side of the site front along Cypress Hollow Street. The Dixie Woods subdivision is directly across Dixie Farm Road from the proposed site. Abutting the Dixie Woods development to the south is the GC site that fronts on Dixie Farm Road and E. Broadway Street.

Current Zoning: R-1 – Single Family Residential

Current Use: Boarding Stables, Equestrian Center (Krazy K Stables)

CAD #: 5410-0024-000

Proposed Development

Harvest Development Corp. proposes a PD to develop a 118-suite **plus a manager and co manager suites**, 2 story congregate retirement residence along with 4, one story duplex retirement cottages (8 units). The entire site is designed to conform to the Uniform Development Code. This development shall be marked and operated as an Independent Living Facility for residents age 55 and older. Our concept is designed for residents, age 55 and older who are still ambulatory. We do offer some daily support with no medical or nursing care. Handicap individuals under the age of 55 are not allowed to reside at this facility. We cater to the retired lifestyle. This project will not be low income or receive tax credit. Private rooms afford the advantages of independent living while the services included provide support, security and friendship. The private suites include studio, one and two bedroom versions. See Exhibit C for floor plans. Each is similar to a conventional dwelling unit except a kitchen is not included in the suites. Services include three prepared meals daily, housekeeping, laundering, private bus transportation and various activities. Staff is "in house" 24 hours a day. The monthly rent payment covers the private room, all services and utilities. Typically our resident will be a single person in their late 70's or 80's. Approximately 10% of the rooms will be rented by couples making a total building population of 130 plus and additional 16 residents in the cottages. Fewer than 15% of the residents will be driving their own cars. Because most of our residents do not drive, we provide private van transportation for their use. The van is available to take the residents to places they need to visit, such as banks, medical offices, shopping areas, etc. Neighborhood compatibility is achieved in the site planning and building design. The wing ends and building center step down from two to one story. This arrangement provides for privacy and a gentle change of scale. Care is taken to minimize the impact to the existing community.

Pearland Retirement Residence Planned Development

The exterior siding materials will include brick and horizontal siding. The roof will be architectural composition shingle. See exhibits D and E for a color board and perspectives.

The building interior design has common areas for a variety of uses. There will be a common dining room and kitchen for shared meals. There will be a multi-purpose room, beauty shop, crafts room, TV room, lounges and an exercise room. The circulation will be organized around a central atrium. Residents will be able to contact the manager with both emergency pull cords and voice communications in each room.

Access shall be provided from the existing location on Dixie Farm Road. There will be no impact to any local collector streets. The development will be in compliance with the attached conceptual site plan, elevations and other documents. Minor changes shall be approved by Planning Director. All requirements of the UDC shall be met.

Acreage

The developed parcel is 9.5171 acres in size, horse boarding stables.

Purpose of the PD district request

The request for this development is to create a PD Planned Development on the existing site within the existing R-1 – Single Family Residential. The PD – Planned Development shall have an underlying MF Multiple Family base zoning for the development of Retirement Residence on the entire site.

II ZONING AND LAND USE

Proposed Setbacks (same as underlying MF zoning – Section 2.4.2.10 & the PD overlay Sec. 2.4.5.1)

	R1	MF	Proposed Setback
Minimum Front Yard	25 ft	25 ft	200 ft
Minimum Side Yards	7'-6" ft	15 ft	60 ft main - 30 ft accessory
Minimum Rear Yard	30 ft	25 ft	200 ft main - 30 ft duplex
Minimum off-street parking	30 ft	30 ft	150 ft
Minimum outside storage	150 ft	150 ft	600 ft

Pearland Retirement Residence Planned Development

III. DESIGN STANDARDS

Outdoor Activities or Uses

No outdoor commercial activities or uses shall be permitted per the Unified Development Code.

Fences & Screening

There will be a 30' landscape buffer and 6' high wood fence adjacent to the residential use parcel as per the Unified Development Code.

Remaining Pervious Land

Required landscaped open area	Provided landscaped open area
15%	61% (open space & retention)

Common open space requirements will be in accordance with the common open space requirements of the underlying MF zone. Section 2.4.2.10(g) of the UDC for 128 units as shown on attached conceptual site plan.

Required open space required	Provided open space
128 units x 900 sq ft = 115,200 sq ft	141,600 sq ft

Access

Provided in accordance with the EDCM

Access shall be provided from the existing location on Dixie Farm Road.

The development will be in compliance with the attached conceptual site (see exhibit A) plan, elevations and other documents. Minor changes shall be approved by Planning Director. All requirements of the UDC shall be met.

Proposed PD – Will comply with the EDCM (see conceptual site plan).

Please Note:

All requirements of the Uniform Development Code will be met other than those changes and deviations specifically approved as part of the Planned Development approval. The development will be in accordance with the site plan and all attached exhibits.

Height

“The vertical distance measured from grade at the front of the building to the highest point of a flat roof, to the deck line of a mansard roof, or to the mean height level between eaves and ridge for a gable, hip or gambrel roof” (UDC 5.1.1.1 #58)

Maximum height permitted in MF District	Proposed height
35 feet	26 feet

Pearland Retirement Residence Planned Development

Please refer to the enclosed site plan (exhibit A) and other drawings regarding the proposed development standards

Area Regulations

	MF	R1	Proposed
Minimum Lot Size	20,000 sq ft	8,800 sq ft	414,563 sq ft
Minimum Lot Width	125 ft	80 ft	424 ft
Minimum Lot Depth		90 ft	965 ft
Maximum Lot Coverage	40%	60%	39.8%

Proposed Dedications

Any additional easements, rights of ways or agreements to accommodate rights of way, utilities and services to the site will be accommodated.

A fee of \$96,000 will be paid in lieu of parkland dedication. This was calculated at \$750.00 per 128 units. **This covers the 118 resident suites, manager, and co-manager suites in the main building and the 8 cottage units.**

IV. DEVIATIONS

Deviation – Use

The property is currently zoned R-1 – Single Family Residential. The property is bounded single family residential homes on all sides, R-1 Zoning to the South and R-2 (Single Family Residential – 2) to the west, north and across Dixie Farm Road to the east. The Southeast corner of the site is across Dixie Farm Road from a Large GC – General Commercial District that also fronts E Broadway Street. These residential subdivisions are fully developed with mature landscaping and complete infrastructure. The GC site is partially developed.

PD Overlay Zoning

The proposed R1-PD with a underlying base zoning MF, Multiple-Family Residential District (Sec. 2.4.2.10) site. This site is also subject to the Dixie Farm Road Overly District.

Use	Acres	% of Total Acres	Zoning District
Multiple Family	9.5171	100%	R1
Landscape and Detention Space	5.81	61%	R1
Internal Circulation (Drives & Parking)	1.51	4.90%	R1

Pearland Retirement Residence Planned Development

The parking ratio allows us to increase landscaping and open space to create a better residential environment for our residents and adjacent property owners.

The following table shows the parking provided in other facilities we have developed in Texas.

FACILITY NAME	ADDRESS	SUITES	GARDEN SUITES	COTTAGES	TOTAL SUITES	PARKING SPACES	PER SUITE
Arlington Plaza	6801 W. Poly Webb Rd., Arlington, TX 76016	96	0	0	96	68	0.71
Fox Run	2315 Little Rd., Arlington, TX 76016	102	0	0	102	54	0.53
Englewood Estates	2603 Jones Rd., Austin, TX 78745	110	0	0	110	64	0.58
Bentley, The	3362 Forest Lane, Dallas, TX 75234	109	8	0	117	81	0.69
Whiterock Court	8900 Block of Whiterock Trail Dallas, TX 75204	115	0	0	115	78	0.68
Rio Norte	1941 Saul Kleinfeld Dr., El Paso TX 79936	110	5	4	119	63	0.57
South Colleyvine Ranch	2300 Pool Rd., Grapevine, TX 76071	115	0	0	115	79	0.69
Ventura Place	3026 54th St., Lubbock, TX 79413	112	18	6	136	96	0.71
Polo Park	2100 Castleford Rd., Midland, TX 79706	107	0	0	107	65	0.61
Brook Ridge	1001 W. Ridge Rd., Pharr, TX 78577	107	0	0	107	67	0.63
Cottonwood Estates	1940 West Spring Creek Parkway, Plano, TX 75086	113	0	0	113	68	0.6
El Dorado	714 W. Arapaho Rd., Richardson, TX 75080	102	0	0	102	53	0.52
Cowhorn Creek Estates	5353 Cowhorn Creek Rd., T exarkanna, TX 75503	112	0	0	112	67	0.6
Rosewood Estates	505 Rice Rd., Tyler, TX 75703	110	0	0	110	54	0.49
Lakeshore Estates	3209 Village Green Dr., Waco, TX 76710	110	5	0	115	70	0.61
Highland Estates	1500 N. Lakeline Blvd., Cedar Park TX 78613	118	0	0	118	81	0.69
Copperfield Estates	16820 West Road, Copperfield TX	118	0	0	118	88	0.75
Harbor Place	5518 Lipos Blvd., Corpus Christi, TX 78413	118	0	12	130	98	0.75
Dogwood Estates	2820 Wind River Lane, Denton, TX 76210	116	0	0	116	68	0.59
Pinewood Hills	3901 Kirkpatrick Lane, Flower Mound TX 75028	115	0	0	115	70	0.61
Cypress Woods	2755 Chestnut Ridge Drive, Kingwood, TX 76051	118	0	0	118	74	0.63
Parkwood Meadows	310 Chiholm Trail, Round Rock, TX 78681	118	0	0	118	72	0.61
Paradise Springs	5600 Cypresswood Drive, Spring, TX 77379	118	0	7	125	104	0.83

Pearland Retirement Residence Planned Development

This table shows the parking ratio for other similar developments.

Name of Facility	Number of Units	Parking Ratio
Towne Park, Kingsland	76	.75
Greens on Turtle Creek	84	1.38
Birdsong Place Villas	96	1.33
Gardens at Friendswood Lake	114	.74

The City of Dallas has a required parking ratio of 0.7 spaces per unit plus one space per 300 square feet of floor area not in a dwelling unit or suite.

The City of Houston has a required parking ratio of 0.75 spaces per unit and additional spaces for supporting use and staff.

The City of Baytown has approved a parking ratio of 0.75 spaces per unit for a similar development.

Please refer to the enclosed site plan and other drawings regarding the proposed development standards

V. Overview and Summary

Existing Zoning:	R-1 Single Family Residential
Proposed Zoning:	PD – Planned Development / MF underlying base zoning
Land Area:	9.5171 acres
Existing Use:	Boarding Stables, Equestrian Center
Proposed Use:	118-suite retirement residence + 4 duplex retirement cottages (8 units)
Proposed Parking:	170 total spaces consisting of 115 open + 17 future open, 18 covered for the suites, 4 handicap accessible, 8 covered cottage spaces, and 8 cottage driveway parking spaces
Impervious Surface Cover:	165,211 Sq. Ft. / 39.8%

Phasing

This project is intended to be developed together in its entirety and phasing the project is not planned

Pearland Retirement Residence Planned Development

VI. AMENITIES

The site is to be extensively landscaped. Usable outdoor spaces will include a large amount of lawn and landscape areas. The landscaping will include raised beds of varying levels for ornamental, flower and vegetable gardening made available for use and enjoyment of our residence. Special features of this site will include a horseshoe court in the cottage common area and a large unique water feature located amidst the retirement cottages, all adding to the park like setting. An integrated network of walking paths, 6 feet in width, will provide our residence with an excellent opportunity for daily exercise. The walking paths will be complemented with benches and respite areas throughout as well as connecting to all exits of the building. There will be a large partially covered patio off of the craft/exercise room. The patio area along with the cabana and pool come together to create an oasis like atmosphere and serving to extend and expand the living area to this outside attraction

- Horse Shoe Pit (1)
- Seating Benches (7 around site paths/courtyards)
- Circular Landscaped Benches (2 on site)
- Raised Planter beds (8 for residence)
- Swimming Pool
- Pool House (1)
- Fountains & Water Features (4)
- Van garage (1)
- Retention Water Feature

VII. EXHIBITS

Site Plan	Exhibit "A"
Vicinity Map	Exhibit "B"
Suite Floor Plans	Exhibit "C"
Color Board	Exhibit "D"
Perspectives	Exhibit "E"
ALTA Survey	Exhibit "F"
Topographical Survey	Exhibit "G"
Tree Survey	Exhibit "H"
Stormwater Detention Calcs	Exhibit "I"
Landscape Plan	Exhibit "J"
Open Space Plan	Exhibit "K"

VIII. JUSTIFICATION

We respectfully request consideration of a Planned Unit Residential Development for a 9.5171-acre site at 2810 Dixie Farm Road. This designation

Pearland Retirement Residence Planned Development

is sought to allow development of a 118 suite **plus a manager and co manager suites** retirement residence and 4 duplex retirement cottages. This site will provide a positive, quality, low impact additional to the local neighborhood and the Pearland community.

Considerable effort has been made over the past several months to gather information. This has allowed us to present a proposal that will create a valuable addition to the community.

This site is ideally suited for our senior housing use. The site is in close proximity to services such as shopping, recreation and medical needs while still being within an established residential area.

As stated in Chapter 8 of the Pearland Municipal Code, “the purpose an overlay planned development district (PD) is to provide for the development of land as an integral unit of single or mixed use in accordance with a PD Design Plan that may include uses, regulation and other requirements that vary from provisions of other zoning districts. PD Districts are intended to implement generally the goals and objectives of the City’s Comprehensive Plan. PD Districts are also intended to encourage flexible and creative planning to ensure the compatibility of land uses, to allow for the adjustment of changes demands to meet the current needs of the community and to in a higher quality development for the community that would result from the use of conventional zoning districts. The Harvest Retirement proposal would meet changing demands and the current needs of the Pearland community.

This project offers benefits, which include:

- Large open spaces and generous setbacks. Over 60% of the site will be landscaped open space providing large open spaces and ample setbacks to create a park-like setting, and help buffer neighboring properties.
- Quiet Senior Residential Use – The proposed retirement residence has 118 suites, which include studios, one bedroom, and two bedroom types.

The suites do not have kitchens and are not considered full dwelling units. They are different from conventional senior apartment units with full kitchens, in that the density effect would be negligible. In addition, only about 10 percent of the suites will be occupied by couples, keeping the overall building population low. This is complemented by 4 duplex “cottages” (8 units) which are approximately 1100 square feet in size. The cottages do include a full kitchen and single car garage for the slightly more active senior at our facility. The cottage residences do receive the transportation, activity and housekeeping services and have the option of receiving meals at the retirement residence if they choose. This project will not create the problems

Pearland Retirement Residence Planned Development

typically associated with higher density developments, such as traffic, noise or increased demand on public services.

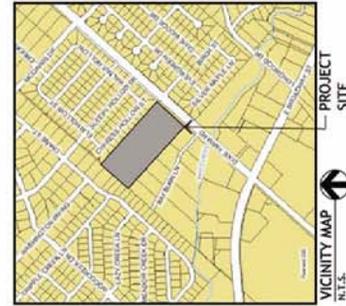
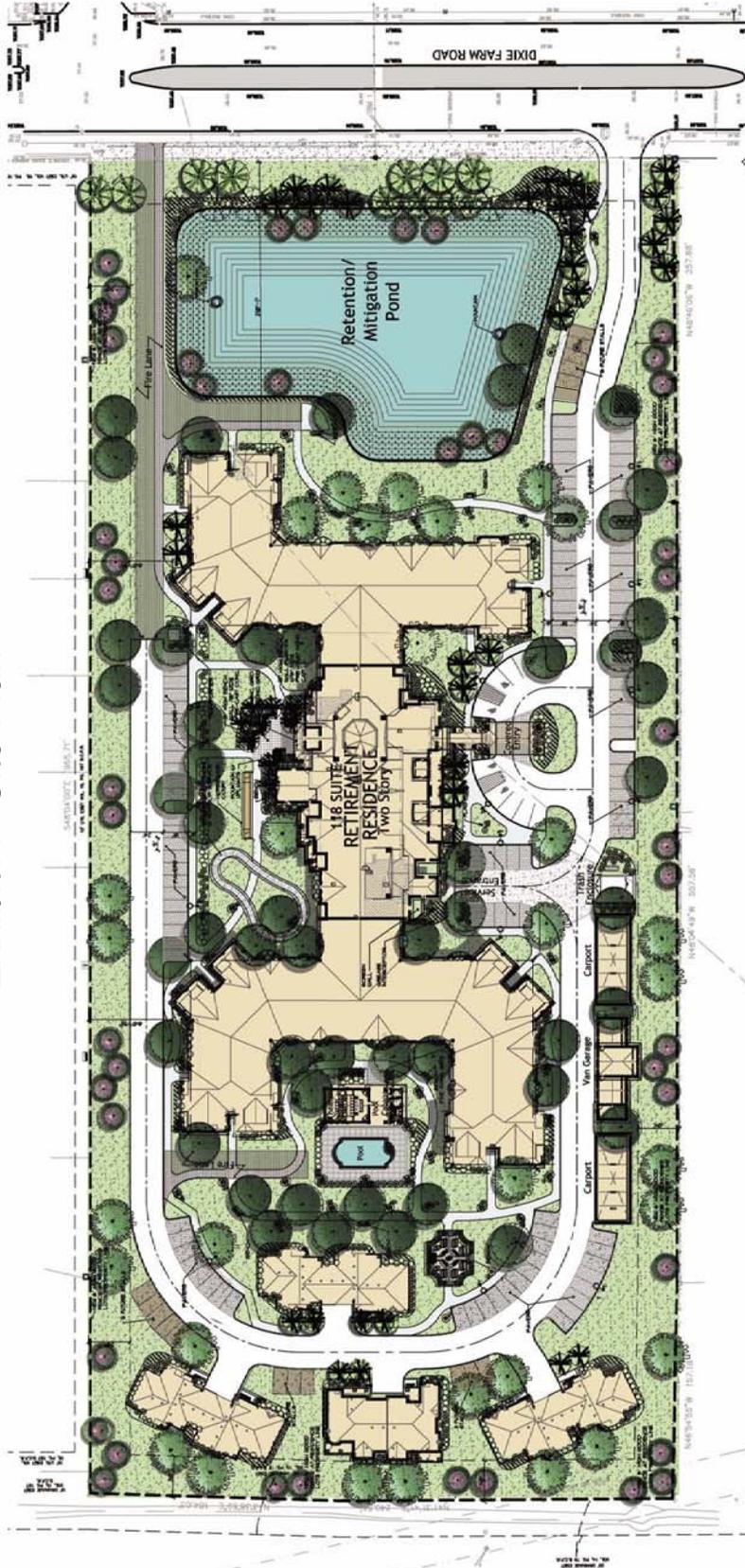
- Low Traffic Generation – Our project will generate approximately 250 trips per day with less than 30 peak hour trips. Please see attached Harvest Concept Summary.
- Increases Local Tax Base – This project is privately funded with no publicly funded assistance. This development will not receive tax credits.
- Low Impact on Public Services - Including parks, schools, libraries, and transportation system.
- Fulfills Need for Retirement Housing - Our research has found that there is a strong need for the unique Harvest program in this area. It would complement the other choices available in Pearland.

IX. CONCLUSION

In conclusion, we feel that this site is ideally suited for our use and would be a nice addition to the Dixie Farm Road area and the existing and future development for the area.

Thank you for your consideration.

Exhibit A - Site Plan



- SITE AMENITIES**
- 1 HORSE SHOE PIT
 - 2 SWIMMING POOLS
 - 2 GOLF CLUB ESCAPED BENCHES
 - 8 BASED PLANTER BEDS
 - 1 VAN GARAGE
 - 1 POOL HOUSE
 - 31 PLAYSETS
 - 1 THEATER
- COMMON OPEN SPACE**
- REQUIRED 153 UNITS x 900 SQ. FT. = 137,000 SQ. FT.
PROVIDED 141,000 SQ. FT.

- PARKING: (118 Suite Retirement)**
- 97 (688) x 31 (STUDIOS) = 30
 - 1-2 (608) x 72 (ONE BEDROOMS) = 94
 - 1-22 (628) x 17 (TWO BEDROOMS) = 374
 - TOTAL SPACES PROVIDED 504
- PARKING (Proposed):**
- 118 Suite Retirement - SPACES PROVIDED 504
 - 4 Duplex Cottages - 8 Units - SPACES PROVIDED 16
 - TOTAL SPACES PROVIDED 520
- PARKING (Proposed):**
- 4 ACCESSIBLE SPACES
 - 28 COVERED SPACES
 - 17 FUTURE PARKING SPACES (per section 4.2.1.1(K) of IDC)
 - 170 TOTAL REQUIRED
- PARKING: (4 Duplex Cottages - 8 Units)**
- 2 (800) x 8 (TWO BEDROOMS) = 16
 - SPACES PROVIDED 16

PROJECT STATISTICS

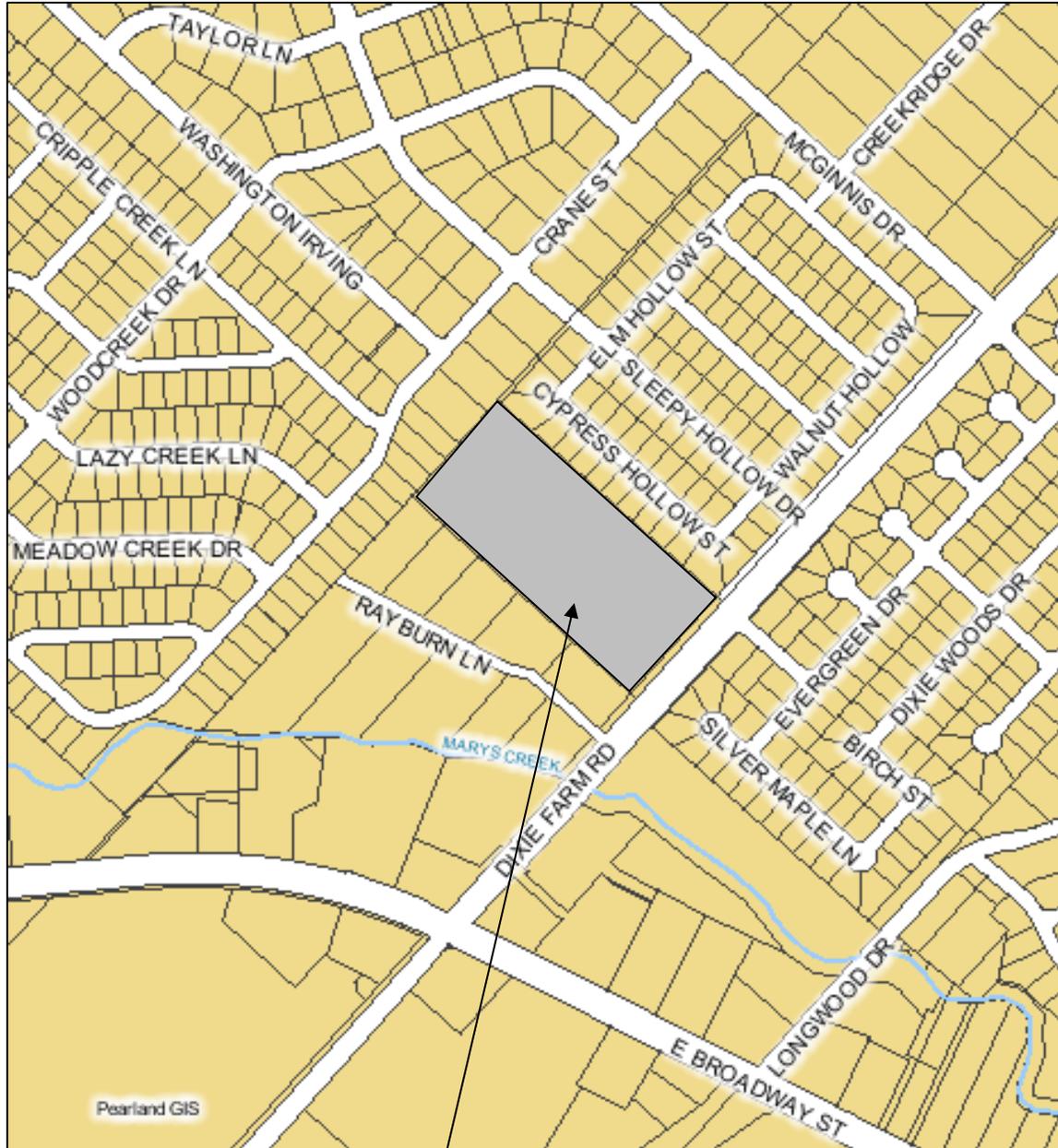
PROJECT AREA:	9.5177 AC	414,563 SQ. FT.	100.0%
AREA CALCULATIONS:			
RETIREMENT RESIDENCE:	54,023 SQ. FT.		
COTTAGE BUILDINGS:	12,208 SQ. FT.		
TOTAL BUILDINGS:	66,231 SQ. FT.	16.4%	
DRIVES / PARKING:	54,781 SQ. FT.	13.2%	
WALKS:	30,611 SQ. FT.	7.4%	
REMAINING PAVEMENT LAND (NOT USED FOR CONSTRUCTION):	253,277 SQ. FT.	66.9%	

SITE PLAN

PRELIMINARY
SCALE: 1" = 40'-0"
DATE: 12/21/09

Exhibit B – Vicinity Map

Pearland, TX



SITE

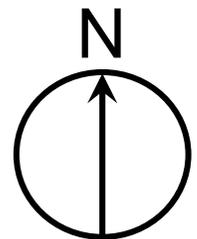


Exhibit C - Suite Floor Plans



Studio Suite – 500 sq ft



One Bedroom Suite – 700 sq ft



Two Bedroom Suite – 900 sq ft

Duplex Cottage Suite – 1250 sq ft

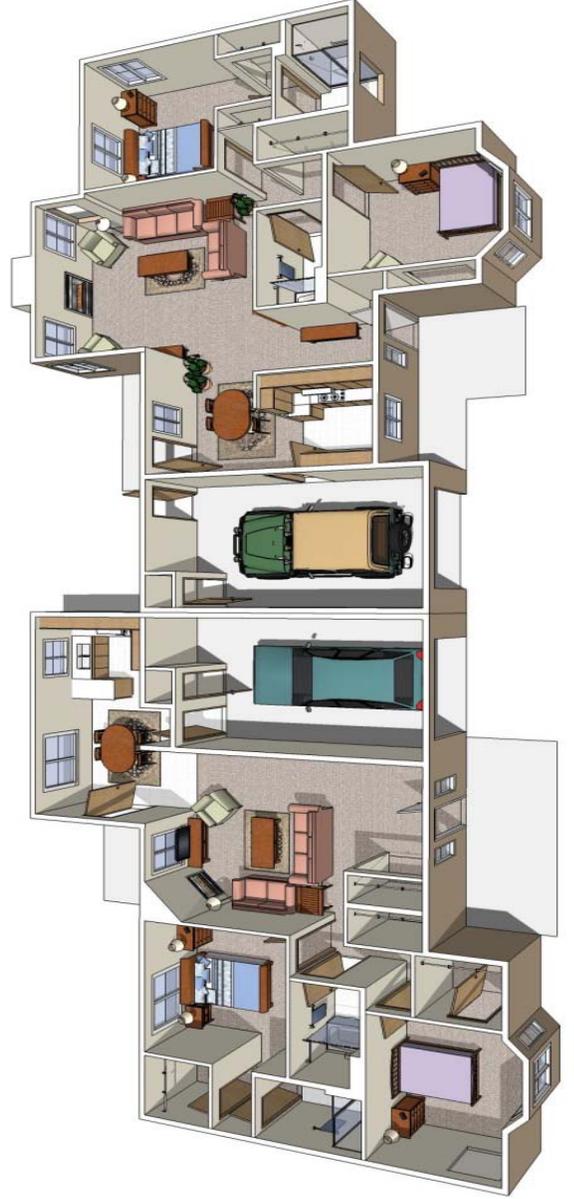


Exhibit D – Color Board

COLOR BOARD



COMP. SHINGLE ROOF
MANUFACTURER: ELK
COLOR: Weatherwood

SHINGLES(eaves)
MANUFACTURER: JamesHardie
COLOR: Navajo Beige

HORIZONTAL SIDING
MANUFACTURER: JamesHardie
COLOR: Autumn Tan

SHINGLES(below)
MANUFACTURER: JamesHardie
COLOR: Timber Bark

TRIM
MANUFACTURER: JamesHardie
COLOR: Arctic White

BRICK
MANUFACTURER: MUTUAL MATERIALS
COLOR: Chestnut

Arctic White	Navajo Beige	Autumn Tan	Woodstock Brown	Chestnut
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Exhibit E - Perspectives



View of Wing End

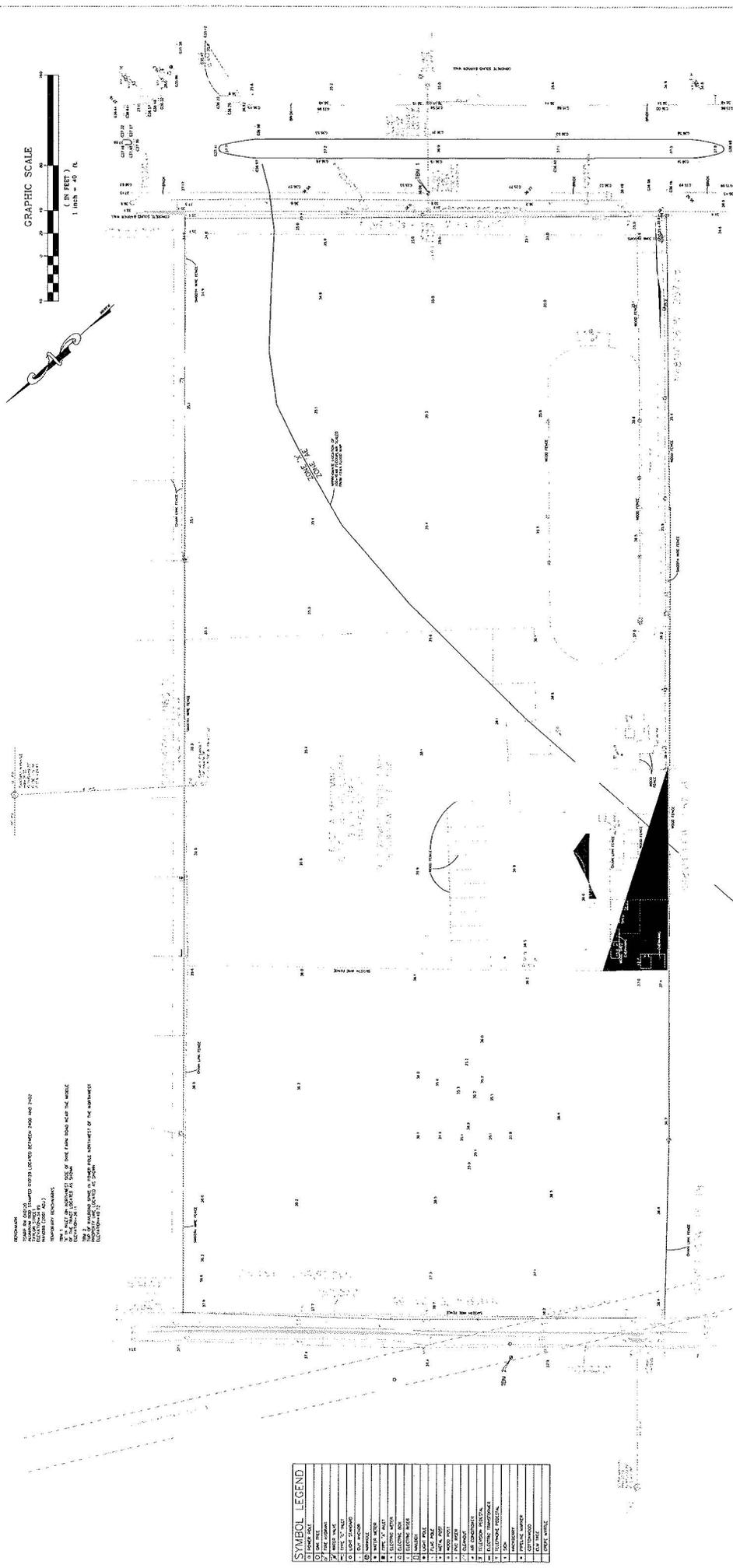


View of Entry

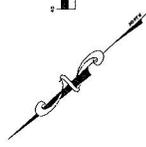


View of Cottages

Exhibit G - Topographical Survey



REMARKS:
 1. ALL DISTANCES AS SHOWN ON THIS SURVEY ARE IN FEET AND INCHES.
 2. THE POINTS SHOWN ON THIS SURVEY ARE THE RESULT OF A SURVEY MADE BY THE SURVEYOR ON THE DATE SHOWN ON THIS SURVEY.
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 5. THE POINTS SHOWN ON THIS SURVEY ARE THE RESULT OF A SURVEY MADE BY THE SURVEYOR ON THE DATE SHOWN ON THIS SURVEY.



SYMBOL LEGEND	
1	IRON PIPES
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NOTES:
 1. ALL DISTANCES AS SHOWN ON THIS SURVEY ARE IN FEET AND INCHES.
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 10. THE POINTS SHOWN ON THIS SURVEY ARE THE RESULT OF A SURVEY MADE BY THE SURVEYOR ON THE DATE SHOWN ON THIS SURVEY.

TOPOGRAPHIC SURVEY
OF A 9.5171 ACRE TRACT OF LAND
IN THE
W.D.C. HALL LEAGUE, ABSTRACT NO. 70
BRAZORIA COUNTY, TEXAS

Precision Land Surveying, Inc.
 2100 West Loop South, Suite 100
 Houston, Texas 77025
 (713) 862-7821
 09/23/02
 JCL/BJ

Exhibit I-Stormwater Detention Calcs



Project: PEARLAND RETIREMENT
PRELIMINARY DETENTION CALCS
Date: 8/8/09 By: _____ Chkd: _____
Sheet 2 of _____

CALC FLOW (Q)

$$Q = C i A$$

i comes from Fig 2.3

EXISTING

$$Q = 0.12 (3.2) 9.52 = \underline{6.1}$$

$$\text{Proposed } Q = 0.75 (9.0) 9.52 = \underline{64.3}$$

$$\gamma = \frac{T_{CE}}{T_{CD}} = \frac{103}{15} = 6.9$$

$$\alpha = \frac{Q_c}{Q_b} = \frac{6.1}{64.3} = 0.095$$

$$V_i = Q_d T_{LD} \left(\frac{\gamma - \alpha}{\gamma + \alpha} \right) = 64 (15) \left(\frac{60 \text{ sec}}{1 \text{ min}} \right) \left[\frac{6.9 - 0.095}{6.9 + 0.095} \right]$$
$$= 56035 \Rightarrow 1.29 \text{ Ac}\cdot\text{Ft}$$

$$V_s = \frac{13.5 V_i}{D_c 2 T_{LD}} = \frac{13.5 (1.29)}{3.3} = \underline{5.3 \text{ Ac}\cdot\text{Ft}}$$

(Figure C-2)

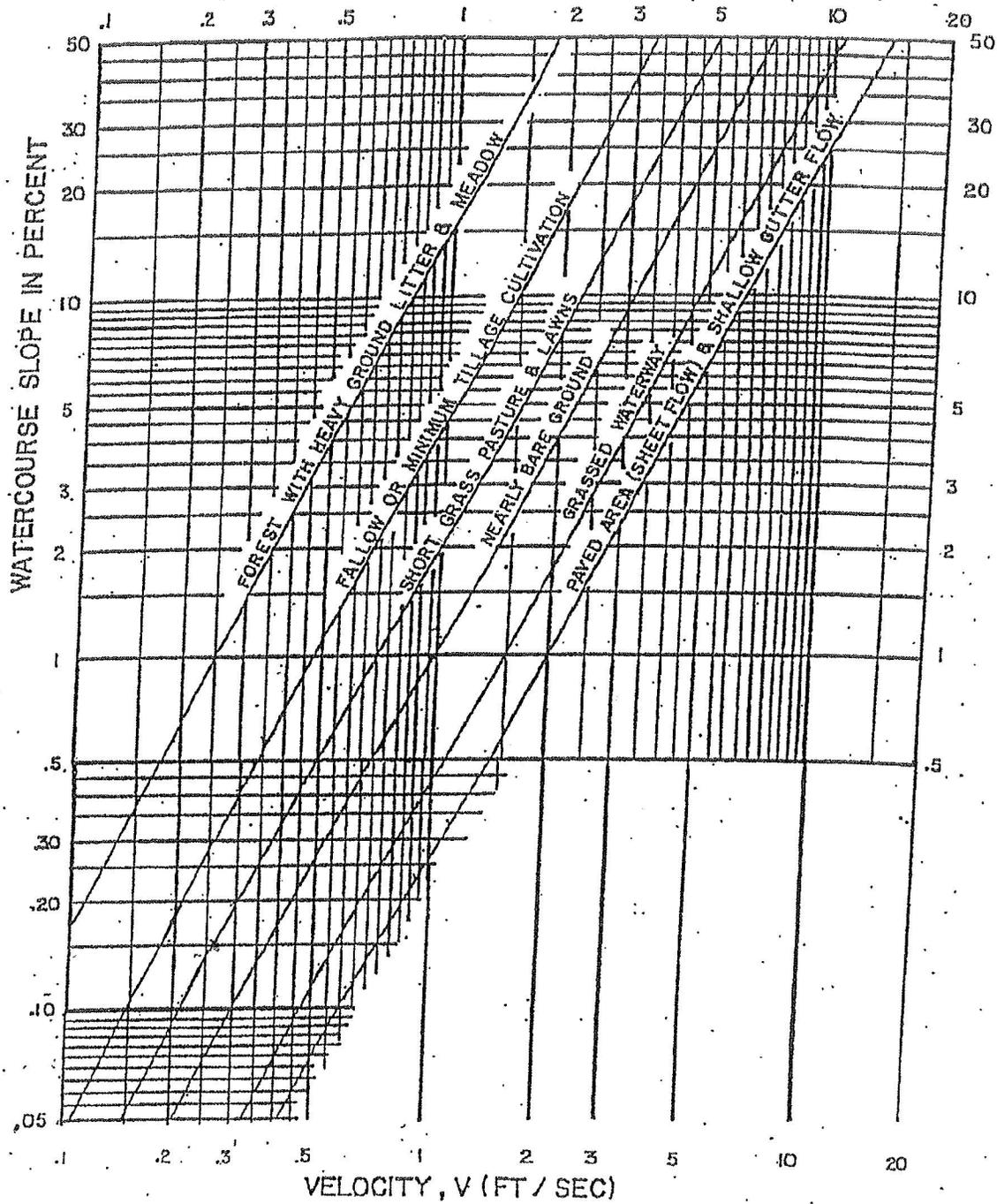


Figure 2-2: Average Velocities for Estimating Travel Time for Overland Flow

From TxDOT Hydraulics Manual extended below slope
Of 0.5% for use in Brazoria Drainage District No. 4

Figure 2-3: Brazoria Drainage District No. 4 Proposed IDF Curve
Rainfall Intensity Vs. Time of Concentration

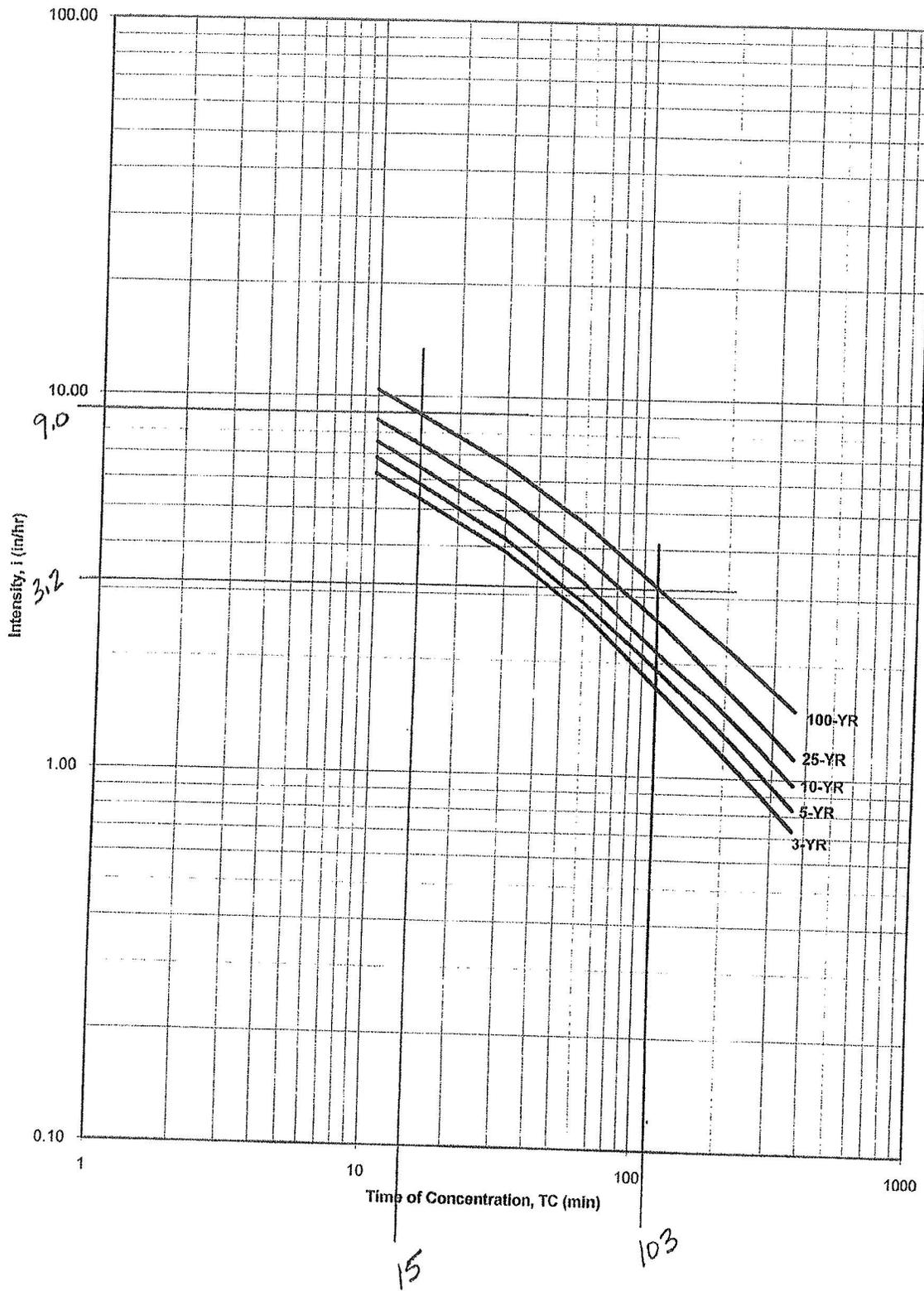


Figure C-2 Rainfall Depth - Duration - Frequency Curves
for Northern Brazoria County, Texas

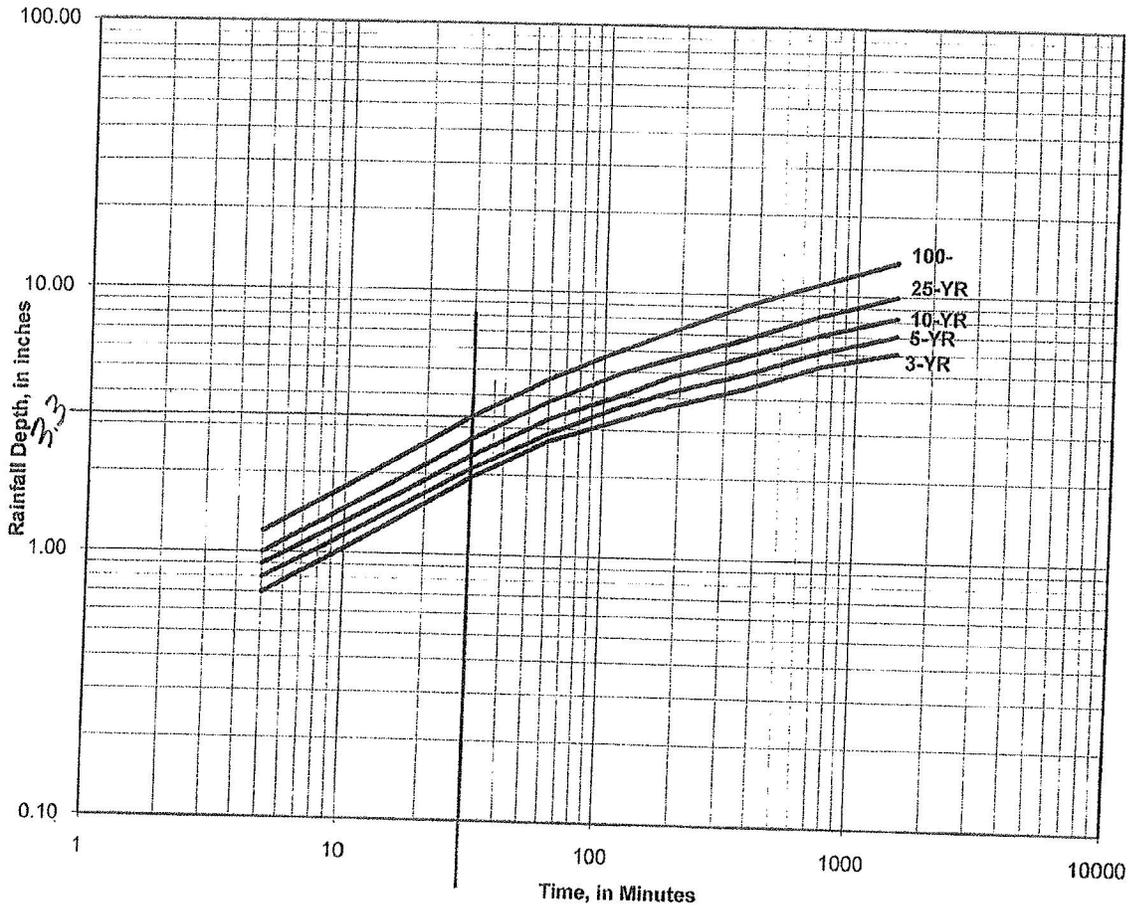
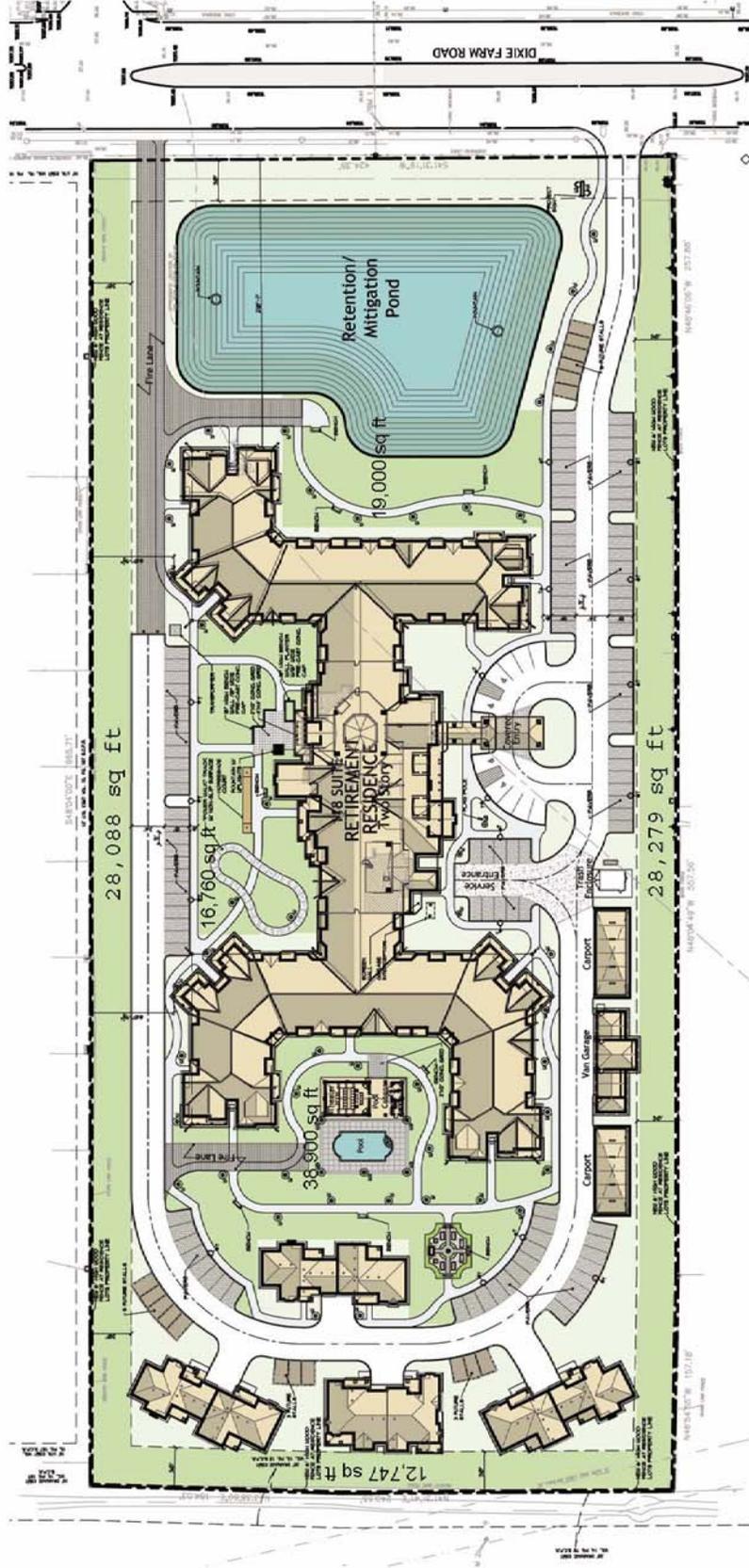


Exhibit K - Open Space Plan



Common Open Space
 Required 128 units x 900 sq ft = 115,200 sq ft
 Provided 141,600 sq ft

Open Space Plan

PRELIMINARY
 SCALE: 1" = 40'-0"
 DATE: 12/21/09

Pearland Retirement Residence

Pearland, Texas

December 21, 2009

Angela Gantuah
Senior Planner
City of Pearland
3523 Liberty Drive
Pearland, TX 77581

Re: Pearland Retirement Residence Planned Development,
Zone Change No. 2009-15Z

These are responses to the Staff's, City Councils', and P & Z's updated comments from the November 16, 2009 meeting.

1. City Council, Planning and Zoning, and Staff would like to see additional parking. The amount of parking is not sufficient for the proposed use. Parking for the suites/units are the only parking spaces provided. Please provide a breakdown of parking for the other uses on the premises such as: the common areas, the salon, recreational areas, and the dining hall, visitor parking etc. In the past, similar uses have been approved with 1.3 spaces for one bedroom units, and 1.75 spaces for 2 bedroom units, and 1 space per 100 square feet of gross floor area for a clubhouse.

Please see revised site plan and chart below for the proposed parking ratio.

Unit Mix	Number of Suites	Code	Required Parking	Proposed Code	Proposed Parking
Studio	31	1.5	46.5	65% = 0.97	30
One Bedroom	72	2	144	65% = 1.3	94
Two Bedroom	17	2.5	42.5	70% = 1.75	30
Cottage	8	2.5	20	80% = 2	16
Totals	128		253		170

Note that most of our residents do not drive, we provide private van transportation for their use. Van transportation is included in the rental price. The van is available at all times to take the residents to places they need to visit, such as banks, medical offices, shopping areas, etc. Therefore we are proposing a parking deviation allowing the ratio of 1.3 spaces per suite.

2. On page 7, please remove the statement "approved by the city". Some of the locations stated in the chart are not in the City of Pearland limits.

Please note that we have revised our Planned Development Statement to reflect this change.

3. City Council was concerned and inquired about the evacuation plan.

As mentioned in our conversation with staff we will have the management company provide the evacuation plan prior to building plan submission. Note we have also contacted the management company about having a representative attend our next meeting. It is also important to note that we will have managers on site living in the building 24/7 365 days per year.

4. City Council had asked how many elevators are located on site and what their exact locations are and whether or not they are adequate.

We are proposing one elevator centrally located for our residence. It has been explained to us that most of our residence prefer to use the main stair case leading directly in front of the dining area. History has proven that with this one elevator is adequate for our type and design of facility.

5. Another concern from City Council was over saturation of the market. Please provide information regarding other similar facilities in the City of Pearland and the market need. The council was also concerned about future occupancy when the population cohorts are different and the elderly population ratio decreases.

Currently - the number of age and income qualified seniors for the Harvest project is approximately 7,595 within a 10 mile radius. There are 2,865 seniors that require housing. We will provide housing 135 or approximately 0.05% of the current demand. Those numbers don't include residents that come in from out of state or other parts of Texas. Growth in that group over the next 5 years is projected at a rate of 27.8%. The general population is projected to increase 11.9% over that same time period.

Research on this matter shows that with the exception of the 55 older communities in the area. There is only one facility that recently received approval that being "The Pearland Senior Village" that is geared to the senior market segment that we attract. However there are 6 assisted living facilities in the Pearland area. Our type of community can act as a feeder into that type of facility (ALF). It is very common that our campus acts as starting point for future progression to a medically accommodating facility. As one of our residents progresses to the point of needing the medical component our on site manager can assist in facilitating the resident and there family to make a smooth transition into a higher level of care.

(Senior Living Facility)

*1. Pearland Senior Village
518/Broadway and Cullen
Not yet built*

(Assisted Living Facilities)

*1. Trinity Oaks/Trinity Care
3033 Pearland Parkway
Built: 9/2000*

*4. Living Tree of Texas
3045 Morris Street
Built 6/2003*

*2. Hampton near Bellavita
2121 Scarsdale near Bellavita
Built prior to 1999*

*5. Regal Estate 24 Hour Assisted
Living
3204 Regal Oaks
Built prior to 1999*

*3. Colonial Oaks
2940 Cullen Blvd
Built 8/2007*

*6. Windsong Village Nursing and
Rehab Center
3400 E. Walnut
Built: prior to 1990*

6. Traffic flow was also a concern. The use of the right in right out driveways did not provide access for the north flowing traffic to enter and anyone needing to exit and head north would have to travel some distance south and then u-turn. Please address this issue. Why is the driveway not aligned to Sycamore Drive?

The possibility of providing left turn ingress and egress was considered, with the aligning an exit driveway opposite from Sycamore Drive. The locating of a driveway at the northerly end of the site would result in a skewed or an offset in the intersection due to the inability to correctly align with the property with Sycamore Drive. Extending Sycamore Drive is not feasible because the extension would adversely impact the existing residential houses on the northwest side of Dixie Farm Road. Providing driveway northeast corner of the property would create an offset to the existing median opening that currently aligns with Sycamore Drive. This would cause an unsafe traffic condition for vehicles exiting the site as they attempting to proceed northbound by making a left turn on to Dixie Farm Road. These drivers would be challenging oncoming traffic from the south bound lanes by attempting to transition into the north bound lanes of Dixie Farm Road. This potentially unsafe condition needs to be avoided. Providing driveway access at the southeast corner of the property creates a safer situation with the right in and right out movement, this prevents risky cross traffic maneuvers. Therefore, vehicles that wish to enter the site will approach from the north and then make a legal u-turn at the signalized intersection of Dixie Hollow. Thus creating a safe traffic movement as well as preventing impediments to the traffic flow on Dixie Farm Road. The same condition and solution exists for vehicles exiting the site that wish to go north bound. These vehicles may exit the

site and proceed to the signalized intersection of Broadway and make a legal u-turn.

The study of the Kingwood Facility (other facilities owned) focused on the PM peak hours of adjacent streets and found that there were very few trips, a fact that was corroborated by staff, who indicated that the staff shift changes do not occur during the traditional peak hour, and these account for more trips than residents. Residents, in fact, are provided shuttle services for most of their travel needs, so the primary trip making is by visitors.

Based on the Traffic Study that has been submitted on the 11th, there are 37 PM peak hour trips entering and leaving the site. This volume is based on the trip generation book which produced higher numbers than observed at other facilities owned in the Houston area, therefore it is expected that traffic produced will less than what we are predicting. This equates to one vehicle exiting the site about every 3 minutes and 20 seconds and one vehicle entering the site about every 3 minutes and 30 seconds. The volume generated during the peak hour is comparable to that of the current zoned single family resident of 31 trips. This is a 3% increase of the total PM volume.

7. The Council voiced concern over only one entry into the site.

Please note that this site does have only one public entrance located on the southern portion of the site utilizing the existing driveway entrance. As outlined in comment #6 above a single access located and the southeast corner of the site provides controlled and safe ingress and egress. The relocation or addition of access points will complicate and compromise safe traffic flow along Dixie Farm Road under its current design and configuration. The actual traffic impact from this facility during peak hours is likely to be minimal, the historical experience with similar facilities currently operating show that peak traffic times overlap with regularly scheduled meal service substantially reducing private auto and facility shuttle traffic activity during these peak traffic times.

Note: an emergency entrance has been included in the design on the northeast corner of the site in order to satisfy fire and safety concern while not compromising traffic and access standards.

8. Council voiced concerns regarding buffering from adjoining residential uses, the type of fencing and the width of the buffers.

Please note that we have added a 6' high wood fence along the adjoining property line along with the proposed landscape buffering.

9. Council and P & Z cited other sites like Province Village as being a more appropriate area for this use.

We have found through our market study that this site location would be best to server our residence and the community.

Our site is located in the heart of a residential area, our seniors want to live in and feel part of a neighborhood. Our site has excellent access to shopping and other city services.

In contrast, the Province Village site which is located adjacent to an office/ industrial area and is on the edge of the residential areas and not part of the neighborhood. Also the Province village site is a considerable drive from shopping and services that seniors need.

10. Council wanted the Hampton Development information reviewed for their parking.

This comment was not very clear. We contacted this facility and were told that they have approximately 80 beds. We then counted the parking stalls on site and found that they have 5 handicap stalls with 51 open parking stalls giving a total of 56 stalls provided. This would have a parking ratio of .64 spaces per bed.

11. What are the state requirements for generators?

We have a generator to provide emergency power to lighting for egress illumination, per the IBC 1006 and Article 700 of the NEC, and to supply backup power for legally required loads which aid in rescue and fire fighting operations, per Article 701 of the NEC. We also provide the generator to power kitchen equipment and heating equipment to provide meals and gathering spots for our residences during a long term power outage.

If you have any questions or require any additional information, please call me directly at 503-399-1090.

Thank you,

Ron Jackson

Traffic Impact Analysis

Pearland Retirement Residence Pearland, Texas



Prepared by

Occam Consulting Engineers, LLC

5208 Broadway

Pearland, TX 77581

281-485-9500

Texas Registration No. 11320

December 2009



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Aerial View**

 - Appendix B Site Plan - Proposed Development**

 - Appendix C Existing Traffic Volumes**

 - Appendix D Intersection Traffic Analyses**

 - Appendix E Holiday Retirement Communities - Features**
-

1.0 INTRODUCTION

The Pearland Retirement Residence is an assisted living facility comprising individual residences in duplex cottages and in a residence building. The facility is proposed to be situated within the City of Pearland along Dixie Farm Road in close proximity to the intersection of Broadway (FM 518) and Dixie Farm Road.

The proposed development, which consists of a residence building of approximately 55,000 square feet containing 118 residence suites, and duplex cottage buildings totaling approximately 13,000 square feet and containing 8 units, would be located on a 9.5 acre site, currently undeveloped, on the west side of Dixie Farm Road north of the Dixie Farm Road/Broadway intersection, and immediately north of Mary's Creek as shown in the aerial view in Appendix A.

1.1 Study Purpose and Objectives

Consistent with City of Pearland Design Criteria, the purpose of this study is to identify potential traffic impacts resulting from the development of the site and to determine any roadway improvements that may be necessary to maintain safe traffic operations and an acceptable level of service on the roadway system.

1.2 Description of Site and Study Area

The site is located along Dixie Farm Road, in close proximity to Broadway, in the eastern part of the City of Pearland, as shown in the Location Map in Appendix A.

The property is generally bounded by residential properties and, with frontage along Dixie Farm Road, will have direct access to and from Dixie Farm Road without impacting the residential subdivision streets in the area. Site access and other site specific items are shown in the site plan in Appendix B.

From a traffic perspective, the site impact appears to be limited to the site access point on Dixie Farm Road, which is proposed to accommodate right turns

only to the site and from the site. This will result in U-turns north and south of the site along Dixie Farm Road, therefore this Traffic Impact Analysis also examines the potential impact at those locations, particularly at the intersection of Dixie Farm Road and Broadway (FM 518).

2.0 EXISTING CONDITIONS

Dixie Farm Road is a recently improved four lane, median divided roadway. A major thoroughfare, it serves as a gateway into the eastern part of Pearland from I-45. The posted speed limit is 35 miles per hour in the vicinity of the site. A curbside bike lane is provided in both directions. Sidewalks are also provided. The median has openings for left turns, with left turn lanes typically provided to separate turning traffic from the through traffic.

The median ends shortly south of the site, in the vicinity of Mary's Creek, and is not provided on the bridge structure over Mary's Creek. The median resumes south of Mary's Creek at the approach to the Dixie Farm Road/Broadway (FM518) intersection. The Dixie Farm/Broadway intersection itself is signal controlled. Each approach to the intersection has four lanes: two through lanes and one each for right turns and for left turns. Pedestrian signals and crosswalks are also part of the system.

Just north of the site Sycamore Drive forms a T intersection with Dixie Farm Road. There is a median opening to allow left turns to and from Sycamore Drive. For southbound traffic on Dixie Farm Road, there is a left turn lane to allow lefts into Sycamore Drive, and into the Dixie Woods residential community.

Approximately 300 feet north of Sycamore is another left turn lane and median opening, this one to allow access to Dixie Hollow Street, on the west side of Dixie Farm Road. This is the location where motorists approaching the Pearland Retirement Residence site from the south would make a U-turn to return to the site. With pavement area for two lanes of traffic and additional pavement area for the bike lane, and sufficient sight distance along Dixie Farm Road, there do not appear to be any restrictions needed to disallow U-turns at this location.

Existing traffic volumes were obtained from traffic counts taken as part of this study along Dixie Farm Road at the site. Data for 24 hour counts as well as peak period turning movements at the Dixie Farm Road/Broadway (FM518) intersection are included in Appendix C.

3.0 FUTURE CONDITIONS

As the proposed Pearland Retirement Residence facility access and egress are directly to and from Dixie Farm Road and, due to the right turn in/right turn out configuration of the driveway, the traffic impact analysis needs to consider the following:

- The impact of the new facility on traffic operations along Dixie Farm Road
- The impact of the additional traffic generated by the proposed development on traffic operations at the U-turn locations, in particular the impact at the intersection of Dixie Farm Road and FM 518.

3.1 Trip Generation

The trip generation analysis was performed using two different techniques. First, generalized trip generation factors for assisted living facilities were reviewed, and second, a similar facility was examined to identify trip generation characteristics that may be different from the national statistics contained in the Institute of Transportation Engineers Trip Generation Manual.

The similar facility is located in the Houston area, in Kingwood. It is similar in size and function and is also operated by Holiday Retirement, who would operate the Pearland Retirement Residence.

The study of the Kingwood Facility focused on the PM peak hour of adjacent streets and found that there were very few trips, a fact that was corroborated by staff, who indicated that the staff shift changes do not occur during the traditional peak hour, and these account for more trips than residents. Residents, in fact, are provided shuttle services for most of their travel needs, so the primary trip making is by visitors. Appendix E describes the features of Holiday Retirement Residences, including the provision of transportation for residents.

The national statistics contained in the Trip Generation Manual provided higher trip generation factors than the actual conditions at Kingwood, so for purposes of providing a conservative analysis, these higher trip generation factors were used, resulting in 37 PM peak hour trips, 52% entering and 48% exiting.

3.2 Trip Distribution

Traffic generated by the proposed development was distributed to and from the site based on existing travel patterns in the area, as well as projections on where residents' visitors were most likely to reside. For this type of facility, it can be expected that the majority of the visitors will be making short trips, likely from Pearland and Friendswood primarily, then from other locations in the area. In general terms, trips were estimated to be split as follows:

- 60% to and from points south of the site on Dixie Farm Road
- 40% to and from points north of the site on Dixie Farm Road

During the PM peak hour, however, the trip distribution profile would be somewhat skewed due to the fact that a portion of the trips will be "pass-by" trips, or trips made by visitors on their journey home from work, stopping for a visit. Since the Dixie Farm Road PM peak hour traffic volumes have a strong directional distribution, 60% southbound, it can be expected that a larger portion of those "pass-by" trips will be from the southbound travel stream on Dixie Farm Road, and will consist of motorists making a right turn into the site, and upon leaving, continuing south on Dixie Farm Road to their ultimate destination.

The PM peak hour distribution, therefore, will be as follows:

- 60% of trips entering the site will be from the north on Dixie Farm
- 40% of trips entering the site will be from the south and will make a U-turn at Dixie Hollow Street
- 60% of trips leaving the site will continue south, either turning onto FM518, or continuing through the intersection along Dixie Farm Road
- 40% of trips leaving the site will make a U-turn and proceed north on Dixie Farm Road

4.0 TRAFFIC IMPACT OF DEVELOPMENT

PM Peak hour traffic generated by the proposed development will be a very small percentage of the traffic on Dixie Farm Road and at the intersection of Dixie Farm Road and Broadway (FM 518).

During the AM peak hour, there will be insignificant impact on Dixie Farm Road since the shift change will generally precede the peak hour, and there will likely be very few visitors at that hour. For this reason, the traffic impact analysis focus is on the PM peak hour.

For the PM peak hour analysis, the initial test was to examine traffic operations at the site driveway itself. As the proposed location of the access drive will restrict turns to right turns only because of the median, the primary issue becomes whether or not a deceleration lane would be required. The traffic volumes generated by the site are very low and entering volumes would not be sufficient to warrant turn lanes under TxDOT design criteria. Furthermore, the sight distance is adequate, so a deceleration lane for southbound traffic on Dixie Farm does not appear to be necessary.

The next issue to examine is that of the U-turns. The possibility of providing left turn access and egress was examined. Locating a driveway at the northerly end of the property would result in a skewed or an offset intersection near Sycamore Drive, however, and eliminating the possibility of lefts to and from the site, and accepting that there would be some U-turns at appropriate locations, was deemed preferable.

The U-turn at Dixie Hollow Street has been discussed briefly earlier, and appears to be an adequate location for such a maneuver. During the PM peak hour there would be a total of 8 U-turns at this location once the Pearland Retirement Residence is completed. Sight distance is sufficient for U-turns at this location, and the signalized intersection approximately 300 feet north of this location will provide gaps in the Dixie Farm Road to allow the U-turns safely, even during the peak traffic period.

The U-turn location for traffic leaving the site and wishing, ultimately, to travel north on Dixie Farm Road, is at FM518. The median ends at Mary's Creek just south of Rayburn Lane, closer to the Pearland Retirement site, but there is no left turn lane at this location and pavement markings suggest that U-turns are not allowed. Utilizing the signalized intersection at Dixie Farm Road and FM 518 would appear to be a safer location, and this is where the U-turn should occur.

The analysis shown in Appendix D indicates that there are no intersection capacity problems at the intersection under the recently improved lane configuration, and there will be no change as a result of the proposed development of Pearland Retirement Residence.

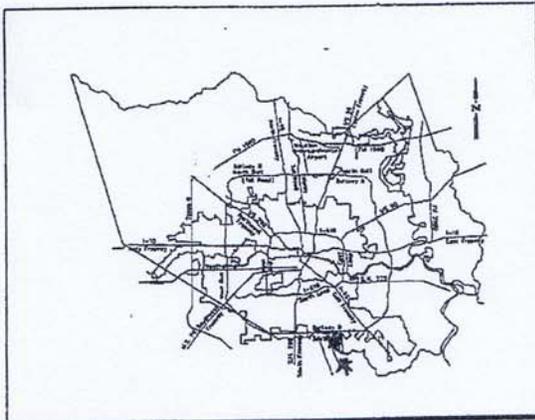
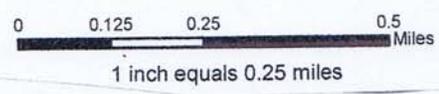
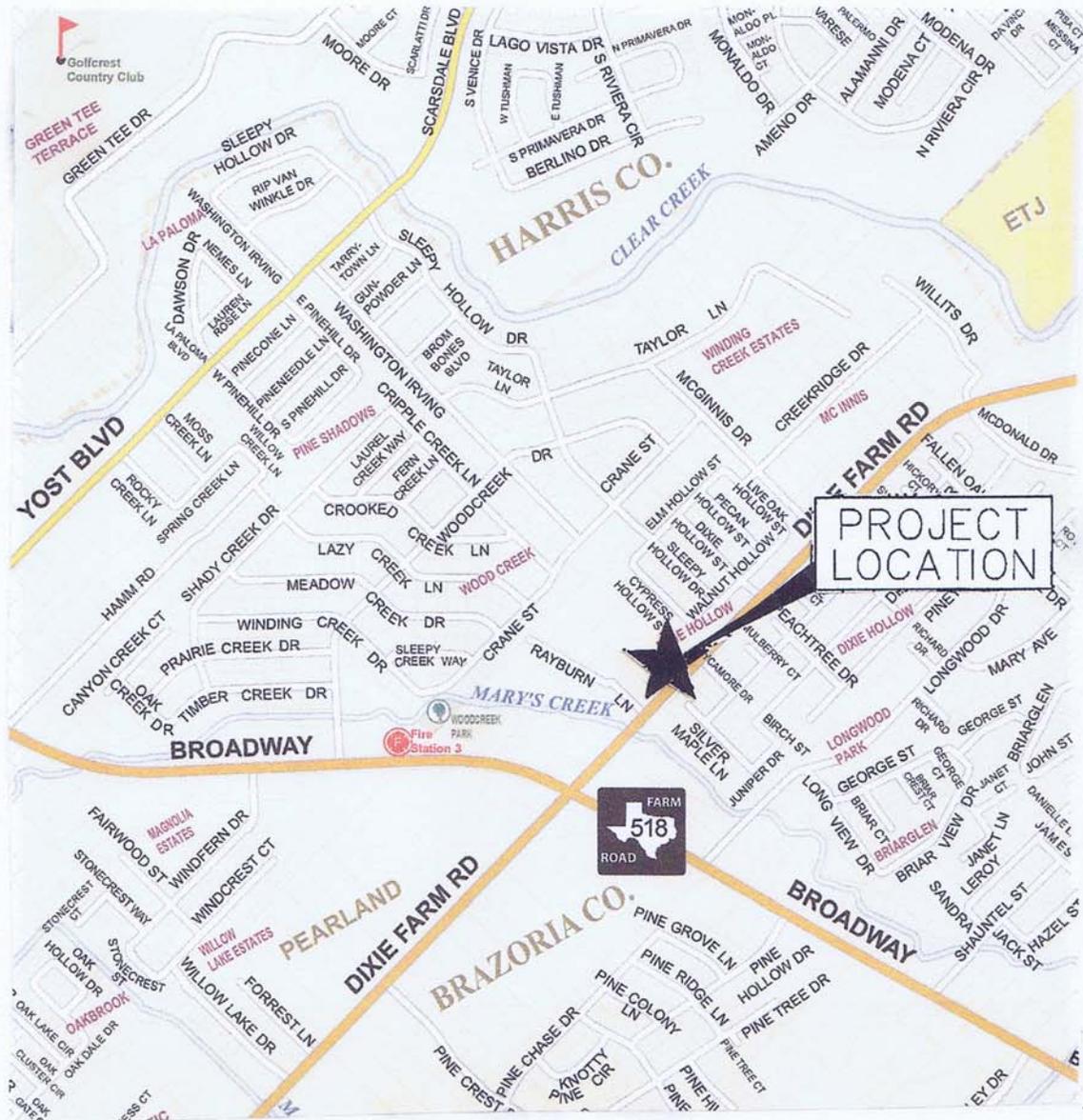
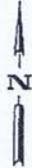
5.0 FINDINGS AND CONCLUSIONS

The proposed development appears to produce little impact on traffic operations along Dixie Farm Road at the proposed site access, or at the intersection of Dixie Farm Road and Broadway (FM518), or at the U-turn location at Dixie Farm Road and Dixie Hollow Street. With an insignificant impact on the public roadway system, the development does not appear to warrant any changes. It is recommended that the access drive approach to Dixie Farm Road be stop sign controlled.

With development of the site, the likelihood of northbound motorists making a U-turn at the median opening at Sycamore Drive may increase. This could be a safety issue as there is no left turn lane at this location, since the purpose of the median opening is to allow left turns from Sycamore. It is recommended that U-turn restriction signage be installed at this location.

In conclusion, the development can be accommodated by the public roadway system without producing an adverse impact on traffic operations, and appears to be consistent with City of Pearland design criteria.

APPENDIX A



LOCATION MAP



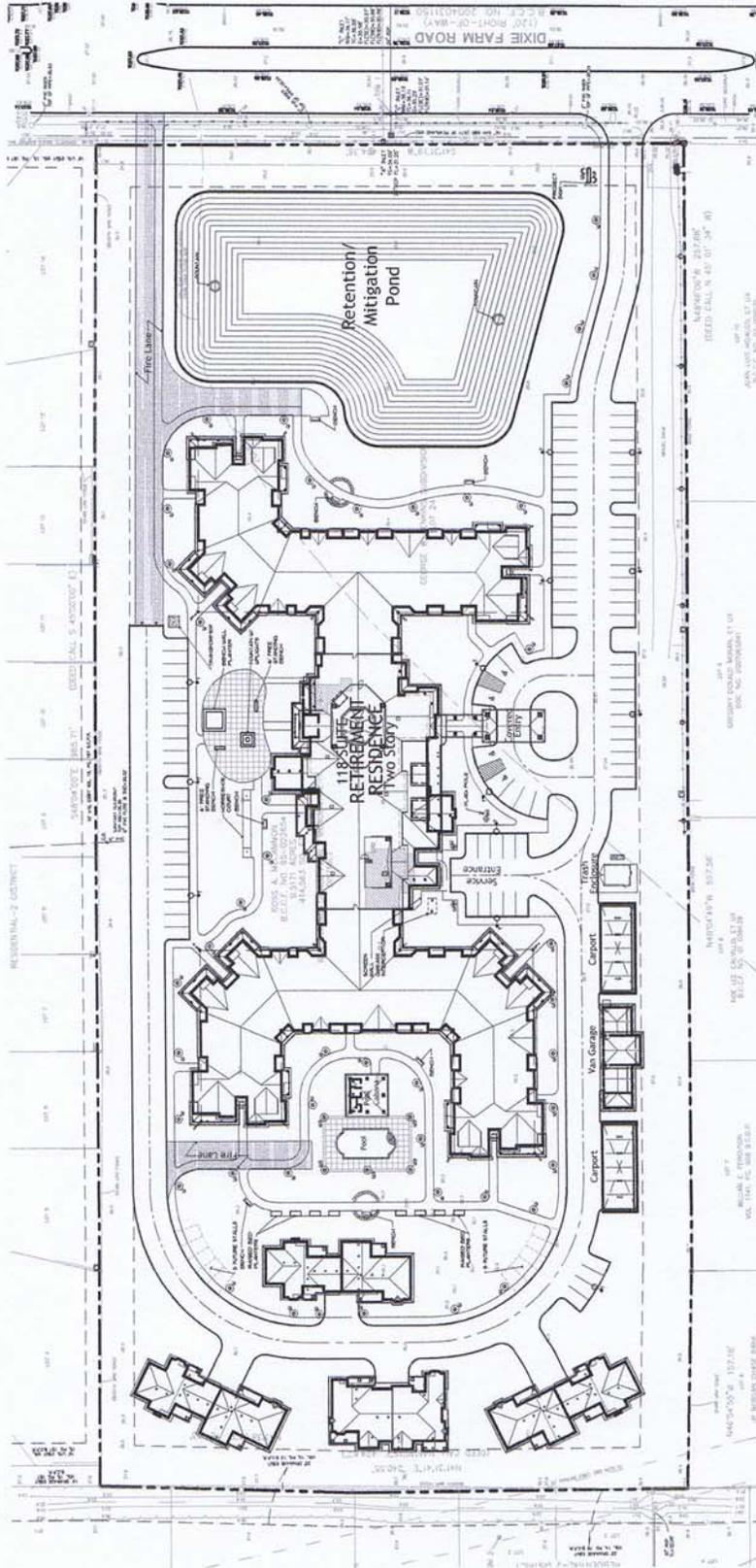
Project Location



North
N.T.S.

AERIAL VIEW

APPENDIX B



SITE AMENITIES
 15 BENCHES
 7 BENCHES
 2 CIRCULAR LANDSCAPED BENCHES
 8 RAISED PLANTER BEDS
 1 VAN GARAGE
 1 POOL HOUSE
 3 FOUNTAINS

COMMON OPEN SPACE
 REQUIRED 126 UNITS X 900 SQ. FT. = 113,400 SQ. FT.
 PROVIDED 122,600 SQ. FT.

PARKING (118 Suite Retirement)
 4 ACCESSIBLE SPACES
 18 COVERED SPACES
 86 OPEN SPACES
 108 SPACES PROVIDED
 108 SPACES PROVIDED
 100 FIVE PARK SPACES (PER SECTION 4.2.1.3(K) OF UDC)
 118 TOTAL REQUIRED

PARKING: (4 Duplex Cottages - 8 Units)
 8 Covered
 2 Uncovered
 10 SPACES PROVIDED

PARKING (TOTAL):
 118 RETIREMENT
 16 (4) DUPLEX COTTAGES
 134 SPACES PROVIDED

PROJECT STATISTICS:
 PROJECT AREA: 9,571 AC
 AREA CALCULATIONS: 414,543 SQ. FT. 100.0%
 RETIREMENT RESIDENCE: 55,327 SQ. FT.
 COTTAGE BUILDINGS: 12,908 SQ. FT. 16.5%
 TOTAL BUILDINGS: 68,235 SQ. FT. 1.8%
 PATIOS: 7,546 SQ. FT. 1.8%
 WALLS: 21,409 SQ. FT. 5.2%
 REMAINING PERVIOUS LAND (NOT COVERED UNDER THIS PLAN): 250,973 SQ. FT. 60.5%

SITE PLAN

PRELIMINARY
 SCALE: 1" = 40'-0"
 DATE: 09/09/09



Pearland Retirement Residence

Pearland, Texas

APPENDIX C

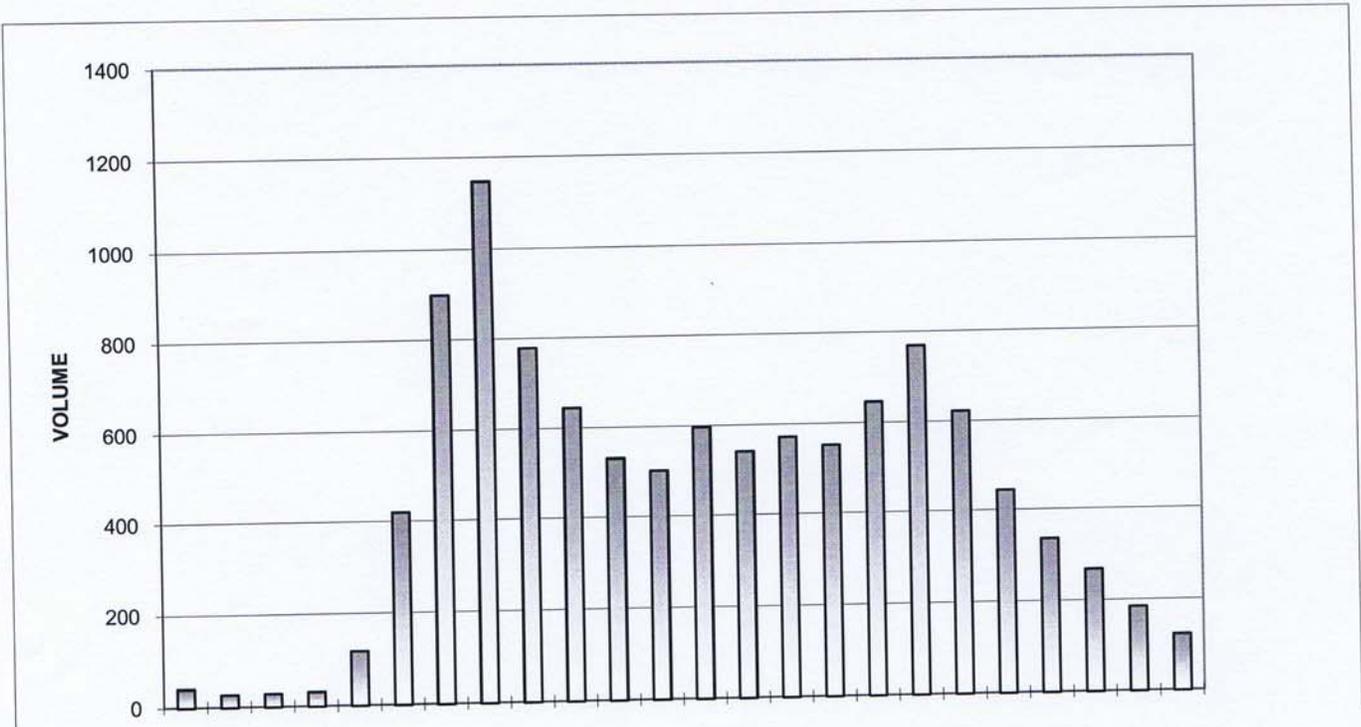
NB Dixie Farm Rd. North of FM 518

Date Began:
11/19/2009

TIME	0:00	0:15	0:30	0:45	TOTAL
0:00	14	12	8	7	41
1:00	9	8	5	6	28
2:00	6	12	7	4	29
3:00	7	5	13	7	32
4:00	16	21	36	46	119
5:00	65	88	121	146	420
6:00	175	214	234	276	899
7:00	269	352	259	268	1148
8:00	232	210	175	162	779
9:00	148	162	169	166	645
10:00	112	144	136	139	531
11:00	140	134	114	114	502
12:00	136	154	151	156	597
13:00	124	131	143	143	541
14:00	132	138	142	160	572
15:00	129	132	150	142	553
16:00	174	162	162	148	646
17:00	212	190	189	178	769
18:00	195	151	148	128	622
19:00	123	114	118	90	445
20:00	84	92	78	82	336
21:00	82	72	61	53	268
22:00	58	53	36	37	184
23:00	31	41	27	24	123

TOTAL: 10829

The A.M. peak hour from 6:45 to 7:45 is 1156
The P.M. peak hour from 17:00 to 18:00 is 769



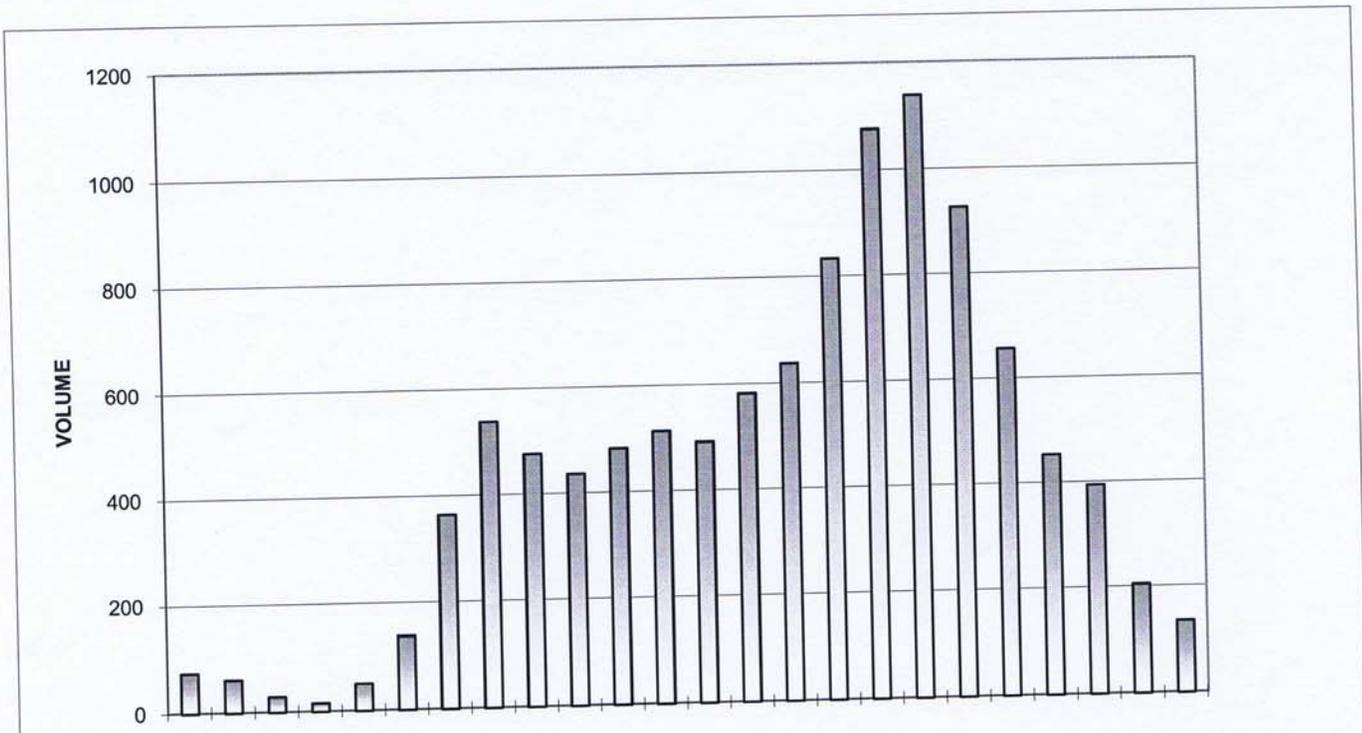
SB Dixie Farm Rd. North of FM 518

Date Began:
11/19/2009

TIME	0:00	0:15	0:30	0:45	TOTAL
0:00	14	18	23	19	74
1:00	19	15	14	13	61
2:00	8	6	6	9	29
3:00	2	6	1	6	15
4:00	9	6	21	14	50
5:00	17	18	54	48	137
6:00	60	74	106	124	364
7:00	106	136	144	152	538
8:00	139	94	126	116	475
9:00	82	100	132	121	435
10:00	136	108	122	116	482
11:00	120	123	142	128	513
12:00	106	140	122	123	491
13:00	142	134	158	148	582
14:00	152	157	149	180	638
15:00	168	208	212	246	834
16:00	252	262	270	292	1076
17:00	295	300	266	278	1139
18:00	256	214	234	224	928
19:00	206	178	147	126	657
20:00	132	127	91	102	452
21:00	102	98	96	98	394
22:00	61	54	49	40	204
23:00	34	44	26	30	134

TOTAL: 10702

The A.M. peak hour from 7:15 to 8:15 is 571
The P.M. peak hour from 16:30 to 17:30 is 1157



FM 518 at Dixie Farm Rd.

Wednesday, November 18, 2009

Turning Movement Count

Time	Southbound					Westbound					Northbound					Eastbound				
	Dixie Farm Rd.					FM 518					Dixie Farm Rd.					FM 518				
	Left	Thru	Right	U-turn	Peds	Left	Thru	Right	U-turn	Peds	Left	Thru	Right	U-turn	Peds	Left	Thru	Right	U-turn	Peds
6:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30	13	62	17	0	0	13	113	37	0	0	11	88	12	0	0	49	37	3	0	0
6:45	19	51	23	0	0	11	158	64	0	0	18	88	4	0	0	42	55	2	0	0
Hr. Total:	32	113	40	0	0	24	271	101	0	0	29	176	16	0	0	91	92	5	0	0
7:00	12	55	22	0	0	14	134	67	0	0	11	93	12	0	0	48	61	7	0	0
7:15	31	52	29	0	0	21	137	56	0	0	23	95	17	0	0	60	79	11	0	0
7:30	27	47	33	0	1	16	166	64	0	0	26	134	21	0	0	57	110	19	0	0
7:45	28	53	35	1	0	37	170	61	0	0	24	134	27	1	0	60	109	9	0	0
Hr. Total:	98	207	119	1	1	88	607	248	0	0	84	456	77	1	0	225	359	46	0	0
8:00	31	39	30	0	0	24	122	49	0	0	28	93	28	0	0	64	110	14	0	0
8:15	32	34	35	0	1	26	144	44	0	0	27	87	13	0	0	45	106	15	0	0
8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr. Total:	63	73	65	0	1	50	266	93	0	0	55	180	41	0	0	109	216	29	0	0
9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr. Total:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr. Total:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr. Total:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr. Total:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr. Total:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr. Total:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr. Total:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30	58	113	47	0	0	46	167	33	0	0	34	72	50	0	0	34	211	26	0	0
16:45	77	124	55	0	0	50	157	47	0	0	22	79	37	0	0	40	236	26	0	0
Hr. Total:	135	237	102	0	0	96	324	80	0	0	56	151	87	0	0	74	447	52	0	0

FM 518 at Dixie Farm Rd.

Wednesday, November 18, 2009

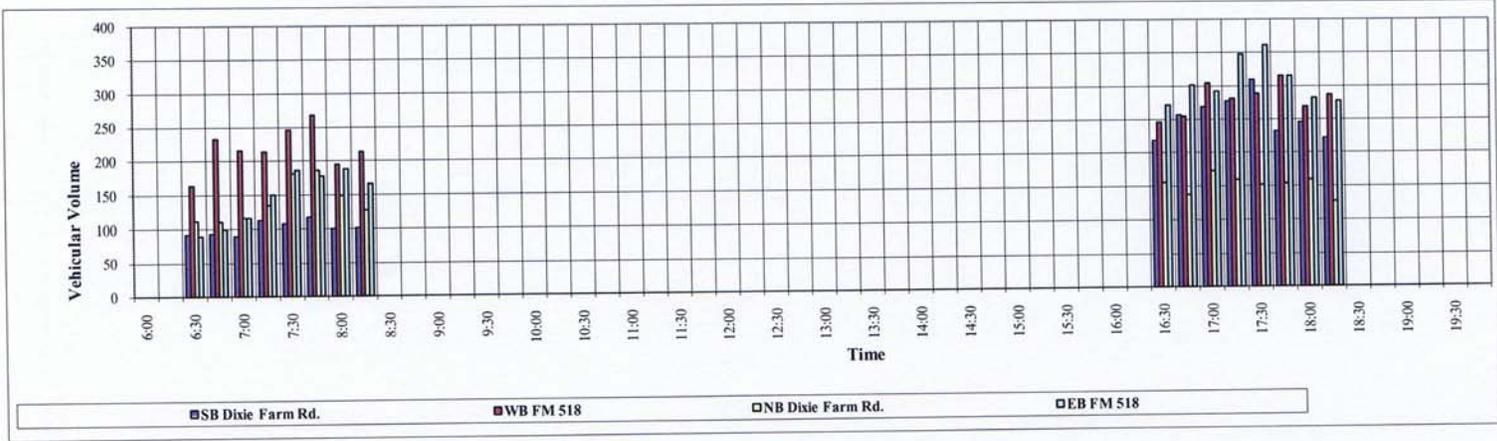
Turning Movement Count

17:00	75	149	45	0	0	55	197	53	0	0	29	90	54	0	0	43	225	24	0	0
17:15	86	140	51	0	0	51	177	53	0	0	39	71	50	0	0	60	255	32	0	0
17:30	84	162	62	1	0	50	192	46	0	0	31	72	49	0	0	58	268	35	0	0
17:45	62	127	42	1	0	63	201	51	0	0	33	75	46	0	0	53	242	20	0	0
Hr. Total:	307	578	200	2	0	219	767	203	0	0	132	308	199	0	0	214	990	111	0	0

18:00	79	120	44	2	0	42	188	39	0	0	35	91	34	0	0	39	225	18	0	0
18:15	73	108	39	1	0	41	202	44	0	0	21	65	40	1	0	42	211	24	0	0
18:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr. Total:	152	228	83	3	0	83	390	83	0	0	56	156	74	1	0	81	436	42	0	0

19:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr. Total:	0																			

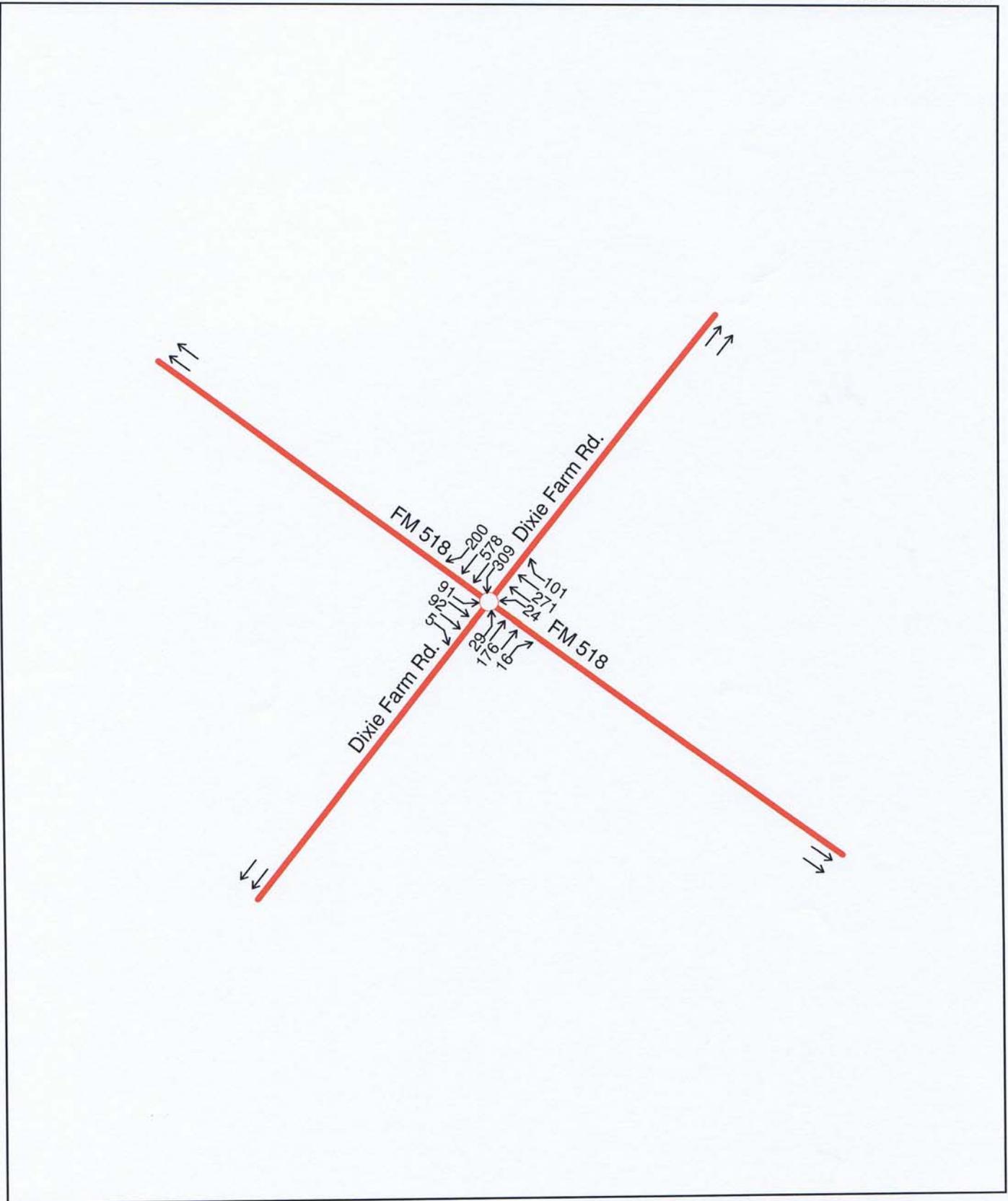
Gr. Total	787	1436	609	6	2	560	2625	808	0	0	412	1427	494	2	0	794	2540	285	0	0
% of Tot.	6%	11%	5%	0%	0%	4%	21%	6%	0%	0%	3%	11%	4%	0%	0%	6%	20%	2%	0%	0%
Apprch%	22%					31%					18%					28%				
% of Apprch	28%	51%	21%	0%	0%	14%	66%	20%	0%	0%	18%	61%	21%	0%	0%	22%	70%	8%	0%	0%
	Left	Thru	Right	U-turn	Peds	Left	Thru	Right	U-turn	Peds	Left	Thru	Right	U-turn	Peds	Left	Thru	Right	U-turn	Peds
	Dixie Farm Rd.					FM 518					Dixie Farm Rd.					FM 518				
	From North					From East					From South					From West				



APPENDIX D

Year 2009
PM Peak Hr.

Existing Conditions
5:00 PM-6:00 PM



Dixie Farm Rd. & FM 518
 Projected Conditions with Development

5:00-6:00 PM
 PM Peak Hr.

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations	↖	↗	↘	↙	↖	↗	↘	↙	↖	↗	↘	↙
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Leading Detector (ft)	50	50	50	50	50	50	50	50	50	50	50	50
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Turning Speed (mph)	15		9	15		9	15		9	15		9
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frts			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3539	1583	1770	3539	1583	1770	3539	1583	1770	3539	1583
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1770	3539	1583	1770	3539	1583	1770	3539	1583	1770	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			5			112			17			221
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		3000			3193			2781			2697	
Travel Time (s)		68.2			72.6			63.2			61.3	
Volume (vph)	93	92	5	24	271	103	29	184	16	319	583	203
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	101	100	5	26	295	112	32	200	17	347	634	221
Lane Group Flow (vph)	101	100	5	26	295	112	32	200	17	347	634	221
Turn Type	Prot		Perm									
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			6			2			4			8
Detector Phases	1	6	6	5	2	2	7	4	4	3	8	8
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	8.0	20.0	20.0	8.0	20.0	20.0	8.0	20.0	20.0	8.0	20.0	20.0
Total Split (s)	9.0	21.0	21.0	9.0	21.0	21.0	9.0	20.0	20.0	20.0	31.0	31.0
Total Split (%)	12.9%	30.0%	30.0%	12.9%	30.0%	30.0%	12.9%	28.6%	28.6%	28.6%	44.3%	44.3%
Maximum Green (s)	5.0	17.0	17.0	5.0	17.0	17.0	5.0	16.0	16.0	16.0	27.0	27.0
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Lead/Lag	Lead	Lag	Lag									
Lead-Lag Optimize?	Yes											
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	Max	Max	None	Max	Max	None	None	None	None	None	None
Walk Time (s)		5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effect Green (s)	5.1	21.5	21.5	5.2	18.1	18.1	5.2	9.0	9.0	14.7	21.6	21.6
Actuated g/C Ratio	0.09	0.37	0.37	0.08	0.31	0.31	0.08	0.15	0.15	0.25	0.37	0.37
v/c Ratio	0.66	0.08	0.01	0.18	0.27	0.20	0.22	0.38	0.07	0.77	0.48	0.30
Control Delay	54.1	16.5	12.4	32.4	19.1	5.8	33.3	26.1	12.1	36.4	15.9	3.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	54.1	16.5	12.4	32.4	19.1	5.8	33.3	26.1	12.1	36.4	15.9	3.9
LOS	D	B	B	C	B	A	C	C	B	D	B	A
Approach Delay		34.8			16.5			26.1			19.6	
Approach LOS		C			B			C			B	

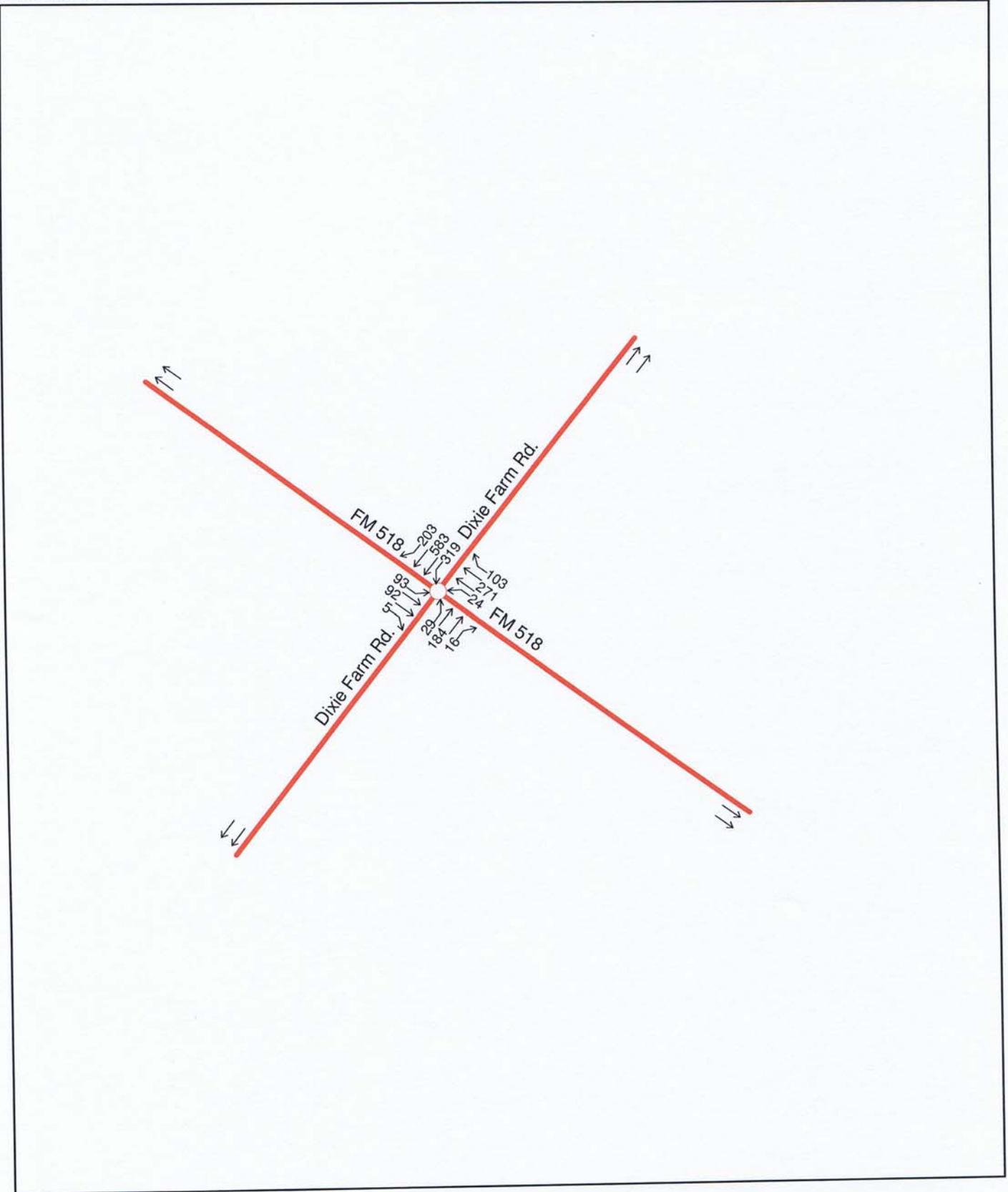
Intersection Summary

Area Type: Other
 Cycle Length: 70
 Actuated Cycle Length: 58
 Natural Cycle: 70
 Control Type: Actuated-Uncoordinated
 Maximum v/c Ratio: 0.77
 Intersection Signal Delay: 21.2 Intersection LOS: C
 Intersection Capacity Utilization 48.7% ICU Level of Service A
 Analysis Period (min) 15

Splits and Phases: 3: FM 518 & Dixie Farm Rd.

 ø1	 ø2	 ø3	 ø4
9 s	21 s	20 s	20 s
 ø5	 ø6	 ø7	 ø8
9 s	21 s	9 s	31 s

PM Peak Hr.



Dixie Farm Rd. & FM 518
Existing Conditions

5:00-6:00 PM
PM Peak Hr.

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations	↙	↗	↘	↖	↗	↘	↖	↗	↘	↖	↗	↘
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Leading Detector (ft)	50	50	50	50	50	50	50	50	50	50	50	50
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Turning Speed (mph)	15		9	15		9	15		9	15		9
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Fr _t			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3539	1583	1770	3539	1583	1770	3539	1583	1770	3539	1583
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1770	3539	1583	1770	3539	1583	1770	3539	1583	1770	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			5			110			17			217
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		3000			3193			2781			2697	
Travel Time (s)		68.2			72.6			63.2			61.3	
Volume (vph)	91	92	5	24	271	101	29	176	16	309	578	200
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	99	100	5	26	295	110	32	191	17	336	628	217
Lane Group Flow (vph)	99	100	5	26	295	110	32	191	17	336	628	217
Turn Type	Prot		Perm									
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			6			2			4			8
Detector Phases	1	6	6	5	2	2	7	4	4	3	8	8
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	8.0	20.0	20.0	8.0	20.0	20.0	8.0	20.0	20.0	8.0	20.0	20.0
Total Split (s)	9.0	21.0	21.0	9.0	21.0	21.0	9.0	20.0	20.0	20.0	31.0	31.0
Total Split (%)	12.9%	30.0%	30.0%	12.9%	30.0%	30.0%	12.9%	28.6%	28.6%	28.6%	44.3%	44.3%
Maximum Green (s)	5.0	17.0	17.0	5.0	17.0	17.0	5.0	16.0	16.0	16.0	27.0	27.0
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Lead/Lag	Lead	Lag	Lag									
Lead-Lag Optimize?	Yes											
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	Max	Max	None	Max	Max	None	None	None	None	None	None
Walk Time (s)		5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	5.1	21.5	21.5	5.2	18.2	18.2	5.2	8.8	8.8	14.5	21.3	21.3
Actuated g/C Ratio	0.09	0.37	0.37	0.08	0.32	0.32	0.08	0.15	0.15	0.25	0.37	0.37
v/c Ratio	0.65	0.08	0.01	0.18	0.26	0.19	0.22	0.36	0.07	0.76	0.48	0.30
Control Delay	52.3	16.4	12.2	32.2	19.0	5.7	33.2	26.0	12.2	35.3	16.0	3.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	52.3	16.4	12.2	32.2	19.0	5.7	33.2	26.0	12.2	35.3	16.0	3.9
LOS	D	B	B	C	B	A	C	C	B	D	B	A
Approach Delay		33.7			16.4			26.0			19.3	
Approach LOS		C			B			C			B	

Intersection Summary

Area Type: Other

Cycle Length: 70

Actuated Cycle Length: 57.7

Natural Cycle: 70

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.76

Intersection Signal Delay: 20.9

Intersection LOS: C

Intersection Capacity Utilization 47.9%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 3: FM 518 & Dixie Farm Rd.

 ø1	 ø2	 ø3	 ø4
9 s	21 s	20 s	20 s
 ø5	 ø6	 ø7	 ø8
9 s	21 s	9 s	31 s

APPENDIX E

Holiday Retirement

Features of our beautiful and spacious suites

Studio suites with kitchenette

One-bedroom suites with kitchenette

Two-bedroom suites with kitchenette

- Climate control or thermostat
- Air conditioning
- Paid utilities & cable, except phone
- Private telephone line
- Handicap accessible
- Residents personalize their own living space

Community Amenities

On-site Staffing

- Around the clock resident Manager and Co-manager teams
- Administrative/reception personnel
- Chef with cooking staff
- Servers
- Housekeepers
- In-house maintenance personnel
- Resident Enrichment Coordinator

Security

- Emergency in-room call system
- Fire sprinkler system
- Personal, locked mailbox

Dining

- Daily, Chef-prepared meals provided in restaurant style dining room
 - Breakfast
 - Lunch
 - Dinner
 - Snacks

Transportation & Parking

- Resident parking
- Guest parking
- Chauffeured shuttle bus
- Access to public transportation

Housekeeping

- Weekly suite cleaning
- Weekly linen service

On-site Services

- Resident Enrichment activities
- Computer & internet access
- Exercise equipment &/or fitness center
- Library
- Billiards/pool room
- Guest dining
- Guest lodging
- Meeting room(s)
- Resident kitchen

Recreational & Social Activities

- Holiday Retirement travel program
- Exercise & wellness programs
- Civic groups welcome
- Arts & crafts
- Bingo
- Card games
- Cooking & baking
- Hiking & walking trails
- Shopping excursions
- Holiday & birthday parties
- Special event celebrations
- Cultural events
- Guest speakers
- Computer classes
- Educational programs
- Gardening

Personal Care

If our residents need personal care assistance, they are welcome to contract with an outside agency to bring in the services they desire. Please see a Manager for details and reasonable accommodations.

WORKSHOP

**JOINT WORKSHOP OF
CITY COUNCIL, PEARLAND EDC BOARD,
AND P&Z COMMISSION**

AGENDA – WORKSHOP OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JANUARY 18, 2010, AT 6:30 P.M., COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I PURPOSE OF THE WORKSHOP:

- 1. COMMISSION INPUT AND DISCUSSION:** PRESENTATION REGARDING THE SPECTRUM AREA PLANNING STUDY CONDUCTED BY GATEWAY PLANNING GROUP. *Mr. Bill Eisen.*

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1840 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 January 2010 A.D., at 5:30 p.m.

Judy Krajca, Planning Office Coordinator

Agenda removed _____ day of January 2010.

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

JANUARY 18, 2010

6:30 p.m.

Jerry Koza, Jr.
P&Z CHAIRPERSON

Ron Capehart
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Neil West

Susan Sherrouse



Darrell Diggs

Vacant

Henry Fuentes

In accordance with the Texas Open Meeting Act the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at the front entrance of the City Hall, 3519 Liberty Drive.

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 18, 2010 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES **Regular Meeting of January 4, 2010**

III. NEW BUSINESS

A CONSIDERATION & POSSIBLE ACTION – Final Plat of Savannah Meadows Section Seven

Decision
Date
1/22/10

A request by Geoff Freeman, Brown & Gay Engineers, Inc., for Savannah Development, Ltd., owner, for approval of a Final Plat of Savannah Meadows Section Seven located south of the 13500 block of Post Road (C.R. 58). The applicant is proposing 50 lots in three blocks and four reserve areas. Property is within the City of Pearland E.T.J. and is included within a P.U.D. The property is described as follows:

Being 14.89 acres out of the J.S. Talmage Survey, A-562, Brazoria County, Texas

B CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2009-15Z

A request of Ron Jackson with Curry Architecture, applicant for Ross Maccammon, owner, for a change in zoning from the Single Family Residential-1 (R-1) Zoning District to the Planned Development Multi-Family (PD-MF) Zoning District, on the following described property, to wit:

Legal Description : Being a tract of land approximately 9.5171 acres in the W.D.C. Hall League, Abstract No. 70, Brazoria County, Texas and being the residue of that tract sold by None Gay Carr to Ross A. McClendon, as described in deed recorded under Brazoria county Clerk's file No. 95-022654.

General Location: Located at 2810 Dixie Farm Road, Pearland, Texas

C DISCUSSION ITEM

P&Z Commissioners Questionnaire Responses
Addition of vicinity map (1"-1000' preferable) to staff reports-showing the
Thoroughfare Plan
New folder with all files for easy and faster downloading.

D UPCOMING MEETINGS

Next P&Z Meeting February 1, 2010
Robert's Rules pertaining to Tabled Items February 1, 2010
P & Z Workshop - Factors to consider prior to annexation February 1, 2010

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, Office Coordinator 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 January 2010 A.D., at 5:30 p.m.

Judy Krajca, Planning Office Coordinator

Agenda removed _____ day of January 2010 A.D.

APPROVAL

OF

MINUTES

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD JANUARY 4, 2010 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Chairperson Jerry Koza, Jr. called the meeting to order at 6:35 p.m. with the following present:

P&Z Chairperson Jerry Koza, Jr.
P&Z Commissioner Neil West
P&Z Commissioner Ron Capehart
P&Z Commissioner Henry Fuyertes
P&Z Commissioner Darrell Diggs

Also in attendance were: Planning Director Lata Krishnarao, Senior Planner Angela Gantuah, Deputy City Attorney Nghiem Doan, and Planning Office Coordinator Judy Krajca.

APPROVAL OF MINUTES

P&Z Commissioner Ron Capehart made the motion to approve the minutes of the Regular Meeting of December 7, 2009, and P&Z Commissioner Henry Fuyertes seconded.

The vote was 5-0. The minutes of December 7, 2009 were approved.

NEW BUSINESS

ELECTION OF OFFICER

P&Z Commissioner Ron Capehart was elected as the new P&Z Vice-Chairperson.

CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF PLYLOX COMMERCIAL ADDITION

A request by Christian Offenburger, R.P.L.S., Boundary One, L.L.C., applicant, for Plylox, Inc., owner, for approval of a Preliminary Plat for subdivision of 4.749 acres within the Pearland E.T.J. into 6 lots and 2 reserves for drainage purposes. The property is located on the southwest side of C. R. 125 near C.R. 129 and is described as follows:

Being 4.749 acres out of Lot 103, West Friendswood Subdivision, Vol. 1, Pg. 96, B.C.P.R. and including a replat of Lot 1, Block 1, "AAA" Storage Pearland, Vol. 20, Pg. 279, B.C.P.R., James F. Perry and Emily M. Austin League, A-111, Brazoria County, Texas

Plans & Plat Administrator Richard Keller read the staff report stating the applicant has requested a Waiver of Decision for this plat.

P&Z Vice-Chairperson Ron Capehart made the motion to approve, and P&Z Commissioner Darrell Diggs seconded.

The vote was 5-0. A Waiver of Decision was approved for the Preliminary Plat of Plylox Commercial Addition.

CONSIDERATION & POSSIBLE ACTION – MASTER PLAT OF PROVINCE VILLAGE

A request by Warren Escovy, LJA Engineering & Surveying, Inc., applicant, for Tex Proj 2008 LLC, owner, for approval of a Master Plat for subdivision of 43.051 acres zoned PUD in the Thomas J. Green Survey, Abstract 198, Brazoria County, Abstract 290, Harris County, and the W.D.C. Hall Survey, Abstract 70, Brazoria County, Abstract 23, Harris County into 8 blocks, 2 lots, and 18 reserves for landscape, open space, lift station, drainage detention, park, parking lot, and recreation uses. The property is located between Pearland Parkway and Country Club Drive east of Broadway (F.M. 518) and the property is described as follows:

Being 43.051 acres in the Thomas J. Green Survey, Abstract 198, Brazoria County, Abstract 290, Harris County, and the W.D.C. Hall Survey, Abstract 70, Brazoria County, Abstract 23, Harris County, City of Pearland, Brazoria County and Harris County, Texas

Plans & Plat Administrator Richard Keller read the staff report.

There was brief discussion among Staff/Commission.

P&Z Vice-Chairperson Ron Capehart made the motion to approve, and P&Z Commissioner Darrell Diggs seconded.

The vote was 5-0. The Master Plat of Province Village was approved.

CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF JAMISON LANDING

A request by Refugio Trejo, Momentum Engineering + Surveying, applicant, for Pearland Landing LLC, owner, for approval of a Preliminary Plat for subdivision of 16.2634 acres in the J.F. Perry and E.M. Austin Survey A-111 zoned R-4 into 67 lots for residential use and 10 reserves for detention/green space. The property is located on

the southwest side of Broadway (F.M. 518) east of Pine Hollow Drive and is described as follows:

16.2634 acres of land out of and part of that called 37.421 acre tract recorded in Vol. 1548, Pg. 473, B.C.D.R. located in the J.F. Perry and E.M. Austin Survey A-111, City of Pearland, Brazoria County, Texas

Plans & Plat Administrator Richard Keller read the staff report stating the plat had been modified to 59 lots, and all comments have been addressed.

P&Z Vice-Chairperson Ron Capehart made the motion to approve, and P&Z Commissioner Darrell Diggs seconded.

The vote was 5-0. The Preliminary Plat of Jamison Landing was approved.

CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF JAMISON LANDING

A request by Refugio Trejo, Momentum Engineering + Surveying, applicant, for Pearland Landing LLC, owner, for approval of a Final Plat for subdivision of 16.2634 acres in the J.F. Perry and E.F. Austin Survey A-111 zoned R-4 into 67 lots for residential use and 10 reserves for detention/green space. The property is located on the southwest side of Broadway (F.M. 518) east of Pine Hollow Drive and is described as follows:

16.2634 acres of land out of and part of that called 37.421 acre tract recorded in Vol. 1548, Pg. 473, B.C.D.R. located in the J.F. Perry and E.M. Austin Survey A-111, City of Pearland, Brazoria County, Texas.

Plans & Plat Administrator Richard Keller read the staff report stating there were two items remaining: Park Fees, and the Acceptance of Approval. Mr. Keller also added that the mylars will need to be signed before final recordation. Mr. Keller recommended the two items be listed as a condition of approval.

P&Z Commissioner Henry Fuertes made the motion to approve with the two conditions of approval, and P&Z Vice-Chairperson Ron Capehart seconded.

The vote was 5-0. The Final Plat of Jamison Landing was approved with the Park Fees, and Acceptance of Approval added as conditions of approval.

P&Z Chairperson Jerry Koza, Jr. recessed the P&Z Regular meeting at 6:45 p.m.

P&Z Chairperson Jerry Koza, Jr. reconvened the P&Z Regular meeting at 8:15 p.m.

UPDATE OF ZONING CASES

Senior Planner Angela Gantuah went over the zoning cases and status.

DISCUSSION ITEM

Planning Director Lata Krishnarao discussed the P&Z Commissioners Survey in detail. Also discussed, was the schedule of the Future Land Use Plan Workshops, and the website posting of P&Z Agenda packets

Next P&Z and Joint Public Hearing will be on January 18, 2010.

ADJOURNMENT

P&Z Chairperson Jerry Koza, Jr. adjourned the meeting at 10:08 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Planning Secretary

Minutes approved as submitted and/or corrected on this 18th day of January 2010, A.D.

P&Z Chairperson Jerry Koza, Jr.

P&Z Agenda Item

A

SAVANNAH MEADOWS SECTION SEVEN
FINAL PLAT– STAFF REPORT

P & Z MEETING DATE: JANUARY 18, 2010

APPLICANT: Geoff Freeman, Brown & Gay Engineers, Inc., for Savannah Development, Ltd., owner.

REQUEST: Final Plat of 14.89 acres in the Savannah PUD for single family use.

GENERAL LOCATION: The plat is located south of C.R. 58 and east of Savannah Parkway.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: none (E.T.J.)

SURROUNDING USES: The surrounding areas south of C.R. 58 are to be platted as single family residential.

COMPREHENSIVE PLAN: low density residential

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis was submitted and approved as a part of the original P.U.D.

UTILITIES AND INFRASTRUCTURE: Water and sewer lines have been extended by the developer to serve this property.

STORMWATER MANAGEMENT: Stormwater detention will be provided offsite in accordance with the Savannah master plan.

PARKS, OPEN SPACE, AND TREES: Some parkland will be dedicated offsite in accordance with the master plan for the entire development. Park fees as per development agreement have been paid.

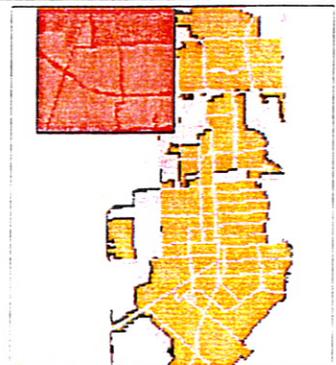
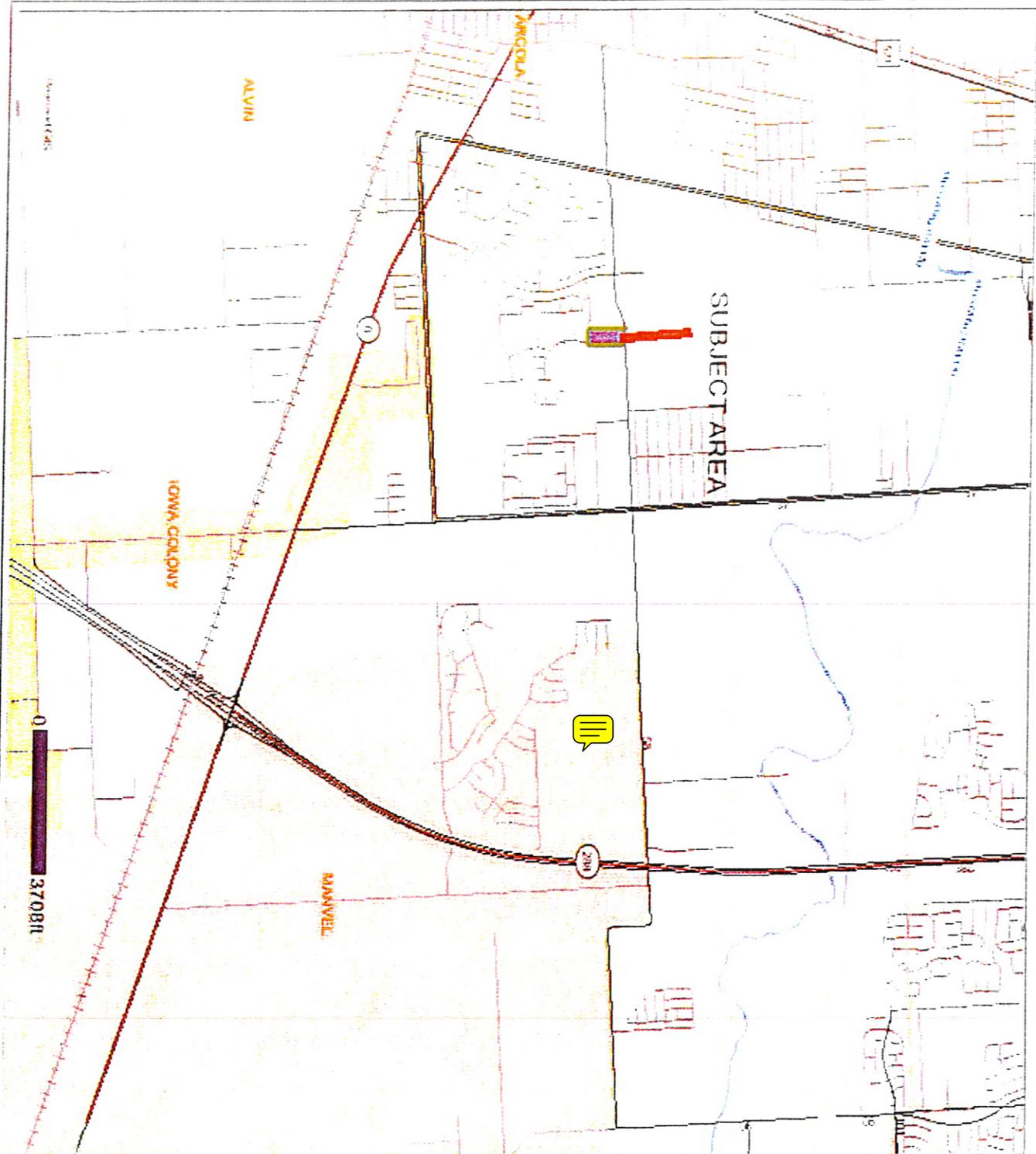
OUTSTANDING ITEMS:

none

ATTACHMENTS:

1. Application Form
2. Final Plat
3. Location Sketch

SAVANNAH MEADOWS SEVEN



P&Z Agenda Item

B

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 18, 2010, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING



Zone Change No. 2009-15Z

A request of Ron Jackson with Curry Architecture, applicant for Ross Maccammon, owner, for a change in zoning from the Single Family Residential-1 (R-1) Zoning District to the Planned Development Multi-Family (PD-MF) Zoning District, on the following described property, to wit:

Legal Description : Being a tract of land approximately 9.5171 acres in the W.D.C. Hall League, Abstract No. 70, Brazoria County, Texas and being the residue of that tract sold by None Gay Carr to Ross A. McClendon, as described in deed recorded under Brazoria county Clerk's file No. 95-022654.

General Location: Located at 2810 Dixie Farm Road, Pearland, Texas

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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P&Z Agenda Item

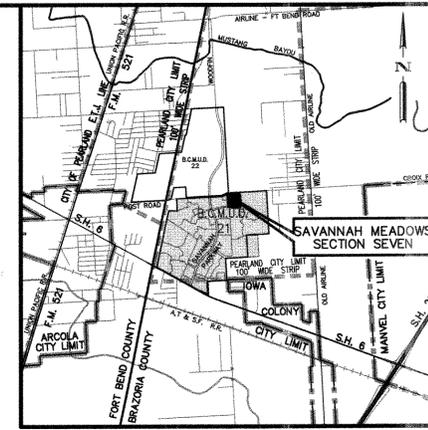
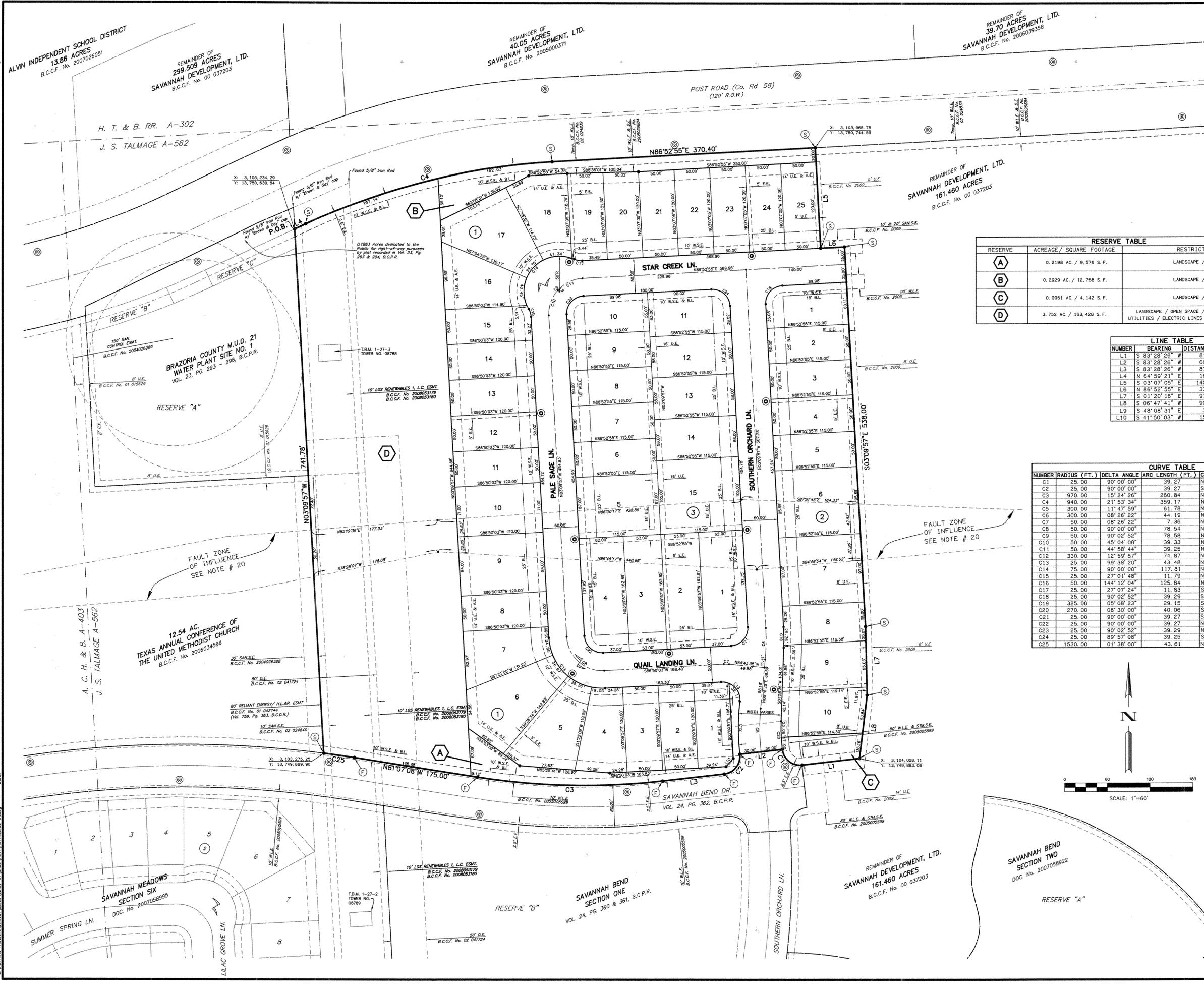
C & D

DISCUSSION ITEMS

AND

NEXT MEETINGS

**ADJOURN
MEETING**



VICINITY MAP
SCALE = 1"=500'
KEY MAP GALV/BRAZ 651 & 652

RESERVE	ACREAGE / SQUARE FOOTAGE	RESTRICTION
(A)	0.2198 AC. / 9,576 S.F.	LANDSCAPE / OPEN SPACE
(B)	0.2929 AC. / 12,758 S.F.	LANDSCAPE / OPEN SPACE
(C)	0.0951 AC. / 4,142 S.F.	LANDSCAPE / OPEN SPACE
(D)	3.752 AC. / 163,428 S.F.	LANDSCAPE / OPEN SPACE / DRAINAGE / UTILITIES / ELECTRIC LINES / PIPELINES

NUMBER	BEARING	DISTANCE (FT.)
L1	S 83° 28' 26" W	81.30'
L2	S 83° 28' 26" W	60.00'
L3	S 83° 28' 26" W	87.29'
L4	N 64° 59' 21" E	16.90'
L5	S 03° 07' 05" E	140.00'
L6	N 86° 52' 55" E	33.47'
L7	S 01° 20' 16" E	97.01'
L8	S 06° 47' 41" E	90.01'
L9	S 48° 08' 31" E	3.00'
L10	S 41° 50' 03" W	15.21'

NUMBER	RADIUS (FT.)	DELTA ANGLE	ARC LENGTH (FT.)	CHORD BEARING	CHORD LENGTH (FT.)
C1	25.00	90° 00' 00"	39.27	N 51° 31' 34" W	35.36
C2	25.00	90° 00' 00"	39.27	S 38° 28' 26" W	35.36
C3	970.00	1° 24' 26"	260.84	N 88° 49' 21" W	260.05
C4	940.00	21° 53' 34"	359.17	N 75° 56' 08" E	356.99
C5	300.00	11° 47' 59"	61.78	N 00° 37' 35" W	61.67
C6	300.00	08° 26' 22"	44.19	N 01° 03' 14" E	44.15
C7	50.00	08° 26' 22"	7.36	N 88° 56' 46" W	7.36
C8	50.00	90° 00' 00"	78.54	N 48° 09' 57" W	70.71
C9	50.00	90° 02' 52"	78.58	N 41° 51' 29" E	70.74
C10	50.00	45° 04' 08"	39.33	N 19° 22' 07" E	38.32
C11	50.00	44° 58' 44"	39.25	N 64° 23' 33" E	38.25
C12	330.00	12° 59' 57"	74.87	N 00° 01' 35" W	74.71
C13	25.00	99° 38' 20"	43.48	N 43° 20' 47" W	38.20
C14	75.00	90° 00' 00"	117.81	N 48° 09' 57" W	106.07
C15	25.00	27° 01' 48"	11.79	N 16° 40' 51" W	11.68
C16	50.00	144° 12' 04"	125.84	N 41° 54' 17" E	95.16
C17	25.00	27° 07' 24"	11.83	S 79° 33' 23" E	11.72
C18	25.00	90° 02' 52"	39.29	S 41° 51' 29" W	35.37
C19	325.00	05° 08' 23"	29.15	S 00° 35' 45" E	29.14
C20	270.00	08° 30' 00"	40.06	S 02° 16' 34" E	40.02
C21	25.00	90° 00' 00"	39.27	S 41° 50' 03" W	35.36
C22	25.00	90° 00' 00"	39.27	N 48° 09' 57" W	35.36
C23	25.00	90° 02' 52"	39.29	N 41° 51' 29" E	35.37
C24	25.00	89° 57' 08"	39.25	S 48° 08' 31" E	35.34
C25	1530.00	01° 38' 00"	43.61	N 81° 56' 08" W	43.61

BLOCK #	LOT #	SQUARE FEET	ACRES	B. L. WIDTH
1-1	1	6000	0.1362	50.00'
1-2	2	6000	0.1377	50.00'
1-3	3	6000	0.1377	50.00'
1-4	4	6961	0.1598	50.16'
1-5	5	9219	0.2116	50.31'
1-6	6	10525	0.2416	50.31'
1-7	7	7515	0.1725	50.29'
1-8	8	6000	0.1377	50.00'
1-9	9	10080	0.2314	84.00'
1-10	10	8520	0.1956	71.00'
1-11	11	6000	0.1377	50.00'
1-12	12	6000	0.1377	50.00'
1-13	13	6000	0.1377	50.00'
1-14	14	6000	0.1377	50.00'
1-15	15	5968	0.1370	50.00'
1-16	16	7795	0.1789	50.35'
1-17	17	10024	0.2301	50.63'
1-18	18	7569	0.1738	50.33'
1-19	19	6091	0.1398	50.00'
1-20	20	6038	0.1386	50.00'
1-21	21	6000	0.1377	50.00'
1-22	22	6000	0.1377	50.00'
1-23	23	6000	0.1377	50.00'
1-24	24	6000	0.1377	50.00'
1-25	25	6000	0.1377	50.00'
2-1	1	6778	0.1556	60.10'
2-2	2	5750	0.1320	50.00'
2-3	3	5750	0.1320	50.00'
2-4	4	5750	0.1320	50.00'
2-5	5	5750	0.1320	50.00'
2-6	6	11028	0.2532	95.89'
2-7	7	11195	0.2561	97.00'
2-8	8	6327	0.1452	55.00'
2-9	9	7621	0.1750	65.00'
2-10	10	7657	0.1758	65.00'
3-1	1	9958	0.2286	62.00'
3-2	2	8630	0.1981	53.00'
3-3	3	8632	0.1982	53.00'
3-4	4	9967	0.2288	62.00'
3-5	5	10005	0.2297	67.00'
3-6	6	5750	0.1320	50.00'
3-7	7	5750	0.1320	50.00'
3-8	8	5750	0.1320	50.00'
3-9	9	5750	0.1320	50.00'
3-10	10	6191	0.1421	55.00'
3-11	11	7111	0.1632	63.00'
3-12	12	6670	0.1531	58.00'
3-13	13	6670	0.1531	58.00'
3-14	14	6670	0.1531	58.00'
3-15	15	12075	0.2772	105.00'

PLAT No. P-652F-2009-0017
5200 BLOCK OF SOUTHERN ORCHARD DRIVE
FINAL PLAT
SAVANNAH MEADOWS SECTION SEVEN

A SUBDIVISION OF 14.89 ACRES OF LAND
LOCATED IN THE
J.S. TALMAGE SURVEY, A-562
BRAZORIA COUNTY, TEXAS

LOTS: 50 RESERVES: 4 (4.3598 ACRES) BLOCKS: 3
SCALE: 1"=60' DATE: JANUARY 07, 2010

OWNER:
SAVANNAH DEVELOPMENT, LTD.
560 GREENS PARKWAY, SUITE 100
HOUSTON, TEXAS 77067
(281) 676-1559
MR. BRIAN GIBSON, P.E.

LAND PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.
23501 CINCO RANCH BLVD., SUITE A250
KATY, TEXAS 77494
(281) 579-0340
MS. CHRISTY B. SMIT

BROWN & GAY
ENGINEERS, INC.

Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 Fax: 281-558-9701
Civil engineers and surveyors
MR. SERGIO D. HANDAL, P.E.
MR. EDWARD F. TAYLOR, R.P.L.S.

SHEET 1 OF 2

We, SAVANNAH DEVELOPMENT, LTD., a Texas Limited Partnership, acting by and through LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas Limited Partnership, d/b/a Friendswood Development Company, as Agent and Attorney-in-Fact, acting by and through LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner, acting by and through John W. Hammond, its Vice President, are owners of the 14.89-acre tract described in the above and foregoing map of SAVANNAH MEADOWS SECTION SEVEN, do hereby make subdivision of said property for and on behalf of said corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

In Testimony, whereof, SAVANNAH DEVELOPMENT, LTD., a Texas Limited Partnership, acting by and through LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas Limited Partnership, d/b/a Friendswood Development Company, as Agent and Attorney-in-Fact, acting by and through LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner, has caused these presents to be signed by John W. Hammond, its Vice President,

this 11 day of January 2010.

SAVANNAH DEVELOPMENT, LTD., a Texas Limited Partnership
By: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
a Texas Limited Partnership, d/b/a Friendswood Development Company, as Agent and Attorney-in-Fact
By: LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, its General Partner

By: *John W. Hammond*
John W. Hammond
Vice President

BEFORE ME, the undersigned authority, on this day personally appeared John W. Hammond, Vice President, of LENNAR TEXAS HOLDING COMPANY, a Texas Corporation, the General Partner of LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas Limited Partnership, d/b/a Friendswood Development Company, as Agent and Attorney-in-Fact of SAVANNAH DEVELOPMENT, LTD., a Texas Limited Partnership, known to me to be the person whose names are subscribed to the foregoing instrument, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11th day of January 2010.



Veronica L. Vega-Capistran
Printed Name: Veronica L. Vega-Capistran
Notary Public in and for the State of Texas
My Commission Expires 9/8/2012

We, Amegy Bank, N.A. (f/k/a Southwest Bank of Texas, N.A.), Owner and Holder of a lien against the above described property, said lien being evidenced by an Instrument of Record in the Brazoria County Clerk's File No. 01 032290, Brazoria County, Texas do hereby in all things subordinate to said subdivision and dedication said lien, and we hereby confirm that we are the present owner of said lien and have not assigned the same, nor any part thereof.

EXECUTED this 11 day of January 2010.

AMEGY BANK, N.A. (f/k/a SOUTHWEST BANK OF TEXAS, N.A.)

By: *Meredith Trevino*
Meredith Trevino
Banking Officer

BEFORE ME, the undersigned authority, on this day personally appeared Meredith Trevino, Banking Officer of Amegy Bank, N.A. (f/k/a Southwest Bank of Texas, N.A.), known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.



Carla Rodriguez
Printed Name: Carla Rodriguez
Notary Public in and for the State of Texas
My Commission Expires 4-19-2012

This is to certify that I, Edward F. Taylor, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; that all exterior boundary corners of the actual survey have been set; that all block corners, reserve corners, lot corners, permanent reference monuments and permanent control points will be set at completion of construction; and that this plat correctly represents that survey made by me. All corners will be marked with iron rods 5/8-inch in diameter and 3-feet long, except lot corners which will be marked with iron rods 1/2-inch in diameter. This tract is within two miles of the City Limits of Pearland.



Edward F. Taylor
Edward F. Taylor, R.P.L.S.
Registration No. 1615

This is to certify that the City Planning Commission of the City of Pearland, Texas has approved this plat and subdivision SAVANNAH MEADOWS SECTION SEVEN, in conformance with the laws of the State of Texas and the ordinances of the City of Pearland as shown hereon and authorized the recording of this plat

this 11 day of January 2010.

Jerry Kozz Jr., Chairperson
City Planning Commission
City of Pearland, Texas

APPROVED for the City of Pearland, Texas, this 11 day of January 2010.

Darrin Coker
City of Pearland, City Attorney

Narciso Lira III, P.E.
City of Pearland, City Engineer

FLOOD PLAIN CERTIFICATION

Structures built on lots in the designated flood plain must be elevated at least one foot above the base flood elevation. No building permits will be issued in a floodway. Contact the Brazoria County Floodplain Administrator's office for specific information.

GENERAL NOTES

- All sixteen (16) foot Utility Easements shown extend eight (8) feet on either side of a common lot line unless otherwise indicated.
 - All building line transitions to be at a forty-five (45) degree angle unless otherwise indicated.
 - All easement line transitions are to be at a forty-five (45) degree angle unless otherwise indicated.
 - All pipelines and pipeline easements within this subdivision are shown hereon.
 - Drainage Easements may be used by any Government body for purposes of drainage work.
 - All side lot lines are centerlines of a six (6) foot drainage easements to each adjacent lot.
 - All Drainage Easements shall be kept clear of fences, buildings, Foundations, plantings and other obstructions to the operation and maintenance of the drainage facility. Side yard fences in 6' side lot easements are an exception.
 - All easement cut-back corners are to be located ten (10) feet from the intersection point measured parallel to the lot lines.
 - This tract lies in Zone "X" of the F.I.R.M. Flood Insurance Rate Map for Brazoria County, Texas, dated June 5, 1989, Map No. 48039C0110H. Contact the Brazoria County Floodplain Administrator for base flood information.
 - There are 9 proposed street lights on the plat.
 - Side entry lots and side entry garages are prohibited in this subdivision.
 - This subdivision is consistent with a 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 and as amended.
 - Benchmarks:
City of Pearland C.P. 63
Benchmark is a 5/8-inch iron rod with cap stamped "City of Pearland" and is located approximately 84.60 feet East of the East R.O.W. line of B.C.R. 48, (Old Airline) and approximately 10.00 feet South of the South R.O.W. line of B.C.R. 58 (Post Rd.).
Elevation: 59.31 1987 Adjustment.
City of Pearland C.P. 64
Benchmark is a 5/8-inch iron rod with cap stamped "City of Pearland" and is located approximately 1100 feet North of the centerline of Hwy. 6 and approximately 37.80 feet West of the West R.O.W. line of B.C.R. 48, (Old Airline).
Elevation: 56.96 1987 Adjustment.
T.B.M. "1-27-2": "X" Cut on N.W. corner of concrete H.L. & P. tower leg. Tower No. 08789.
Elevation: 62.59 1978 Adjustment.
T.B.M. "1-27-3": "X" Cut on N.W. corner of concrete H.L. & P. tower leg. Tower No. 08788.
Elevation: 65.68 1978 Adjustment.
- Note: To convert T.B.M. to the City of Pearland vertical datum, NGVD 29, 1987 adjustment; (based on the Harris Galveston Coastal Subsidence District (H.G.C.S.D.) monumentation), subtract 1.28 feet from the project benchmarks.
- Note: All elevations are based on the vertical control established by the Texas Department of Transportation for the widening of State Highway 6, Federal Aid Project No. STP2000(140)RM, CSJ 192-02-039, dated October 5, 1999. Brown & Goy Engineers project elevations were established from TxDOT Control Point "102" as shown in TxDOT Field Book No. 240, Page 16, for Project No. CSJ 192-02-039. Control Point "102" is shown in said field book to have a Texas State Plane coordinate of X= 3135180, 5764, Y= 620799, 8878 and an elevation of 59.52 feet, NGVD 29 and being on the 1978 adjustment.
- Abbreviations/ Symbols:
Street Name Change
Proposed Street Light Location
Existing Street Light Location
U.E. Utility Easement
A.E. Aerial Easement
B.L. Building Line
E.E. Electrical Easement
D.E. Drainage Easement
W.L.E. Water Line Easement
W.S.E. Water & Sewer Easement
B.C.R. Brazoria County Road
P.B.M. Permanent Benchmark
T.B.M. Temporary Benchmark
B.C.D.R. Brazoria County Deed Records
B.C.P.R. Brazoria County Plat Records
S.A.N.S.E. Sanitary Sewer Easement
S.T.M.S.E. Storm Sewer Easement
O.R.O.B.C. Official Records of Brazoria County
B.C.C.F. No. Brazoria County Clerk's File
 - This subdivision is located in Brazoria County M.U.D. 21 at time of platting.
 - A six (6) foot wide sidewalk is required along the south side of Savannah Bend Drive and a four (4) foot wide sidewalk is required on both sides of all other streets within this plat at time of development. An eight (8) foot wide sidewalk is required along the north side of Post Road (Co. Rd. 58) at the time of its development.
 - This property is located in the Extra-Territorial Jurisdiction of the City of Pearland at the time of platting and therefore is not zoned.
 - No lot shall have direct driveway access to Post Rd. / C.R. 58 or Savannah Bend Dr.
 - All bearings and coordinates are grid and are based on the Texas Plane Coordinate System, South Central Zone, NAD 83 (using a scale factor of 0.999870) and monumented on the ground with a 5/8-inch iron rod with a Brown & Goy cap found on each end of the west line (N03°09'57"W, 1873.88 feet) of Savannah Bend Section One, a plot of which is recorded in Volume 24, Page 360 of the Brazoria County Plat Records.
 - No vertical improvements are permitted within this Fault Zone of Influence.
 - Set 5/8-inch Iron Rod w/ cap marked "1615".
Found 5/8-inch Iron Rod w/ cap marked "1615".

DESCRIPTION OF A 14.89-ACRE TRACT OF LAND
SITUATED IN THE J.S. TALMAGE SURVEY, A-562
BRAZORIA COUNTY, TEXAS

BEING a 14.89-acre tract of land situated in the J.S. Talmage Survey, Abstract No. 562, Brazoria County, Texas, being partly out of a 161.460-acre tract of land (Tract 5) and partly out of a 140.154-acre tract (Tract 6) both being described in a deed recorded at Brazoria County Clerk's File No. 00 037203, said 14.89-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found at the intersection of a southerly line of Brazoria County Road No. 58 (Post Road) with the easterly line of an 80-foot wide Reliant Energy HL&P easement described in an instrument recorded at Brazoria County Clerk's File No. 01 042749, found for the most northerly northwest corner of said 161.460-acre tract and for the most northerly northeast corner of said 140.154-acre tract;

THENCE S 66°06'29" W, 85.54 feet along a southerly line of said County Road No. 58 and along the northerly line of said 140.154-acre tract to a 5/8-inch iron rod with a Brown & Goy cap found for the northeast corner of Brazoria County M.U.D. 21 Water Plant Site No. 1, a plot of which is recorded in Volume 23, Page 293 and 294 of the Brazoria County Plat Records and being in the westerly line of said 80-foot wide easement;

THENCE S 03°09'57" E, 30.51 feet along the easterly line of said Water Plant Site No. 1 and along the westerly line of said 80-foot wide easement to a 5/8-inch iron rod with a Brown & Goy cap found for the northeast corner of Reserve "C" of said Water Plant Site No. 1 and being in the southerly line of the proposed southerly right-of-way line of said Brazoria County Road No. 58, and for the most northerly northwest corner and POINT OF BEGINNING of the tract described herein;

THENCE in an easterly direction along the proposed southerly right-of-way line of said Brazoria County Road No. 58 as follows:

N 64°59'21" E, 16.90 feet to a 5/8-inch iron rod with a cap marked 1615 in concrete set for the point of curvature of a curve to the right;

359.17 feet along the arc of said curve to the right having a radius of 940.00 feet, a central angle of 21°53'34" and a chord which bears N 73°56'08" E, 359.99 feet to a 5/8-inch iron rod with a cap marked 1615 in concrete set for the point of tangency;

N 86°52'55" E, 370.40 feet to a 5/8-inch iron rod with a cap marked 1615 in concrete set for a corner;

THENCE S 03°07'05" E, 140.00 feet to a 5/8-inch iron rod with a cap marked 1615 in concrete set for a corner;

THENCE N 86°52'55" E, 33.47 feet to a 5/8-inch iron rod with a cap marked 1615 in concrete set for a corner;

THENCE S 03°09'57" E, 538.00 feet to a 5/8-inch iron rod with a cap marked 1615 in concrete set for a corner;

THENCE S 01°20'16" E, 97.01 feet to a 5/8-inch iron rod with a cap marked 1615 in concrete set for a corner;

THENCE S 06°47'41" W, 90.01 feet to a 5/8-inch iron rod with a cap marked 1615 in concrete set for a corner;

THENCE S 83°28'26" W, 81.30 feet to a 5/8-inch iron rod with a cap marked 1615 in concrete set for the point of curvature of a curve to the right and being the most easterly northeast corner of Savannah Bend Drive as delineated on the dedication plat, thereof, recorded in Volume 24, Page 362 of the Brazoria County Plat Records;

THENCE in a westerly direction along the northerly boundary of said Savannah Bend Drive;

39.27 feet along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears N 51°31'34" W, 35.36 feet to a 5/8-inch iron rod with a cap marked 1615 found in concrete for the point of tangency;

S 83°28'26" W, 60.00 feet along a line which is radial with the last called curve and with the next called curve to a 5/8-inch iron rod with a cap marked 1615 found in concrete for a corner;

39.27 feet along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears S 38°28'26" W, 35.36 feet to a 5/8-inch iron rod with a cap marked 1615 found in concrete for the point of tangency;

S 83°28'26" W, 87.29 feet to a 5/8-inch iron rod with a cap marked 1615 found in concrete for the point of curvature of a curve to the right;

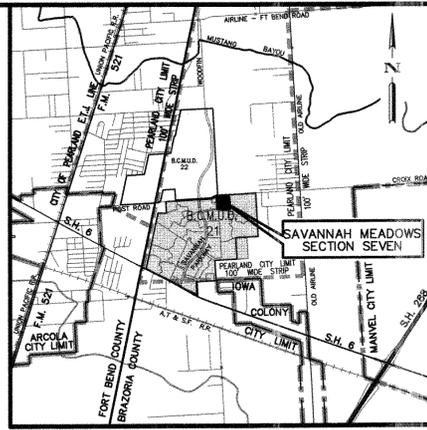
In a northwesterly direction, 260.84 feet along the arc of said curve to the right having a radius of 970.00 feet, a central angle of 15°24'26" and a chord which bears N 88°49'21" W, 260.05 feet to a 5/8-inch iron rod with a cap marked 1615 found in concrete for the point of tangency;

THENCE N 81°07'08" W, 175.00 feet to a 5/8-inch iron rod with cap marked 1615 found in concrete for the point of curvature of a curve to the left;

43.61 feet along the arc of said curve to the left having a radius of 1530.00 feet, a central angle of 01°38'00" and a chord which bears N 81°56'08" W, 43.61 feet to a 5/8-inch iron rod with cap marked 1615 set in concrete set for a corner, for the southeast corner of a 12.54-acre tract of land described in a deed recorded at Brazoria County Clerk's File No. 2006034566 and being in the westerly line of said 80-foot wide easement;

THENCE N 03°09'57" W, along the most easterly line of said 12.54-acre tract and along the westerly line of said 80-foot wide easement, at a distance of 393.45 feet passing the most easterly northeast corner of said 12.54-acre tract and the southeast corner of said Water Plant Site No. 1, continuing along the westerly line of said 80-foot wide easement and along the easterly line of said Water Plant Site No. 1 a total distance of 741.78 feet to the POINT OF BEGINNING and containing 14.89 acres of land.

Bearing orientation is based on the call N 03°09'57" W, 1873.88 feet for the westerly line of Savannah Bend, Section One, a plot of which is recorded in Volume 24, Pages 360 and 361 of the Brazoria County Plat Records and monumented on the ground with a 5/8-inch iron rod with a cap marked 1615 found in concrete on each end of said call.



VICINITY MAP
SCALE= 1"=5000'
KEY MAP GALV/BRAZ 651 & 652

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES:

- Any Governmental Body, for purposes of drainage work, may use Drainage Easements and Fee Strips provided the District is properly notified.
- Permanent structures, including fences and permanent landscaping, shall not be erected in drainage easement strips.
- Maintenance of detention facilities is the sole responsibility of the owner of the property. The District will provide maintenance of regional facilities owned and constructed by District or subregional facilities constructed by developer(s) for which ownership has been transferred to the District with the District's approval. The District is responsible only for the maintenance of facilities owned by the District unless the District specifically contracts or agrees to maintain other facilities.
- Contractor shall notify the District in writing at least Thirty-Six (36) hours before placing any concrete for drainage structures.
- The District's personnel shall have the right to enter upon the property for inspection at any time during construction and as may be warranted to ensure the detention facility of operating properly.
- No building permit shall be issued for any lot within the development until the detention facility has been constructed and approved by the District.
- The District's approval of the Final Drainage Plan and Final Plat does not affect the property rights of third parties. The Developer is responsible for obtaining and maintaining any and all easements, Fee Strips and/or any other rights-of-ways across third parties properties for the purposes of moving excess runoff to the District's drainage facilities as contemplated by the Final Drainage Plan and Final Plat.

APPROVED BY BRAZORIA DRAINAGE DISTRICT No. 4

Jeffrey H. Brennan, President
Dan Keller, Secretary
Robert Meineke, Commissioner
Alfred E. Lantz, P.E., R.P.L.S., District Engineer

PLAT No. P-652F-2009-0017
5200 BLOCK OF SOUTHERN ORCHARD DRIVE
FINAL PLAT
SAVANNAH MEADOWS
SECTION SEVEN

A SUBDIVISION OF 14.89 ACRES OF LAND
LOCATED IN THE
J.S. TALMAGE SURVEY, A-562
BRAZORIA COUNTY, TEXAS

LOTS: 50 RESERVES: 4 (4.3598 ACRES) BLOCKS: 3
SCALE: 1"=60' DATE: JANUARY 07, 2010

OWNER: SAVANNAH DEVELOPMENT, LTD.
560 GREENS PARKWAY, SUITE 100
HOUSTON, TEXAS 77067
(281) 875-1552
MR. BRIAN GIBSON, P.E.

LAND PLANNER: KERRY R. GILBERT & ASSOCIATES, INC.
23601 CINCO RANCH BLVD., SUITE A250
KATY, TEXAS 77494
(281) 879-0340
MS. CHRISTY B. SMIDT

BROWN & GAY ENGINEERS, INC.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 Fax: 281-558-9701
Civil engineers and surveyors
MR. SERGIO D. HANDAL, P.E.
MR. EDWARD F. TAYLOR, R.P.L.S.