AGENDA – WORKSHOP OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, OCTOBER 18, 2010, AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. PURPOSE OF THE WORKSHOP:

1. **COUNCIL INPUT AND DISCUSSION:** REGARDING THE SOUTHERN TRAILS PLANNED UNIT DEVELOPMENT DISTRICT (PUD). *Mr. Evan DuVall, Planner I*.

2. **COUNCIL INPUT AND DISCUSSION:** REGARDING FUTURE ANNEXATIONS. *Ms. Lata Krishnarao, Planning Director.*

III. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1653 prior to the meeting so that appropriate arrangements can be made.

Workshop Item No. 1

1. **COUNCIL INPUT AND DISCUSSION:** REGARDING A REQUEST TO AMEND THE SOUTHERN TRAIL PUD. *Mr. Evan Duvall, Planner I*.

AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS

AGENDA OF: October 18, 2010	**ITEM NO.: Workshop No. 1**
DATE SUBMITTED: October 11, 2010	**DEPT. OF ORIGIN: Planning**
PREPARED BY: Evan DuVall	**PRESENTOR: Evan DuVall**
REVIEWED BY: Mike Hodge	**REVIEW DATE: October 11, 2010**

SUBJECT: Request of Kerry Gilbert, Agent for Kerry R. Gilbert & Associates, Inc., Owner, for a Joint Workshop regarding amending the Southern Trails Planned Unit Development.

EXHIBITS: Staff Memo, application for workshop, and proposed revised Southern Trails PUD

EXPENDITURE REQUIRED: N/A **AMOUNT BUDGETED:** N/A
AMOUNT AVAILABLE: N/A **PROJECT NO.:** N/A
ACCOUNT NO.: N/A

ADDITIONAL APPROPRIATION REQUIRED: N/A
ACCOUNT NO.: N/A
PROJECT NO.: N/A

To be completed by Department:
☐ **Finance** ☐ **Legal** ☐ **Ordinance** ☐ **Resolution**

EXECUTIVE SUMMARY

This workshop is a request for proposed amendments to Southern Trails Planned Unit Development, including modifications to the trail system, minor changes to project Monumentation and general updates showing current conditions to the document.

The trail system is a major element to the Planned Development of Southern Trails. The applicant is proposing to modify the existing trail system by removing two out of three pedestrian underpasses and the relocation of the most southerly trail portion. One pedestrian underpass has been constructed at the intersection of Southern Trails Drive and Ashton Oaks Drive. The original document had two other pedestrian underpasses one at the intersection of Kingsley Drive (CR 48) and Southern Trails Drive and another at Broadway Street and Southern Trails Drive. These pedestrian underpasses, as proposed will be replaced by at grade crossings. Under the Goals and Objectives for Southern Trails, the below grade crossings were a feature to promote safety, accessibility and ease of use. The Parks and Recreation Director has voiced concerns of safety with the removal of the pedestrian underpass at the intersection of Kingsley Drive (CR 48) and Southern Trails Drive, as Kingsley Drive road will become a future

120-foot Major Thoroughfare. A relocation of the most southerly portion of the trail system is also proposed.

The original Southern Trails Pedestrian Trail System had a single pedestrian trail located just south of Ashton Oaks Drive and Southern Trails Drive. This pedestrian trail was proposed northerly of the drainage system, whereas the new proposal has the trail on two paths along sidewalks north and south of the drainage system. This modification will still allow this Planned Development to meet its goal of providing a continuous and easily accessible trail system with natural open space.

The submittal provides revisions to the Project Monumentation of Southern Trails. These modifications include a distinction between Southern Trails and Southern Trails West, removal of the primary entry concept exhibit elevation and a more accurate depiction of the location of signage at the entrances at Broadway and Kirby Drive. The Southern Trails West portion will have its own Secondary Identifier, which has been demonstrated by a new exhibit marker. This is a minor change, as there was already entry Monumentation proposed at these locations. The conceptual Southern Trails Primary Entry Concept Elevation has been removed from the Project Monumentation Exhibit as this concept is no longer relevant. The main entrance for Southern Trails at Broadway and Southern Trails Drive has been modified to show two Primary Entry Identifiers. Likewise, the entrance at the intersection of Southern Trails Drive and Kirby Drive has been replaced with two Secondary Identifiers instead of one. There hasn't been a proposed increase in the number or size of signs for Southern Trails.

The original Southern Trails Planned Unit Development allowed for the developer to do an 8-foot wide sidewalk on either side of a minor street instead of providing two 6-foot wide sidewalks on either side. The applicant is proposing to remove this option and only provide 6-foot wide sidewalks on both sides of the street. This modification is one that will benefit the pedestrian circulation and safety for Southern Trails. Additionally, notation has been added that internal sidewalks will be constructed as development occurs. This notation is minor in nature and is in accordance to city policy.

The Southern Trails Planned Unit Development provided a substantial amount of amenities within the development, including a total of <u>three</u> "Tot Lot parks" of approximately 0.5 acres each. This proposed modification removes <u>one</u> proposed Tot Lot park location. There are still two more "Tot Lot parks" which have to be located within this development. It is staff's opinion that all three Tot Lots parks should be shown on the Trail System Exhibit.

General Updates to Document:

- The notation of 'figures' has been replaced with 'exhibits'.
- Kingsley Drive notation has been added to better depict CR 48.
- Surrounding land uses has included a proposed Alvin ISD high school west of Kirby Drive and Broadway.
- Notation has been added that Minor Streets have to be a minimum of 50 feet, thereby allowing larger than 50-foot wide Minor Streets.
- Figure 1: Current Land Use of Southern Trails and Figure 2: Surrounding Land Uses have been replaced with Exhibit 'A'.
- Conceptual development plan figure has been updated and replaced by Exhibit 'D'.

Staff Concerns:

- Pedestrian safety is a concern as Kingsley Drive is a planned 120-foot Major Thoroughfare, especially with the replacement of the pedestrian underpass to an at-grade crossing. The underpass would have provided a safe passage for pedestrians crossing and going to a bus stop located in the vicinity of Kingsley Drive and Southern Trails Drive. Engineering has indicated that no stop signs or street lights will be permitted by the county to assist pedestrians crossing where the underpass would have provided. Pedestrian safety is also a concern at other underpass location just below Broadway Street and Southern Trails Drive as this is the main entrance for the Planned Development. Staff would recommend that the applicant explore other walkable solutions provided in other similar areas.
- Assurance that remaining amenities will be provided, including the remaining two remaining “Tot Lot parks” to provide a total of three as approved.
- Complete Staff report to be completed after thorough review of resubmittal of documentation on 10/07/2010.
- Updated conceptual drawing for primary Monumentation is needed on the Monumentation Exhibit.

REQUEST FOR A PLANNED DEVELOPMENT WORKSHOP*

***THIS IS NOT AN APPLICATION FOR A CHANGE IN ZONING TO PLANNED DEVELOPMENT (PD). PLEASE COMPLETE THE "APPLICATION FOR A CHANGE IN ZONING" BEFORE THE JOINT PUBLIC HEARING.**

Current Zoning District: Southern Trails PUD

Proposed Zoning District: PUD Amendment

Property Information:

Address or General Location of Property: Generally located south of Broadway and west of Kirby Dr.

Tax Account No. _____

Subdivision: Southern Trails Lot: _____ Block: _____

A complete package must include all information shown on the checklist below.

PROPERTY OWNER INFORMATION:

NAME CL Ashton Woods, LP
ADDRESS 11375 W. Sam Houston Pkys. #100
CITY Houston STATE TX ZIP 77031
PHONE(281) 561-7773
FAX(281) 561-7774
E-MAIL ADDRESS _____

APPLICANT/AGENT INFORMATION:

NAME Kerry R. Gilbert & Assoc. Christy Smith
ADDRESS 23501 Cinco Ranch Blvd. A-250
CITY Katy STATE TX ZIP 77494
PHONE(281) 579-0340
FAX(281) 579-8212
E-MAIL ADDRESS landplan@krga.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: _____ Date: 9/13/10

Applicant/Agent's Signature: Christy B Smith Date: 9/9/10

- [x] Request, filled out completely, and signed by the owner of the property to be considered for the zone change or planned development district
- [x] Metes and Bounds Description, (Survey, or a Plat of the property that provides or contains the metes and bounds description). included in the PUD document
- [x] Parcel map, printed from the City of Pearland website, indicating the location and boundaries of the subject property.
- [x] The proposed draft PD document in electronic form by date of application (either emailed or on a CD) (see PD Format for guidelines on how to prepare the PD).

SOUTHERN TRAILS PLANNED UNIT DEVELOPMENT AMENDMENT

CITY OF PEARLAND, TEXAS

PREPARED FOR:

CL ASHTON WOODS, LP

AND

TAYLOR MORRISON OF TEXAS, LP

PREPARED BY:
KERRY R. GILBERT & ASSOCIATES, INC.

OCTOBER 2010

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APPENDIX A

I. INTRODUCTION TO SOUTHERN TRAILS

The Southern Trails planned unit development application was prepared on behalf of Conifer Development, Ltd. in accordance with the City of Pearland Zoning ordinance related to a planned Unit Development ("PUD"). It is the intent of the Developer to utilize a Planned Unit Development to establish a comprehensive land use plan and zoning guideline for the entire development project that will govern the future improvements, signage, landscaping, and use of open space.

Southern Trails is a 522.63 acre master planned community located west of SH 288 and south of Broadway in the eastern portion of the city limits of Pearland, Texas. The property has frontage on and is bordered by Broadway to the north, C.R. 48 to the west, C.R. 59 to the south, and future extension of Kirby to the east.

All of the property is within the Pearland City Limits. At the core of the community's identity is an extensive recreational trail network service as a link to the various neighborhoods and focal points throughout the community. The development plan consists of residential, civic, church, and general business uses, including facilities such as a fire station, parks, lakes and trails and significant open space.

II. AMENDMENT TO THE SOUTHERN TRAILS PUD

This application was prepared on behalf of CL Ashton Woods, LP and Taylor Morrison of Texas, Inc., pursuant to the City of Pearland ordinances related to the Planned Unit Development (PUD). The Southern Trails PUD was originally approved and codified under Ordinance Number 509-695 on February 9, 2004.

Currently, approximately 60% of the project has been developed. The intent of this amendment to the original PUD is to update exhibits to reflect current activity and propose revisions to the Trials System Plan Exhibit.

Southern Trails has been divided into two distinct developments divided by Kingsley Drive: Southern Trails and Southern Trails West. The current owner for Southern Trails is C.L. Ashton Woods, LP and the current owner for Southern Trails West is Taylor Morrison of Texas, Inc.

The revisions to the Trails System Plan Exhibit are described in detail in this document in Section IV.(E) Parks and Recreation.

II. EXISTING CONDITIONS

A. Site Description

The property is a compilation of fifteen tracts of various sizes and is currently vacant and unimproved. The property has been used as farmland for growing milo and grain sorghum for generations. As shown on the ~~*Figure 1*~~ Exhibit A Area Map Exhibit aerial photograph, some of the development issues affecting the project are:

- Kingsley Drive (C.R. 48) divides the project

- There is a regional ease-west drainage ditch bisecting the property which is owned and maintained by Brazoria County Drainage District #4. The improvements required for this ditch will be beyond the needs of this project in order to serve the region.
- A secondary north-south drainage ditch bisects much of the Property.
- The drainage outfall constraints increase the amount of land required for detention.
- The irregular shape of the property (*See ~~Figure 1~~* Exhibit A Area Map Exhibit) impacts the public street design as well as the lot design/layout.
- The updated *Conceptual Plan* illustrates the platted lots that have been platted thus far.

B. Surrounding Land Use

The surrounding vicinity is characterized by recent residential development and a scattered mix of permanent residences and mobile homes. Recent residential activity illustrated in *~~Figure 2~~* Exhibit A Area Map Exhibit is:

- Shadow Creek Ranch to the north, as 3,300 acre master planned community, is immediately across and north of Broadway.
- Southgate, a 185 acre development, is located immediately to the east and across the future extension of Kirby Drive.
- Southfork, a 330 acre residential development, is located south of C.R. 59 and to the east in the City of Manvel.
- A proposed Alvin ISD High School west of Kirby Drive, between Southern Trails and Broadway.

There are two proposed school sites (elementary and junior high) adjacent to Southern Trails on the north side of Broadway. (*See Exhibit D Conceptual Development Plan)*. The developer has been in contact with representatives of Alvin ISD and is prepared to assist the school district should the need arise for an additional school site.

III. GOALS AND OBJECTIVES

The proposed Planned Unit Development will have its own guidelines and restrictions in addition to those imposed by the City of Pearland. The Southern Trails Planned Unit Development will establish a comprehensive land use plan and zoning regulations to guide future improvements, including signage, landscape architecture, and generous open space. The Planned Unit Development provisions will guarantee the long-term aesthetic quality and continuity of the development and preserve the character of the community over time.

Southern Trails residents will immediately know that they are within their community; however, the sense of place will not be conveyed by monumentation as much as the tone set by the design of the streetscape and orientation around pedestrian activity.

The recreational trails are designed to be highly visible, with proposed below grade (below the road) crossings for safety, accessibility, and ease of use.

Main arterial roads (minor collectors) through the project will be enhanced with street trees and additional landscaping.

Detention facilities for Southern Trails will be consolidated and constructed in such a manner as to provide usable open space incorporating the trails, parks, and other recreational facilities.

Open spaces will be designed with the goal of encouraging social interaction among residents, thus adding to the safety of the community as a whole.

IV. Plan of Development

A. Project Description

The 522.63 Planned Unit Development is entirely single family residential development with the exception of a 9.5 acre church parcel, a general business parcel totaling 2.7 acre at the southwest corner of Kingsley Drive (C.R. 48) and Broadway, and a 1.4 acre civic use site on Broadway, adjacent to the commercial site.

There will be approximately 80 acres of open space and park areas within Southern Trails. The trail system will link lakes, recreational facilities, and residential neighborhoods creating a pedestrian friendly community.

Southern Trails design offers accessible water features that can be enjoyed by the entire community; this is accomplished through the strategic location of lakes in park areas, thereby abandoning the conventional development practices of completely surrounding lakes with waterfront homes.

B. Current Land Use

Southern Trails is located west of SH 288 and south of Broadway in the western portion of the city limits of Pearland, Texas. The property has frontage on and is bordered by Broadway to the north, Kingsley Drive (C.R. 48) to the west, C.R. 59 to the south and the future extension of Kirby to the east.

The property is a compilation of 17 tracts ranging in size from 1 acre to 120 acres, and is currently vacant and unimproved, consisting of flat coastal plain used farming row crops. The surrounding vicinity is characterized by vacant tracts of land, subdivision, and a scattered mix of rural residences and mobile homes.

The property lies within the city limits of Pearland. The current zoning designation of the surrounding properties are a mixture of medium and low density residential (R1, R2, R3) with scattered commercial uses. The subject property ~~*(see Figure 1)*~~ is currently zoned in mixed classifications of SD, RE, R1, and R2.

C. Proposed Land Use

The City of Pearland's Comprehensive Plan indicates this portion of the planning area as medium and low density residential with appropriate commercial uses. The proposed Conceptual Development Plan presents a low density master planned community with a wide range of attractive housing in well defined neighborhoods.

The *Conceptual Development Plan* complies with the intent of the Comprehensive Plan with an overall density not to exceed 3.6 dwelling units per net acre based on a maximum of 1,506 homes on 418.4 residential use acres. Gross calculations yield 2.88 lots per acre based on 522.63 acres as shown in the Land Use Plan.

TABLE 1: ACREAGE PER LAND USE SUMMARY

USE	ACRES	MIX
Single Family Residential (SFR)*	418.4	80.06 %
Multi Family Residential	0	0.00%
Light Industrial	0	0.00%
General Business	2.7	0.52 %
Civic/Church	10.9	2.08 %
Parks/Recreation/Open Spaces**	78.3	14.98%
Major Thoroughfare Rights-of-Way	12.33	2.36%
Total	**522.63**	100.00%

*Single family residential encompasses R-1 (158 acres); R-2 (158 acres); and R-3 (102.4 acres) single family dwelling districts as presented in Appendix "A" hereto. Any district may, increase in acreage by up to 15%. The total increase in SFR is defined in the *Land Use Changes* section below.

**Parks, recreation and open space includes public and private parks, community recreation centers, linear parks and greenbelts, and open space, lakes, bayous and drainage ways.

D. Land Use Changes

Land use shall be regulated on a total acreage basis illustrated in Table 1 and by a finite cap on the number of dwelling units. Each land use category may be increased in acreage by up to 15% as long as the total number of dwelling units does not exceed 1,506. This flexibility is required to ensure the overall success of the development. If a proposed land use is requested to be an increase in an area by more than 15%, an amendment to this Planned Unit Development must be requested and approved by the City of Pearland. Land uses may be interchanged within the boundaries of the project provided they are incompliance with the acreage defined in Table1, subject to the 15% allowable increase.

E. Parks and Recreation

The focal point of the Southern Trails Planned Unit Development is its proliferation of trails and lakes throughout the community. The comprehensive trail system is designed to be highly visible, with proposed below grade (below the road) crossings for safety, accessibility, and ease of use.

The Exhibit E *Trail System* illustrates the location of the proposed amenities. Some of the features of the development plan are:

- A continuous and easily accessible trail system with natural open space;
- Fitness stations and water fountains on the trail network;
- Passive use recreation facilities such as picnic areas;
- Common areas strategically lighted for nighttime enjoyment;
- Vantage points that offer visitors and residents beautiful views;
- A minimum of 6.7 acres of pedestrian trail system. (9,800 ft x 30 ft)
- Two of the three lakes totaling 6.3 acres will serve primarily as amenities intentionally designed with limited detention capacity creating nearly constant water levels in a park like setting;
- The third and largest lake (approximately 11.8 acres) is located in the center of the project and acts as a "hub" for the trail network;
- In order to increase accessibility and enjoyment of the principals lake for the entire community, there will be a 2.8 acres lakeside recreational facility;
- An additional ±0.9 acre neighborhood park;
- An additional ±0.5 acre neighborhood park;
- Three additional "tot lot parks" being ±0.5 acre each.

At this time, many of the above stated amenities are constructed. However, the Exhibit E Trail System has been updated to depict revisions to the underground pedestrian tunnels and sidewalks. The following revisions are shown on the revised Exhibit E Trail System and are listed below:

Southern Trails

- The proposed below grade pedestrian crossing located on Southern Trails Drive south of Broadway, will not be constructed. Instead, the existing six (6) foot sidewalks along each side of Southern Trail Drive coupled with the signal controlled intersection with two-way ramps and crosswalks located at Broadway eliminate the need for the proposed crossing.
- Construct a six (6) foot sidewalk along east side of Kingsley Drive, extending from Southern Trails Drive north to the northern property edge of the Southern Trails development and to install handicap ramps at each intersection.

Southern Trails West

- Construct a six (6) foot sidewalk along the westside of Kingsley Drive from Southern Trails Drive north to the Commercial site (option for developer to construct or pay City of Pearland in lieu of construction).
- Install crosswalk at grade on Kingsley with appropriate signage and striping, in lieu of a below grade pedestrian crossing (under Kingsley Drive).
- Not to construct a trail along the drainage easement on the southern boundary between Kingsley Drive and Trail Hollow Drive. The sidewalk along Southern Valley Drive provides a pedestrian pathway parallel to the drainage easement.

Construction of sidewalks interior to the development adjacent to the lots will be completed in conjunction with the home construction. Also, the construction of the sidewalks in front of the model homes will occur at the time of conversion from a model home to home ownership. The construction of fencing internal to the project will be constructed at the time of home construction.

The Parks Department has agreed to accept a cash payment in lieu of acreage dedication; however, the Developer and the City are currently discussing alternatives

F. Street Circulation

The Southern Trails 90-foot boulevard entrances (*see Exhibit F Project Monumentation)* will merge into the main arteries which adhere to the City of Pearland Comprehensive Plan and shall be 60-foot rights-of-ways with two 10-foot utility easement as required by City ordinance. The street design of the community is such that no home shall front the minor collectors, eliminating the need for direct access (driveways) and on-street parking. These streets will have 28-foot paving sections (see *Exhibit G* T*ypical Collector Street Cross Section* ~~*Alternate "B"*~~*) and 6' sidewalks will be constructed on both sides of the right-of-way.* ~~In lieu of the standard 6-foot sidewalk on each side of the main arteries and in keeping with the Southern Trails theme, the developer shall have the option to construct an 8-foot wide concrete trail system on one side of the minor collectors, (*See Exhibit E Trail System)~~ Local streets serving development pods will be a minimum of 50-foot rights-of-way with 28-foot paving.

G. Utilities

Southern Trails shall have over 78 acres of drainage and detention facilities. The drainage facilities include a network of landscaped linear detention systems throughout the development. The drainage plan was prepared by Brown and Gay Engineers, Inc.

All drainage plans will comply with Brazoria County Drainage District #4 and the City of Pearland's requirements.

H. Project Phasing / Development Schedule

The first phase of the Southern Trails will contain ± 20 acres at an expense of approximately $12.9 million. Future sections are illustrated in the *Conceptual Development Plan.*

The completion of the proposed Southern Trails Planned Unit Development is anticipated in 2012, projecting a 9 year build out, with an estimated total cost of approximately $65 million.

I. Signage

The *Project Monumentation Exhibit* illustrates the proposed entry monument. Except as otherwise provided for in the Planned Unit Development, the signage is the Planned Unit Development will comply with the City of Pearland signage regulations.

V. Exhibits

A – Area Map - **Revised**
B – Survey
C – Metes & bounds description
D – Conceptual Plan Exhibit – **Revised**
E – Trail System Plan Exhibit - **Revised**
F – Project Monumentation Exhibit – **Revised**
G – Typical Collector Street Cross Section

APPENDIX "A"

R-1 SINGLE FAMILY DWELLING DISTRICT

Purpose of District

The R-1 Dwelling District provides for large lot, single family detached dwellings. The district is the most restrictive of all residential districts, requiring large lots, and encourages a grouping of dwelling units to achieve larger open space area and community recreations uses. The is district will follow the provisions provided in the City of Pearland Land Use and Urban Development Ordinance applicable to the R-1 PUD district, and amendments thereto.

R-2 SINGLE FAMILY DWELLING DISTRICT

Purpose of District

The R-2 Dwelling District is intended to permit the low density residential development of detached, single family dwelling units, and encourages a grouping of dwelling units to achieve larger open space area and community recreational uses. This district will follow the provisions provide in the City of Pearland Land Use and Urban Development Ordinance applicable to the R-2 PUD district, and amendments thereto.

R-3 SINGLE FAMILY DWELLING DISTRICT

Purpose of District

The R-3 Dwelling District provides for medium density lot, single family detached dwelling units, an appropriate grouping of dwelling units to achieve larger open space areas and community recreational uses. This district will follow the provisions provided in the City of Pearland Land Use and Urban Development Ordinance applicable to the R-1 PUD district, and amendments thereto.

GB GENERAL BUSINESS DISTRICT

Purpose of District

The General Business district is intended to permit an extensive variety of commercial uses including retail trade, personal and business service establishments, offices and commercial recreational uses of limited scope. However, this district shall be restricted fro sexually oriented businesses (i.e. modeling studios, bath houses, adult movie rentals, etc.). This district will follow the provisions provided in the City of Pearland Land Use and Urban Development Ordinance applicable to the GB PUD district, and amendments thereto.

KERRY R. GILBERT & ASSOCIATES, INC.

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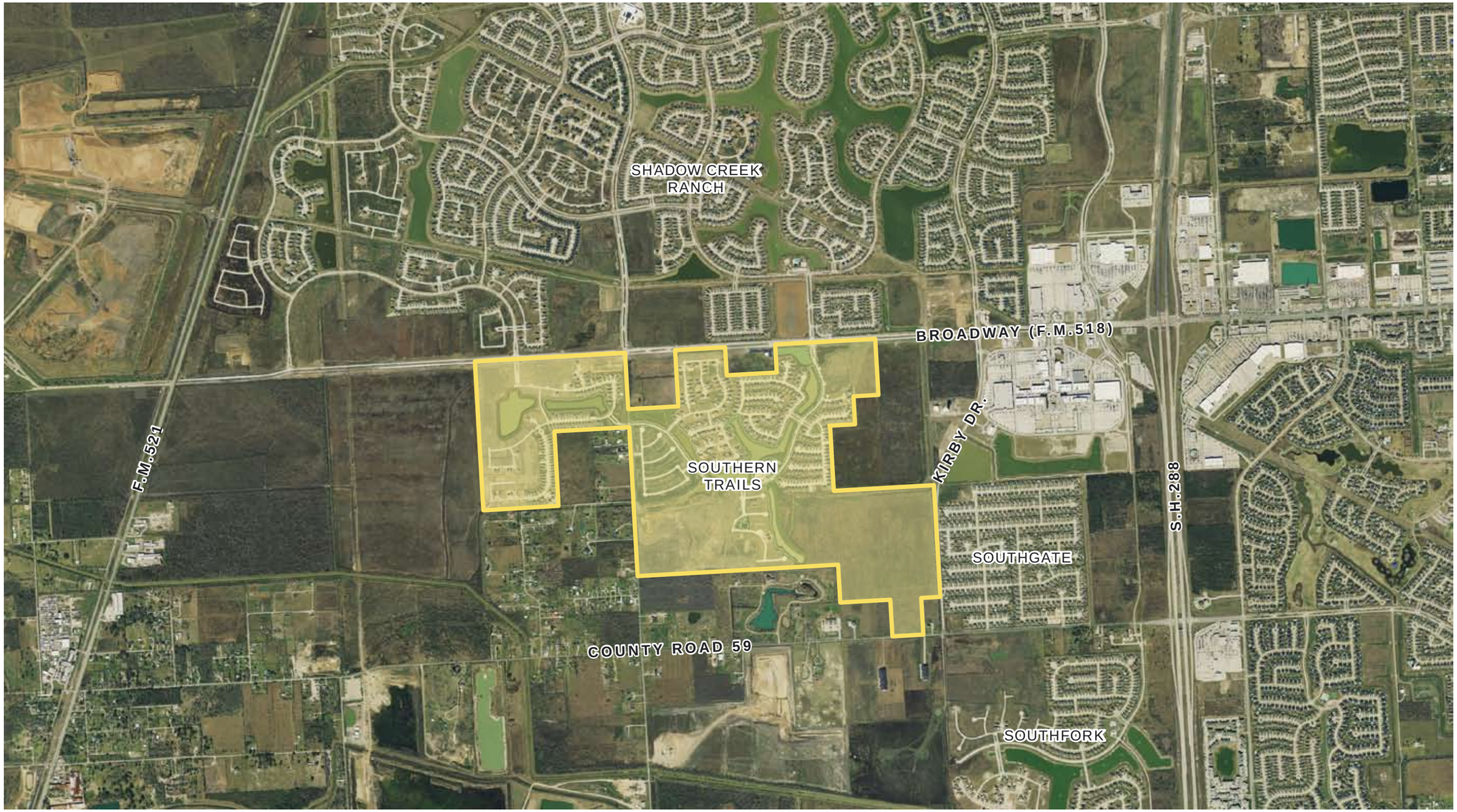

N

EXHIBIT "A"

an area map for

SOUTHERN TRAILS

± 522.63 ACRES OF LAND

prepared for

C.L. ASHTON WOODS, L.P.
TAYLOR MORRISON OF TEXAS, INC.

KERRY R. GILBERT & ASSOCIATES, INC.
Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281) 579-0340
Fax (281) 579-8212

NOT TO SCALE

OCTOBER 05, 2010
KGA #06101

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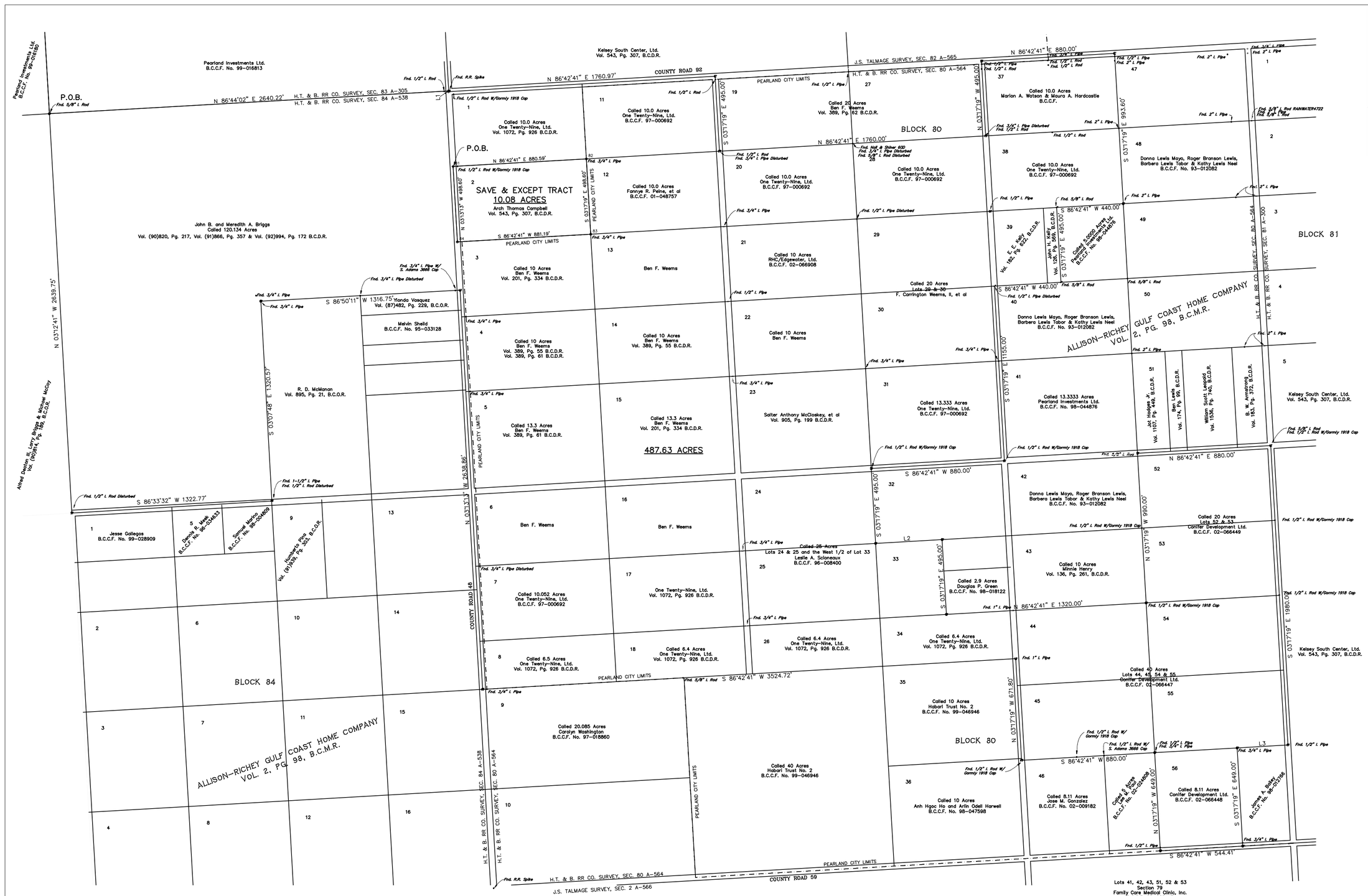
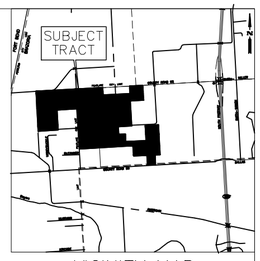




VICINITY MAP
N.T.S.

LEGEND

D.E.	Drainage Easement
Fnd.	Found
B.C.C.F.	Brazoria County Clerk's File
B.C.D.R.	Brazoria County Deed Records
B.C.M.R.	Brazoria County Map Records
I.	Iron
R.O.W.	Right-of-Way
U.E.	Utility Easement
W.L.E.	Water Line Easement

LINE DATA

NUMBER	BEARING	DISTANCE
L1	S 03°11'26" E	4.56'
L2	N 86°42'41" E	440.00'
L3	S 86°42'41" W	335.59'

EXHIBIT "B"

Notes:

1. Bearing orientation is based on monumentation found on the west line of a called 120.134 acre tract of land described in a deed recorded in Volume (90)820, Page 217 of the Brazoria County Deed Records.

497.71 ACRES
Less 10.08 ACRES
487.63 ACRES

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

This map or plat was prepared under 22 Texas Annotated Code § 663.21 and reflects the results of a survey completed on the ground, and the assembly of instruments of record to describe and draw the political boundary limits of the Harris County Municipal Utility District No. 157; and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Surveyed this the 23rd day of May, 2003.

STATE OF TEXAS
REGISTERED
RICHARD FUSSELL
4148
PROFESSIONAL
LAND SURVEYOR

Richard Fussell, RPLS No. 4148
Brown & Gay Engineers, Inc.
11490 Westheimer, Suite 700
Houston, Texas 77077
Telephone: (281) 558-8700

Revised: June 24, 2003

BROWN & GAY ENGINEERS, INC. ©
CIVIL ENGINEERS & SURVEYORS
HOUSTON, TEXAS

SOUTHERN PINES M.U.D. A 487.63 ACRE TRACT OF LAND SITUATED IN THE H.T. & B RR CO. SUR. SEC. 80, A-564 & H.T.&B RR CO. SUR., SEC 84, A-538
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS

P.C.:	B.G.	Date:	JUNE, 2003	Sheet 1 of 1
TECH.:	S.T.	Scale:	1" = 250'	
R.P.L.S.:	R.F.	Job No.:	TER04-5T	
Coordinate File:		R:\PROJECTS\TER\TER04\CALCS\BASE.DWG		

522.62 ACRES

DECEMBER 1, 2003
JOB NO. TER04-5T

DESCRIPTION OF A 522.62ACRE TRACT OF LAND SITUATED IN THE H.T. & B. RR COMPANY SURVEY, SECTION 80, ABSTRACT 564 AND THE H.T. & B. RR COMPANY SURVEY, SECTION 84, ABSTRACT 538 CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

BEING a 522.62 acre tract of land situated in the H.T. & B. RR Co. Survey, Section 80, Abstract 564 and the H.T. & B. RR Co. Survey, Section 80, Abstract 538, City of Pearland, Brazoria County, Texas; being all of a called 120.134 acre tract of land described in a deed recorded Volume (90) 820, Page 217, Volume (91) 866, Page 357 and Volume (92) 994, Page172 all of the Brazoria County Deed Records, and Lots 3 through 8, 11 through 18, 20 through 26, 27 through 34, Lots 37 & 38 and the west 1/2 of Lot 39, all of Lots 42, 43, 44, 45, 52 through 55 and 8.11 acres of Lot 56 of the Allison-Richey Gulf Coast Home Company subdivision recorded in Volume 2, Page 98 of the Brazoria County Map Records; said 522.62 acre tract of land being more particularly described as follows:

BEGINNING at 5/8-inch iron rod found at the northwest corner of said called 120.134 acre tract being the common corner of a tract of land recorded in Volume (90)814, Page 189 of the Brazoria County Deed Records, a tract of land described in a deed recorded under Brazoria County Clerk's File Number 99-016180 and a tract of land described in a deed recorded under Brazoria County Clerk's File Number 99-016813 for the northwest corner of the herein described tract;

THENCE N 86°44'02" E, a distance of 2640.22 feet to the intersection of County Roads 92 and 48 being the northeast corner of said called 120.134 acre tract for a corner of the herein described tract from which a found RR spike bears N 86°45'10" E, 7.70 feet and a found 1/2-inch iron rod bears S 86°31'02" W, 29.70 feet;

THENCE S 03°17'01" E, a distance of 4.56 feet with the centerline of said County Road 48 (based on original 40' width) to a point for corner from which a found 1/2-inch iron rod bears S 60°00'12" E, 35.94 feet;

THENCE N 86°42'41" E, a distance of 0.96 feet with the centerline of said County Road 92 (based on original 40' width) and the north line of said Section 80 to a point for corner;

THENCE S 03°13'13" E, a distance of 993.60 feet with the center line of said County Road 48 (original 40.00 foot width) and the west line of said Lots 2 and 1 to a point for corner;

THENCE N 86°42'41" E, a distance of 881.19 feet to a found 3/4-inch iron pipe for corner;

THENCE N 03°17'19" W, a distance of 993.60 feet to a point in the centerline of said County Road 92 (based on original 40' width) for corner;

THENCE N 86°42'41" E, a distance of 880.00 feet with the centerline of said County Road 92 (based on original 40' width) to a point for corner;

THENCE S 03°17'19" E, at a distance of 20.00 feet pass a 1/2-inch iron rod, in all a total distance of 495.00 feet to a 1/2-inch iron rod found for corner;

THENCE N 86°42'41" E, a distance of 880.00 feet to a point for corner from which a found 60d nail with shiner;

THENCE N 03°17'19" W, at 475.00 feet pass a found 1/2-inch iron rod, in all a total distance of 495.00 feet to a point for corner;

THENCE N 86°42'41" E. a distance of 1760.00 feet with the centerline of said County Road 92 (based on original 40' width) to a point for corner;

THENCE S 03° 17' 19" E, along the East line of said Lot 37 and 38, passing at 19.74 feet and East 1.41 foot a 1/2-inch iron pipe, at 48.09 feet pass a 2-inch iron pipe and East 1.22', a total distance of 993.60 feet to a found 2-inch iron pipe;

THENCE S 86°42'41" W, a distance of 440.00 feet to a point for corner from which a found 5/8-inch iron rod bears S 72°58" W, 0.6 feet;

THENCE S 03°17'19" E, a distance of 495.00 feet to a found 5/8-inch iron rod bears S 86°23'W, 0.5 feet for corner;

THENCE S 86°42'41"W, a distance of 440.00 feet to a point for corner from which a found 1/2-inch iron pipe bears S 67°22' W, 0.40 feet;

THENCE S 03°17'19" E, a distance of 1155.00 feet to a 1/2-inch iron rod with a cap stamped "Gormly 1918" found for corner;

THENCE N 86°42'41" E, a distance of 1760.00 feet to a point for corner from which a found a 1/2-inch iron rod with a cap stamped "Gormly 1918" bears N 13°12'20" W, 1.22 feet and a found 5/8-inch iron rod bears N 15°42'41" W, 1.34 feet;

THENCE S 03°17'19" E, a distance of 1980.00 feet to a point for corner from which a found 1/2-inch iron pipe bears N 02° 22'32" E, 1.82 feet;

THENCE S 86°42'41" W, a distance of 335.59 feet to a point for corner from which a found 3/4-inch iron pipe bears N 07°31'57" E, 1.79 feet;

THENCE S 03°17'19" E, a distance of 649.00 feet to a point in the centerline of County Road 59 (based on original 40' width) from which a found 3/4-inch iron pipe bears N 01° 45' 50" W, 21.56 feet;

THENCE S 86°42'41" W, a distance of 544.41 feet to a point in the centerline of County Road 59 (based on original 40' width) from which a found 1/2-inch iron pipe bears N 02°04'04" W, 21.38 feet;
4
THENCE N 03°17'19" W, a distance of 649.00 feet to a point for corner from which a found 1/2-inch iron pipe and a 3/4-inch iron pipe bear N 07°04'14" E, 1.49 feet;

THENCE S 86°42'41" W, a distance of 880.00 feet to a point for corner from which a 1/2-inch iron

rod with a cap stamped "Gormly 1918" bears N 22°04'06" E, 0.99 feet;

THENCE N 03°17'19" W, a distance of 671.80 feet to a 1-inch iron pipe found for corner;

THENCE S 86°42'41" W, a distance of 3524.72 feet to a point in the centerline of said County Road 48 (based on original 40' width) from which a found 3/4-inch iron pipe bears N 87°42'35" E, 28.47 feet;

THENCE N 03°13'13" W, a distance of 2638.86 feet with the centerline of said County Road 48 (based on original 40' width) to a point from which a found 3/4-inch iron pipe with cap stamped "S. Adams 3666" bears S 87°06'43" W, 31.63 feet;

THENCE S 86°50'11" W, a distance of 1316.75 feet to a point for corner from which a found 3/4-inch iron pipe bears S 12°34'15" E, 5.57 feet and a found 3/4-inch iron pipe bears N 40°37'46" W, 49.20 feet;

THENCE S 03°07'48" E, a distance of 1320.57 feet to a 1 1/2-inch iron pipe found for corner from which a found 1/2-inch iron rod bears S 18°37'20" W, 6.28 feet;

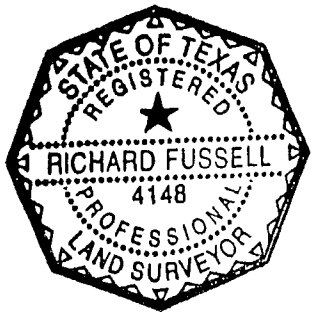
THENCE S 86°33'32" W, a distance of 1322.77 feet to a 1/2-inch iron rod found for corner;

THENCE N 03°12'41" W, a distance of 2639.75 feet to the **POINT OF BEGINNING** and containing 497.71 acres of land.

In conclusion, the herein described 522.621acre tract comprises a **TOTAL ACREAGE of 522.62 ACRES**.

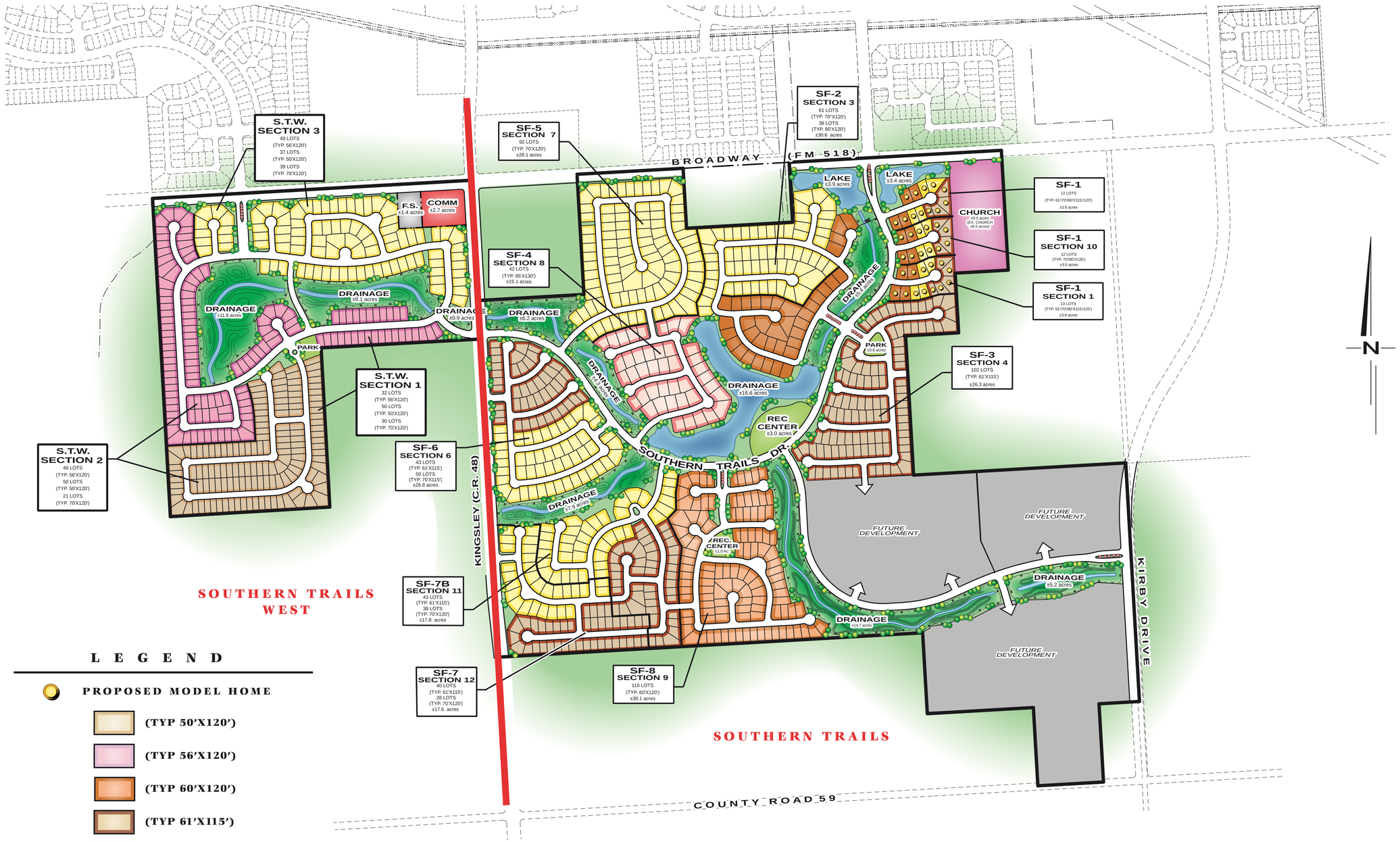
Bearing orientation is based on monumentation found on the west line of a called 120.134 acre tract of land described in a deed recorded in Volume (90)820, Page 217 of the Brazoria County Deed Records.

This metes and bounds description was prepared under 22 Texas Annotated Code # 663.21 and reflects the results of a survey completed on the ground, and the assembly of instruments of record to describe the political boundary limits of the Brazoria County MUD No. 34; and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which is was prepared.



Richard Fussell RPLS No. 4148
Brown & Gay Engineers, Inc.
11490 Westheimer Road, Suite 700
Houston, Texas 77077
Telephone: (281) 558-8700

KERRY R. GILBERT & ASSOCIATES, INC.



L E G E N D

- PROPOSED MODEL HOME
- (TYP 50'X120')
- (TYP 56'X120')
- (TYP 60'X120')
- (TYP 61'X115')
- (TYP 70'X115'/120')
- (TYP 80'X120')
- (TYP 85'X130')

EXHIBIT "D"

a conceptual development plan for

SOUTHERN TRAILS

+ 522.63 Acres of land

prepared for

C.L. ASHTON WOODS, L.P.
TAYLOR MORRISON OF TEXAS, INC.

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281) 579-0340
Fax (281) 579-8212

SCALE
0 200 400 800

OCTOBER 05, 2010
KGA# 06101

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KERRY R. GILBERT & ASSOCIATES, INC.

L E G E N D

- Pedestrian Trail System
- Pedestrian Underpass
- Pedestrian at Grade Crossing
- Recreation Park
- Tot Lot / Park

EXHIBIT "E"

a trail system exhibit for

SOUTHERN TRAILS

+ 522.63 Acres of land

prepared for

C.L. ASHTON WOODS, L.P.
TAYLOR MORRISON OF TEXAS, INC.

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281) 579-0340
Fax (281) 579-8212

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0 200 400 800

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KERRY R. GILBERT & ASSOCIATES, INC.

LEGEND

- PRIMARY ENTRY MONUMENT
- SECONDARY IDENTIFIER MONUMENT
- SECONDARY IDENTIFIER MONUMENT FOR SOUTHERN TRAILS WEST

EXHIBIT "F"

a monument exhibit for

SOUTHERN TRAILS

+ 522.63 Acres of land

prepared for

C.L. ASHTON WOODS, L.P.
TAYLOR MORRISON OF TEXAS, INC.

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281) 579-0340
Fax (281) 579-8212

SCALE
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OCTOBER 05, 2010
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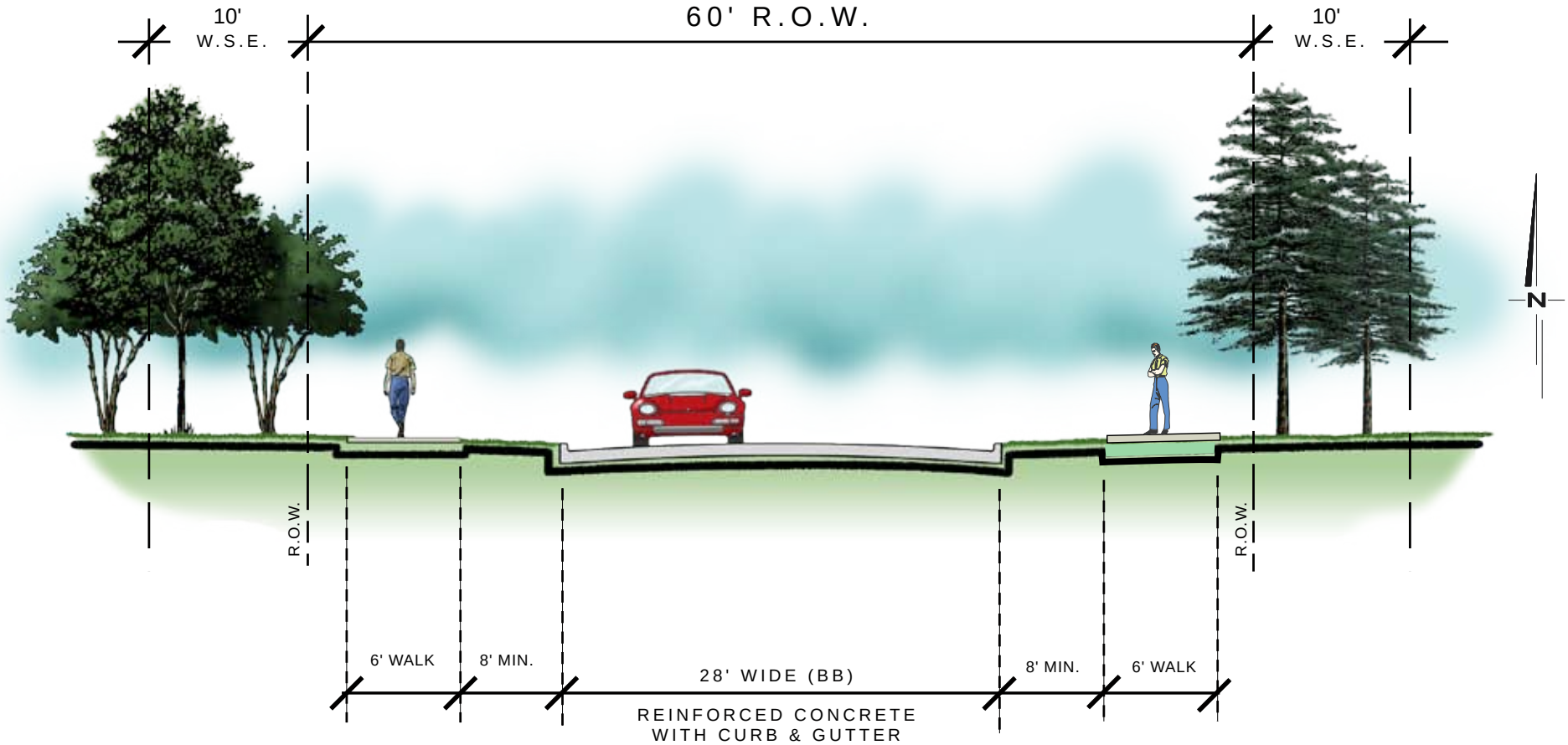

* W.S.E. - WATER LINE/SANITARY SEWER EASEMENT
* 6' SIDEWALK MEANDERS BETWEEN THE RIGHT-OF-WAY AND THE RESERVES.

EXHIBIT "G"

an 28' cross section exhibit for

SOUTHERN TRAILS

± 522.63 ACRES OF LAND

prepared for

C.L. ASHTON WOODS, L.P.

TAYLOR MORRISON OF TEXAS, INC.

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants
23501 Cinco Ranch Blvd.
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Katy, Texas 77494
(281) 579-0340
Fax (281) 579-8212

NOT TO SCALE

OCTOBER 05, 2010
KGA #06101

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KERRY R. GILBERT & ASSOCIATES, INC.

Re: Southern Trails PUD Amendment : Comments

Rosalyn Epting to: Evan DuVall 09/30/2010 04:32 PM

Both Michelle Smith and I have reviewed the PUD and we have one comment to add.

Because of the future use of Kingsley, the Parks & Recreation Department is not in favor of removing the below grade crossing and making it an at grade crossing. It will be a very busy street and will put trail users at risk. Is there an option of putting a crossing over the street (like a bridge)? I don't know if that's an option, but it's a thought.

Rosalyn M. Epting, CPRP
Assistant Director of Parks & Recreation
City of Pearland
Phone: 281-412-8926
Fax: 281-412-8911
http://www.pearlandparks.com

From: Evan DuVall/COP

To: abroughton@ci.pearland.tx.us, avu@ci.pearland.tx.us, beisen@ci.pearland.tx.us, bhall@ci.pearland.tx.us, cbogard@ci.pearland.tx.us, cdoyle@ci.pearland.tx.us, dcameron@ci.pearland.tx.us, dcoker@ci.pearland.tx.us, dwhittaker@ci.pearland.tx.us, egrossenheider@ci.pearland.tx.us, gbozdech@ci.pearland.tx.us, gmcmullin@ci.pearland.tx.us, gturner@ci.pearland.tx.us, lclowes@ci.pearland.tx.us, jbranson@ci.pearland.tx.us, jphan@ci.pearland.tx.us, jsundseth@ci.pearland.tx.us, jvega@ci.pearland.tx.us, jwalters@ci.pearland.tx.us, kscole@ci.pearland.tx.us, lgarcia@ci.pearland.tx.us, lkrishnarao@ci.pearland.tx.us, mbuchanan@ci.pearland.tx.us, mculver@ci.pearland.tx.us, mhodge@ci.pearland.tx.us, mingalsbe@ci.pearland.tx.us, msmith@ci.pearland.tx.us, ndoan@ci.pearland.tx.us, nlira@ci.pearland.tx.us, repting@ci.pearland.tx.us, rkeller@ci.pearland.tx.us, rlgarcia@ci.pearland.tx.us, rlozano@ci.pearland.tx.us, sbuchheit@ci.pearland.tx.us, scoleman@ci.pearland.tx.us, tepperson@ci.pearland.tx.us, tperez@ci.pearland.tx.us, ylorfing@ci.pearland.tx.us

Date: 09/27/2010 11:10 AM

Subject: Southern Trails PUD Amendment: Comments

The Southern Trails PUD is requesting several changes to the Planned Development. The proposed amendments are attached; Please let me know if you have any comments by October 1st, 2010.

Best,

Evan DuVall
Planner II
City of Pearland
(281) 652-1680

[attachment "Southern Trails PUD amendment text 09-13-10.pdf" deleted by Rosalyn Epting/COP] [attachment "Southern Trails PUD Amend Exhibits_09-13-10.pdf" deleted by

Rosalyn Epting/COP]

Workshop Item No. 2

1. **COUNCIL INPUT AND DISCUSSION:** REGARDING THE FUTURE ANNEXATIONS. *Ms. Lata Krishnarao, Planning Director*.

AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS

AGENDA OF: October 18, 2010	**ITEM NO.: Workshop No. 2**
DATE SUBMITTED: October 1, 2010	**DEPT. OF ORIGIN: Planning**
PREPARED BY: Lata Krishnarao	**PRESENTOR: Lata Krishnarao**
REVIEWED BY: Mike Hodge	**REVIEW DATE: October 11, 2010**

SUBJECT: Proposed 2010 Annexations

EXHIBITS: None

EXPENDITURE REQUIRED: N/A **AMOUNT BUDGETED:** N/A
AMOUNT AVAILABLE: N/A **PROJECT NO.:** N/A
ACCOUNT NO.: N/A

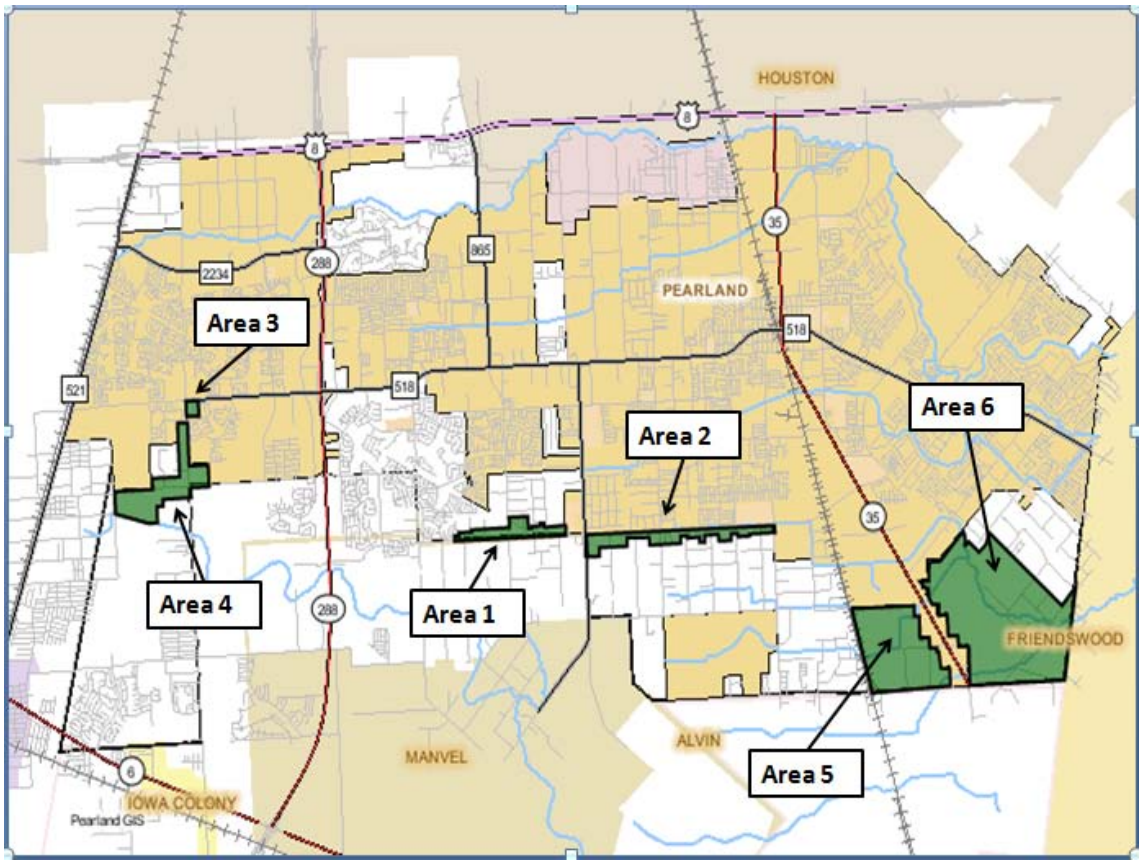
ADDITIONAL APPROPRIATION REQUIRED: N/A
ACCOUNT NO.: N/A
PROJECT NO.: N/A

To be completed by Department:
☐ **Finance** ☒ **Legal** ☒ **Ordinance** ☒ **Resolution**

EXECUTIVE SUMMARY

At this workshop staff would like to get Council's direction on future proceedings regarding annexation of Areas 1-6, as described and identified on the map below.

Area 1:	North side of Bailey, between FM 1128 (Manvel Road) and Kennedy.
Area 2:	South side of Bailey, between Veterans and FM 1128 (Manvel Road).
Area 3 & 4:	South of Broadway, east of CR 48; and east and west of CR 48, north and south of CR 59.
Area 5:	West of SH 35 (Main Street), between North Hastings Field Road and Hastings Canon Road.
Area 6:	Between SH 35 (Main Street) and CR 127, and Dixie Farm Road and southern city boundary.



General Annexation Areas

As per Council's directive staff has compiled some of the recommendations, discussed at prior meetings, to be followed for future annexations.

1. Process one area at a time.
2. Separate the zoning procedure from the annexation procedure, and commence zoning after annexation of the area is complete.
3. Meet with property owners to ensure that they are apprised of proposed zoning. Meet with all owners of current non-residential properties in each area. Conduct a separate public meeting for each area and invite all property owners to that meeting by sending letters.
4. Ensure that separate letters are sent to property owners and abutters, specifically identifying them as owners or abutters. Ensure that the letters are easy to understand.

RECOMMENDED ACTION

Conduct the workshop