

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

FEBRUARY 20, 2012

6:30 p.m.

Jerry Koza, Jr.
P&Z CHAIRPERSON

Richard Golden
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Neil West

Henry Fuyertes



Phil Cessac

Sheila Fischer

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 & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, FEBRUARY 20, 2012, AT 6:30 P.M., 2nd FLOOR CONFERENCE ROOM/COUNCIL CHAMBERS, CITY HALL 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES P&Z Regular Meeting February 6, 2012

III. EXCUSE ABSENCE

P&Z Chairperson Jerry Koza, Jr. and P&Z Commissioner Phil Cessac for their absence on February 6, 2012

IV. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – VARIANCE REQUEST NO. 2012-01 REQUESTING A VARIANCE FROM SECTION 2.4.2.2 (c)(1)(b) REQUIRING A MINIMUM LOT WIDTH IN THE R-E (SINGLE-FAMILY ESTATE DISTRICT) ZONING DISTRICT

A request by Erica Stephens Applicant/Owner, for Variance from the requirements of the Unified Development Code Section 2.4.2.2 (c)(1)(b) to allow a minimum of ninety foot (90') wide lots where one-hundred and twenty feet (120') is required in the R-E (Single-Family Estate District).

B. CONSIDERATION & POSSIBLE ACTION – REQUEST FOR A WAIVER OF DECISION FOR THE FINAL PLAT OF OAKBROOK ESTATE SECTION EIGHT

A request of Alex Van Duzer, applicant, on behalf of Oakbrook Estates, LTD for approval of a Final Plat of Oakbrook Estates Section Eight, generally located southwest of the intersection of Glen Oak Drive and Grand Oak Drive for approximately 18.5112 acres, on the following described property, to wit

Legal Description: Being all that certain 18.5112 acres (806,350 SQ. FT) of land situated in the W.D.C. Hall League, A-70, Brazoria County, Texas, and being out of called 45.5143 acre tract conveyed to Oakbrook Estates, LTD. As recorded under File No. 03-003446 of the Brazoria County Deed Records (B.C.D.R.) dated December 26, 2002, and also being the remainder of a called 26.9108 acre tract conveyed to Oakbrook Estates, LTD. As recorded under file No. 99-055675 of the B.C.D.R. dated December 2, 1999.

C. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF OAKBROOK ESTATE SECTION EIGHT

A request of Alex Van Duzer, applicant, on behalf of Oakbrook Estates, LTD for

Decision
Date:
2/20/12

approval of a Final Plat of Oakbrook Estates Section Eight, generally located southwest of the intersection of Glen Oak Drive and Grand Oak Drive for approximately 18.5112 acres, on the following described property, to wit

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D. CONSIDERATION & POSSIBLE ACTION – REQUEST FOR A WAIVER OF DECISION FOR THE FIRST PARTIAL REPLAT OF THE RESERVE AT SHADOW CREEK RANCH

A request by Matt Tucker of Windrose Land Services, applicant, on behalf of Pearland Investments L.P., owner for approval a Replat of The Reserve at Shadow Creek Ranch, to divide lot 'C' into four lots, generally located at the 10900 Block of Discovery Bay Drive, on the following described property, to wit

Legal Description: Being a 4.7677 acres or 207,682 square feet tract of land situated in the William Morris Survey, Abstract No. 344, Brazoria county, Texas and being all of Lot "C" of The Reserve at Shadow Creek Ranch a subdivision of 32.1344 acres recorded under County Clerks' File No. 2011051674.

E. CONSIDERATION & POSSIBLE ACTION – THE FIRST PARTIAL REPLAT OF THE RESERVE AT SHADOW CREEK RANCH

Decision
Date:
2/20/12

A request by Matt Tucker of Windrose Land Services, applicant, on behalf of Pearland Investments L.P., owner for approval a Replat of The Reserve at Shadow Creek Ranch, to divide lot 'C' into four lots, generally located at the 10900 Block of Discovery Bay Drive, on the following described property, to wit

Legal Description: Being a 4.7677 acres or 207,682 square feet tract of land situated in the William Morris Survey, Abstract No. 344, Brazoria County, Texas and being all of Lot "C" of The Reserve at Shadow Creek Ranch a subdivision of 32.1344 acres recorded under County Clerks' File No. 2011051674.

F. CONSIDERATION & POSSIBLE ACTION – REQUEST FOR A WAIVER OF DECISION FOR THE MASTER PLAT OF PEARLAND TOWN CENTER

A request by Daniel Coyer from TSC Engineering, applicant, on behalf of New Broadway, LTD, owner for approval a Master Plat of Pearland Town Center of

21.871 acres of land generally located at the southwest corner of Broadway Street and Kirby Drive, on the following described property, to wit

Legal Description: Being a 21.871 acres of land out of the H.T.&B.R.R Company Survey Section 81, abstract 300, City of Pearland, Brazoria County Texas.

G. CONSIDERATION & POSSIBLE ACTION – MASTER PLAT OF PEARLAND TOWN CENTER

Decision
Date:
2/20/12

A request by Daniel Coyer from TSC Engineering, applicant, on behalf of New Broadway, LTD, owner for approval a Master Plat of Pearland Town Center of 21.871 acres of land generally located at the southwest corner of Broadway Street and Kirby Drive, on the following described property, to wit

Legal Description: Being a 21.871 acres of land out of the H.T.&B.R.R Company Survey Section 81, abstract 300, City of Pearland, Brazoria County Texas.

H. DISCUSSION ITEMS

1. Commissioners Activity Report
2. P&Z Strategic Priority
3. Annexation Update
4. Next P&Z Meeting, March 5, 2012

V. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

I, Judy Krajca Brown, Planning 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 16th day of February 2012, A.D., at 5:30 p.m.

Judy Krajca Brown, Planning Office Coordinator

Agenda removed _____ day of February 2012.

APPROVAL

OF

MINUTES

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD FEBRUARY 6, 2012 AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Vice-Chairperson Richard Golden called the meeting to order at 6:37 p.m. with the following present:

P&Z Vice-Chairperson Richard Golden
P&Z Commissioner Henry Fuertes
P&Z Commissioner Neil West
P&Z Commissioner Sheila Fischer

Also in attendance were: Planning Director Lata Krishnarao, Planner II Evan DuVall, Deputy City Attorney Nghiem Doan, and Planning Office Coordinator Judy Krajca Brown.

APPROVAL OF MINUTES

P&Z Commissioner Henry Fuertes made the motion to approve the minutes of the P&Z Regular Meeting of January 16, 2012, and P&Z Commissioner Sheila Fischer seconded.

The vote was 4-0. The minutes of the P&Z Regular Meeting of January 16, 2012 were approved.

OLD BUSINESS

CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. 2011-13

A request of R D Homes, applicant, at the request of Piper Precision, Inc., owner, for approval of a Conditional Use Permit to allow for Servant, Guest, Caretakers, or Security Quarters in the Light Industrial (M-1) District, on the following described property, to wit:

Legal Description: 8.4406 acres of land, being a part of the H. Stevens Survey, Abstract 594, and the H. T. & B. R.R. CO. Survey No. 28, Abstract 551, Brazoria County, Texas and being all of those certain tracts conveyed to Production Rentals, Inc. as a 2.973 acre tract described in a deed recorded in Volume 1393, Page 133, a 0.469 acre tract described in a deed recorded in Volume 1398, Page 963, and a 5.0 acre tract described in a deed recorded in Volume 1600, Page 900, all in the Brazoria County Deed Records, Brazoria County, Texas

General Location: 4155 S. Main Street, Pearland, TX

Planning Director Lata Krishnarao gave the staff report stating the applicant was currently out of the country and requested another postponement.

There was brief discussion with regards to postponing for another 30 days.

P&Z Commissioner Henry Fuertes made the motion to postpone until the March 5, 2012 P&Z Regular meeting, and P&Z Commissioner Neil West seconded.

The vote was 4-0. Conditional Use Permit No. 2011-13 was postponed until March 5, 2012.

NEW BUSINESS

CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SAVANNAH BEND SECTION THREE

A request by Christy Smidt from Kerry Gilbert & Associates, applicant, on behalf of Savannah Development LTD., owner, for approval of a Preliminary Plat of Savannah Bend Section Three, generally located at Savannah Bend Drive and Greenheath Lane, proposing a 25 single-family residential subdivision on the following described property, to wit

Being 8.152 acres of land located in the J.S. Tamage Survey, Abstract 562, Brazoria County Texas, more particularly being a portion of the residue of a called 161.460 acre tract (described as Tract 5) conveyed to Savannah Development, LTD., by an instrument of record File #00-037203, Official Records of said Brazoria County, Texas (B.C.O.R.) also being an instrument of record in File No. 200080225, Official Public Records of Fort Bend County, Texas.

Planner II Evan DuVall read the staff report stating there were no outstanding items.

P&Z Commissioner Henry Fuertes made the motion to approve, and P&Z Commissioner Sheila Fischer seconded.

The vote was 4-0. The Preliminary Plat of Savannah Bend Section Three was approved.

CONSIDERATION & POSSIBLE ACTION – Request by P&Z Commissioner Neil West to be allowed to change his vote on Conditional Use Permit No. 2011-12

Planning Director Lata Krishnarao gave a brief summary of the last meeting and stated Commissioner Neil West wished to change his vote from the P&Z Regular Meeting of January 16, 2012 with regards to Conditional Use Permit No. 2011-12, where he voted in opposition.

P&Z Commissioner Sheila Fischer made the motion to approve his vote to reflect in support, and P&Z Commissioner Henry Fuertes seconded.

Deputy City Attorney Nghiem Doan stated Mr. West was not to vote.

The vote was 3-0. Commissioner Neil West's vote for Conditional Use Permit No. 2011-12 was approved, changing his vote to reflect in support.

DISCUSSION ITEMS

1. There was no discussion under Commissioners Activity Report.
2. With regards to the P&Z Strategic Priority, Planning Director Lata Krishnarao updated the Commission that the Planning Staff would be contacting them. Ms. Krishnarao also brought up the City of Houston and ETJ procedure for addressing billboards and cell towers.
3. Office Coordinator Judy Krajca Brown asked for confirmation of those attending the 2012 National APA Conference, and that the registration deadline was February 16, 2012.
4. Planning Director Lata Krishnarao briefly updated the Commission on the progress of Annexation Area 4
5. There will be no Joint Public Hearings scheduled for February 20, 2012; however, there would be a Joint Workshop with HEB.
6. Next P&Z Meeting, February 20, 2012

ADJOURNMENT

P&Z Vice-Chairperson Richard Golden adjourned the P&Z Regular Meeting at 7:04 p.m.

These minutes are respectfully submitted by:

Judy Krajca Brown, Planning Office Coordinator

Minutes approved as submitted and/or corrected on this 20th day of February 2012, A.D.

P&Z Chairperson Jerry Koza, Jr.

EXCUSE ABSENCE

NEW BUSINESS

**P&Z AGENDA
ITEM**

A



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Evan M. DuVall
DATE: 2/15/2012
AGENDA ITEM SUBJECT: Variance 2012-01

Old Business **New Business** Discussion Item Workshop

Summary: A request by Erica Stephens, applicant and owner, for approval of a Planning and Zoning Variance to allow a minimum of 90-foot lot width where 120 feet is required.

Staff Recommendation: Approval with conditions.

PLANNING AND ZONING COMMISSION MEETING OF FEBRUARY 20, 2012

PLANNING AND ZONING VARIANCE NO. 2012-01

A request by Erica Stephens, applicant and owner, for approval of a Planning and Zoning Variance to allow a minimum of 90-foot lot width where 120 feet is required, on the following described property, to wit:

Legal Description: Being a tract of land containing 3.2533-acres (141,715 square feet) out of tract 18 of the Allison-Richey Gulf Coast Home Company's Subdivisions Section 20, situated in the H.T & B.R. CO survey, A-506 In Brazoria County, Texas as recorded in Volume 2, page 23 of the plat records of Brazoria County, Texas and also being described as a 3.25-acre tract as conveyed unto Martha Lane Grayner and Lonnie W. Butler, Jr as recorded in county clerks file No. 94-003918, O.P.R.R.P.H.C. of Brazoria County, Texas.

General Location: 1852 Hillhouse Road

SUMMARY: The applicant is proposing a five lot residential subdivision with a minimum of 90-foot lot widths, where 120 feet is required in the R-E (Single-Family Estate District).

PREVIOUS CASE HISTORY: A variance for lot width was conditionally approved on 02/17/2011. This conditional approval required a circular drive with two curb cuts as depicted by the lot exhibit. The applicant has submitted this Variance for a concept for three driveways, two of which will be shared.

UNIFIED DEVELOPMENT CODE: R-E (SINGLE-FAMILY ESTATE DISTRICT):

Area Regulations: R-E (Single-Family Estate District)		
Size of Lots	Required	Proposed
a) Minimum Lot Area	21,780 SF	29,000 SF
b) Minimum Lot Width	120 Feet	90 Feet
c) Minimum Lot Depth	90 Feet	290 Feet
d) Maximum Lot Coverage	50%	< 50%

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	R-E (Single-Family Estate District)	Horses
South	R-E (Single-Family Estate District)	Vacant
East	R-E (Single-Family Estate District)	Single-Family Homes
West	R-E (Single-Family Estate District)	Single-Family Homes

PLATTING STATUS: A Preliminary Plat for Eagle Landing was conditionally approved on 09/19/2011 by the Planning and Zoning Commission. This approval required conformance to the approved Variance 2011-01. This request would expunge the previous Variance and allow the Final Plat for Eagle Landing to be developed as shown by the updated exhibit.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends D-10,000 SF Lots Suburban Residential for the subject and surrounding properties. This request is in conformance with this land use designation as these lots are larger than 10,000 square feet.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Hillhouse Road, a Minor Collector (80-foot Wide) and Hawk Road a local road. Any required dedication will occur during the Final Plat process.

ADDITIONAL COMMENTS: No additional comments have been received as of this report.

SITE PLAN CONSIDERATIONS: A preliminary site plan was submitted depicting a development of five separate residences on the subject parcel. These residences as depicted will have the required frontage and access by Hillhouse Road. The proposed redesign will enable to development to have three driveways with four homes having shared driveways. This would allow for three curb cuts instead of five, as would normally occur in a five-lot subdivision. The particulars of the development including; façade, fence location and landscaping will be examined during the development phase of this project.

IMPACT ON NEIGHBORING PROPERTIES:

DENSITY: The proposed density will be in conformance with the R-E (Single-Family Estate District). Granting this Variance will not increase the density of the development for this parcel.

LOT SIZE AND DEPTH: The lot depth of 290 feet is substantially over the minimum permitted depth of 90 feet in the R-E (Single-Family Estate District) and the proposed square-footage is substantially over the minimum of half acre lots.

ACCESS: The proposed access on Hillhouse Road will provide three less curb cuts and provide for better circulation to the surrounding neighborhood.

STAFF RECOMMENDATION: Staff recommends conditional approval of the subject Variance as proposed by the applicant, for the following reasons:

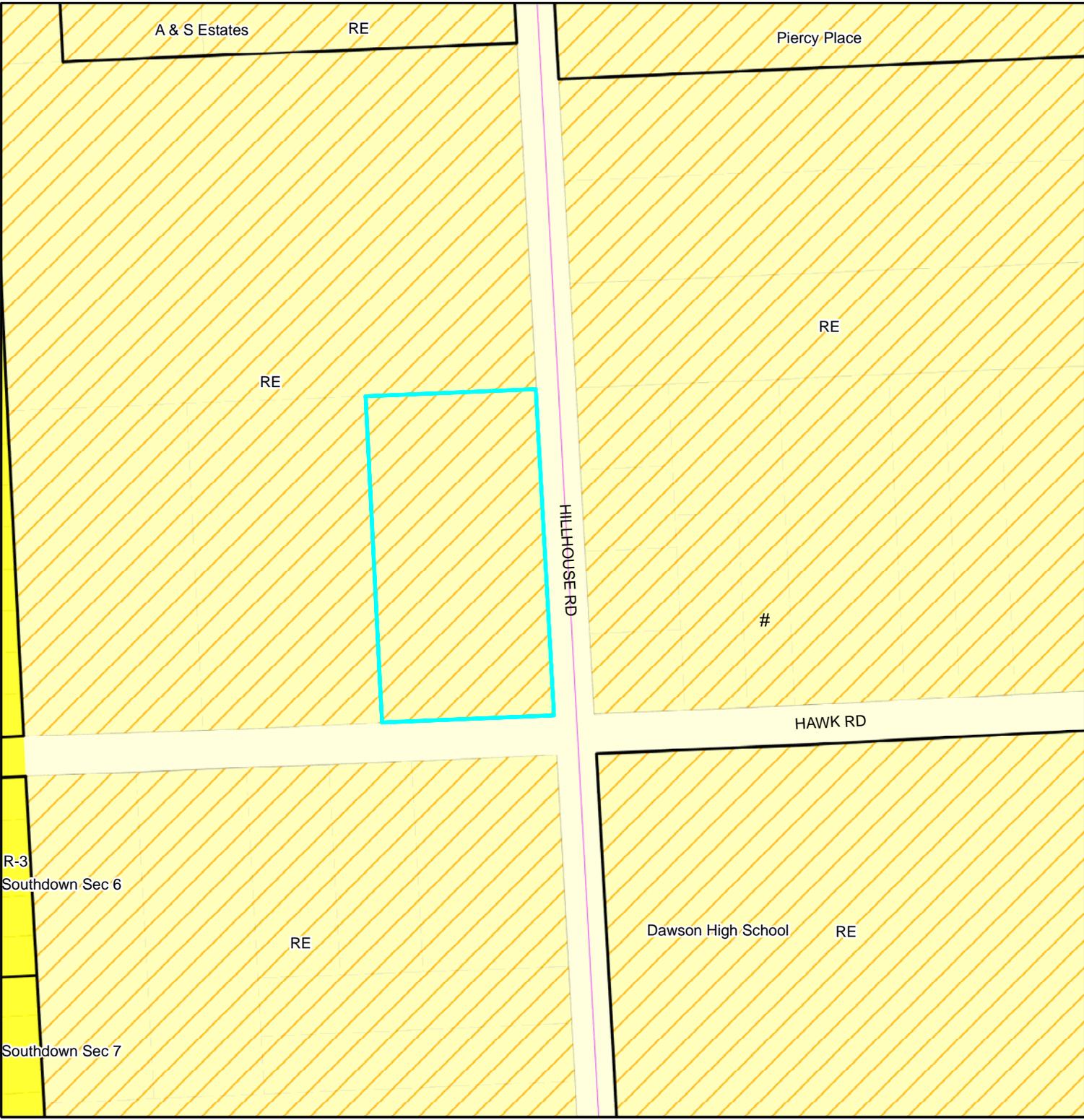
1. The proposed width reduction will not cause any adverse impacts on the surrounding properties.
2. The approval of this request will not increase the density above the requirements in the R-E (Single-Family Estate District), as the lots will satisfy or exceed the 0.5 acre lots.
3. The Unified Development Code will assure the development of this property is in conformance with the goals of the city.

CONDITIONS OF APPROVAL:

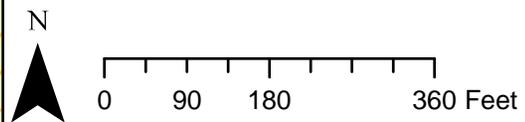
1. The lots are developed as shown on the attached plans, which includes three driveways providing access to five residential homes.
2. Expunge Planning and Zoning Variance 2011-01.

SUPPORTING DOCUMENTS:

- Location/Zoning Map
- Future Land Use Plan
- Aerial Map
- Preliminary Plat
- Application Package



Vicinity and Zoning
 Hawk Road & Hillhouse Road
 #P-613H-2011-0040



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

A & S Estates

Piercy Place



Future Land Use

Hawk Road & Hillhouse Road

#P-613H-2011-0040

D-10,000sf Lots (Suburban Res)

#

HAWK RD

HILLHOUSE RD

Dawson High School



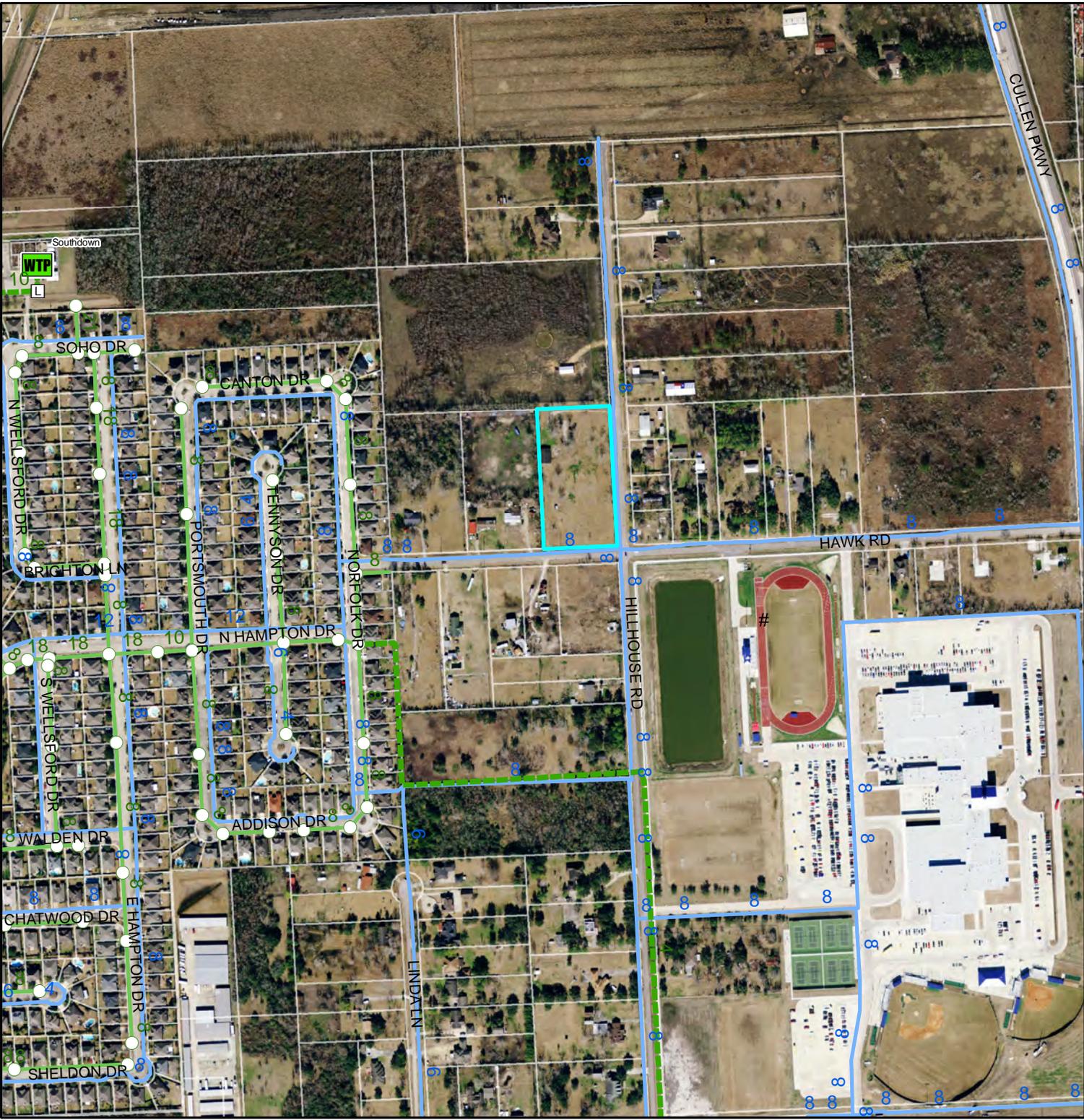
0 90 180 360 Feet

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Medium Density Residential

Southdown Sec 6

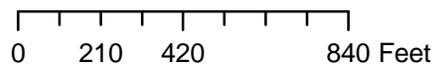
Southdown Sec 7



Aerials

Hawk Road & Hillhouse Road

#P-613H-2011-0040



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ZONING BOARD OF ADJUSTMENT VARIANCE/SPECIAL EXCEPTION APPLICATION

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

Check
one
box

Variance from Section No. : 2.4.2.2
(list section number from the Unified Development Code that pertains to requested variance)

Special Exception for: _____
(state what the special exception is for)

General Description: minimum lot width 120ft required 90 ft to 100ft requested
(for example: side yard encroachment, appeal of interpretation)

Property Information:

Address or General Location of Property: 1852 Hillhouse

Has the property ever been platted: Yes No

Tax Account No. 0506-0007-000 Subdivision: A0506 HT+BRR

Lot: A0506 HT+BRR Block: Tract 18A

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

PROPERTY OWNER INFORMATION:

NAME ERICA STEPHENS
ADDRESS 3334 SOUTHDOWN DRIVE
CITY PEARLAND STATE TX ZIP 77584
PHONE (713) 436-3131
FAX (888) 296-5331
E-MAIL ADDRESS ers_gg@msn.com

APPLICANT/AGENT INFORMATION:

NAME Same
ADDRESS _____
CITY _____ STATE _____ ZIP _____
PHONE (____) (713) 252-7298 cell (X)
FAX (____) _____
E-MAIL ADDRESS _____

*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: Erica Stephens Date: 1/5/10

Applicant/Agent's Signature: Erica Stephens Date: 1/5/10

OFFICE USE ONLY:

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
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Application No. _____

Erica Stephens
3334 Southdown Drive
Pearland, TX 77584
(713) 436-3131

January 6, 2011

Zoning Board of Adjustments
Pearland, TX

To Whom It May Concern:

I own the parcel of land known as 1852 Hillhouse Rd. It is a 3.33 acre property that I would like to divide to make 5 half-acre+ homesites. The land is currently zoned R-E, Single Family Estate District.

I would like to get a variance from the minimum lot width of 120 feet. I am proposing to have 5 lots that are 90 - 100 feet wide. My design is in compliance on all other aspects of the requirements. In fact, this zoning calls for half acre lots, but all the lots that I am proposing are larger than than. This design would present the highest and best use of the land and create a more cohesive 5 homesite neighborhood. Refer to the proposed drawings that are attached for a detailed view of the land layout proposal.

This new neighborhood would add value to this area, provide a better use of the land, bring curb appeal to Hawk and Hillhouse and provide a beautiful neighborhood close to Dawson High School.

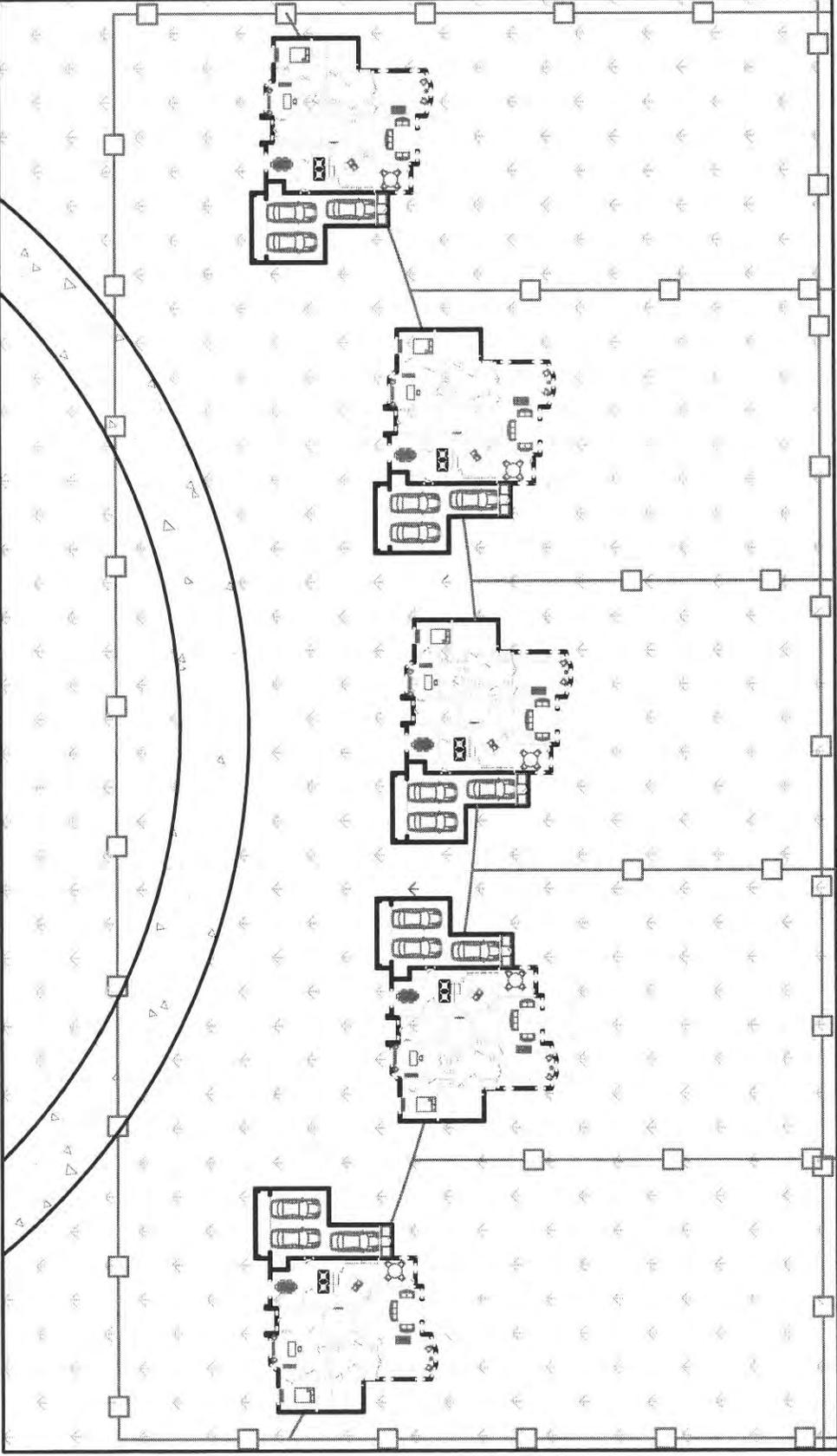
Thanks in advance for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Erica Stephens".

Erica Stephens

HAWK



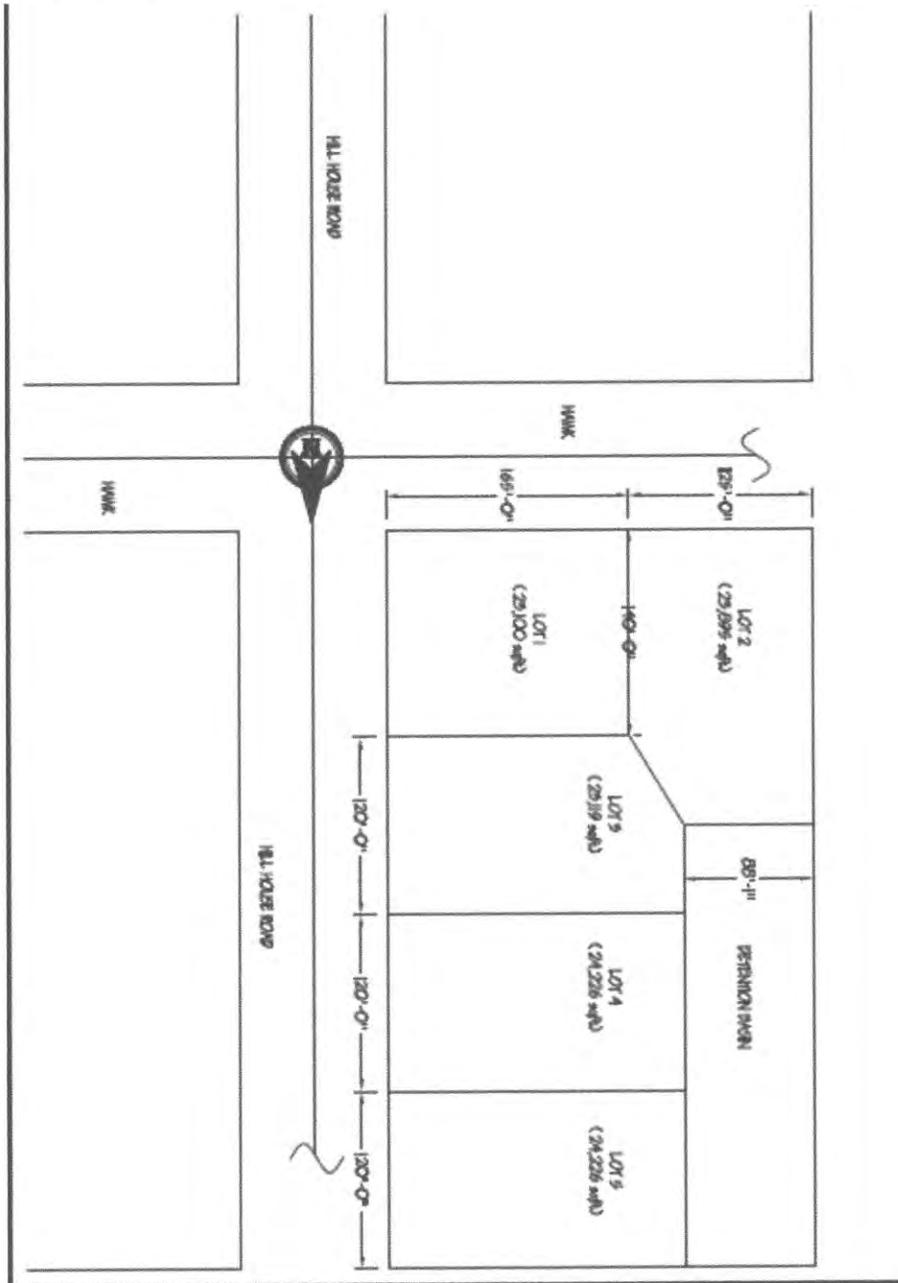
HILL HOUSE ROAD

Attached are other opts that were considered
but none of them present the highest
and best use of the land nor do they
form a cohesive neighborhood.

proposals # 1-4

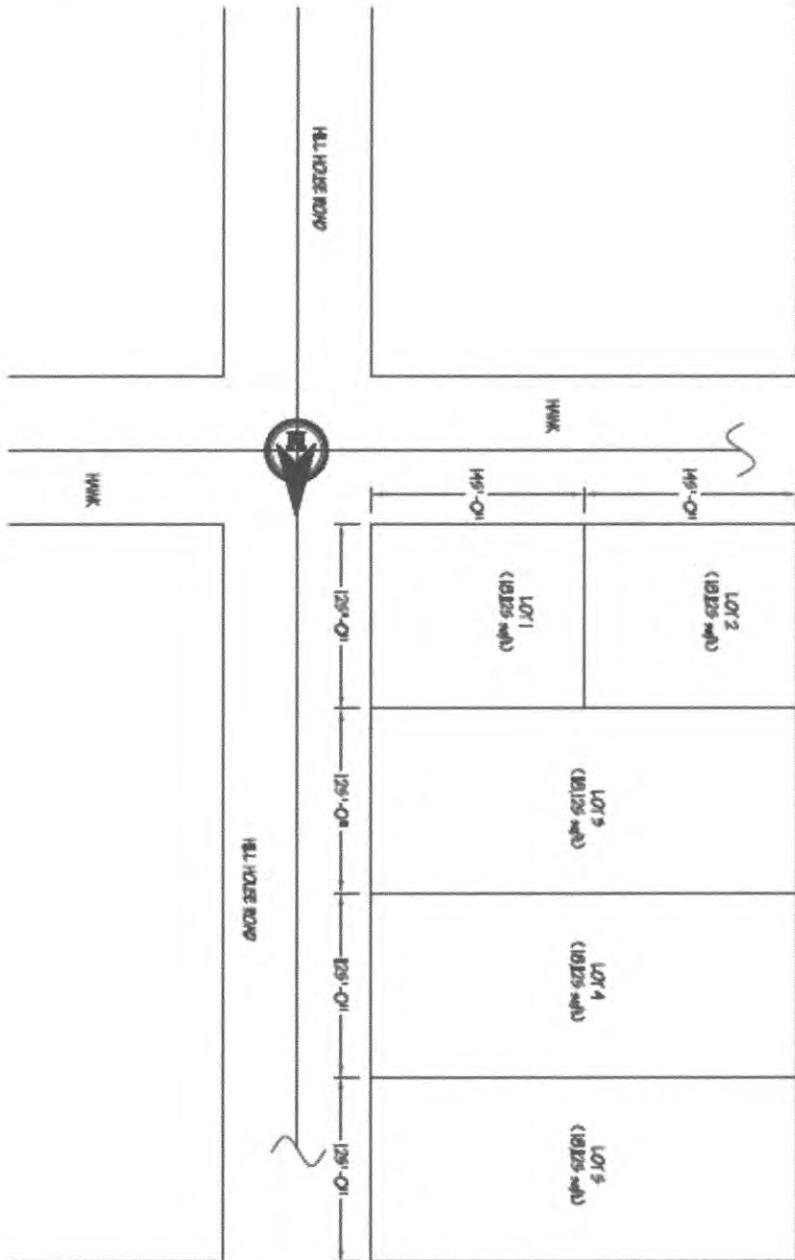
Product – Proposed State of Land - *Rejected*

Proposal #1



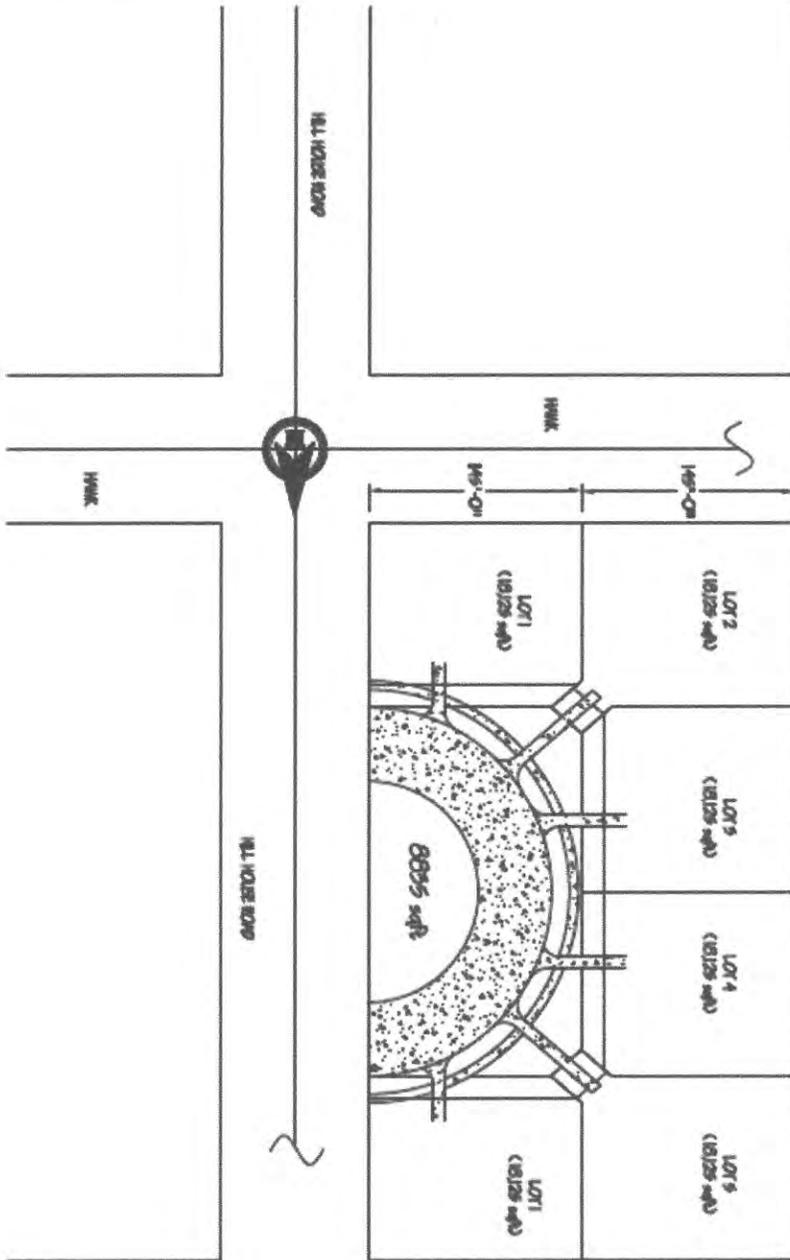
** meets requirements but not a cohesive neighborhood*

Proposal #3

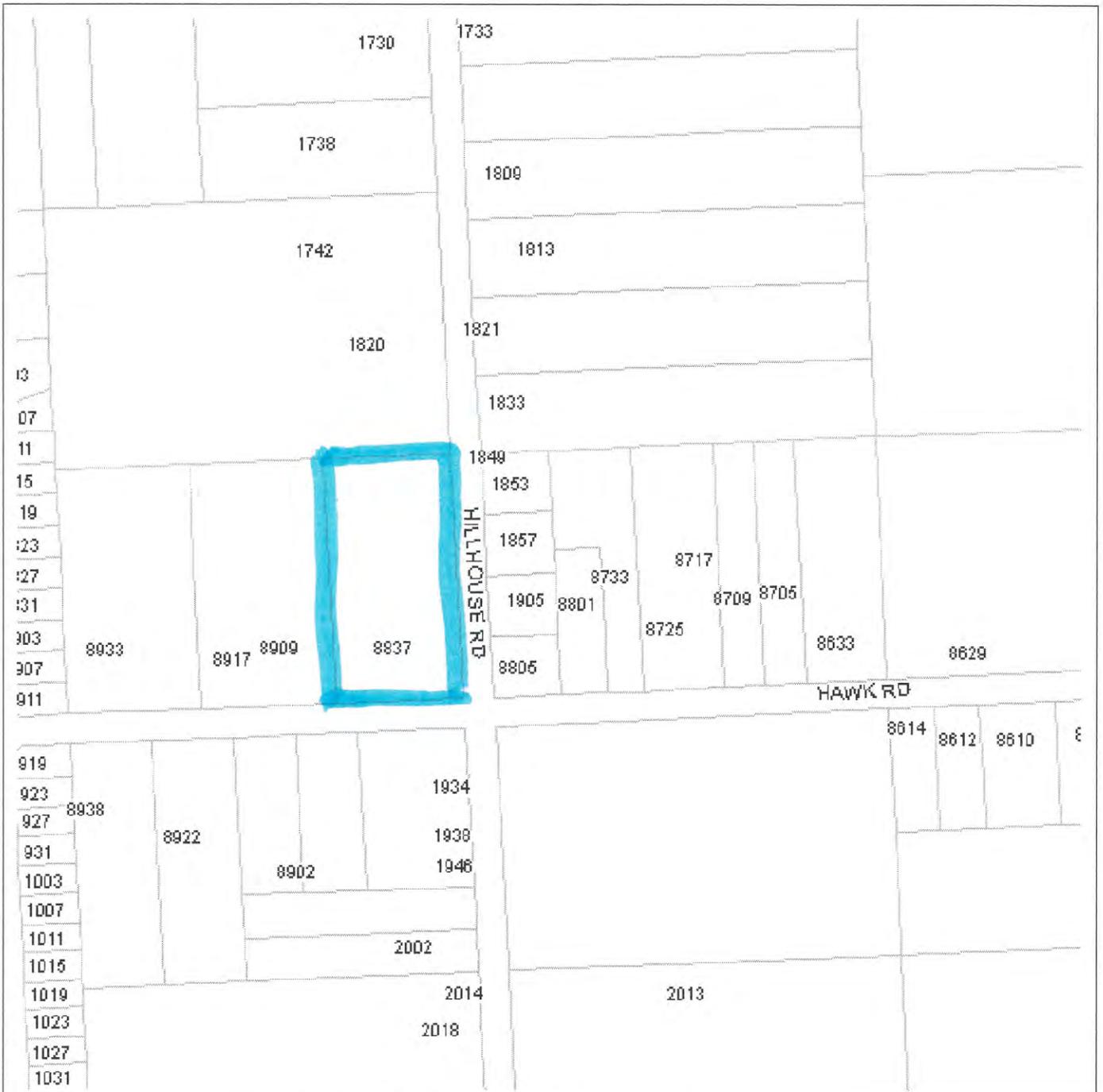


* meets requirements but not a cohesive neighborhood

Proposal #4



* 1st/top pick but doesn't meet zoning requirements



Vicinity Map - Pearland, TX



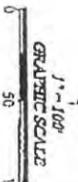
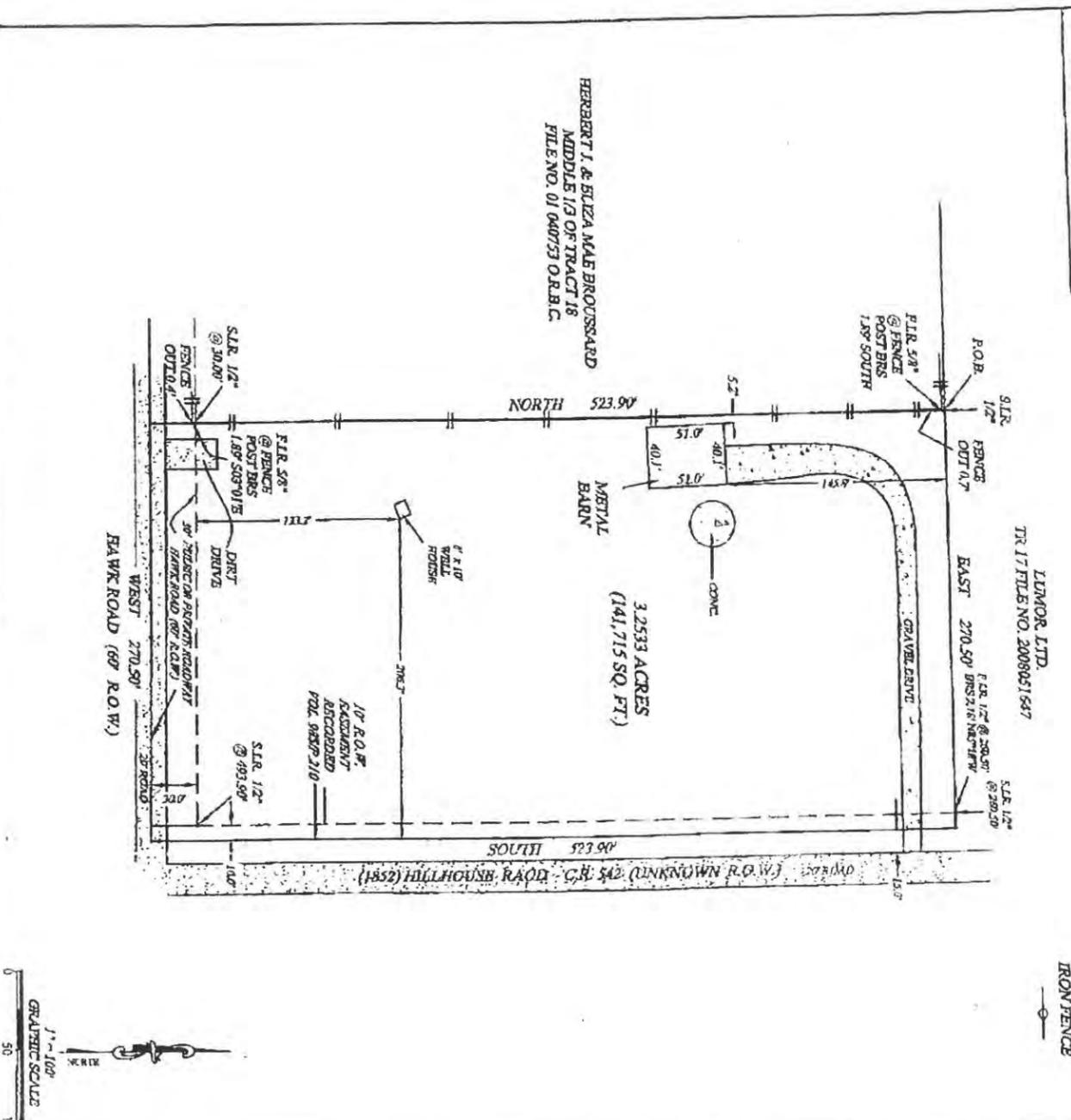
Planning purposes only - Not survey grade.

ADDRESS:
 (1852) Hillhouse Road - C.R. 542
 Pearland, TX 77581

SCALE: 1" = 100'

All information shown on this survey, including but not limited to, bearings, distances, and locations of monuments, is based on the survey data provided by the client. The surveyor does not warrant the accuracy of the information provided by the client.

LEGAL DESCRIPTION: (AS FURNISHED)
 BEING A TRACT OF LAND CONTAINING 1,253.3 ACRES (141,715 SQUARE FEET) OUT OF TRACT 18 OF THE ALLISON-RICHIEY GOLF COURSE HOME COMPANYS SUBDIVISION SECTION 24, SITUATED IN THE H.T. & B.R. CO SURVEY, A-506 IN BRAZORIA COUNTY, TEXAS AS RECORDED IN VOLUME 2, PAGE 23 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND ALSO BEING DESCRIBED AS A 1.25-ACRE TRACT AS CONVEYED INTO MARTHA LANE GRAYNER AND LONNIE W. BUTLER, JR. AS RECORDED IN COUNTY CLERK'S FILE NO. 94403918, O.P.R.P.H.C. OF BRAZORIA COUNTY, TEXAS, SAID 1.25-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED HERETO.



ELITE SURVEYING COMPANY, INC.

BASIS OF BEARING: BEARING BASED ON THE RECORDED PLAT

SURVEYOR INFORMATION:

KRISTINA M. KELLEY
 LICENSED SURVEYOR
 281.412.9922

CLIENT G.F.R. 1488-10-1133

SURVEY FILE # 10-35-10

SURVEY INVOICE # 081935

SURVEYOR: C.I.R.

DRAFTER: J. GUMPERT

APPROVED: S.L. WRIGHT

CERTIFIED TO: (AS PROVIDED)

American Tide Company
 Eric Stephens

FLOOD ZONE: FLOOD ZONE (FOR INFORMATIONAL PURPOSES ONLY)

SURVEYOR'S CERTIFICATE

I, Steven L. Wright, Texas Registered Professional Land Surveyor No. 4823, do hereby certify that the survey plat herein is a true and accurate representation of the property hereon described, and do hereby state that the survey necessary to depict the adjacent improvements to said property as shown on the record, and that there are no encroachments onto said property by any other party except as shown herein.

STATE OF TEXAS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STEVEN L. WRIGHT
 LICENSE NO. 4823
 EXPIRES 10/18/2010

DATE	REVISION	DRAWN	REVISION	QC1	QC2
				J.O.	C.G.

**P&Z AGENDA
ITEM**

B



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Evan M. DuVall

DATE: 02/14/2012

AGENDA ITEM SUBJECT: Waiver of Decision for the Final Plat of Oakbrook Estates Section Eight

Old Business **New Business** Discussion Item Workshop

Summary: A request by Alex Van Duzer from Cobb Fendley, applicant, on behalf of Oakbrook Estates, LTD, owner for approval of a Waiver of Decision on the Final Plat of Oakbrook Estates Section Eight to finalize the acceptance of the Infrastructure, ,generally located southwest of the intersection of Glen Oak Drive and Grand Oak Drive.

Staff Recommendation: Approval

February 12, 2012

City of Pearland
Planning Department
3523 Liberty Drive
Pearland, Texas 77581

VIA EMAIL/
ORIGINAL BY MAIL

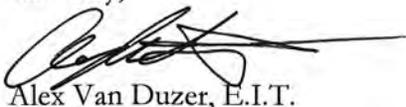
Re: Oakbrook Estates Section 8
Waiver for Additional Time
For Final Plat Corrections

Dear Planning & Zoning Commission/Planning Director:

Please accept for consideration the following request for waiver of decision time pursuant to Section 3.1.1.4 (b) of Pearland's Unified Development Code. CobbFendley acting as a dully authorized agent of Oakbrook Estates, LTD. hereby requests an additional forty days before the Planning & Zoning Commission/Planning Director must act upon the plat know as Oakbrook Estates Section 8. This extension is for additional time to complete the final plat revisions on said plat.

CobbFendley acting as a dully authorized agent of Oakbrook Estates, LTD. agrees that the above waiver, if granted, shall be construed as tolling the official filing date of the above plat by the number of days granted pursuant to this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alex Van Duzer', with a long horizontal flourish extending to the right.

Alex Van Duzer, E.I.T.
Project Engineer
CobbFendley

**P&Z AGENDA
ITEM**

C



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Evan M. DuVall
DATE: 02/14/2012
AGENDA ITEM SUBJECT: Final Plat of Oakbrook Estates Section Eight

Old Business **New Business** Discussion Item Workshop

Summary: A request by Alex Van Duzer from Cobb Fendley, applicant, on behalf of Oakbrook Estates, LTD, owner, for approval the Final Plat of Oakbrook Estates Section Eight, a 31 lot residential subdivision, generally located southwest of the intersection of Glen Oak Drive and Grand Oak Drive.

Staff Recommendation: Denial (Recommend approval of associated waiver)

PLANNING AND ZONING COMMISSION MEETING OF FEBRUARY 20, 2012

Final Plat of the Oakbrook Estates Section Eight

A request of Alex Van Duzer, applicant, on behalf of Oakbrook Estates, LTD for approval of a Final Plat of Oakbrook Estates Section Eight, generally located southwest of the intersection of Glen Oak Drive and Grand Oak Drive for approximately 18.5112 acres, on the following described property, to wit

Legal Description: Being all that certain 18.5112 acres (806,350 SQ. FT) of land situated in the W.D.C. Hall League, A-70, Brazoria County, Texas, and being out of called 45.5143 acre tract conveyed to Oakbrook Estates, LTD. As recorded under File No. 03-003446 of the Brazoria County Deed Records (B.C.D.R.) dated December 26, 2002, and also being the remainder of a called 26.9108 acre tract conveyed to Oakbrook Estates, LTD. As recorded under file No. 99-055675 of the B.C.D.R. dated December 2, 1999.

General Location: Southwest of the intersection of Glen Oak Drive and Grand Oak Drive

SUMMARY: On behalf of Oakbrook Estates, Alex Van Duzer of Cobb Fendley has applied for a Final Plat of Oakbrook Estates Section Eight, which includes 31 single-family residential lots and four reserves.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Current Land Use</u>
North	PUD (Oakbrook)	Single-Family Residential
South	M-1 (Light Industrial) & R-4 (Single-Family Residential-4 District	Vacant and Drainage
East	PUD (Oakbrook)	Single-Family Residential and Vacant
West	R-4 (Single-Family Residential-4 District	Vacant and Drainage

CONFORMANCE WITH THE OAKBROOK PLANNED UNIT DEVELOPMENT (PUD):

The above submittal is in conformance with the Oakbrook Planned Unit Development. This single family residential development at build-out has a total of 388 dwelling units. As in conformance with the goals of the Planned Development, reserve a will be platted with this portion of the subdivision in conformance with the Park Dedication requirements of this Planned Development.

PLATTING STATUS: This is the Final Plat for Oakbrook Section Eight, if approved would allow the creation of these 31 single family residential lots. The Preliminary Plat was approved on 06/06/2011 by the Planning and Zoning Commission.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The Future Land Use designation for the subject land is Medium Density Residential. This designation allows for a maximum of 10 dwelling units an acre. As the Oakbrook Planned Unit Development States, this development will have a gross residential density of 3.22 units an acre.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property is served by two local roads within the existing Oakbrook Planned Development. These local roads include Grand Oak Drive and Penny Oak Drive, both 50-foot local roads on the Thoroughfare Plan. The future alignment of the Pearland Parkway Major Thoroughfare will be on the southwest boundary of this subdivision; the finalization of this plat will require a 120-foot right-of-way dedication for Pearland Parkway.

AVAILABILITY OF UTILITIES: The subject parcel is served by public water and sewer lines, from the existing Oakbrook Subdivision.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed Final Plat should not have any significant adverse impacts on any surrounding structures or uses.

ADDITIONAL COMMENTS: There are no additional comments regarding this request.

STAFF RECOMMENDATION: Staff recommends denial of this Final Plat as proposed by the applicant for the following reasons:

Reasons for denial recommendation:

1. A resubmittal has not been received by the Planning Department. A Waiver of Decision was submitted to allow for additional time to resolve any outstanding items.
2. Infrastructure has not been accepted by the Engineering Department.

Outstanding Items:

1. Resubmittal of Oakbrook Estates Section Eight.
2. Infrastructure Acceptance
3. Landscaping Performance Escrow.

SUPPORTING DOCUMENTS:

Vicinity and Zoning Map

Future Land Use Plan

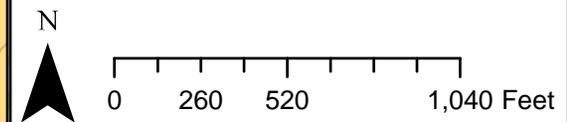
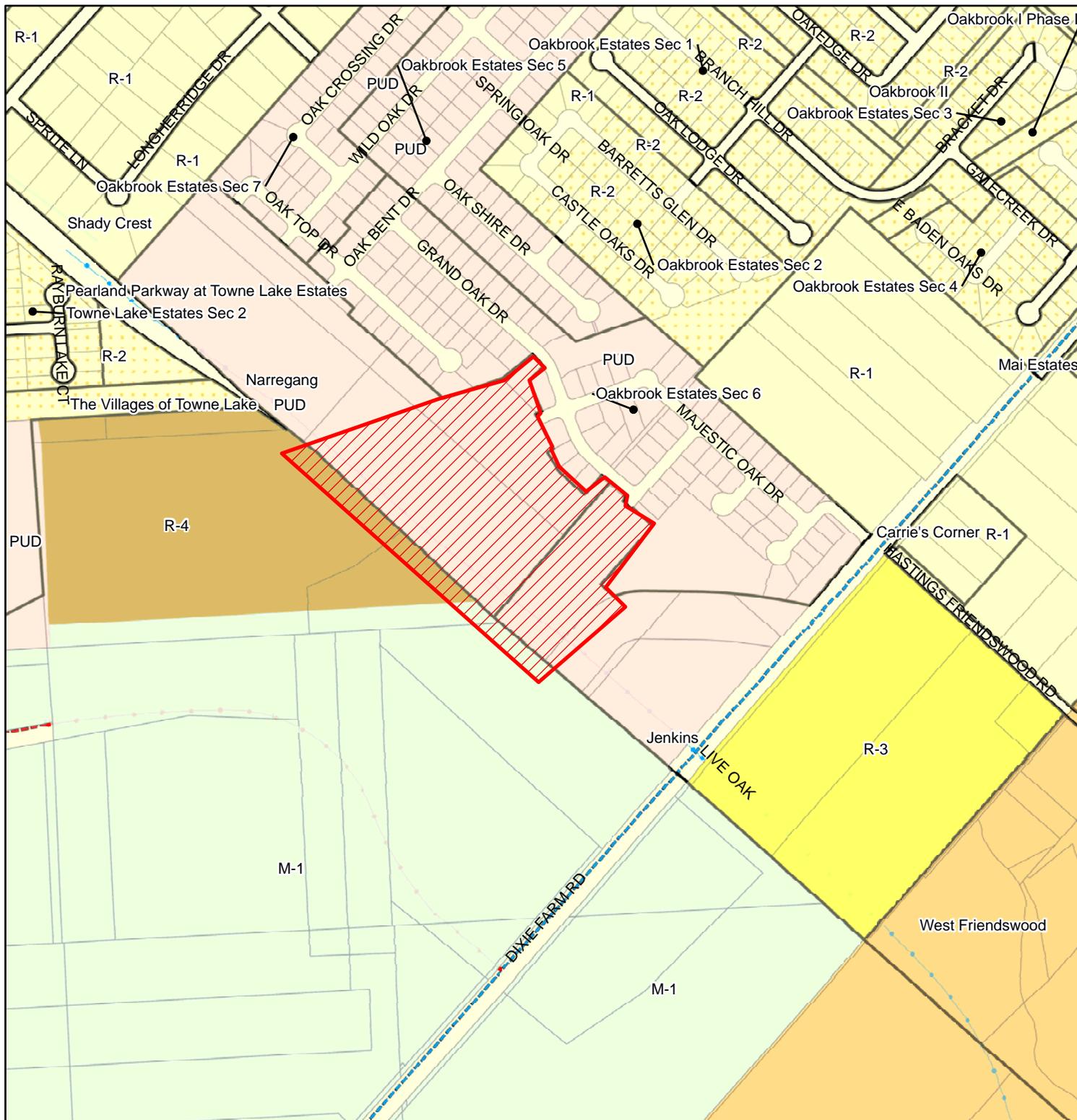
Aerial Photograph

Final Plat of Oakbrook Section Eight



Oakbrook Estates Section Eight Vicinity & Zoning Map

 Oakbrook Estates Section Eight

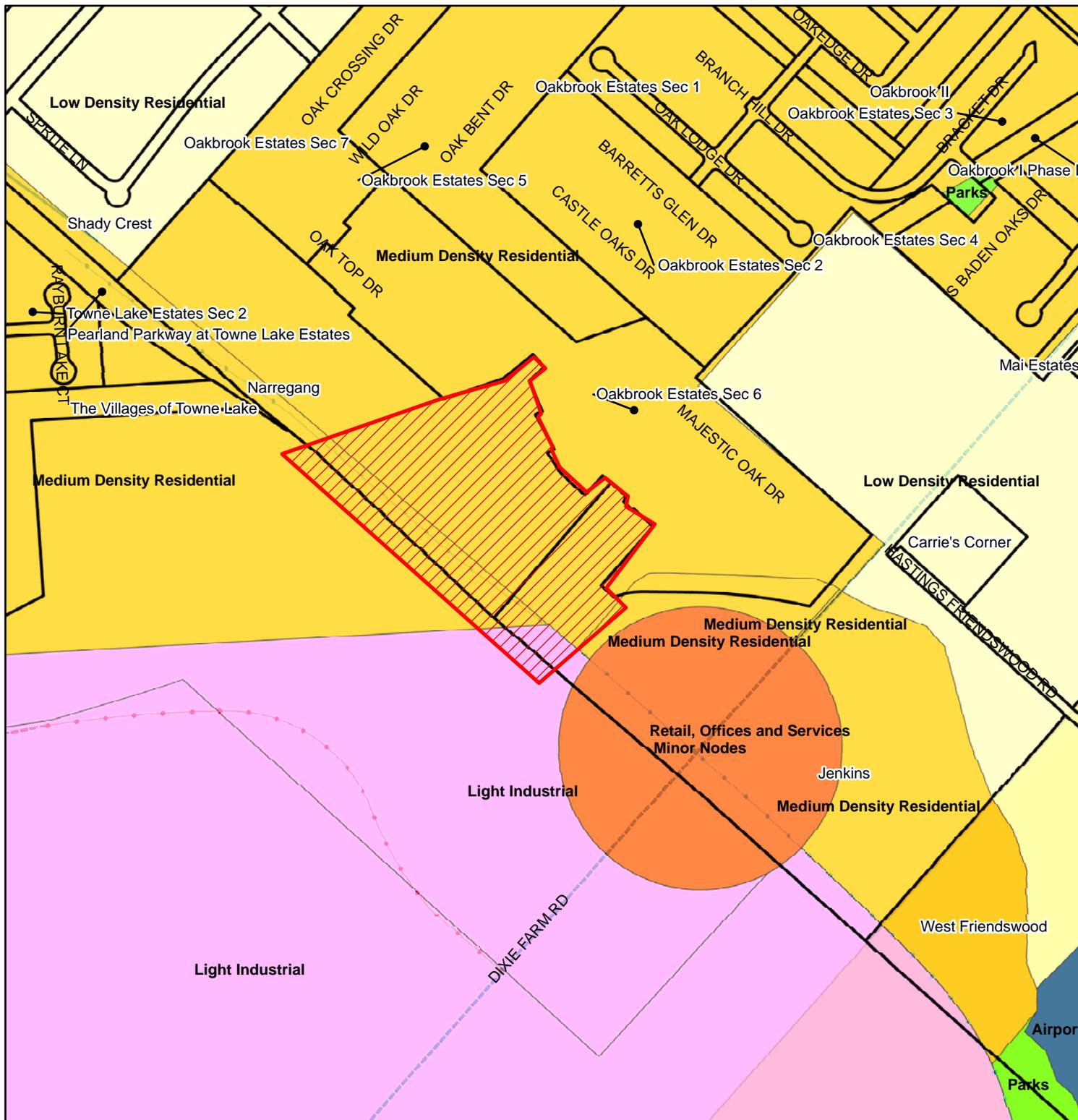


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Oakbrook Estates Section Eight Future Land Use Plan

 Oakbrook Estates Section Eight



N



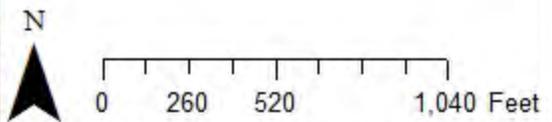
0 260 520 1,040 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Oakbrook Estates Section Eight Aerial Map

 Oakbrook Estates Section Eight



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ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48039C0045J, WITH THE EFFECTIVE DATE OF SEPTEMBER 22, 1999, THE PROPERTY IS LOCATED IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN.) 100-YEAR FLOOD PLAIN WATER SURFACE ELEV.=40.00 AS PER FIRM MAP NO. 48039C0045J..

ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

CALLED 45.5143 ACRES
OAKBROOK ESTATES, LTD.
FILE NO. 03-003446
B.C.D.R.
DECEMBER 26, 2002

CALLED 30' WIDE PIPE LINE
LOCATION TRACT
HUMBLE PIPE LINE COMPANY
BY JUDGMENT
VOL. 7, PG. 584
BRAZORIA COUNTY COURT RECORDS

CALLED 0.9917 ACRES
HUMBLE PIPE LINE COMPANY
BY JUDGMENT
VOL. 1384, PG. 581
B.C.D.R.

CALLED 38.5705 ACRES
RAVENWOOD SECTION 3, LTD.
TO
FORGOTTEN ANGELS, INC.
FILE NO. 2005002608
B.C.D.R.
JANUARY 12, 2005

& R.R. COMPANY SURVEY NO. 28
A-551

BENCHMARK:

CITY OF PEARLAND GPS MONUMENT #1
3" BRASS DISK LOCATED ON NORTHEASTERLY
SIDE OF LIBERTY ROAD, 11.7' FROM BACK OF
CURB & 0.3 MILES SOUTHERLY OF THE
INTERSECTION OF LIBERTY ROAD AND F.M. 518,
LOCATED IN FRONT OF CITY OF PEARLAND
CITY HALL. (1987 ADJ.)

ELEV.=45.19'

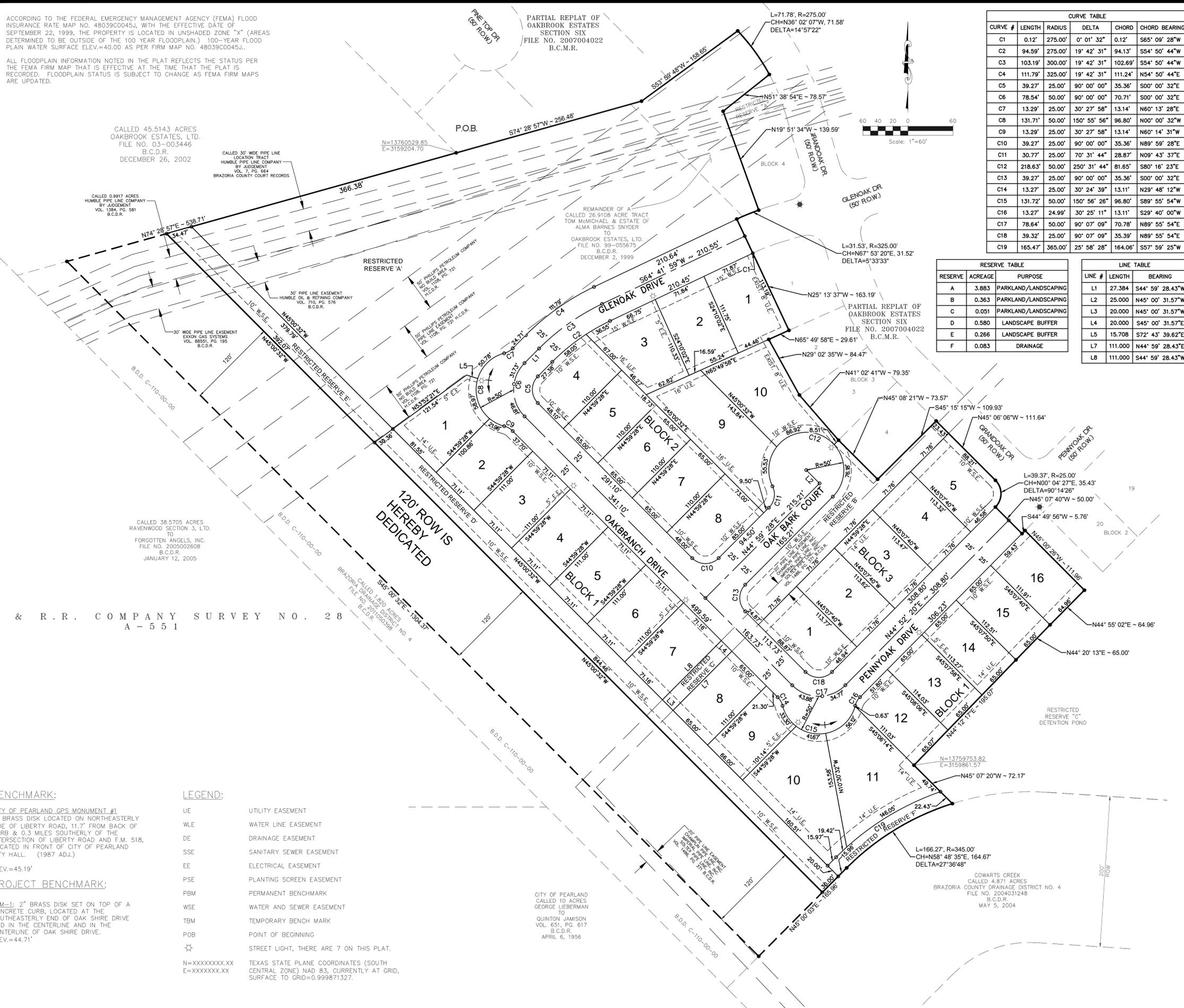
PROJECT BENCHMARK:

TBM-1: 2" BRASS DISK SET ON TOP OF A
CONCRETE CURB, LOCATED AT THE
SOUTHEASTERLY END OF OAK SHIRE DRIVE
AND IN THE CENTERLINE AND IN THE
CENTERLINE OF OAK SHIRE DRIVE.
ELEV.=44.71'

LEGEND:

- UE UTILITY EASEMENT
- WLE WATER LINE EASEMENT
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- EE ELECTRICAL EASEMENT
- PSE PLANTING SCREEN EASEMENT
- PBM PERMANENT BENCHMARK
- WSE WATER AND SEWER EASEMENT
- TBM TEMPORARY BENCH MARK
- POB POINT OF BEGINNING
- ☼ STREET LIGHT, THERE ARE 7 ON THIS PLAT.
- N=XXXXXXXX.XX TEXAS STATE PLANE COORDINATES (SOUTH CENTRAL ZONE) NAD 83, CURRENTLY AT GRID, SURFACE TO GRID=0.999871327.
- E=XXXXXXXX.XX

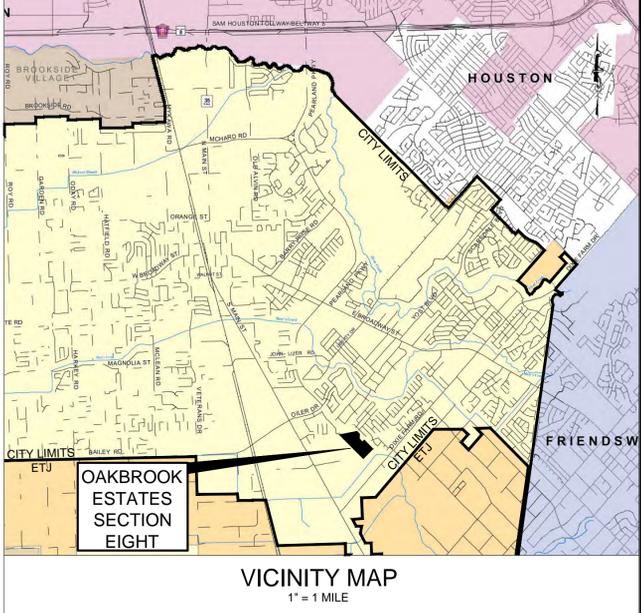
CITY OF PEARLAND
CALLED 10 ACRES
GEORGE LIEBERMAN
TO
QUINTON JAMISON
VOL. 651, PG. 617
B.C.D.R.
APRIL 6, 1996



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	
C1	0.12'	275.00'	0° 01' 32"	0.12'	S65° 09' 28"W	
C2	94.59'	275.00'	19° 42' 31"	94.13'	S54° 50' 44"W	
C3	103.19'	300.00'	19° 42' 31"	102.69'	S54° 50' 44"W	
C4	111.79'	325.00'	19° 42' 31"	111.24'	N54° 50' 44"E	
C5	39.27'	25.00'	90° 00' 00"	35.36'	S00° 00' 32"E	
C6	78.54'	50.00'	90° 00' 00"	70.71'	S00° 00' 32"E	
C7	13.29'	25.00'	30° 27' 58"	13.14'	N60° 13' 28"E	
C8	131.71'	50.00'	150° 55' 56"	96.80'	N00° 00' 32"W	
C9	13.29'	25.00'	30° 27' 58"	13.14'	N60° 13' 28"E	
C10	39.27'	25.00'	90° 00' 00"	35.36'	S00° 00' 32"E	
C11	30.77'	25.00'	70° 31' 44"	28.87'	N09° 43' 37"E	
C12	218.63'	50.00'	250° 31' 44"	81.65'	S80° 16' 23"E	
C13	39.27'	25.00'	90° 00' 00"	35.36'	S00° 00' 32"E	
C14	13.27'	25.00'	30° 24' 39"	13.11'	N29° 48' 12"W	
C15	131.72'	50.00'	150° 56' 28"	96.80'	S89° 55' 54"W	
C16	13.27'	24.99'	30° 25' 11"	13.11'	N60° 13' 28"E	
C17	78.64'	50.00'	90° 07' 09"	70.78'	N89° 55' 54"E	
C18	39.32'	25.00'	90° 07' 09"	35.39'	N89° 55' 54"E	
C19	165.47'	365.00'	25° 58' 28"	164.06'	S57° 59' 25"W	

RESERVE TABLE		
RESERVE	ACREAGE	PURPOSE
A	3.883	PARKLAND/LANDSCAPING
B	0.363	PARKLAND/LANDSCAPING
C	0.051	PARKLAND/LANDSCAPING
D	0.580	LANDSCAPE BUFFER
E	0.266	LANDSCAPE BUFFER
F	0.083	DRAINAGE

LINE TABLE		
LINE #	LENGTH	BEARING
L1	27.384	S44° 59' 28.43"W
L2	25.000	N45° 00' 31.57"W
L3	20.000	N45° 00' 31.57"W
L4	20.000	S45° 00' 31.57"E
L5	15.708	S72° 43' 39.62"E
L7	111.000	N44° 59' 28.43"E
L8	111.000	S44° 59' 28.43"W



GENERAL PROPERTY ADDRESS:
1920 GRAND OAK DRIVE
PEARLAND, TEXAS 77581

FINAL PLAT OF OAKBROOK ESTATES SECTION EIGHT

A SUBDIVISION OF 16.6912 ACRES
IN THE W.D.C. HALL LEAGUE, ABSTRACT NO. 70
BRAZORIA COUNTY MUD 17
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS
31 LOTS, 6 RESERVES (5.226 AC.), 3 BLOCKS
SCALE: 1"=60' FEBRUARY 2012

OWNER:
OAKBROOK ESTATES, LTD.,
GREATMARK INTERNATIONAL, INC., GENERAL PARTNER
CLINTON F. WONG, PRESIDENT
7676 WOODWAY, SUITE 238
HOUSTON, TEXAS 77063
713-784-6102

CobbFendley
Texas Registration No. 274
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262
www.cobbfendley.com
BILL ODLE, P.E.

**P&Z AGENDA
ITEM**

D



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Evan M. DuVall

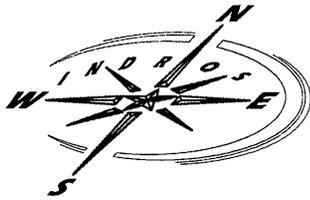
DATE: 11/02/2011

AGENDA ITEM SUBJECT: Waiver of Decision for the First Replat of The Reserve at Shadow Creek Ranch

Old Business **New Business** Discussion Item Workshop

Summary: A request by Matt Tucker of Windrose Land Services, applicant, on behalf of Pearland Investments L.P., owner for approval of a Waiver of Decision for the Replat of The Reserve at Shadow Creek Ranch, to divide lot 'C' into four lots, generally located at the 10900 Block of Discovery Bay Drive.

Staff Recommendation: Approval



Windrose Land Services, Inc

3200 Wilcrest, Suite 325

Houston, Texas 77042

Phone (713) 458-2281 Fax (713) 461-1151

Professional Development Consultants

Land Surveying, Platting, Project Management, GIS Services

February 15, 2012

City of Pearland
Planning Department
3523 Liberty Drive
Pearland, Texas 77581

Re: *First Partial Replat of The Reserve at Shadow Creek Ranch*

Dear Planning & Zoning Commission/Planning Director:

Please accept for consideration the following request for waiver of decision time pursuant to Section 3.1.1.4 (b) of Pearland's UDC. Windrose Land Services hereby request an additional 40 days before the Planning & Zoning Commission must act upon the plat known as *First Partial Replat of The Reserve at Shadow Creek Ranch*. This extension is to allow for time to address City comments.

Windrose Land Services agrees that the above waiver, if granted, shall be construed as tolling the official filing date of the above plat by the number of days granted pursuant to this request.

Sincerely,

Matt Tucker
Platting Project Manager

**P&Z AGENDA
ITEM**

E



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Evan M. DuVall

DATE: 02/14/2012

AGENDA ITEM SUBJECT: First Partial Replat of the Reserve at Shadow Creek Ranch

Old Business **New Business** Discussion Item Workshop

Summary: A request by Matt Tucker from Windrose Land Services, applicant, on behalf of Pearland Investments L.P., owner for approval a Replat of The Reserve at Shadow Creek Ranch, to divide lot 'C' into four lots, generally located at the 10900 Block of Discovery Bay Drive.

Staff Recommendation: Denial (Recommend approval of associated Waiver of Decision)

PLANNING AND ZONING COMMISSION MEETING OF FEBRUARY 20, 2012

First Replat of The Reserve at Shadow Creek Ranch

A request by Matt Tucker from Windrose Land Services, applicant, on behalf of Pearland Investments L.P., owner for approval a Replat of The Reserve at Shadow Creek Ranch, to divide lot 'C' into four lots, on the following described property, to wit

Legal Description: Being a 4.7677 acres or 207,682 square feet tract of land situated in the William Morris Survey, Abstract No. 344, Brazoria county, Texas and being all of Lot "C" of The Reserve at Shadow Creek Ranch a subdivision of 32.1344 acres recorded under County Clerks' File No. 2011051674.

General Location: 10900 Block of Discovery Bay Drive

SUMMARY: On behalf of Pearland Investments, L.P, Matt Tucker from Windrose Land Services has applied for a Replat of The Reserve at Shadow Creek Ranch that will subdivide lot "C" into four lots.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Current Land Use</u>
North	PUD (Shadow Creek ranch)	Vacant Land
South	PUD (Shadow Creek ranch)	Vacant Land
East	288 Highway	288 Highway
West	PUD (Shadow Creek ranch)	Vacant Land

CONFORMANCE WITH THE SHADOW CREEK RANCH PLANNED UNIT DEVELOPMENT (PUD): The above submittal is in conformance with the Shadow Creek Ranch Planned Unit Development. The subject property is located within the C (Commercial) Land Use Designation within this Planned Development. The Planned Unit Development allows for a variety of flexibility in regard to minimum lot size, lot width and access. These proposed lots do satisfy the minimum size as required by a GB (General

Business District in the Land Use and Urban Development Ordinance.

PLATTING STATUS: The Reserve at Shadow Creek Ranch was recorded at the Brazoria County Clerk on 12/19/2011.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The Future Land Use designation for the subject land is Business Park.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property is served by Discovery Bay Drive also an internal private access easement with the development. Discovery Bay, a Secondary Thoroughfare, is in conformance with the Thoroughfare plan.

AVAILABILITY OF UTILITIES: The subject parcel access to public water and sewer lines from the Discovery Bay Drive.

ADDITIONAL COMMENTS: There are no additional comments regarding this request.

STAFF RECOMMENDATION: Staff recommends denial of this Replat as proposed by the applicant for the following reasons:

Reasons for denial recommendation:

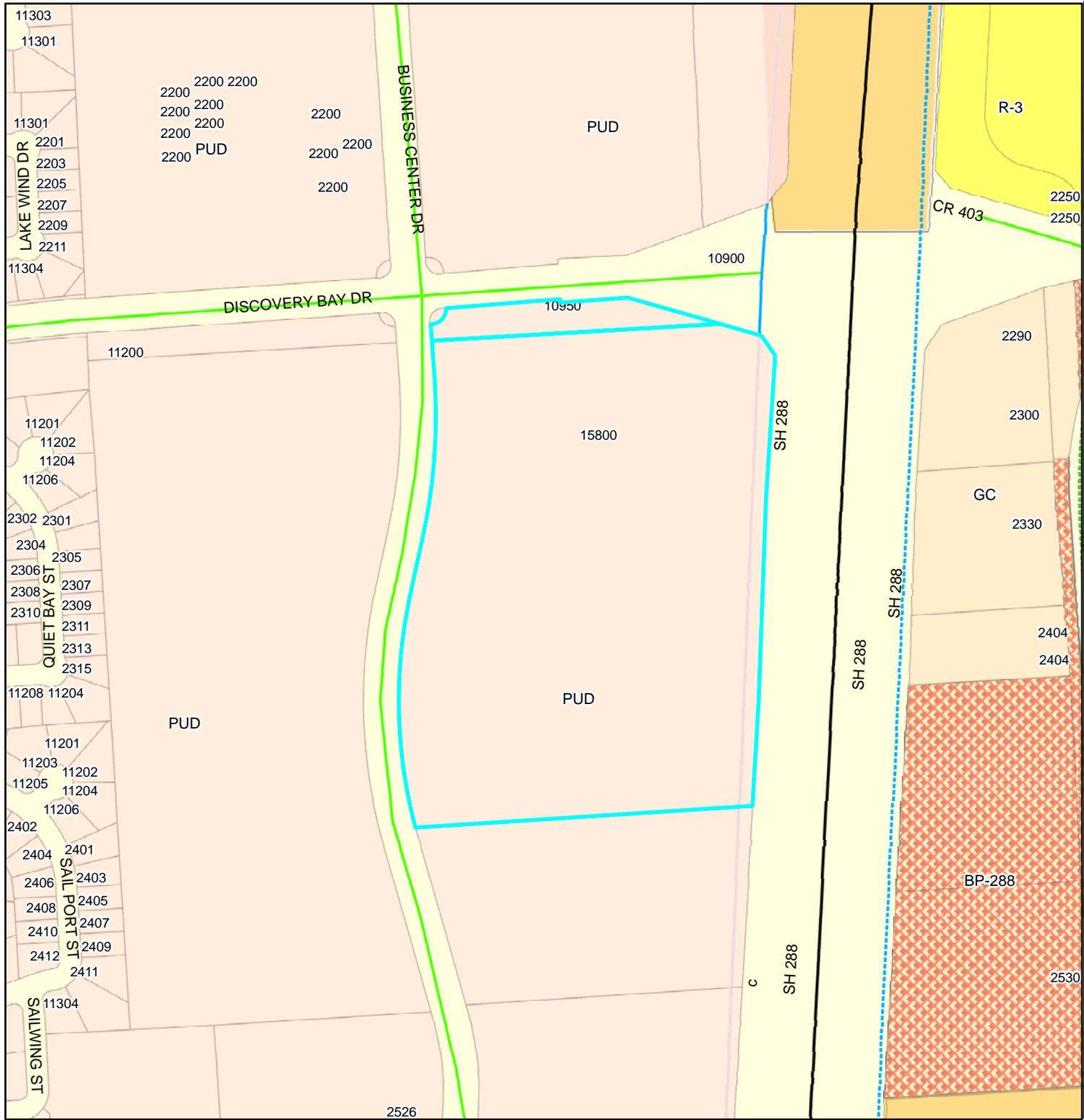
1. A resubmittal has not been received by the Planning Department. A Waiver of Decision was submitted to allow for additional time to resolve any outstanding items.

Outstanding Items:

1. Resubmittal
2. Traffic Impact Analysis

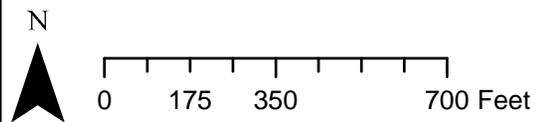
SUPPORTING DOCUMENTS:

Vicinity and Zoning Map
Future Land Use Plan
Aerial Photograph



First Partial Replat of The Reserve at Shadow Creek Ranch

Zoning

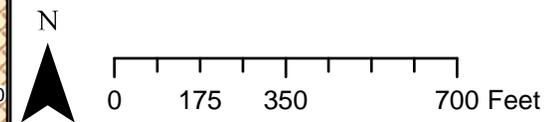
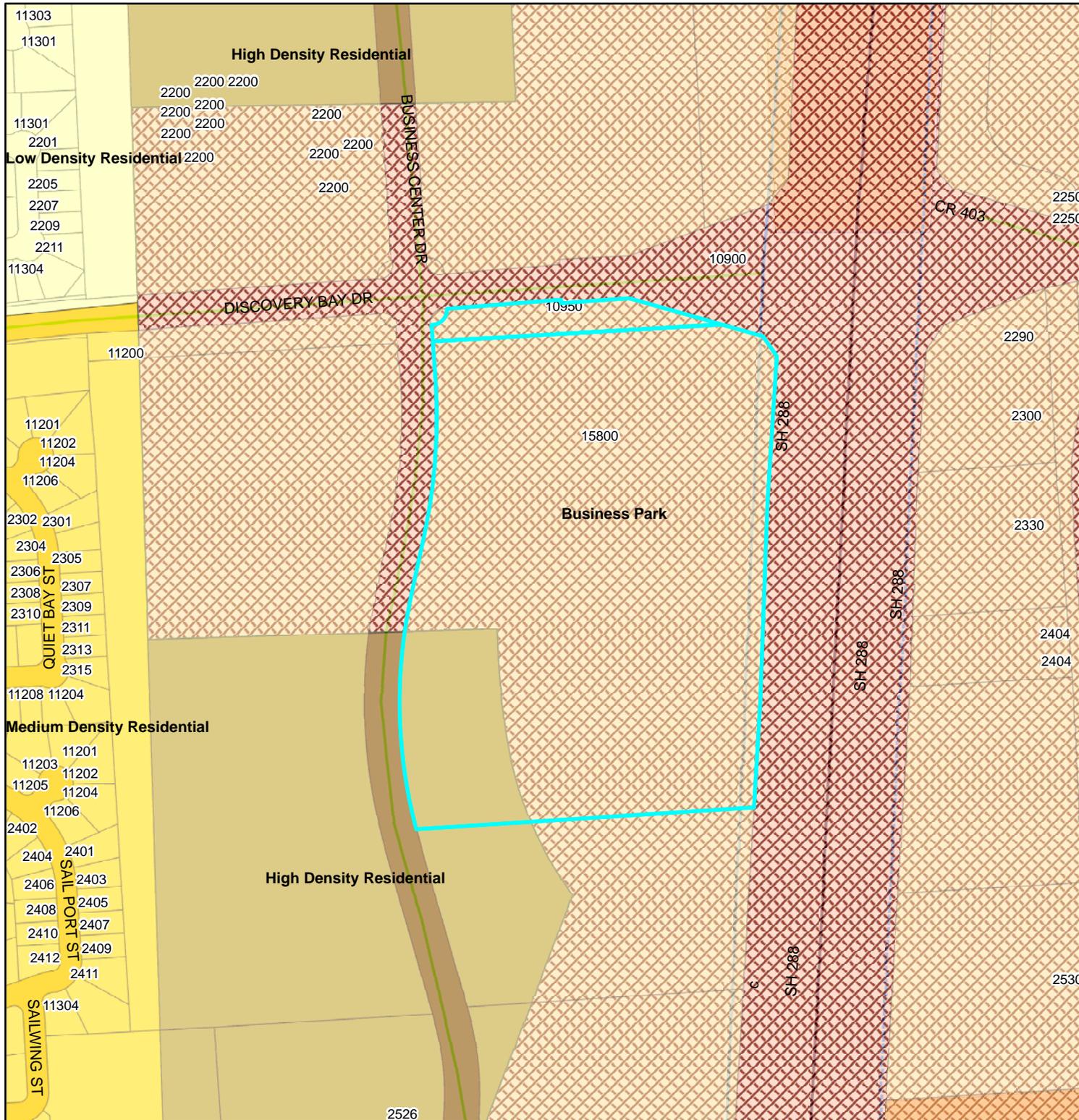


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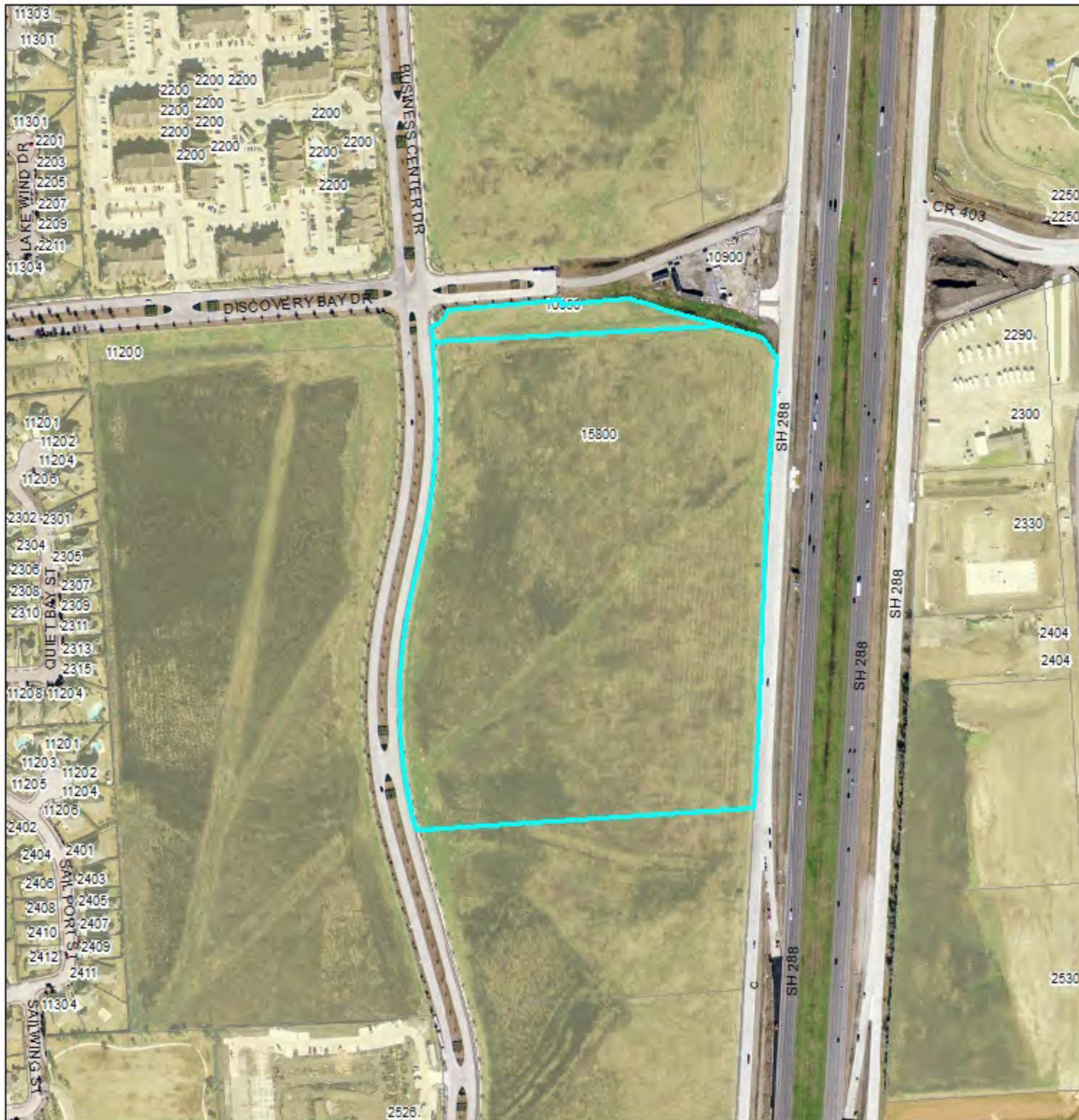


First Partial Replat of The Reserve at Shadow Creek Ranch

Land Use

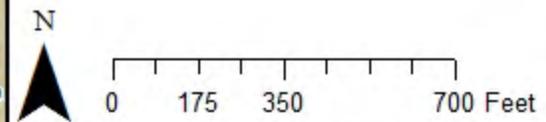


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First Partial Replat of
The Reserve at
Shadow Creek Ranch

Aerial



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P&Z Agenda Item

F



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Evan M. DuVall

DATE: 02/15/2012

AGENDA ITEM SUBJECT: Wavier of Decision of the Master Plat of Pearland Town Center

Old Business **New Business** Discussion Item Workshop

Summary: A request by Daniel Coyer from TSC Engineering on behalf of New Broadway, LTD, owner for approval of a Waiver of Decision for the Master Plat of Pearland Town Center of 21.871 acres, generally located at the Southwest corner of Broadway Street and Kirby Drive.

Staff Recommendation: Approval



TSC Surveying

"A GeoSurv, Inc. Company"

February 15, 2012

City of Pearland
Planning Department
3523 Liberty Drive
Pearland, Texas 77581

Re: Pearland Town Center – Master Plat

Dear Planning & Zoning Commission/Planning Director:

Please accept for consideration the following request for waiver of decision time pursuant to Section 3.1.1.4 (b) of Pearland's Unified Development Code. Daniel P. Coyer hereby requests an additional forty days before the Planning & Zoning Commission/Planning Director must act upon the Master Plat known as Pearland Town Center. This extension is for preparing the Master Plat Package.

Daniel P. Coyer agrees that the above waiver, if granted, shall be construed as tolling the official filing date of the above plat by the number of days granted pursuant to this request.

Sincerely,

Daniel Paul Coyer, R.P.L.S.
Vice President

P&Z Agenda Item

G



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Evan M. DuVall
DATE: 02/15/2012
AGENDA ITEM SUBJECT: Master Plat of Pearland Town Center

Old Business **New Business** Discussion Item Workshop

Summary: A request by Daniel Coyer from TSC Engineering on behalf of New Broadway, LTD, owner for approval a Master Plat of Pearland Town Center of 21.871 acres, generally located at the Southwest corner of Broadway Street and Kirby Drive.

Staff Recommendation: Denial (Recommending approval of associated Waiver of Decision)

Regular P&Z meetings are held on the first and third Monday of every month. This form must be received 6 calendar days prior to the meeting in order to be included on the agenda.

PLANNING AND ZONING COMMISSION MEETING OF FEBRUARY 20, 2012

Master Plat of Pearland Town Center

A request by Daniel Coyer from TSC Engineering, applicant, on behalf of New Broadway, LTD, owner for approval a Master Plat of Pearland Town Center of 21.871 acres of land, on the following described property, to wit

Legal Description: Being a 21.871 acres of land out of the H.T.&B.R.R Company Survey Section 81, abstract 300, City of Pearland, Brazoria County Texas.

General Location: Southwest corner of Broadway Street and Kirby Drive.

SUMMARY: On behalf of New Broadway, LTD, Daniel Coyer of TSC Surveying has applied for a Master Plat of Pearland Town Center, located in the most westerly portion of the Planned Unit Development. The purpose of the Master Plat is to delineate the sequence and timing of development in order to determine compliance with the City's Comprehensive plan and capacity of public improvements needed for this subdivision.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Current Land Use</u>
North	PUD (Shadow Creek Ranch)	Vacant Land
South	PUD (Town Center)	Water Treatment and Fire Station
East	PUD (Town Center)	Existing Town Center Development, Mixed Use Development
West	PUD (Ridge Rock)	Vacant Land

CONFORMANCE WITH THE TOWN CENTER PLANNED UNIT DEVELOPMENT (PUD):

The above submittal is in conformance with the Shadow Creek Ranch Planned Unit Development. The subject property is located within Sub-Areas "E" and "G" within this Planned Development. These areas are required to satisfy the parking, open space and landscaping requirements of this Planned Development and also have a development plan approved by the Planning Director prior to any building permit being

issued.

As parcels within this area are developed, each parcel will have to satisfy the requirements of the Town Center Planned Development. These standards include requirements such as landscaping, undergrounding of utilities, storm water management and permitted uses.

The Town Center Development Allowed for townhouses to be developed in sub area "D", but this Master Plat is showing that no townhomes are planned for the subject site.

PLATTING STATUS: The approval of this Master Plat will allow the platting of the subject property. A Minor Plat has been submitted for a proposed small corner grocery store at the southwest corner of Broadway Street and Kirby Drive.

PLAT ISSUES: The original submittal of the Master Plat did not provide required access to several parcels within this development. In particular, this design caused several parcels not to have the required frontage for the development. The applicant was advised that an internal access drive could provide the required access, provided that it satisfy the design specifications (landscaping, sidewalks and width).

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The Future Land Use designation for the subject land shows a Major Retail Node at the intersection of Broadway Street and Kirby Drive. Additionally, Low Density Residential is also shown on southerly of the proposed development. The proposed Master Plat is in conformance to requirements of the Major Retail Node.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property is served by Broadway Street, a 120-foot Major Thoroughfare and Kirby Drive, a 100-foot Secondary Thoroughfare.

AVAILABILITY OF UTILITIES: This area has access to public water and sewer lines from the Broadway Street and Kirby Drive.

TOWN CENTER IDENTIFYING SIGNAGE: A total of two additional ground entrance signs depicted the Town Center Development are permitted in Sub-Areas E and G. These signs would be permitted to have a height of 15 feet and have a total of 100 square feet of signage per face (depicted the name of the development). This is not a requirement of the Pearland Town Center, but would add to the branding of this Western Town Center District.

ADDITIONAL COMMENTS: There was an additional comment of addressing the entrances to the development with landscaping and/or other amenities to look more like a boulevard instead of a commercial driveway.

STAFF RECOMMENDATION: Staff recommends denial of this Master Plat as proposed by the applicant for the following reasons:

Reasons for denial recommendation:

1. A resubmittal has not been received by the Planning Department as of 02/15/2012.
2. Master plat to reflect approved Traffic Impact Analysis and Drainage Report.

Outstanding Items:

1. Resubmittal.
2. Approved Traffic Impact Analysis and Drainage Plan.
3. Main entrances of the development addressed.

SUPPORTING DOCUMENTS:

Vicinity and Zoning Map
Future Land Use Plan
Aerial Photograph

**P&Z AGENDA
ITEM H**

**DISCUSSION
ITEMS**

- 1. Commissioners Activity Report**
- 2. P&Z Strategic Priority**
- 3. Annexation Update**
- 4. Next P&Z Meeting, March 5, 2012**

**ADJOURN
MEETING**