

# AGENDA

## CITY OF PEARLAND PLANNING & ZONING COMMISSION

MARCH 5, 2012

6:30 p.m.

Jerry Koza, Jr.  
P&Z CHAIRPERSON

Richard Golden  
P&Z VICE-CHAIRPERSON

### COMMISSIONERS

Neil West

Henry Fuertes



Phil Cessac

Sheila Fischer

Vacant

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, MARCH 5, 2012, AT 6:30 P.M., 2<sup>nd</sup> 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 20, 2012**
- III. EXCUSE ABSENCE**                              **No Absences**
- IV. NEW BUSINESS**

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

Decision Date: 04/02/12
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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.

**B. CONSIDERATION & POSSIBLE ACTION – VARIANCE REQUEST NO. 2012-03 REQUESTING A VARIANCE FROM SECTION 2.4.5.1(C)(D) TO ALLOW A MINIMUM OF A 26.5 FOOT LANDSCAPE RESERVE WHERE 30 FEET IS REQUIRED**

A request of Alex Van Duzer, applicant, on behalf of Oakbrook Estates, LTD for approval of a Planning and Zoning Variance of Section 2.4.5.1(C)(D) to allow a minimum of a 26.5 foot Landscape Reserve where 30 feet is required for the 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**

Decision  
Date:  
04/02/12

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.

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

Decision  
Date:  
04/02/12

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.

**E. DISCUSSION ITEMS**

1. **Commissioners Activity Report**
2. **Zoning Update, Senior Planner Harold Ellis**
3. **National APA Conference, Office Coordinator Judy Brown**
4. **P&Z Strategic Priority, Planning Director Lata Krishnarao**
5. **Annexation Update, Planning Director Lata Krishnarao**
6. **Planning and Community Development Presentation, Office Coordinator Judy Brown**
7. **Scenic Highway Guidelines**
8. **No JPH, March 19, 2012**
9. **Joint Workshop, March 19, 2012**
10. **Next P&Z Meeting, March 19, 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 1st day of March 2012, A.D., at 5:30 p.m.

\_\_\_\_\_  
Judy Krajca Brown, Planning Office Coordinator

Agenda removed \_\_\_\_\_ day of March 2012.

**APPROVAL**

**OF**

**MINUTES**

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD FEBRUARY 20, 2012 AT 6:30 P.M., IN THE 2<sup>ND</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**CALL TO ORDER**

P&Z Vice-Chairperson Richard Golden called the meeting to order at 6:34 p.m. with the following present:

P&Z Vice-Chairperson Richard Golden  
P&Z Commissioner Henry Fuyertes  
P&Z Commissioner Neil West  
P&Z Commissioner Sheila Fischer  
P&Z Commissioner Phil Cessac  
P&Z Chairperson Jerry Koza, Jr. arrived at 6:44 p.m.

Also in attendance were: Planning Director Lata Krishnarao, Planner II Evan DuVall, and Planning Office Coordinator Judy Brown.

**APPROVAL OF MINUTES**

P&Z Commissioner Phil Cessac made the motion to approve the minutes of the P&Z Regular Meeting of February 6, 2012, and P&Z Commissioner Henry Fuyertes seconded.

The vote was 5-0. The minutes of the P&Z Regular Meeting of February 6, 2012 were approved.

**EXCUSE ABSENCES**

P&Z Commissioner Henry Fuyertes made the motion to approve the absence of Chairperson Jerry Koza, Jr. and Commissioner Phil Cessac from the February 6, 2012 P&Z Regular Meeting, and P&Z Commissioner Sheila Fischer seconded.

The vote was 5-0. The absences were excused for the P&Z Regular Meeting of February 6, 2012.

**NEW BUSINESS**

**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).

**General Location:** 1852 Hillhouse Road

Planner II Evan DuVall read the staff report stating this was the same Variance the Commission approved previously on February 17, 2011, known as Variance No. 2011-01. Staff recommended approval of Variance 2012-01 with two conditions of approval:

- 1). The lots be developed as shown on the attached site plan
- 2). Expunge the previous variance known as Variance No. 2011-01

P&Z Commissioner Henry Fuertes made the motion to approve with the Conditions of Approval, and P&Z Commissioner Phil Cessac seconded.

The vote was 5-0. Variance No. 2012-01 was approved with the following conditions:

- 1) The lots be developed as shown on the attached site plan
- 2) Expunge the previous variance known as Variance No. 2011-01

P&Z Commissioner Phil Cessac made the motion to approve Items B, D, and F on the Waiver of Decision Plats, and P&Z Commissioner Neil West seconded.

The vote was 5-0. The Waiver of Decision was approved for the following plats:

- 1) Final Plat of Oakbrook Estate Section Eight
- 2) First Partial Replat of the Reserve at Shadow Creek Ranch
- 3) Master Plat of Pearland Town Center

### **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.

### **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 s ubdivision of 32.1344 acres recorded under County Clerks' File No. 2011051674.

**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.

No action necessary on the following plats:

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

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**CONSIDERATION & POSSIBLE ACTION – 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:

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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.

P&Z Chairperson Jerry Koza, Jr. arrived at 6:44 p.m.

### **DISCUSSION ITEMS**

1. Commissioners Activity Report – Commissioner Sheila Fischer and Richard Golden will attend the National APA Conference in Los Angeles, California. Commissioner Henry Fuertes stated he has heard from several residents on the east side of how they are enjoying the Chic Filet Restaurant. Commissioner Phil Cessac stated he has been in College Station for the past 3 weeks and has been impressed that they do not have overhead power lines.
2. P&Z Strategic Priority – Planning Director Lata Krishnarao stated staff would be in contact with the Commission to work on these priorities.
3. Planning Director Lata Krishnarao gave a brief Annexation Update stating Area 3 was proceeding as normal, while Council was waiting on the Annexation of Area 4.
4. Next P&Z Meeting is scheduled for March 5, 2012.

### **ADJOURNMENT**

P&Z Vice-Chairperson Richard Golden adjourned the P&Z Regular Meeting at 6:49 p.m.

These minutes are respectfully submitted by:

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Judy Brown, Planning Office Coordinator

Minutes approved as submitted and/or corrected on this 5th day of March 2012, A.D.

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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:** 02/29/2012

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

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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.

A Waiver of Decision was granted on 02/20/2012 for 40 additional days, allowing for a decision by 04/02/2012 Planning and Zoning Commission Meeting.

**Staff Recommendation: No Decision (Applicant has requested additional time to address comments)**

# PLANNING AND ZONING COMMISSION MEETING OF FEBRUARY 20, 2012

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## 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

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**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:

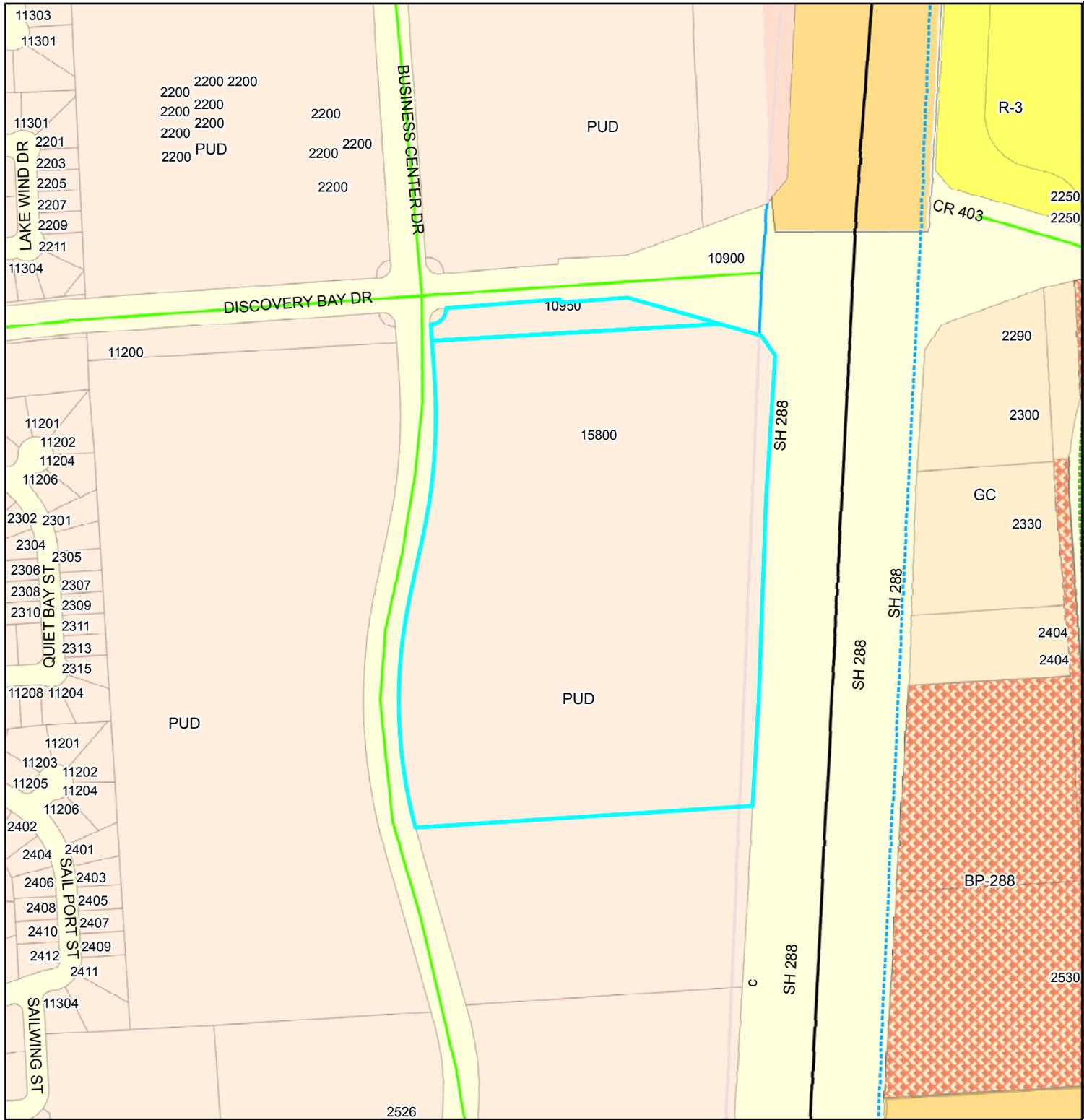
1. A resubmittal has not been received by the Planning Department. A Waiver of Decision was submitted to allow for additional time to resolve any outstanding items.

Outstanding Items:

1. Resubmittal
2. Traffic Impact Analysis

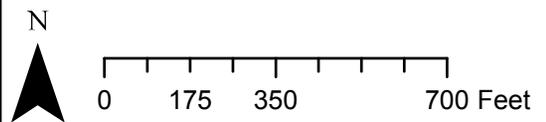
SUPPORTING DOCUMENTS:

Vicinity and Zoning Map  
Future Land Use Plan  
Aerial Photograph



# First Partial Replat of The Reserve at Shadow Creek Ranch

## Zoning

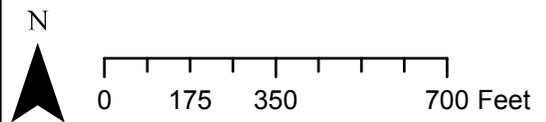
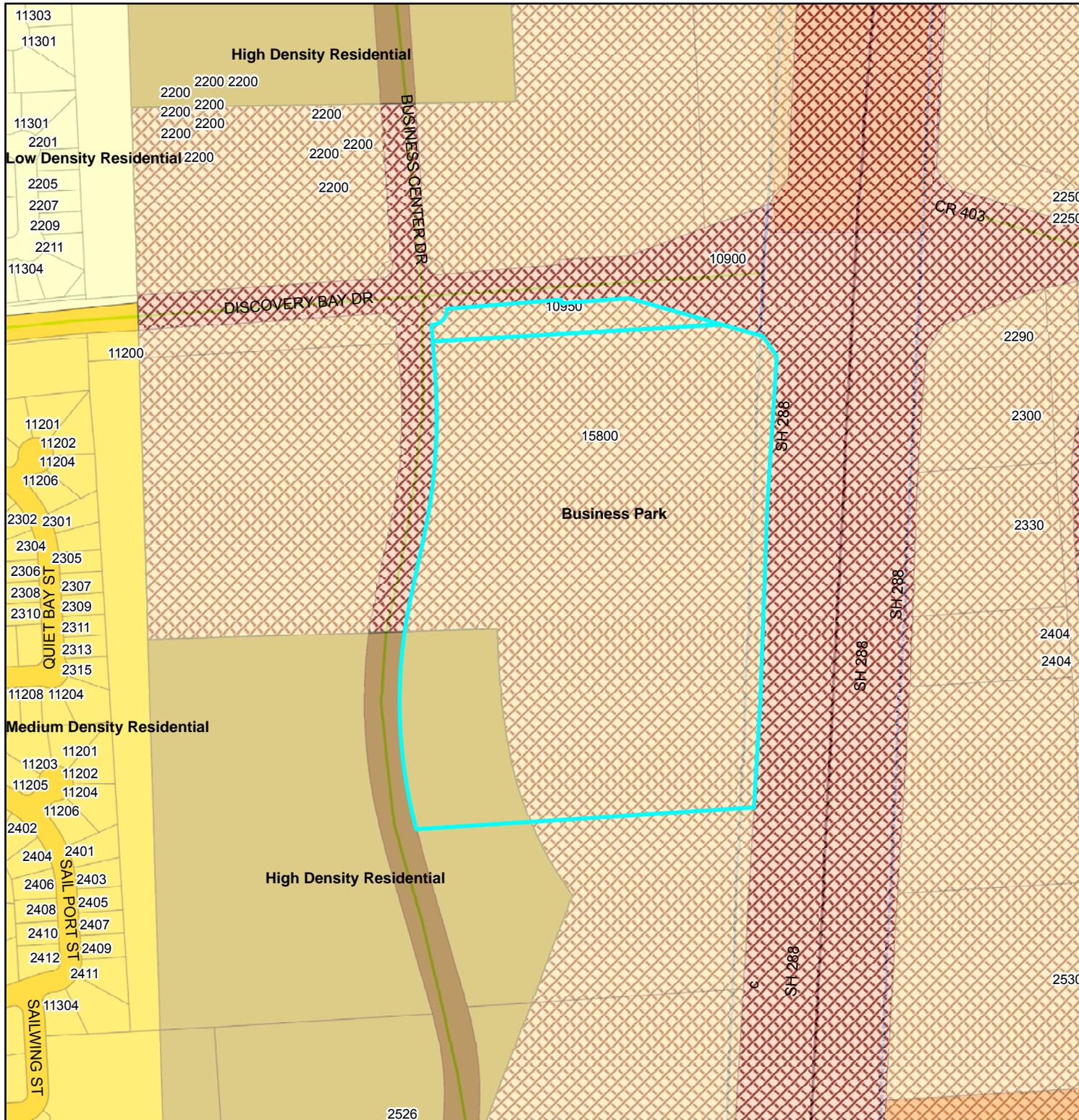


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



# First Partial Replat of The Reserve at Shadow Creek Ranch

## Land Use

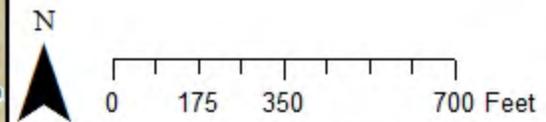


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First Partial Replat of  
The Reserve at  
Shadow Creek Ranch

Aerial



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**P&Z AGENDA  
ITEM**

**B**



City of Pearland

## P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Evan M. DuVall

DATE: 02/29/2012

AGENDA ITEM SUBJECT: P&Z Variance Request No. 2012-03 of Section 2.4.5.1(C)(D) to allow a minimum of 26.5 foot Landscape Reserve where 30 feet is required

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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 a Variance from Section 2.4.5.1(C)(2) for a minimum of 26.5 foot landscape reserve where 30 feet is required for 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: Conditional Approval**

# PLANNING AND ZONING COMMISSION MEETING OF MARCH 5, 2012

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## PLANNING AND ZONING VARIANCE REQUEST NO. 2012-03

A request of Alex Van Duzer, applicant, on behalf of Oakbrook Estates, LTD for approval of a Planning and Zoning Variance of Section 2.4.5.1(C)(D) to allow a minimum of a 26.5 foot Landscape Reserve where 30 feet is required for the 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

**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

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**SUMMARY:** During the process of finalizing the Oakbrook Estates Section Eight subdivision a possible 3.5-foot discrepancy was found regarding the Oakbrook Estates Section Eight Subdivision. After this discrepancy was found, the surveyor is in the process of checking the monuments and the survey for this subject.

This Planning and Zoning Variance has been submitted to allow a reduction of 3.5 feet of the required 30 foot landscaping buffer adjacent to a major thoroughfare.

### 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

**STAFF RECOMMENDATION:** Staff recommends conditional approval of this Planning and Zoning Variance as proposed by the applicant for the following reasons:

Reasons for conditional approval recommendation:

1. The proposed width reduction will not cause any adverse impacts on the surrounding properties.
2. The approval of this request will provide adequate space for the right-of-way dedication, landscaping and all other requirements of the Zoning Ordinance.
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. Provide a 27-foot landscaping buffer, instead of the 26.5 foot proposed.
2. Provide revised surveyor sealed plat the field survey shows this 3.5 foot discrepancy.

SUPPORTING DOCUMENTS:

1. Application Package

# PLANNING & ZONING VARIANCE APPLICATION

City of Pearland  
 Community Development  
 3623 Liberty Drive (Community Center)  
 Pearland, Texas 77581  
 281-652-1768  
 281-652-1702 fax  
 www.cityofpearland.com

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

General Description: Request for variance to landscape buffer requirement, to reduce 30' wide buffer to 26.5' wide along 120' ROW of future Pearland Pathway.

**Property Information:**

Address or General Location of Property: 1920 Grandoak Drive, Pearland, TX. 77581

In order for a variance to be considered, the property must be platted.  
 Has the property ever been platted:  Yes  No

Subdivision: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_

**PROPERTY OWNER INFORMATION (required):**

NAME Oakbrook Estates, LTD.  
 ADDRESS 1616 Voss, Suite 618  
 CITY Houston STATE TX ZIP 77057  
 PHONE ( 713 ) 978-5900  
 FAX ( 713 ) 978-5944  
 E-MAIL ADDRESS jli@skymarkdevelopment.com

**APPLICANT INFORMATION:**

NAME Cobb Fendley  
 ADDRESS 13430 N.W. Fwy., Suite 1100  
 CITY Houston STATE TX ZIP 77040  
 PHONE ( 713 ) 462-3242  
 FAX ( 713 ) 462-3262  
 E-MAIL ADDRESS avandreef@cobbhendley.com

**A Complete Application must include all of this Information:**

- Fee of \$250.00
- Legal Description and/or Survey of the Property
- Site Plan, Plot Plan, or Drawing showing the requested variance
- Letter Explaining the variance in detail, including Description of Hardship
- Other necessary information (maps, drawings, pictures, etc.) to explain the variance

As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: [Signature] Date: 2-29-12

Agent's Signature: [Signature] Date: 2-29-12

**OFFICE USE ONLY:**

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
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Application No. \_\_\_\_\_

February 29, 2012

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

VIA EMAIL/  
ORIGINAL BY DELIVERY

Re: Oakbrook Estates Section 8  
Request for Variance

Dear Planning & Zoning Commission/Planning Director:

Oakbrook Estates Ltd. (the Owner) respectfully requests a variance to the landscaping setback requirement as defined in Chapter 2, Division 5 of the City of Pearland Unified Development Code (UDC) for the Oakbrook Estates Section 8 subdivision. Section 2.4.5.1 of the UDC specifies that a setback of 30 feet shall be provided next to Pearland Parkway. We request that the City accept a slightly narrower landscape setback of 26.5-27 feet instead of the standard 30 feet.

Oakbrook Section 8 was designed and closely coordinated with the City of Pearland. In this process, the Developer requested information from the City of Pearland regarding the alignment of the future Pearland Parkway for which the developer was to dedicate. The Developer was provided with a Preliminary Engineering Report of this portion of Pearland Parkway as well as an alignment study for the future extension of Pearland Parkway south of Dixie Farm Road. The Developer's dedication of ROW to BDD4 and the City for drainage ROW and Pearland Parkway were all based on discussions with the City Engineer. We received preliminary plat approval on June 6, 2011 and approval for construction based on this coordination with the City on August 17, 2011. Now that the City has decided to move forward on the Pearland Parkway Extension, ROW alignment drawings have surfaced that indicate that the ROW should be 3-3.5 feet east of where it is indicated on the Oakbrook Section 8 drawings. Construction on Oakbrook Section 8 is complete, and lots have been staked.

With the good faith that the developer has shown throughout this process with the dedication of land to the City and BDD4 for public use, we feel that this variance would be in the City's and Developer's best interest. We appreciate the consideration of the Planning & Zoning Commission for this variance request.

Sincerely,



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:** 02/29/2012  
**AGENDA ITEM SUBJECT:** Final Plat of Oakbrook Estates Section Eight

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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.

A Waiver of Decision was granted on 02/20/2012 for 40 additional days, allowing for a decision by 04/02/2012 Planning and Zoning Commission Meeting.

**Staff Recommendation: No Decision** (As of this report the infrastructure has not been accepted and other outstanding issues, it is believed these issues will be resolved prior to the 03/05/2012 Meeting)

# PLANNING AND ZONING COMMISSION MEETING OF MARCH 5, 2012

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## 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

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**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 no decision of this Final Plat as proposed by the applicant for the following reasons:

Reasons for no decision 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.
3. Outstanding items have not been resolved.

Outstanding Items:

1. Infrastructure Acceptance
2. Landscaping Performance Escrow.

3. Resolution of possible 3.5-foot discrepancy.

SUPPORTING DOCUMENTS:

Vicinity and Zoning Map

Future Land Use Plan

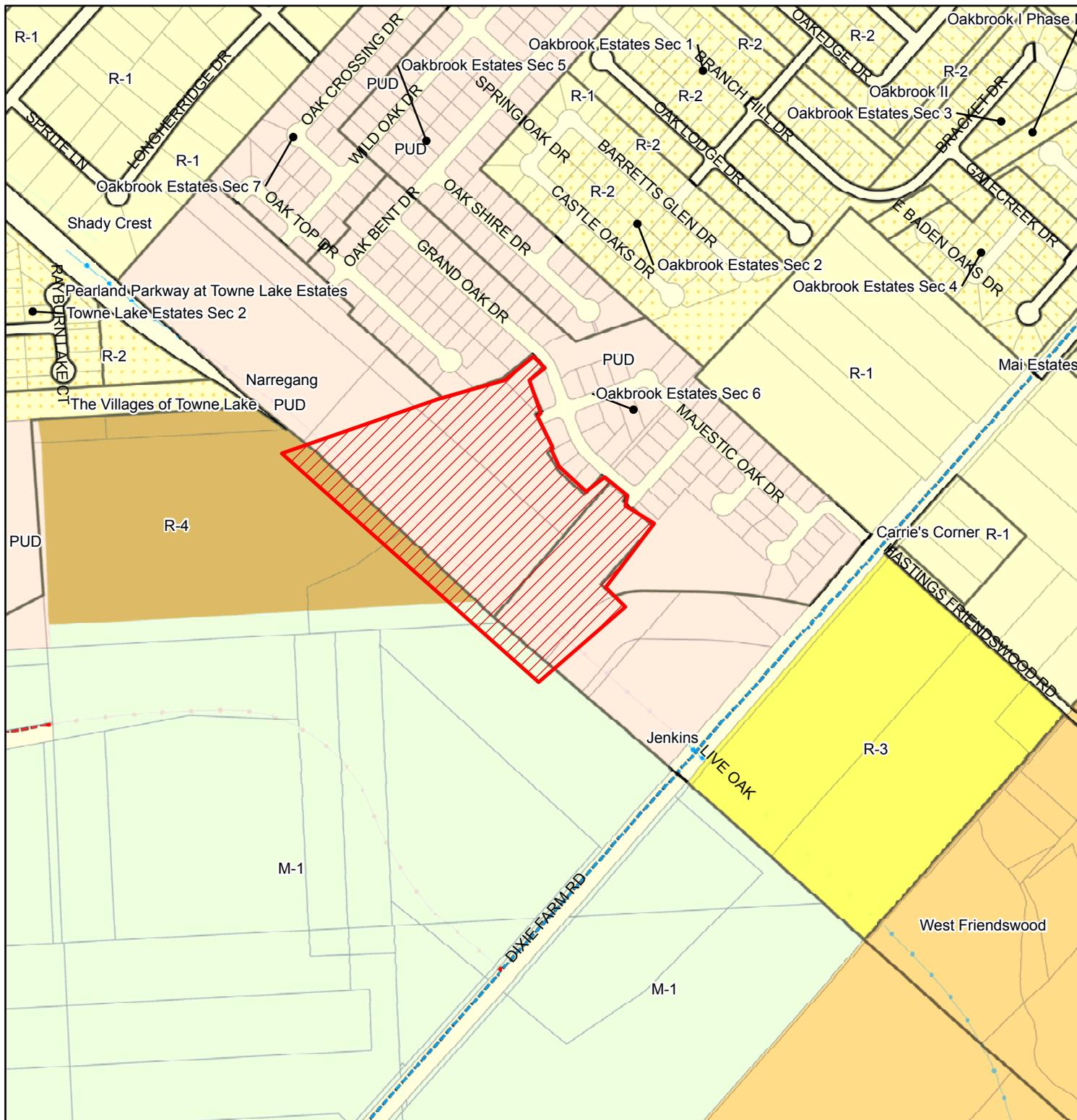
Aerial Photograph

Final Plat of Oakbrook Section Eight



# Oakbrook Estates Section Eight Vicinity & Zoning Map

 Oakbrook Estates Section Eight

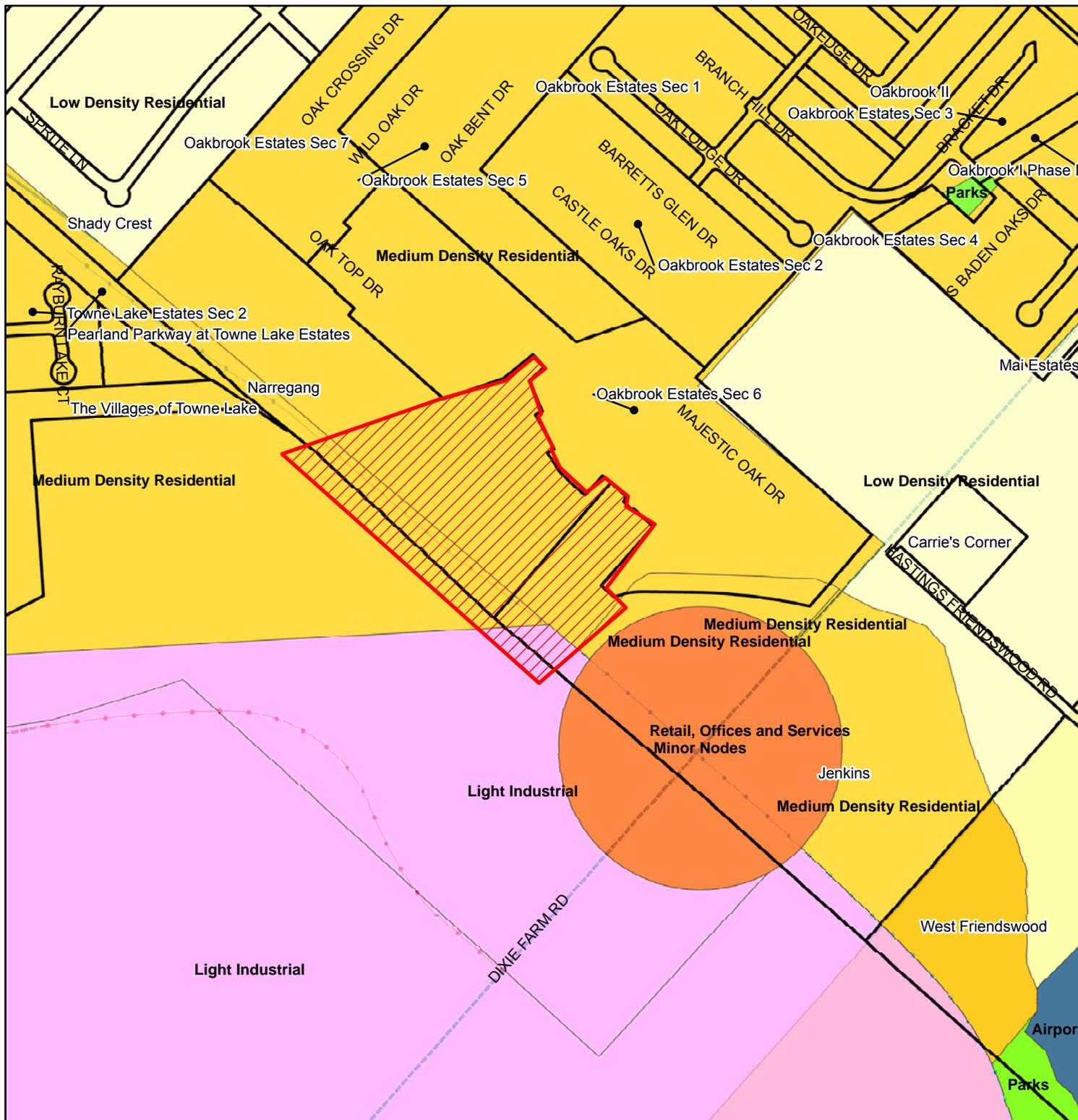


N  
  
0 260 520 1,040 Feet  
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



# Oakbrook Estates Section Eight Future Land Use Plan

 Oakbrook Estates Section Eight



N



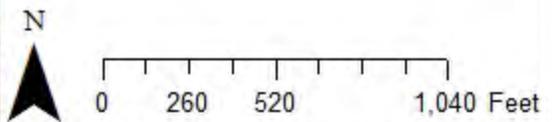
0 260 520 1,040 Feet

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



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.



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'

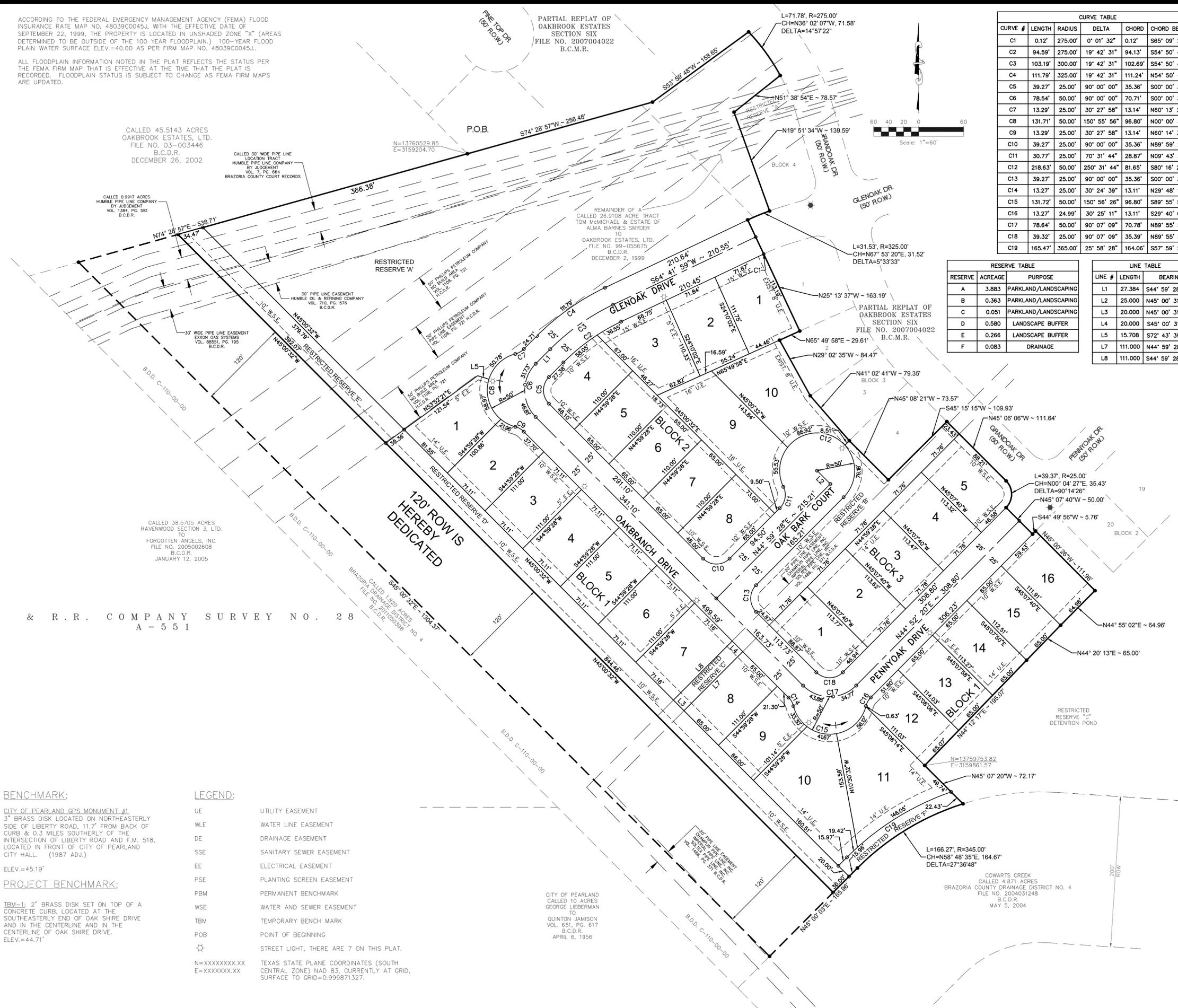
**PROJECT BENCHMARK:**

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**

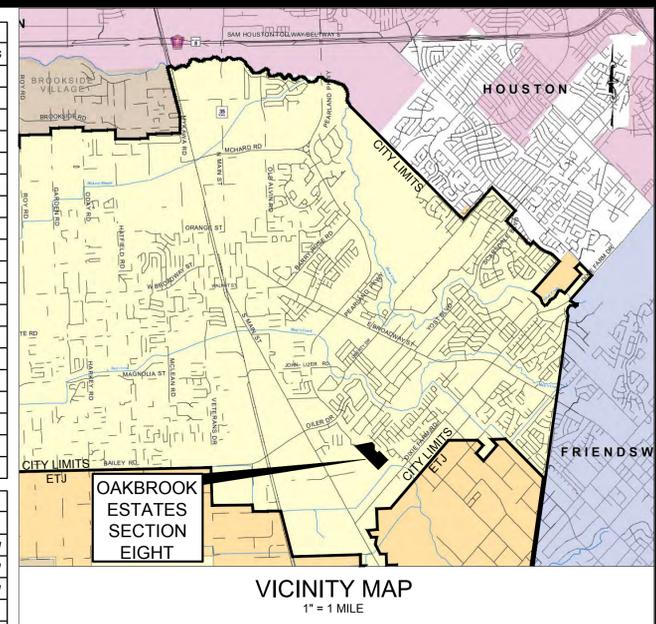
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	0.12'	275.00'	0° 01' 32"	0.12'	S65° 09' 28"W
C2	94.59'	275.00'	19° 42' 31"	94.13'	S54° 50' 44"W
C3	103.19'	300.00'	19° 42' 31"	102.69'	S54° 50' 44"W
C4	111.79'	325.00'	19° 42' 31"	111.24'	N54° 50' 44"E
C5	39.27'	25.00'	90° 00' 00"	35.36'	S00° 00' 32"E
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 GRANDOAK 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:** 02/29/2012  
**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.

A Waiver of Decision was granted on 02/20/2012 for 40 additional days, allowing for a decision by 04/02/2012 Planning and Zoning Commission Meeting.

**Staff Recommendation: No Decision (Staff is working with the applicant to resolve any remaining issues prior to 03/05/2012 Planning and Zoning Commission Meeting)**

# PLANNING AND ZONING COMMISSION MEETING OF March 5, 2012

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## 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 no decision of this Master Plat as proposed by the applicant for the following reasons:

Reasons for no decision recommendation:

1. A Waiver of Decision was approved by the Planning and Zoning Commission on 02/20/2012, therefore a decision is not required at this time.
2. A resubmittal has not been received by the Planning Department as of 02/29/2012.
3. Master plat to reflect approved Traffic Impact Analysis and Drainage Report.
4. All outstanding items have not been addressed

Outstanding Items:

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

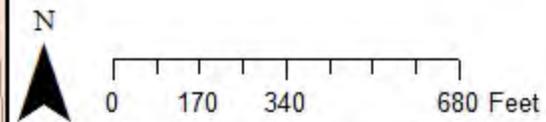
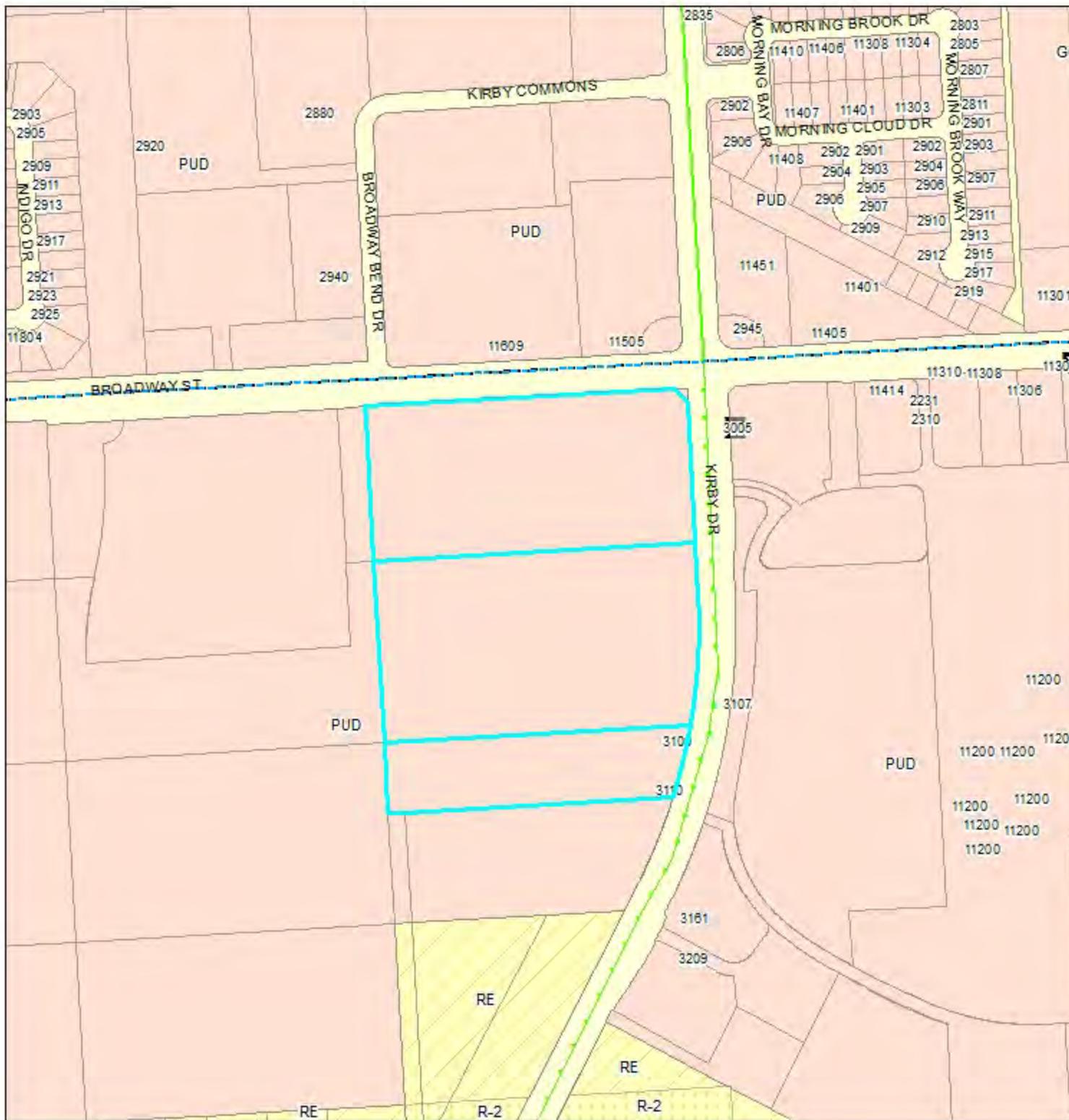
SUPPORTING DOCUMENTS:

Vicinity and Zoning Map  
Future Land Use Plan  
Aerial Photograph  
Original Submittal of Master Plat



# Master Plat of Pearland Town Center

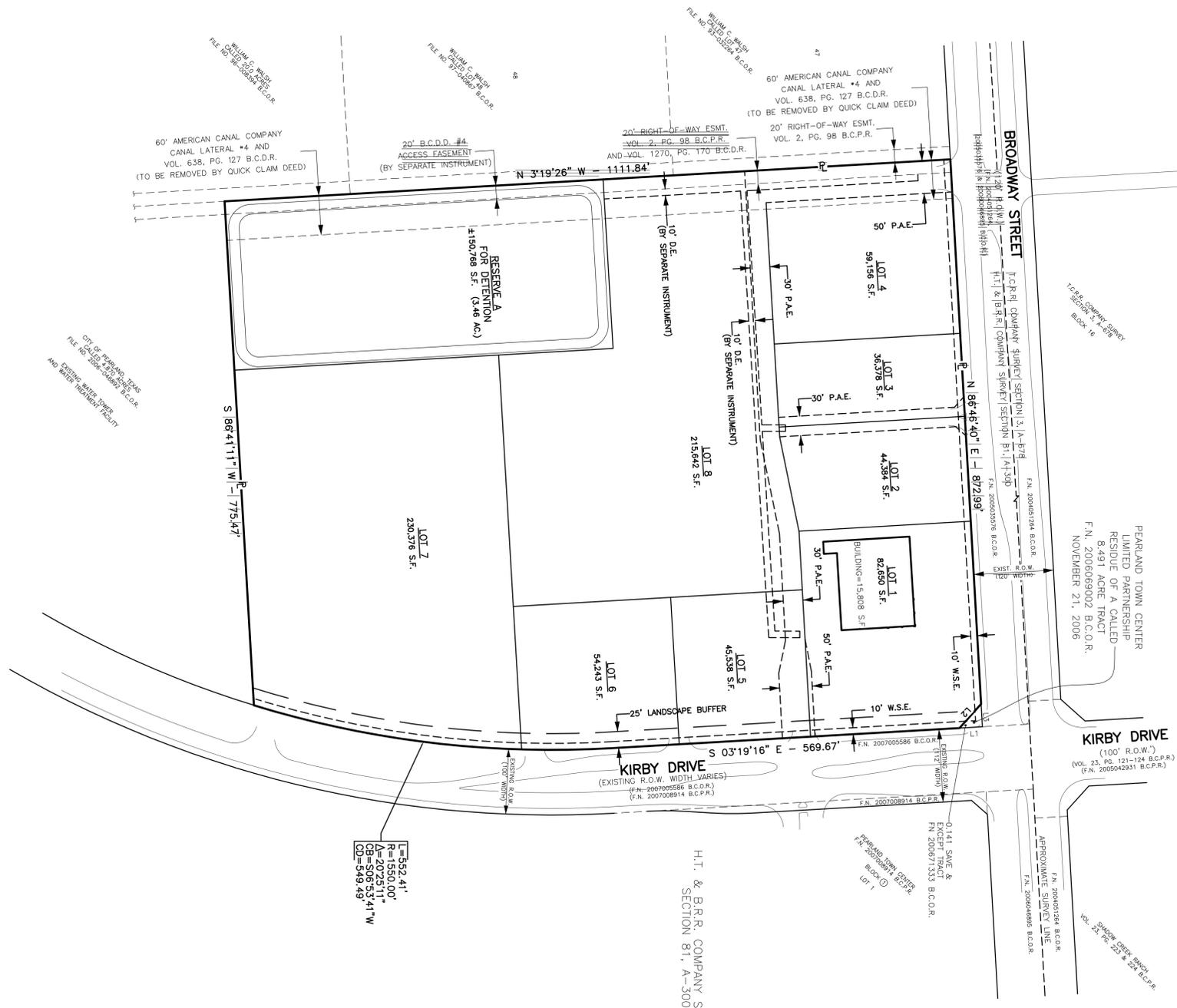
## Zoning



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.







PEARLAND TOWN CENTER  
LIMITED PARTNERSHIP  
RESIDUE OF A CALLED  
8.491 ACRE TRACT  
F.N. 2006069002 B.C.O.R.  
NOVEMBER 21, 2006

KIRBY DRIVE  
(100' R.O.W.)  
VOL. 2, PG. 98 B.C.P.R.  
F.N. 2005042931 B.C.P.R.

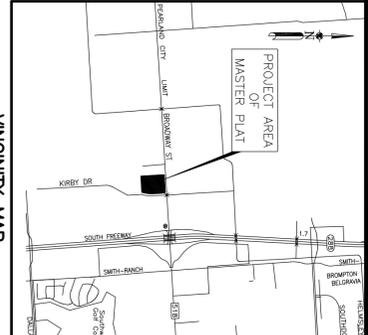
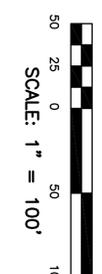
H.T. & B.R.R. COMPANY SURVEY  
SECTION 81, A-300

L=552.41'  
R=1550.00'  
Δ=2029.11"  
CB=50833.41"W  
CD=5193.49'

LINE	BEARING	LENGTH
L1	S 03°19'16" E	35.00'
L2	S 48°16'18" E	49.54'
L3	N 86°46'40" E	35.00'

**PEARLAND STANDARD PLAT NOTES:**

- LANDSCAPE/Common Area Maintenance: All subdivision common areas including but not limited to detention facilities, easements, and open space within the boundaries of this plat shall be maintained by a homeowners association, commercial property association or other entity and shall not be the responsibility of the City of Pearland or Brazoria/Harris/Fort Bend County.
- BENCHMARK: CITY OF PEARLAND GPS MONUMENT #9 BRASS CAP SET FLUSH IN CONCRETE STAMPED CITY OF PEARLAND TEXAS MONUMENT #28 AND MONUMENT #29 ARE LOCATED AT THE INTERSECTION OF APPROXIMATELY 500 FEET NORTH OF COUNTY ROAD 92 AND 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM DRAIN INLETS. (NOV 1929 H.C.C.S.D. 1987 ADJ) PUBLISHED ELEVATION = 99.03 FT.L. (NOV 1929 H.C.C.S.D. 1987 ADJ)
- TEMPORARY BENCHMARK: TSC - GEOSURV CAP LOCATED AT THE SOUTHEAST CORNER OF BROADWAY STREET (F.M. 518) AND KIRBY DRIVE. ELEVATION = 60.27 FT. (NOV 1929, H.C.C.S.D. 1987 ADJ)
- REGULATORY ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 16039G0001H WITH THE EFFECTIVE DATE OF LINE 5, 1989, THE PROPERTY IS LOCATED IN UNSHADED ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN.
- EASEMENTS: ANY CONSTRUCTION TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH RESERVED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY TO THE SHARE OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDERS OF THE EASEMENT REMOVING ANY UNAPPROVED PAYMENT STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- ACCESS: ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING CONDOMINIUM PROPERTIES.
- BUILDING ELEVATIONS: THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE 12 INCHES ABOVE THE FINISHED GRADE ELEVATION OF THE BROADWAY AND KIRBY DRIVE CURB EXIST; OR (2) 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE BROADWAY WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- DRAINAGE: ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND/OR BRAZORIA DRAINAGE DISTRICT #4 (OR HARRIS COUNTY FLOOD CONTROL OR FORT BEND COUNTY). LOT LINES SHALL BE THE CENTER OF A 6 FOOT WIDE DRAINAGE EASEMENT.
- MUNICIPAL UTILITY DISTRICT: THIS PROPERTY IS NOT LOCATED WITHIN A MUNICIPAL UTILITY DISTRICT.
- VISIBILITY: ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND ASHRO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAYS: DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
- SIX-FOOT WIDE SIDEWALKS ARE REQUIRED AT THE TIME OF DEVELOPMENT.



**LEGEND**

- B.C.D.R. BRAZORIA COUNTY DEED RECORDS
- B.C.O.R. BRAZORIA COUNTY OFFICIAL RECORDS
- B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
- F.N. FILE NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- P.A.E. PUBLIC ACCESS EASEMENT
- B.L. BUILDING LINE
- U.L. UTILITY EASEMENT
- W.S.E. WATER SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- R.P. REFERENCE POINT
- I.R. IRON ROD
- I.P. IRON PIPE
- P. PROPERTY LINE

RESERVES	
RESERVE A	DETENTION

RESERVES/LOTS	PHASE
RESERVE A	PHASE 1
LOT 1	PHASE 1
10' D.E.	PHASE 1
30' & 50' P.A.E.	PHASE 1
LOT 2	PHASE 2
LOT 3	PHASE 2
LOT 4	PHASE 2
LOT 5	PHASE 2
LOT 6	PHASE 2
LOT 7	PHASE 2
LOT 8	PHASE 2

- NOTES:**
- THE BEARINGS SHOWN HEREON ARE FROM DEED CALLS FOR THE 21.871 ACRE TRACT.
  - THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR REPORT; THEREFORE, EASEMENTS, RIGHTS OF WAY OR SETBACKS OF RECORD AFFECTING THE SUBJECT PROPERTY, IF ANY, MAY NOT BE SHOWN HEREON.
  - THIS MAP IS NOT A BOUNDARY SURVEY AS DEFINED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND WAS PREPARED FOR EXHIBIT PURPOSES ONLY.
  - THE PAVEMENT SHOWN IS FROM A LAYOUT FURNISHED, NOT FROM ON GROUND SURVEY DATA.

BROADWAY PEARLAND, TEXAS  
A MASTER PLAT OF  
**PEARLAND TOWN CENTER**  
BEING 21.871 ± ACRES OF LAND  
CONTAINING 10 RESERVES (TRACTS)  
WITH 1 RESERVE BEING CREATED FOR DRAINAGE DETENTION  
OUT OF  
THE H.T. & B.R.R. COMPANY SURVEY SECTION 81,  
ABSTRACT 300, CITY OF PEARLAND,  
BRAZORIA COUNTY TEXAS.  
1 ~ BLOCK

OWNERS:  
NEW BROADWAY LTD.  
8807 W. SAM HOUSTON  
SUITE 200  
HOUSTON, TX. 77040

TSC SURVEYING  
"A Geosurvey Inc. Company"  
3300 S. GESSNER RD., SUITE 100  
HOUSTON, TEXAS 77063-7304  
Tel. 713.784.4466  
Fax 713.784.6900

PLAT# P-615T-2012-0001  
SCALE: 1" = 100'  
DATE: FEBRUARY, 2012

# **DISCUSSION ITEMS**

- 1. Commissioners Activity Report**
- 2. Zoning Update, Senior Planner Harold Ellis**
- 3. National APA Conference, Office Coordinator Judy Brown**
- 4. P&Z Strategic Priority, Planning Director Lata Krishnarao**
- 5. Annexation Update, Planning Director Lata Krishnarao**
- 6. Planning and Community Development Presentation,  
Office Coordinator Judy Brown**
- 7. Scenic Highway Guidelines**
- 8. No JPH, March 19, 2012**
- 9. Joint Workshop, March 19, 2012**
- 10. Next P&Z Meeting, March 19, 2012**

# **UPDATE OF ZONING CASES**

**Zoning Update - September 2011 to February 2012**

**Zone Changes**

Appl No	Property Owner, Applicant	Address or Location of Property	JPH	P & Z Meeting	P & Z Action	Current Zoning	Proposed Zoning	City Council Status
2011-09Z	Rec Time, RV/Ed Weatherall	2850 S. Sam Houston Pkwy	9/19/2011	9/19/2011	Approval	GB/GC	GC	Approved
2012-01Z	Emil J. Hrbacek/Sherry L. Stockwell-Tarrer	8013 W. Broadway	1/16/2012	1/16/2012	Approval	R-1	GB	Approved
2012-02Z	Tom Alexander, Jr./J. Kent Marsh	2411 E. Broadway	1/16/2012	1/16/2012	Approval	GB	R-3	Approved
2012-03Z	Bonnie & Janice Howard/Louis McKinney	2406 Cullen	1/16/2012	1/16/2012	Approval	PD	PD	Approved
<b>CUP's</b>								
Appl No	Property Owner, Applicant	Proposed Use	Address or Location of Property	JPH	P & Z Meeting	P & Z Action	Current Zoning	City Council Status
CUP 2011-10	Mrs. Dale Pillow/Adult Reading Center	Inst of Religious, Edu, or Philanthropic Nature	2246 N. Washington	9/19/2011	9/19/2011	Approval	OTR	Approved
CUP 2011-11	Rec Time, RV/Ed Weatherall	Travel Trailer/RV Park/Campground (Short/Long T.)	2850 S. Sam Houston Pkwy	9/19/2011	7/18/2011	Approval	GC	Approved
CUP 2011-12	Esteban V. Rodriguez	Minor Auto Repair	7900 Block Broadway	11/21/2011	11/21/2011	Approval	GB	Approved
CUP 2011-13	Piper Precision/R D Homes	Servent, caretakers, or Security Quarters	4155 S. Main Street	11/21/2011	11/21/2011	Withdrawn	M1	Withdrawn



# ***Planning & Community Development Presentation***

At the City of Pearland  
Council Chambers, City Hall

**Tuesday, March 6, 2012**

**8:00 a.m. to 9:30 a.m.**

3519 Liberty Drive

Pearland, Texas

**Our 16<sup>th</sup> presentation since 2005**

**KEEPING YOU INFORMED**

Topics include:

**Inspections/Permit Tracking System**

**Population & Demographics**

**Mobility in Pearland**

Light Refreshments will be served

***RSVP to Judy (Krajca) Brown at (281) 652-1768 or***

***jbrown@ci.pearland.tx.us***



**ADJOURN  
MEETING**