

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

MARCH 19, 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, MARCH 19, 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 of March 5, 2012

III. EXCUSE ABSENCE P&Z Regular Meeting of March 5, 2012

Excuse absence's for P&Z Commissioner Henry Fuertes and P&Z Commissioner Phil Cessac.

IV. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – VARIANCE REQUEST NO. 2012-02 REQUESTING A VARIANCE FROM SECTION 2.4.2.6(C)(1)(B) FOR A MINIMUM LOT WIDTH OF 50 FEET WHERE 70 FEET IS REQUIRED IN THE R-2 (SINGLE-FAMILY RESIDENTIAL-2 DISTRICT)

A request by Jody Herrera, applicant/owner, for approval of a Variance from Section 2.4.2.6(C)(1)(b) for a minimum of lot width of 50 feet where 70 feet is required in the R-2 (Single-Family Residential-2 District), generally located 70 feet west of the northwest corner of Glenda and Knapp Road, on the following described property, to wit

Legal Description: The south 50 feet of Lot 17 and the West 50 feet of Lot 18, in Block J, Clear Creek Estates, Section 2, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 7, page 30 of the Plat Records of Brazoria County, Texas.

B. 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.

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

Decision
Date:
04/02/12

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.

D. DISCUSSION ITEMS

- 1. Commissioners Activity Report**
- 2. Comprehensive Plan Update – 2013 Budget**
- 3. P&Z Strategic Priorities**
- 4. Scenic Highway Guidelines**
- 5. Next P&Z Meeting, April 2, 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 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 MARCH 5, 2012 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Chairperson Jerry Koza, Jr. called the meeting to order at 6:34 p.m. with the following present:

P&Z Chairperson Jerry Koza, Jr.
P&Z Vice-Chairperson Richard Golden
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 Brown.

APPROVAL OF MINUTES

P&Z Commissioner Neil West made the motion to approve the minutes of the P&Z Regular Meeting of February 20, 2012, and P&Z Vice-Chairperson Richard Golden seconded.

The vote was 4-0. The minutes of the P&Z Regular Meeting of February 20, 2012 were approved.

EXCUSE ABSENCES

There were no absences to excuse.

NEW BUSINESS

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 of 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.

No action necessary as the applicant's Waiver of Decision, approved on February 20, 2012, extends to April 2, 2012.

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.

Planner II Evan DuVall stated the applicant has withdrawn this application as it has been determined a Variance is not needed.

CONSIDERATION & POSSIBLE ACTION – 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.

Planner II Evan DuVall read the staff report and recommended no action be taken as the applicant's Waiver of Decision, approved on February 20, 2012, extends to April 2, 201; and, the Planning Department has not received an approval letter from the City Engineer.

P&Z Commissioner Neil West stated he wanted to know why there was a hold-up on approving the plat. Planning Director Lata Krishnarao explained that the hold-up was not from the City, but from the applicant. Planner II Evan DuVall explained that the applicant has not submitted their as-builts for an approval from the City Engineer. Planning Director Lata Krishnarao stated that in the past, it is a condition of the plat application that the Final Plat cannot be approved until the infrastructure has been approved by the Engineering Department.

There was much discussion among the Commission, Staff, and the applicant Alex Van Duzer with regards to approving with a condition - that the plat not be recorded until the approval from the Engineering Department is in place.

P&Z Commissioner Sheila Fischer made the motion to approve with the condition that the plat not be recorded until the infrastructure acceptance was approved by the City Engineer, and an escrow for landscaping on Pearland Parkway was submitted. P&Z Commissioner Neil West seconded the motion.

P&Z Chairperson Jerry Koza, Jr. called for the vote.

The vote was 4-0. The Final Plat of Oakbrook Estate Section Eight was approved with the condition that the plat would not be recorded until the infrastructure acceptance was approved by the City Engineer, and an escrow for landscaping on Pearland Parkway was submitted.

CONSIDERATION & POSSIBLE ACTION – 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 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 as the applicant's Waiver of Decision, approved on February 20, 2012, extends to April 2, 2012.

DISCUSSION ITEMS

1. Commissioners Activity Report – there was no discussion among the Commission.
2. Zoning Update – Planning Director Lata Krishnarao read the zoning case update covering the past six months.
3. National APA Conference - Office Coordinator Judy Brown stated that Planner II Evan DuVall, and P&Z Commissioners Sheila Fischer and Richard Golden would be attending the conference in Las Angeles, CA on April 13-16, 2012.

4. P&Z Strategic Priority - Planning Director Lata Krishnarao stated staff would be in touch with the commission on these projects.
5. Annexation Update - Planning Director Lata Krishnarao updated the Commission.
6. Planning and Community Development Presentation - Office Coordinator Judy Brown invited all to attend and stated it would begin at 8:00 a.m., March 6, 2012.
7. Scenic Highway Guidelines – P&Z Commissioner Neil West stated he would like to invite Houston to attend for a workshop in the near future.
8. No JPH, March 19, 2012
9. Joint Workshop, March 19, 2012 to amend the Planned Unit Development of Stonebridge, also known as Pearland 123.
10. Next P&Z Meeting, March 19, 2012
11. Planning Director Lata Krishnarao spoke with regards to House Bill - HB 3630 passing in February 2012 with regards to existing cell towers, co-locations and Conditional Use Permits. The current UDC will need to be amended due to the passing of HB 3630.

ADJOURNMENT

P&Z Chairperson Jerry Koza, Jr. adjourned the P&Z Regular Meeting at 7:13 p.m.

These minutes are respectfully submitted by:

Judy Brown, Planning Office Coordinator

Minutes approved as submitted and/or corrected on this 19th day of March 2012, A.D.

P&Z Chairperson Jerry Koza, Jr.

EXCUSE ABSENCE

P&Z COMMISSIONER HENRY FUERTES
AND
P&Z COMMISSIONER PHIL CESSAC

NEW BUSINESS

**P&Z AGENDA
ITEM**

A



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Evan M. DuVall
DATE: 03/13/2012
AGENDA ITEM SUBJECT: **P&Z Variance 2012-02**

Old Business **New Business** Discussion Item Workshop

Summary: A request by Jody Herrera, applicant/owner, for approval a Variance from Section 2.4.2.6(C)(1)(b) for a minimum of lot width of 50 feet where 70 feet is required in the R-2 (Single-Family Residential-2 District), generally located 70 feet west of the northwest corner of Glenda and Knapp Road.

Staff Recommendation: Approval

PLANNING AND ZONING COMMISSION MEETING OF MARCH 19, 2012

PLANNING AND ZONING VARIANCE NO. 2012-02

A request by Jody Herrera, applicant/owner, for approval a Variance from Section 2.4.2.6(C)(1)(b) for a minimum of lot width of 50-foot where 70 feet is required in the R-2 (Single-Family Residential-2 District), on the following described property, to wit

Legal Description: The south 50 feet of Lot 17 and the West 50 feet of Lot 18, in Block J, Clear Creek Estates, Section 2, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 7, page 30 of the Plat Records of Brazoria County, Texas.

General Location: Located 70 feet west of the northwest corner of Glenda and Knapp Road

SUMMARY: The applicant is proposing a residential lot with a 50-foot width, where 70 feet is required in the R-2 (Single-Family Residential-2 District). The subject property has a unique configuration, with frontage on two roads. The applicant's goal is to construct a single-family residence on this lot.

UNIFIED DEVELOPMENT CODE: R-2 (SINGLE-FAMILY RESIDENTIAL-2 DISTRICT):

Area Regulations: R-E (Single-Family Estate District)		
Size of Lots	Required	Proposed
a) Minimum Lot Area	7,000 SF	11,412 SF
b) Minimum Lot Width	70 Feet	50 Feet
c) Minimum Lot Depth	90 Feet	105 Feet
d) Maximum Lot Coverage	50%	< 50%

PROPERTY HISTORY: This property was originally created in Harris County in 1955. These lots in the dimensions of 100' x 105' foot, which would have satisfied all the lot requirements for the R-2 (Single Family Residential-2) zoning district. Prior to this property being annexed in 1998, under ordinance #881, these two properties were illegally subdivided. This property was bought by the current owner in 2007 and has

remained undeveloped. Although, this subdivision will not satisfy the width requirements for an R-2 (Single Family Residential-2) zoning district, all other requirements are satisfied.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	R-2 (Single-Family Residential-2 District)	Vacant
South	GC (General Commercial District)	Vacant
East	R-2 (Single-Family Residential-2 District)	Single-Family Homes
West	GC (General Commercial)	Vacant

PLATTING STATUS: The subject property has not been platted. If this Variance is approved, the owner can move forward in their plan to develop the property. A plat for this property will be required before any building permits are issued.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Medium Density Residential for the subject property. The Medium Density Residential land use designation is in conformance with the R-2 (Single Family Residential-2) zoning district.

CONFORMANCE TO THE THOROUGHFARE PLAN: This property has frontage on Knapp Road, a Minor Collector (80-foot Wide) and Glenda, a 60-foot local road. These existing roads are at adequate width.

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

SITE PLAN CONSIDERATIONS: A preliminary site plan was submitted which showed a single-family residence located on the back portion of the lot. This residence will be designed for the constraints that this property has due to the unique configuration (double frontage). Approval of this Variance will allow the property to develop as a single-family residential house, whereas previously this land has remained vacant.

IMPACT ON NEIGHBORING PROPERTIES:

DENSITY: The proposed density will be in conformance with the R-2 (Single-Family Residential-2 District). Granting this Variance will not increase the density of the development for this parcel.

LOT SIZE AND DEPTH: The lot depth of 105 feet is over the minimum permitted depth of 90 feet in the R-2 (Single-Family Residential-2 District) and the proposed square-footage is substantially over the minimum of 7,000 Square foot lots.

STAFF RECOMMENDATION: Staff recommends 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-2 (Single-Family Residential-2 District), as the lots will satisfy or exceed the 7,000 foot lots.
3. The Unified Development Code will assure the development of this property is in conformance with the goals of the city.

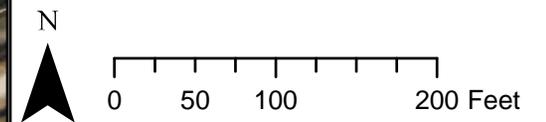
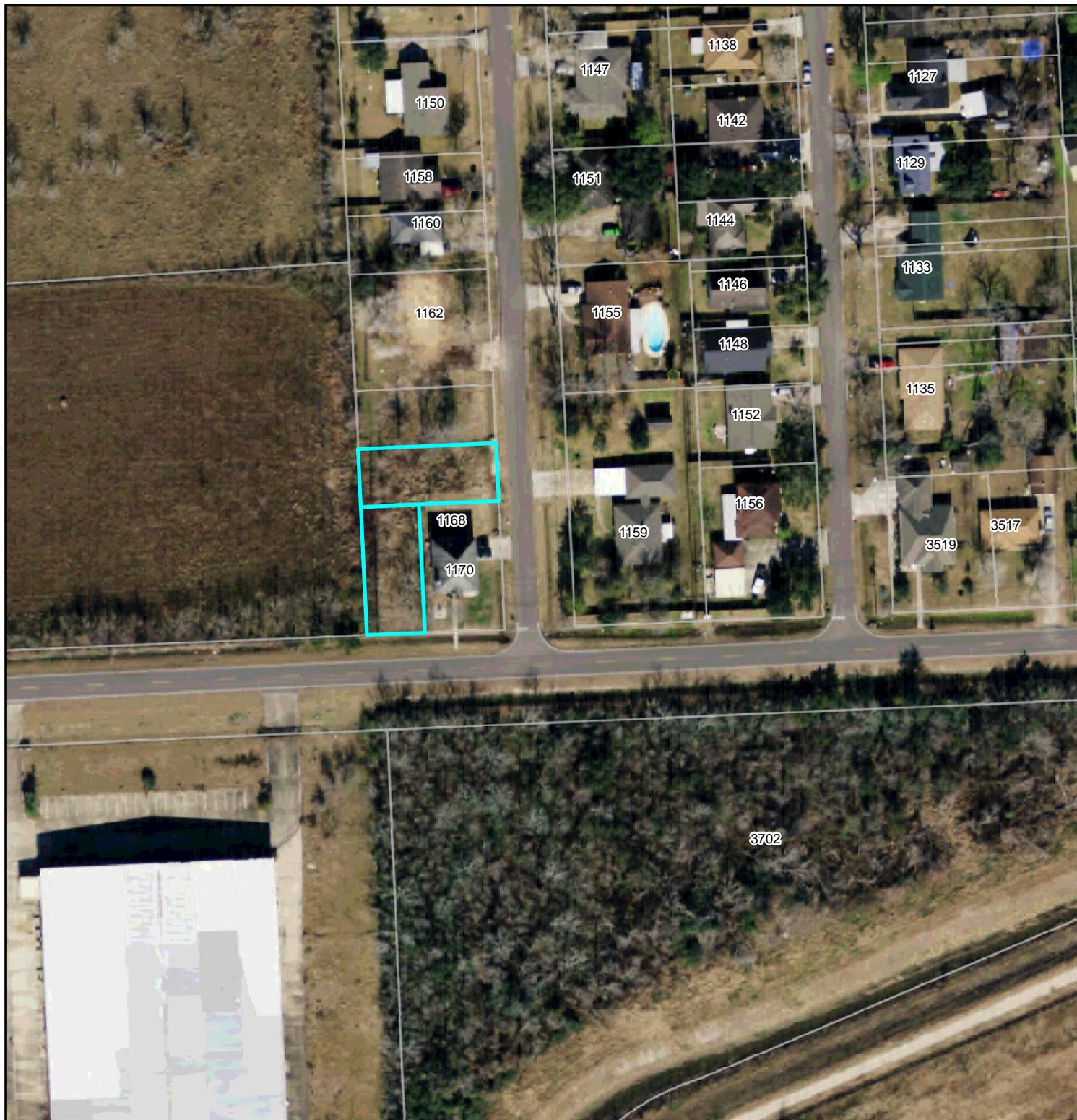
SUPPORTING DOCUMENTS:

- Aerial
- Zoning Map
- Future Land Use
- Application Package



P&Z Variance #2012-02

Aerial Map

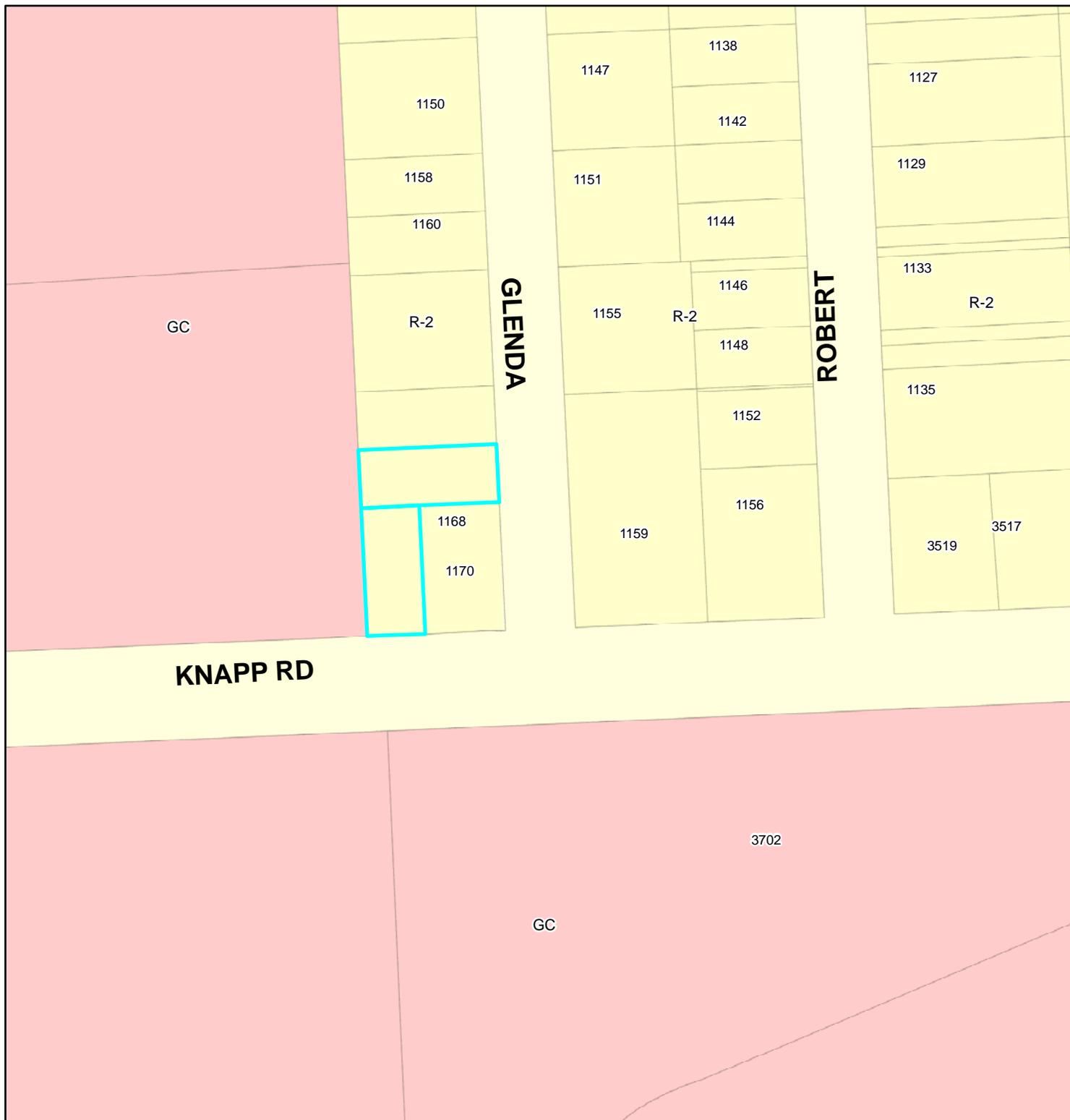


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



P&Z Variance #2012-02

Zoning Map



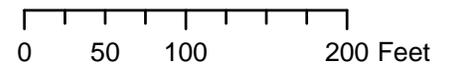
0 50 100 200 Feet

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.



P&Z Variance #2012-02

Future Land Use Map



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.

PLANNING & ZONING VARIANCE APPLICATION

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

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

General Description: seeking approval to construct a residential home on a 50 foot wide lot.

Property Information:

Address or General Location of Property: 1164 Glenda St. Pearland, TX 77581
1170 Glenda St. 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: Clearcreek Estates Section 2

Lot: 17 + 18 Block: 1

PROPERTY OWNER INFORMATION (required):

NAME Jody Herrera
 ADDRESS 11415 Fruitwood Dr.
 CITY Houston STATE TX ZIP 77089
 PHONE(832) 332 3950
 FAX() _____
 E-MAIL ADDRESS jody.herrera@united.com

APPLICANT INFORMATION:

NAME Same
 ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 PHONE() _____
 FAX() _____
 E-MAIL ADDRESS _____

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.

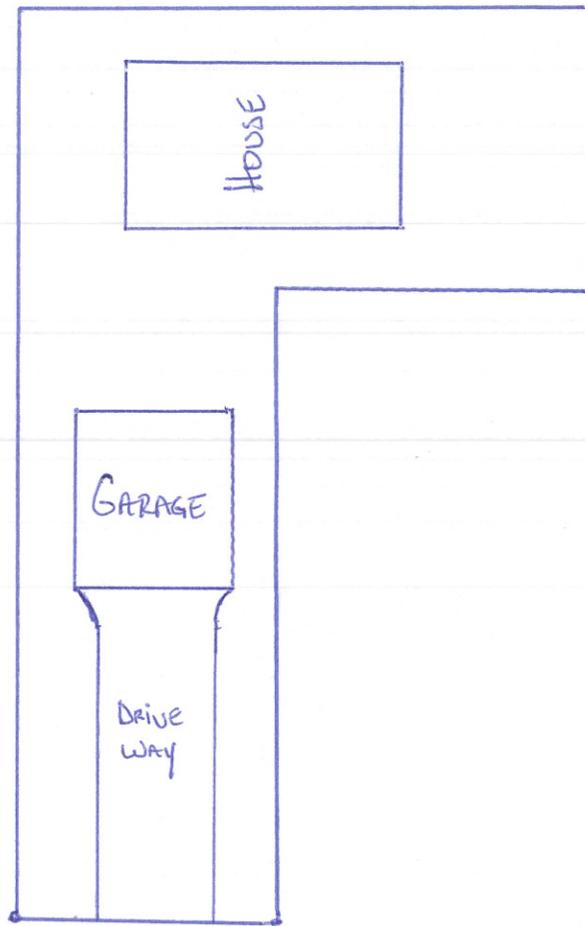
Owner's Signature: Jody Herrera Date: 2-28-12

Agent's Signature: _____ Date: _____

OFFICE USE ONLY:

FEES PAID: <u>\$250.00</u>	DATE PAID: <u>021-2812012</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER:
----------------------------	-------------------------------	---------------------------------	-----------------

Application No. 2012-02



GLEND A STREET

KNAPP ROAD

February 28, 2012

To Whom It May Concern:

I am looking to build (New Construction) a home on lot number 17, facing Glenda Street. I am also would like to build a garage on lot number 18 facing Knapp Rd. Lot 17 is only 50 feet wide and does not meet the City of Pearland minimum requirements of 70 feet wide. I would like to combine both lots 17 and 18, which would provide sufficient total size to meet building requirements. The house would be built @ least 25 feet from Glenda Street, meeting Building Line minimum requirements. It would also be a minimum of 15 feet from the back of the lot, to meet Easement Requirements. I can be reached @: 832.332.3950 (cell) or via e-mail: jody.herrera@united.com.

Thanks!


Jody Herrera

WALKER L. TREESH
Registered Professional Land Surveyor

P.O. Box 2113
Pearland, Texas 77580
713-485-5181

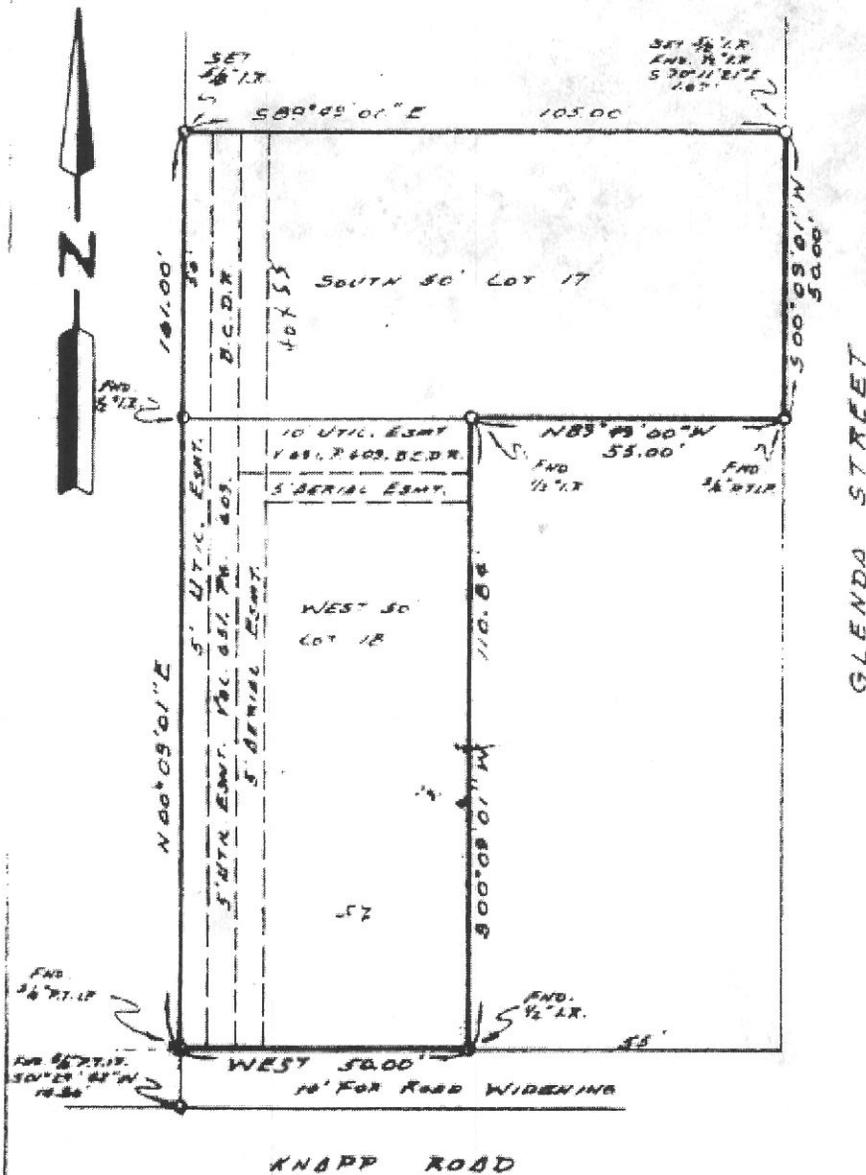
Scale: 1"=30'

Date: Jan. 31, 1997

Job No. 96-2511

Owner: William M. Hogan and Benette C. Hogan

Property Address:



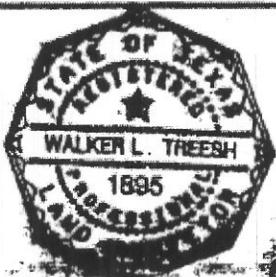
GENERAL NOTES:

1. This property lies within Flood Zone "X" (shaded) according to the F.E.M.A. Flood Insurance Rate Map for the City of Pearland, Community-Panel No. 480077 0035 B, dated 6-5-89.
2. Title report furnished by owner, issued by Texas Fidelity Title Co., GPT 9400616, dated Sept. 23, 1994.
3. Subject to restrictive covenants recorded in Vol. 574, Pg. 608 and Vol. 652, Pg. 564, as amended in Vol. 773, Pg. 670, all of the Deed Records of Brazoria County, Texas.
4. Bearings based on recorded plat of this subdivision.
5. The certification shown below is revoked and this survey is null and void if this document is altered in any manner or does not bear an original seal and signature of the surveyor.

PLAT SHOWING A SURVEY OF THE SOUTH 50 FEET OF LOT 17 AND THE WEST 50 FEET OF LOT 18, IN BLOCK 1, CLEAR CREEK ESTATES, SECTION 2, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 30 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

TO: Mr. William M. Hogan, exclusively.

I, Walker L. Treesh, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat correctly represents a survey made on the ground under my direction and supervision on December 5, 1996. At the time of this survey there were no encroachments, conflicts or protrusions apparent on the ground, EXCEPT AS SHOWN. This survey was performed at the request of Mr. William M. Hogan. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.



Walker L. Treesh

WALKER L. TREESH
REGISTERED PROFESSIONAL
LAND SURVEYOR

**P&Z AGENDA
ITEM**

B



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Evan M. DuVall
DATE: 03/13/2012
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/Kirby Crossing 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: Conditional Approval (Staff is working with the applicant to resolve any remaining issues prior to 03/19/2012 Planning and Zoning Commission Meeting)

PLANNING AND ZONING COMMISSION MEETING OF March 19, 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 conditional approval of this Master Plat as proposed by the applicant for the following reasons:

Reasons for conditional approval recommendation:

1. Approval of this Master Plat will be in conformance with the Pearland Town Center Planned Unit Development.
2. This Master Plat will not have significant adverse impacts on surrounding properties and developments.
3. The proposed development will develop under the Planned Unit Development Guidelines and the Unified Development Code.

Outstanding Items:

1. Brazoria Drainage District #4 approval.
2. Engineering approval of driveway locations, in particular (Broadway Bend).
3. Approved Drainage Plan.
4. Two Main entrances of the development addressed in Master Plat and constructed in phase one (add plat note). One of Broadway and one on Kirby.
 - a. 9' wide x 25' long landscape island at both entrances (will match town center entrance)
 - i. Minimum of 14" caliper of trees, (2" minimum at planting or 10' height if palm trees)
 - ii. Landscaping shall be irrigated
5. Rename plat to match Planned Unit Development or advertising material, suggest "Kirby Crossing" or "Pearland Town Center West"
6. Remove note #7, Traffic Impact Analysis has been approved.
7. Revise standard note # 7, to state "Any Proposed Drainage System for this subdivision shall be designed to meet the requirements of the City of Pearland and Brazoria Drainage District #4."
8. Remove depiction of Drive Way on Kirby Drive.

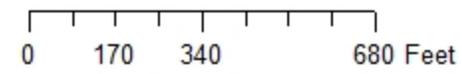
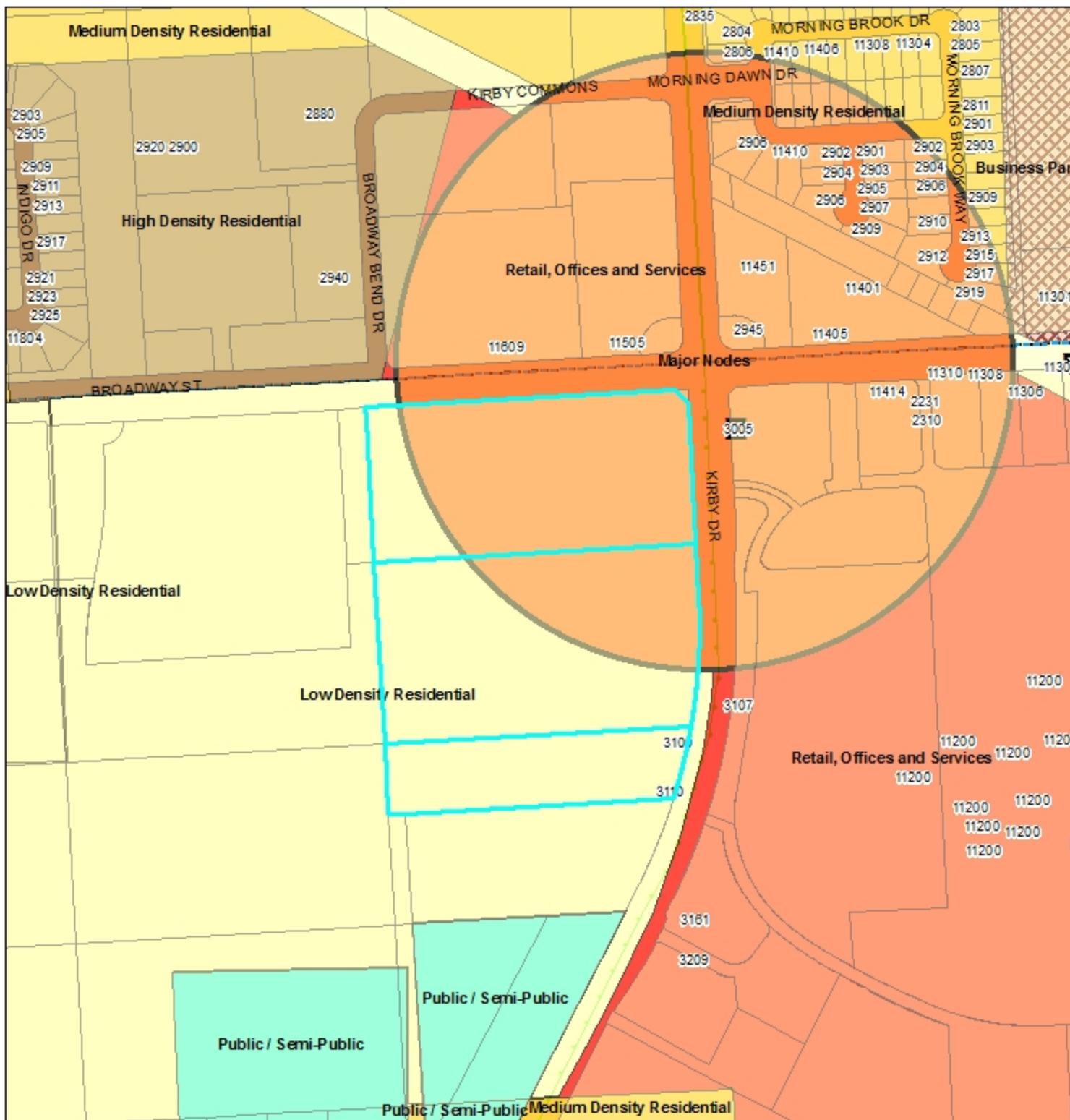
SUPPORTING DOCUMENTS:

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

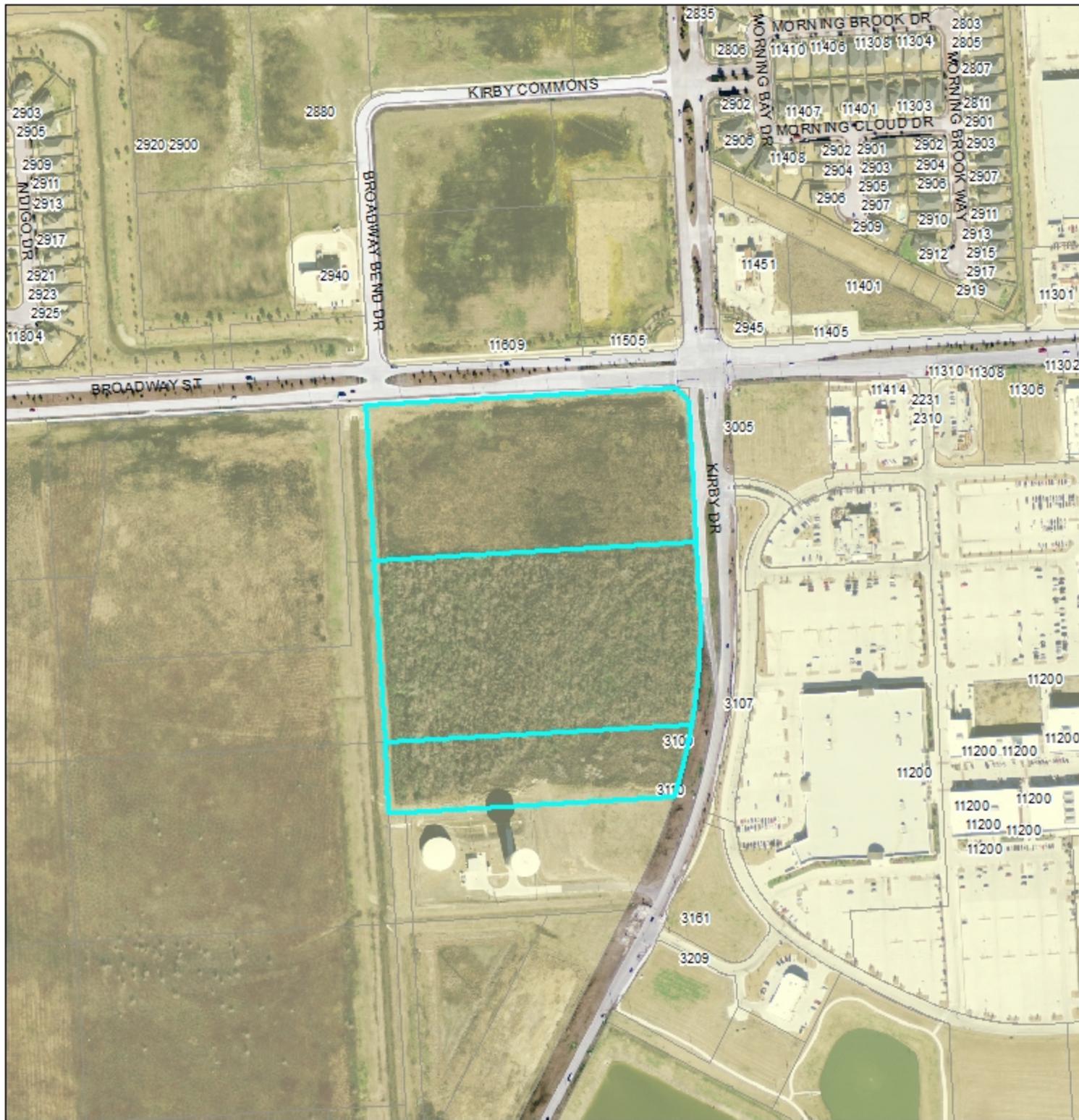


Master Plat of Pearland Town Center

Future Land Use

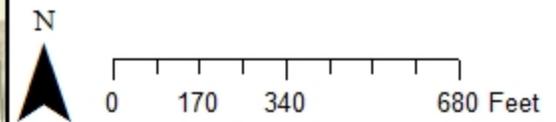


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Master Plat of Pearland Town Center

Aerial



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.

**P&Z AGENDA
ITEM**

C



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Evan M. DuVall

DATE: 03/13/2012

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.

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

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:

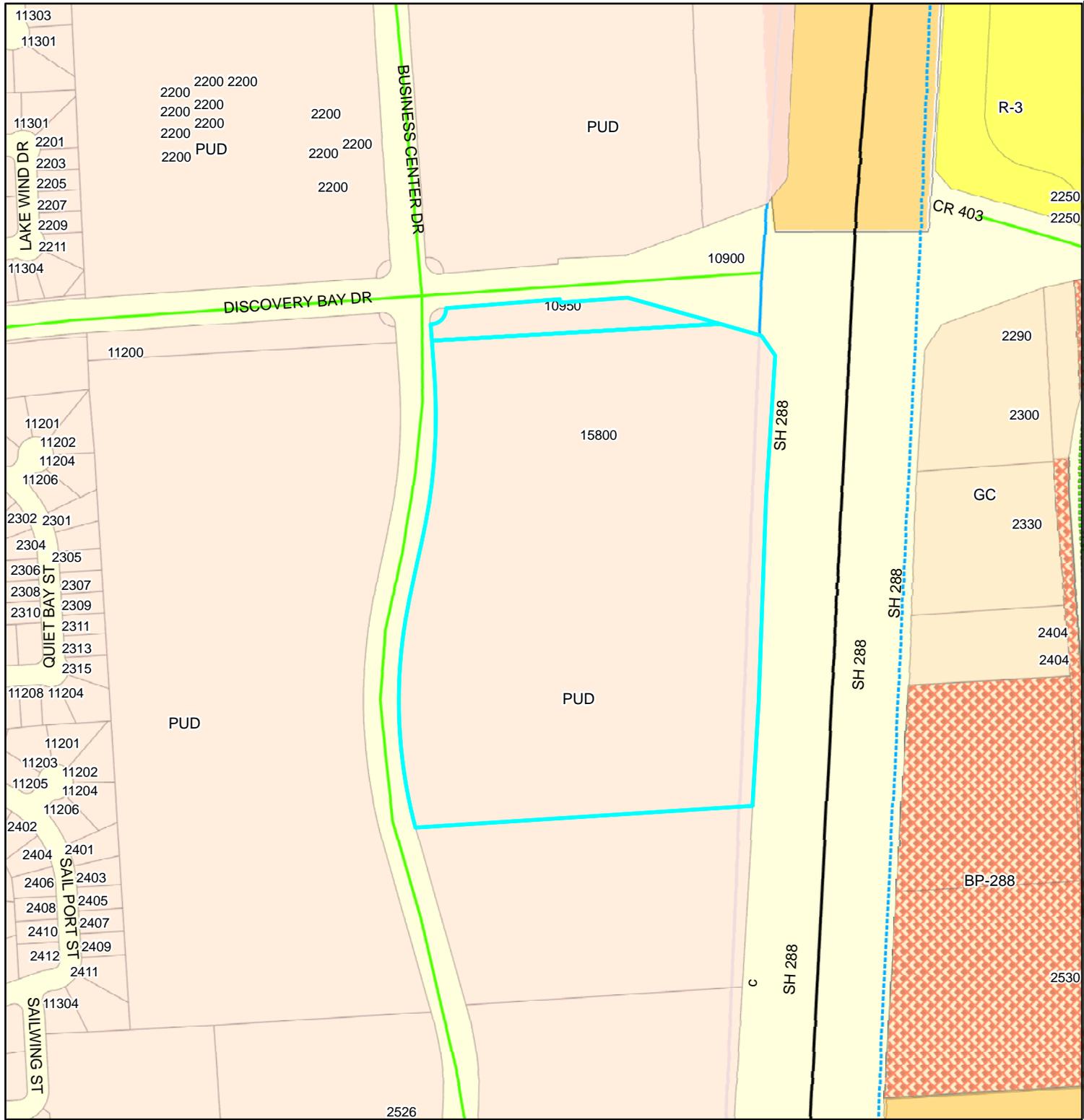
1. A resubmittal has not been received by the Planning Department. A Waiver of Decision was submitted to allow for additional time to resolve any outstanding items.

Outstanding Items:

1. Resubmittal
2. Traffic Impact Analysis

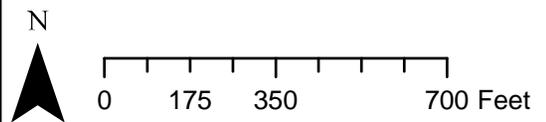
SUPPORTING DOCUMENTS:

Vicinity and Zoning Map
Future Land Use Plan
Aerial Photograph



First Partial Replat of The Reserve at Shadow Creek Ranch

Zoning

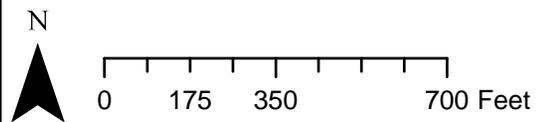
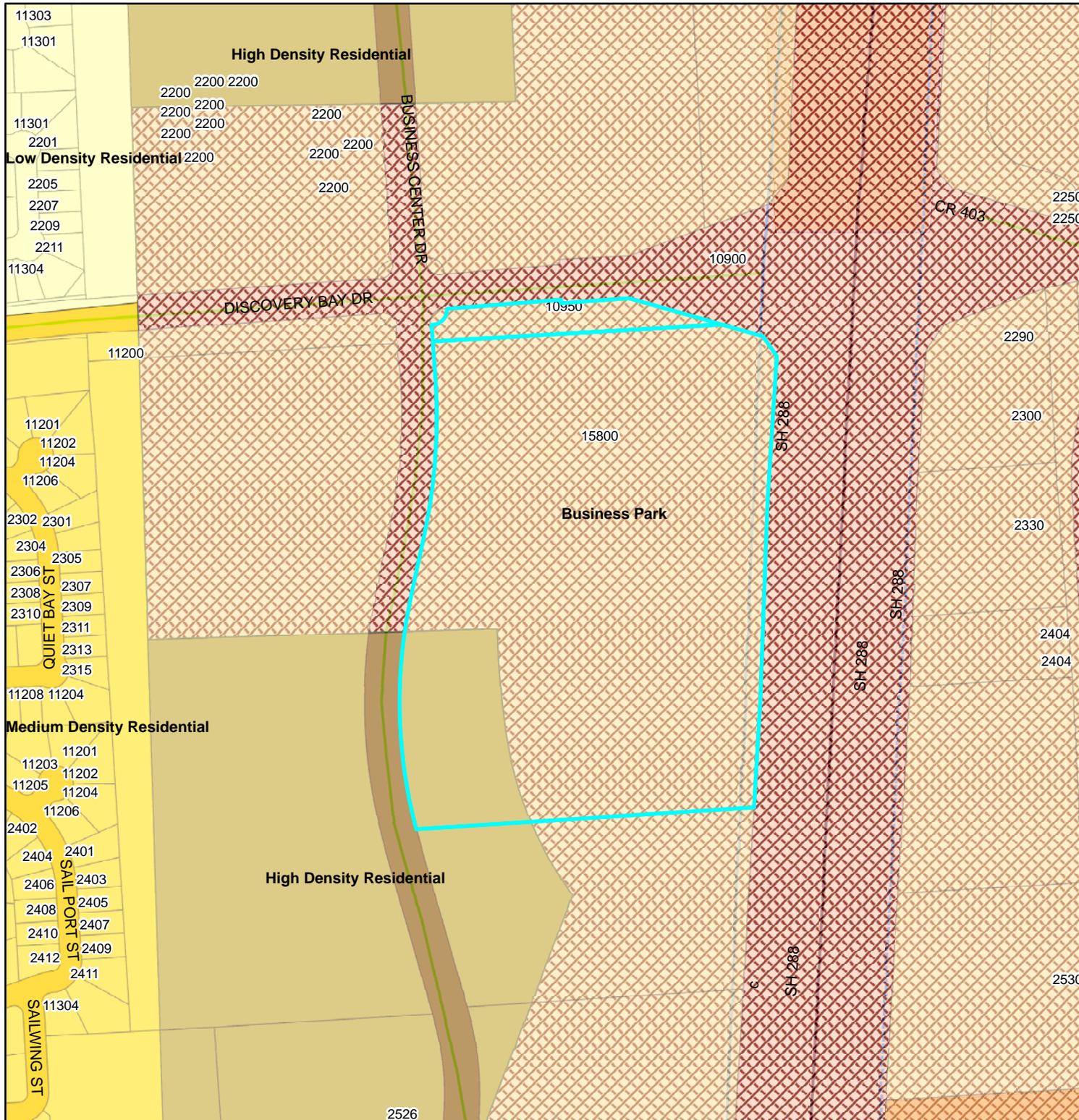


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

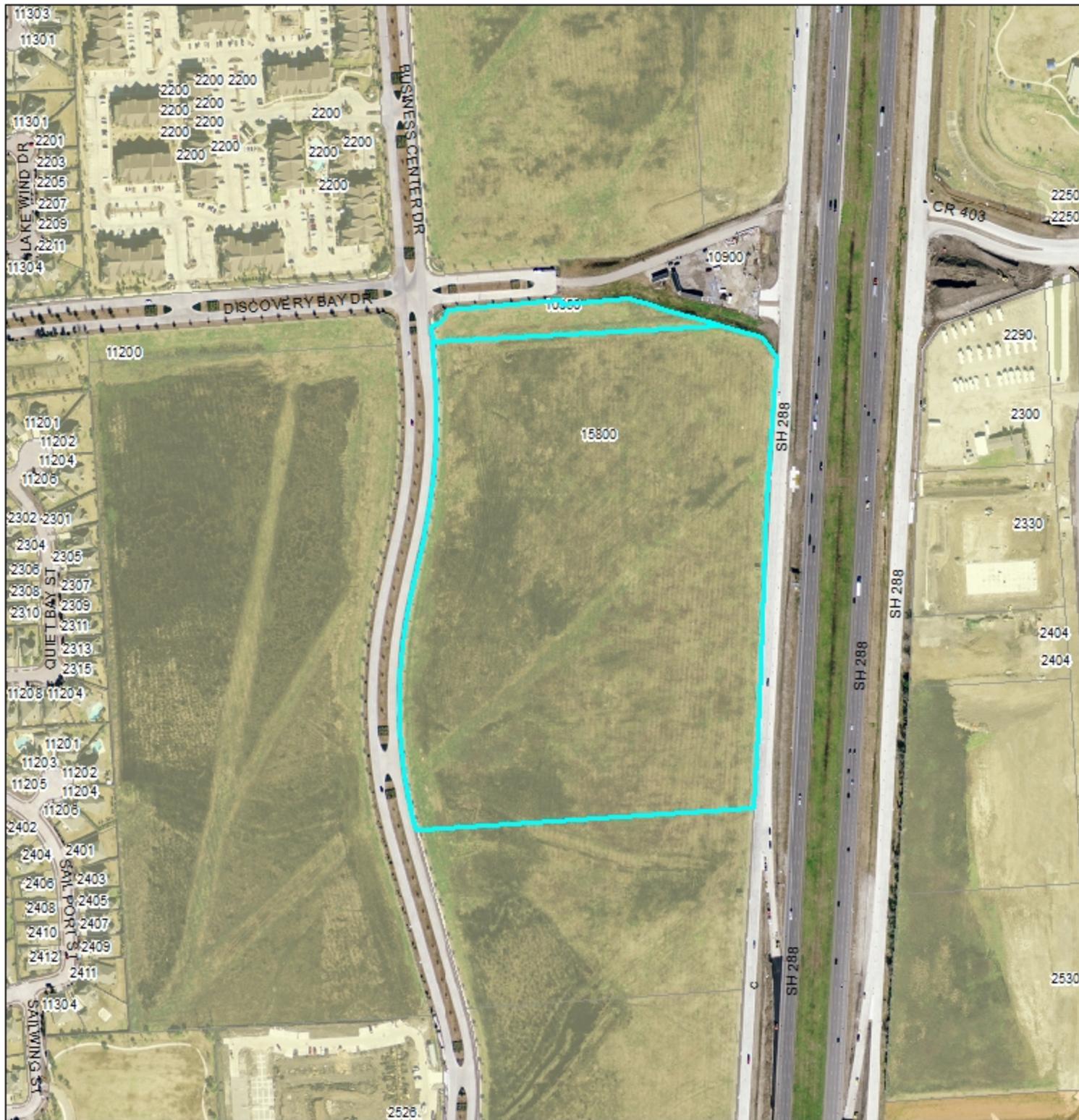


First Partial Replat of The Reserve at Shadow Creek Ranch

Land Use

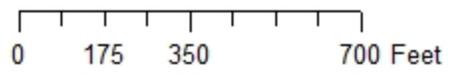


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



First Partial Replat of The Reserve at Shadow Creek Ranch

Aerial



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.

P&Z AGENDA ITEM

D

DISCUSSION ITEMS

- 1. Commissioners Activity Report**
- 2. Comprehensive Plan Update – 2013 Budget**
- 3. P&Z Strategic Priorities**
- 4. Scenic Highway Guidelines**
- 5. Next P&Z Meeting, April 2, 2012**

**ADJOURN
MEETING**