

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

JUNE 18, 2012

6:30 p.m.

Vacant
P&Z CHAIRPERSON

Vacant
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Neil West

Henry Fuertes



Linda Cowles

Ginger McFadden

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

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JUNE 18, 2012, AT 6:30 P.M., 2nd FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES

Approve the Minutes of the June 4, 2012, p.m. P&Z Regular Meeting, held at 6:30 p.m.

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. CUP 2012-03

At the request of Narsh Inc., applicant, and owner, for approval of a Conditional Use Permit to allow the operation of an Auto Repair (Major) facility in the General Commercial (GC) District, on the following described property, to wit:

Legal Description: Lot 2 of 1011 Main Addition, A subdivision of 10.2734 acres situated in the H. T. & B. R. R. CO. Survey, Abstract 542, according to the map or plat thereof recorded in Clerk's File No. 2012009314 of the Official Records of Brazoria County, Texas

General Location: 1011 N. Main, Pearland, TX

B. CONSIDERATION & POSSIBLE ACTION – REQUEST FOR EXTENSION OF TIME OF THE PRELIMINARY PLAT OF PEARLAND FARMS SECTION TWO

Decision Date 6/23/12

A request by Aaron Bourgeois, from Lentz Engineering, on behalf of Chase Lodge, Corporation, owner, for approval an Extension of Time for the Preliminary Plat of Pearland Farms Section II, a 79 lot single-family residential subdivision on 23.5245 acres, to wit;

Legal Description: A parcel of land containing 23.5245 acres (1,024,726 square feet) more or less, being out of that certain 26.9965 acre tract conveyed from Fylma W. Thompson, Trustee al to Chase Lodge Corporation, as recorded in file No. 00 053263, Official records, Brazoria Coutny, Texas, said 23.5245 acre tract being situated in Section 12, H. .T. & B. R. R. survey, abstract No. 508, in Brazoria County Texas.

General Location: 200 feet south of the intersection of West Cedar Trail Court and Curley Maple Drive.

C. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF PEARLAND FARMS SECTION TWO

Decision Date 7/2/12

A request by Aaron Bourgeois, from Lentz Engineering, on behalf of Chase Lodge, Corporation, owner, for approval a Final Plat of Pearland Farms Section II, a 79 lot single-family residential subdivision of 23.5245 acres, generally located 200 feet south of the intersection of West Cedar Trail Court and Curley Maple Drive.

Legal Description: A parcel of land containing 23.5245 acres (1,024,726 square feet) more or less, being out of that certain 26.9965 acre tract conveyed from Fylma W. Thompson, Trustee al to Chase Lodge Corporation, as recorded in file No. 00 053263, Official records, Brazoria County, Texas, said 23.5245 acre tract being situated in Section 12, H. .T. & B. R. R. survey, abstract No. 508, in Brazoria County Texas.

General Location: 200 feet south of the intersection of West Cedar Trail Court and Curley Maple Drive

D. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Next P&Z Regular Meeting, July 2, 2012

IV. ADJOURNMENT

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

I, Judy 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 15th day of June 2012, A.D., at 5:30 p.m.

Judy Brown, Office Coordinator

Agenda removed _____ day of June, 2012.

APPROVAL

OF

MINUTES

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD JUNE 4, 2012 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

Acting P&Z Chairperson Richard Golden called the meeting to order at 6:40 p.m. with the following present:

P&Z Vice-Chairperson Richard Golden
P&Z Commissioner Neil West
P&Z Commissioner Henry Fuentes
P&Z Commissioner Ginger McFadden

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

APPROVAL OF MINUTES

P&Z Commissioner Ginger McFadden made the motion to approve the minutes of the P&Z Regular Meeting of May 21, 2012, and P&Z Commissioner Neil West seconded.

The vote was 4-0. The minutes of the P&Z Regular Meeting of May 21, 2012 were approved.

EXCUSE ABSENCE

P&Z Commissioner Neil West made the motion to excuse the absence of P&Z Commissioner Henry Fuentes, and P&Z Commissioner Ginger McFadden seconded.

The vote was 4-0. The absence of P&Z Commissioner Henry Fuentes was excused for May 21, 2012.

NEW BUSINESS

CONSIDERATION & POSSIBLE ACTION – MASTER PLAT OF SHADOW CREEK RANCH VILLAGE SEVEN

A request by Christy Smidt from Kerry Gilbert and Associates, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Master Plat of Shadow Creek Ranch Village Seven, a future 726 residential subdivision, to wit

A 315.3 acre portion of 453 acres, more or less of land located in the H.T. & B.R.R. Co. Survey, Section 84 (R.B. Lyle) Abstract No. 538, Brazoria County, Texas and Abstract No. 767, Fort Bend County, Texas and the A.B. Langermann Survey, Abstract No. 555, Fort Bend County, Texas, more particularly being all of that certain called 2.121 acre tract conveyed to the City of Pearland, Texas by instrument of record under File No. 2005008364, Official Records, Brazoria County, Texas (B.C.O.R.), all of the residue of that certain called 160.048 acre tract conveyed to Pearland Investment Limited Partnership by instrument of record under File No. 03-044886 and File No. 2004059020, B.C.O.R., all of that certain called 80.01 acre tract conveyed to Russell T. Rudy and Randall D. Rudy by instrument of record under File No. 97-009257, B.C.O.R. and File No. 97-08685, Official Records, Fort Bend County (F.B.C.O.R.), all of that certain called 80 acre tract conveyed to Harlow Royalties, Inc. by an instrument of record under File No. 95-039382, B.C.O.R. and File No. 95-70977, F.B.C.O.R. and all of that certain called 132.5682 acre tract conveyed to Pearland 132 Development, Limited Partnership by an instrument of record under File No. 2004148674, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.).

General Location: A half mile west of the southwest corner of Broadway Street and Kingsley Drive.

P&Z Commissioner Henry Fuertes made the motion to approve, and P&Z Commissioner Neil West seconded.

Planner II Evan DuVall read the staff report stating staff recommended conditional approval for the final approval of the Traffic Impact Analysis (TIA).

P&Z Commissioner Neil West asked to discuss TIA's and would like for P&Z to see them. There was discussion with City Planner Harold Ellis stating that the city has a consultant that reviews all TIA's before the city signs off.

P&Z Commissioner Henry Fuertes stated he was not in favor of a subdivision being split by the county specifically for emergency vehicle situations.

Acting P&Z Chairperson Richard Golden called for the vote.

P&Z Commissioner Henry Fuertes amended his original motion to include the conditional approval for the TIA, and P&Z Commissioner Neil West seconded.

The vote was 4-0. The Master Plat of Shadow Creek Ranch Village Seven was approved with the following condition:

1. Final approval of the Traffic Impact Analysis.

Acting P&Z Chairperson Richard Golden recessed the P&Z Regular P&Z Regular meeting at 6:58 p.m.

Acting P&Z Chairperson Richard Golden reconvened the P&Z Regular meeting at 8:21 p.m.

CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SHELTON RIDGE LANE AND HANNOVER HEIGHTS LANE

A request by Rene Rodriguez from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Preliminary Plat of Shelton Ridge Lane and Hannover Heights Lane, for right-of-way, generally located a half mile west of the southwest corner of Broadway Street and Kingsley Drive, to wit

Legal Description: Being 3.306 acres of land located in the H.T. & B.R.R. Co. Survey, Sec. 84, Abstract Number 538, in Brazoria County, Texas and Abstract Number 767, in Fort Bend County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. by instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.)

General Location: A half mile west of the southwest corner of Broadway Street and Kingsley Drive.

P&Z Commissioner Ginger McFadden made the motion to approve, and P&Z Commissioner Neil West seconded.

Planner II Evan DuVall read the staff report and referred to the Master Plat of Shadow Creek Ranch Village Seven and the conditional of approval for the Traffic Impact Analysis.

Director of Community Development Lata Krishnarao stated the Supreme Court cannot make a developer put in road improvements on roads that currently exist. Ms. Krishnarao went on to talk about cases in other cities. Commissioner West stated he would still like to review the TIA's.

There was further discussion with regards to the dissatisfaction along the Brazoria County/Fort Bend County line and the school districts being split.

Acting Chairperson Richard Golden called for the vote.

P&Z Commissioner Ginger McFadden amended her original motion to include the conditional approval for the TIA of the Master Plat of Shadow Creek Ranch Village Seven, and P&Z Commissioner Neil West seconded.

The vote was 4-0. The Preliminary Plat of Shelton Ridge Lane and Hannover Heights Lane was approved with the following condition:

1. Final approval of the Traffic Impact Analysis.

CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SHADOW CREEK RANCH SF-71

A request by Rene Rodriguez from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Preliminary Plat of Shadow Creek Ranch SF-71, a 99 lot single-family residential subdivision, to wit

Legal Description: Being 38.071 acres of land located in the H.T. & B.R.R. Co. Survey, Sec. 84, Abstract Number 538, Brazoria County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. By instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

General Location: A half mile west of the southwest corner of Broadway Street and Kingsley Drive.

P&Z Commissioner Henry Fuertes made the motion to approve, and P&Z Commissioner Ginger McFadden seconded.

Planner II Evan DuVall read the staff report stating the one condition of approval was for the Traffic Impact Analysis for the Master Plat of Shadow Creek Ranch Village Seven.

There was no discussion among the Commission or Staff.

P&Z Commissioner Henry Fuertes amended his original motion to include the condition of approval for the Traffic Impact Analysis for the Master Plat of Shadow Creek Ranch Village Seven, and P&Z Commissioner Ginger McFadden seconded.

Acting Chairperson Richard Golden called for the vote.

The vote was 4-0. The Preliminary Plat of Shadow Creek Ranch SF-71 was approved with the following condition:

1. Final approval of the Traffic Impact Analysis.

CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SHADOW CREEK RANCH SF-72

A request by Rene Rodriguez from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Preliminary Plat of Shadow Creek Ranch SF-72, a 69 lot single-family residential subdivision, to wit

Legal Description: Being 19.530 acres of land located in the H. T. & B. R.R. Co. Survey, Sec. 84, Abstract Number 538, Brazoria County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. by instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.)

and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

General Location: A half mile west of the southwest corner of Broadway Street and Kingsley Drive.

P&Z Commissioner Henry Fuertes made the motion to approve, and P&Z Commissioner Neil West seconded.

Planner II Evan DuVall read the staff report stating the one condition of approval was for the Traffic Impact Analysis for the Master Plat of Shadow Creek Ranch Village Seven.

There was no discussion among the Commission or Staff.

P&Z Commissioner Henry Fuertes amended his original motion to include the condition of approval for the Traffic Impact Analysis for the Master Plat of Shadow Creek Ranch Village Seven, and P&Z Commissioner Neil West seconded.

Acting Chairperson Richard Golden called for the vote.

The vote was 4-0. The Preliminary Plat of Shadow Creek Ranch SF-72 was approved with the following condition:

1. Final approval of the Traffic Impact Analysis.

CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SOUTHERN TRAILS SECTION 9B

A request by Christy Smidt, from Kerry Gilbert and Associates, applicant, on behalf of CL Ashton Woods, LP, owner, for approval of a Preliminary Plat of Southern Trails Section 9B for a 54 lot single-family residential subdivision, on 13.8 acres, on the following described property, to wit:

Legal Description: All that certain 13.76 acres of land, out at the 522.62 acre tract described in the deed from Ashton Southern Trails joint Venture to CL Ashton Woods, L.P., recorded under Doc. #2005016204, in the Official Records of Brazoria County, Texas, in the H.T. &B. R.R. Company Survey, Sec. 80, A-564, Brazoria County Texas.

General Location: The southwest corner of Southern Trails Drive and Ashton Oak Drive.

P&Z Commissioner Henry Fuertes made the motion to approve, and P&Z Commissioner Neil West seconded.

Planner II Evan DuVall read the report stating staff had one condition of approval for the applicant to include a schedule for amenities for the remainder of the development or

obtain an infrastructure permit. Planner II Evan DuVall stated one concern is the pedestrian crossing on Kingsley for a permit to construct or a schedule for completion.

P&Z Commissioner Henry Fuertes amended his original motion to include staffs comments, and P&Z Commissioner Neil West seconded.

Acting Chairperson Richard Golden called for the vote.

The vote was 4-0. The Preliminary Plat of Southern Trails Section 9B was approved with the following condition:

1. Schedule for amenities for the remainder of the development or an infrastructure permit be submitted.

CONSIDERATION & POSSIBLE ACTION – REQUEST FOR A WAIVER OF DECISION FOR THE FINAL PLAT OF PEARLAND FARMS SECTION TWO

A request by Aaron Bourgeois, from Lentz Engineering, on behalf of Chase Lodge, Corporation, owner, for approval a Waiver of Decision for the Final Plat of Pearland Farms Section II, a 79 lot single-family residential subdivision of 23.5245 acres, generally located 200 feet south of the intersection of West Cedar Trail Court and Curley Maple Drive.

Legal Description: A parcel of land containing 23.5245 acres (1,024,726 square feet) more or less, being out of that certain 26.9965 acre tract conveyed from Fylma W. Tomphson, Trustee al to Chase Lodge Corporation, as recorded in file No. 00 053263, Official records, Brazoria County, Texas, said 23.5245 acre tract being situated in Section 12, H. .T. & B. R. R. survey, abstract No. 508, in Brazoria County Texas.

General Location: 200 feet south of the intersection of West Cedar Trail Court and Curley Maple Drive

P&Z Commissioner Neil West made the motion to approve, and P&Z Commissioner Ginger McFadden seconded.

Planner II Evan DuVall read the staff report stating the applicant was seeking a waiver for additional time.

Acting P&Z Chairperson Richard Golden called for the vote.

The vote was 4-0. The Request for a Waiver of Decision for the Final Plat of Pearland Farms Section Two was approved.

CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF PEARLAND FARMS SECTION TWO

A request by Aaron Bourgeois, from Lentz Engineering, on behalf of Chase Lodge, Corporation, owner, for approval a Final Plat of Pearland Farms Section II, a 79 lot single-family residential subdivision of 23.5245 acres, generally located 200 feet south of the intersection of West Cedar Trail Court and Curley Maple Drive.

Legal Description: A parcel of land containing 23.5245 acres (1,024,726 square feet) more or less, being out of that certain 26.9965 acre tract conveyed from Fylma W. Tomphson, Trustee al to Chase Lodge Corporation, as recorded in file No. 00 053263, Official records, Brazoria County, Texas, said 23.5245 acre tract being situated in Section 12, H. .T. & B. R. R. survey, abstract No. 508, in Brazoria County Texas.

General Location: 200 feet south of the intersection of West Cedar Trail Court and Curley Maple Drive

No action necessary since the Waiver of Decision was granted.

CONSIDERATION & POSSIBLE ACTION – VARIANCE REQUEST 2012-04

A request by Ernest Crawford, applicant, on behalf of Rabia Ilahi, owner, for approval a Variance from Section 5.1.1.1(253)(e) for a 690-foot maximum Flag Pole length where 500 feet is the maximum allowed and to allow and a minimum Flag Pole width of 30 feet, for a single-family residential lot, to wit,

Legal Description: A 4.969 acre tract of land located in Lot Eleven (11) of the H.T. & B. R. R. Company Survey (also known as the F. B. Drake Survey), Section Fourteen (14), Abstract No. 509, in Brazoria County, Texas, being part of a 39,997 acre tract described in a deed to Larry D. Landers and Victoria J. Landers as recorded in File No. 97-009044 of Brazoria County, Official Records.

General Location: Approximately 420 feet east of the northeast corner of Bailey Road and Lawrence Place

P&Z Commissioner Henry Fuertes made the motion to approve, and P&Z Commissioner Ginger McFadden seconded.

Planner II Evan DuVall read staffs report recommending approval with the following conditions:

1. Driveway and turnaround as approved by the engineering department during the development of the property.
2. Plat the property.
3. Shared Driveway note on the recorded plat.
4. One year expiration.

There was some discussion with regards to fire lanes and flag lots.

Acting P&Z Chairperson Richard Golden called for the vote.

P&Z Commissioner Henry Fuertes amended the motion to include the conditions of approval, and P&Z Commissioner Ginger McFadden seconded.

The vote was 4-0. Variance Request No. 2012-04 was approved with the following conditions:

1. Driveway and turnaround as approved by the engineering department during the development of the property.
2. Plat the property.
3. Shared Driveway note on the recorded plat.
4. One year expiration.

DISCUSSION ITEMS

1. Commissioners Activity Report – There was brief discussion.
2. Zoning Update – City Planner Harold Ellis updated the Commission on the approval of the Stonebridge PD Amendment and Strickland Chevrolet CUP.
3. Next Joint Public Hearing, June 18, 2012
4. Next P&Z Regular Meeting, June 18, 2012

ADJOURNMENT

Acting P&Z Chairperson Richard Golden adjourned the P&Z Regular Meeting at 9:09 p.m.

These minutes are respectfully submitted by:

Judy Brown, Planning Office Coordinator

Minutes approved as submitted and/or corrected on this 18th day of June 2012, A.D.

Acting P&Z Chairperson _____

NEW BUSINESS

**P&Z AGENDA
ITEM**

A

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JUNE 18, 2012, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Permit No. CUP 2012-03

At the request of Narsh Inc., applicant, and owner, for approval of a Conditional Use Permit to allow the operation of an Auto Repair (Major) facility in the General Commercial (GC) District, on the following described property, to wit:

Legal Description: Lot 2 of 1011 Main Addition, A subdivision of 10.2734 acres situated in the H. T. & B. R. R. CO. Survey, Abstract 542, according to the map or plat thereof recorded in Clerk's File No. 2012009314 of the Official Records of Brazoria County, Texas

General Location: 1011 N. Main, Pearland, TX

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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



JOINT PUBLIC HEARING AGENDA ITEM MEETING OF JUNE 18, 2012

Conditional Use Permit No. CUP 2012-03

At the request of Narsh Inc., applicant, and owner, for approval of a Conditional Use Permit to allow the operation of an Auto Repair Facility (Major) in the General Commercial (GC) District, on the following described property, to wit:

Legal Description: Lot 2 of 1011 Main Addition, A subdivision of 10.2734 acres situated in the H. T. & B. R. R. CO. Survey, Abstract 542, according to the map or plat thereof recorded in Clerk's File No. 2012009314 of the Official Records of Brazoria County, Texas

General Location: 1011 N. Main, Pearland, TX

APPROVAL PROCESS: After this Joint Public Hearing, the requested Conditional Use Permit application will be considered as follows:

Planning and Zoning Commission: June 18, 2012*
City Council for First Reading: July 9, 2012*
City Council for Second Reading: July 23, 2012*

(*dates subject to change)

SUMMARY: Narsh Inc., applicant and owner, is requesting approval of a Conditional Use Permit to allow the operation of an Auto Repair Facility (Major) at the above referenced location. The site is currently zoned General Commercial (GC) and there are not currently any business operations ongoing at the site. The most recent commercial use on the site was column sales/construction company which is no longer in operation. The property has an existing commercial structure on site; however the structure is not currently in use.

The property owner is proposing to redevelop the site to be used as a Maaco Collision Repair and Auto Painting Facility. On August 3, 2011, a Pre-development meeting was

held between staff and the property owner to discuss the City's current regulations for development. At that meeting, the proposed use was classified as Auto Body Repair, which was a permitted use in the General Commercial (GC) zoning district at that time. On March 19, 2012, the applicant submitted plans to the City for a Commercial Build Out permit. The Planning Department reviewed the plans and was unable to approve the permit as the land use classification in the City's Unified Development Code no longer permits the proposed use. This proposed use is currently classified in the City's Land Use Matrix as Auto Repair Facility (Major) which is only permitted in the General Commercial (GC) zone with the approval of a Conditional Use Permit. The change in the two classifications occurred when the City last updated the Unified Development Code, which was approved on October 24, 2011. This update combined the land use classification of Auto Body Repair, permitted by-right prior to the latest UDC update in the GC zoning district, with Auto Repair Facility (Major), which is only permitted in the GC zoning district with the approval of a Conditional Use Permit.

If the Conditional Use Permit is approved, the site plan process will commence with the Planning and Building departments.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	General Commercial (GC)	Vacant
South	General Commercial (GC)	Commercial
East	General Commercial (GC)	Commercial
West	Light Industrial (M-1)	Commercial

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC): As previously mentioned, the property is currently zoned General Commercial (GC). A breakdown between those lot and development requirements and the site current configuration is provided below:

	<u>General Commercial</u>	<u>Existing Site</u>
Lot Size:	22,500 sq ft	53,397 sq ft
Lot Width:	150'	187.14
Lot Depth:	125'	271.75'
Front Setback:	25'	~95'
Rear Setback:	25'	~25'
Side Setback:	10'	~75'/~35'

At the time of development, all aspects of the Unified Development Code (UDC) will be required to be met. At this time, all aspects of the UDC appear to be met with the exception of the side façade materials, which the applicant is working with the Planning Department to address.

PLATTING STATUS: The property is currently platted as Minor Plat of 1011 Main Addition.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The current Comprehensive Plan (latest update in 2009) indicates *Industrial* for the subject property. The subject property is currently zoned General Commercial (GC), and that zoning district is not a correlating zoning district in the City's Comprehensive Plan for *Industrial*. Light and Heavy Industrial (M-1 and M-2) are the correlating zoning districts which would comply with the City's Comprehensive Plan and Future Land Use Plan. However, as the Future Land Use Plan is meant to be a guide, and not parcel specific, and as this property is in general proximity of other Light Industrial (M-1) zoning districts, the property in question could be considered to be in general compliance with the Comprehensive Plan.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property has frontage on Main St, a major thoroughfare, with a minimum of 120' right-of-way.

AVAILABILITY OF UTILITIES: The subject parcel does have access to public water and public sewer.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The traffic impact of the proposed development will be reviewed by the City's Engineering Department at the time of formal site plan submittal. When the City combined the two land use classifications mentioned above, the thought was that Auto Body Repair facilities may not always be appropriate in the General Commercial (GC) zoning district, particularly on major thoroughfares or at entrances to the City. In this case, the building to be used exists, the façade on the front is masonry, and does not resemble a typical auto repair facility (photo below). In this situation, the proposed use may not be as unsuited for the area as it may be if it were in a more traditional auto repair facility building, which would not blend as well with entrances to the City or along major thoroughfares.



As the applicant may not be adding additional parking, parking lot and site landscaping would not be triggered with the change of use. Therefore, to assist in mitigating the potential adverse impacts of the proposed use along a major thoroughfare in the City's Corridor Overlay District, Council may want to consider adding a condition of approval to the Conditional use Permit which requires additional landscaping be added to the site. This is further detailed in the Conditions of Approval section of this report.

ADDITIONAL COMMENTS: This request has been reviewed by the City's Development Review Committee and there are no additional comments from other departments at the time of this report.

SITE PLAN CONSIDERATIONS: A conceptual site plan for was submitted with the Conditional Use Permit application. This plan appears to meet the City's Corridor Overlay District regulations. A complete review will occur at time of formal site plan submittal.

PUBLIC NOTIFICATION: Public notice, comment forms, and a vicinity map were mailed to property owners within 200 feet of the subject property under consideration for the Conditional Use Permit. A legal notice of public hearing was published in the local newspaper, and a notification sign was placed on the property by the applicant.

OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST: Staff has not received any comments either in opposition to or in support of the proposed Conditional Use Permit request.

CRITERIA FOR APPROVAL: When considering an application for a Conditional Use Permit, the Planning and Zoning Commission and City Council shall evaluate the impact of the proposed use on and its compatibility with surrounding properties and residential areas to ensure the appropriateness of the use at the particular location, and shall consider the extent to which:

- (1) The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan;
- (2) The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
- (3) The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
- (4) The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;

- (5) The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
- (6) The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and
- (7) The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

Conditions: The City Council may require such modifications in the proposed use and attach such conditions to the Conditional Use Permit as the City Council deems necessary to mitigate adverse effects of the proposed use and to carry out the spirit and intent of this section.

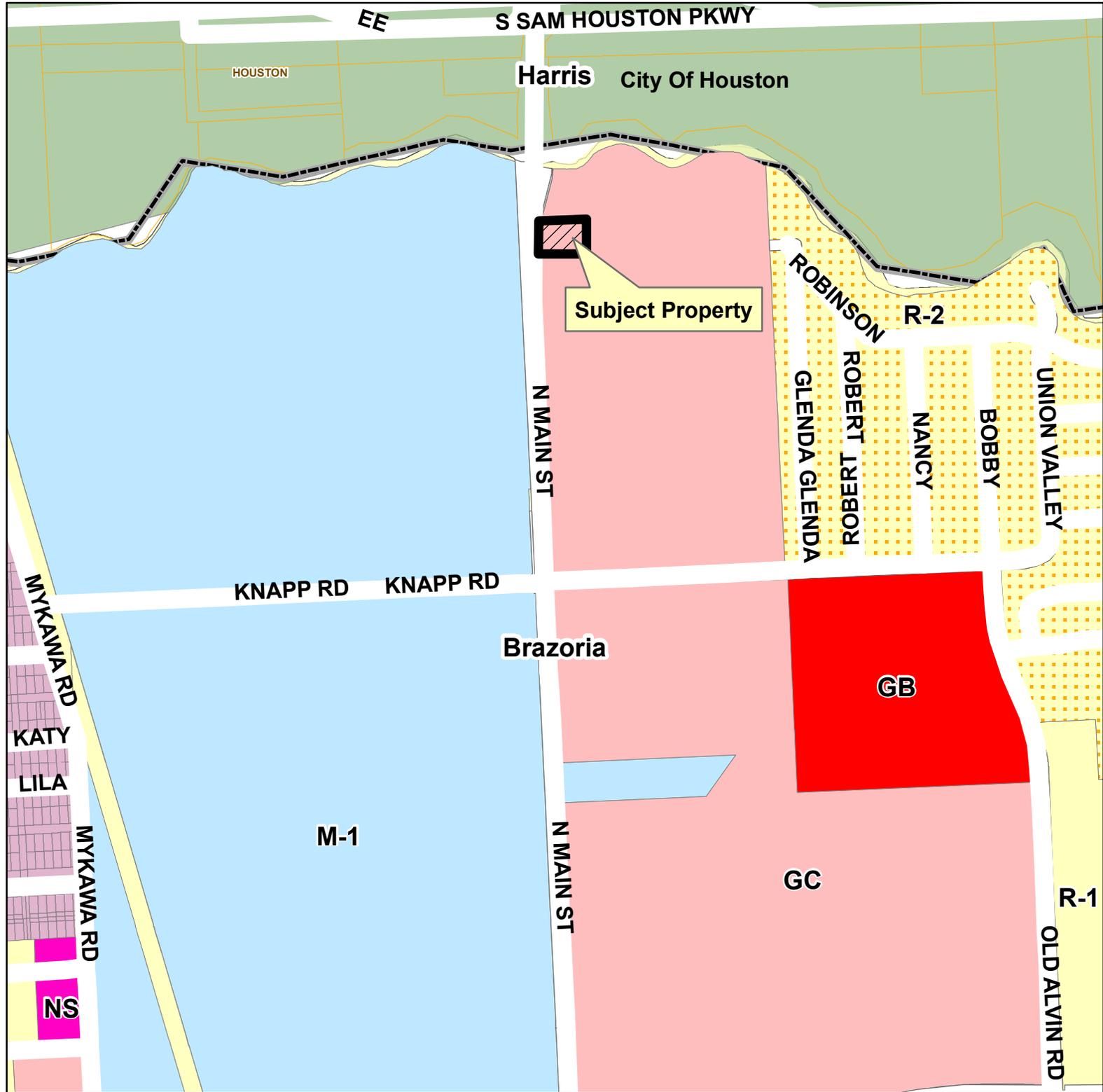
Should City Council identify additional impacts which it feels should be mitigated, additional conditions and modifications may be placed on the approval of the Conditional Use Permit.

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit No. 2012-03 to allow the operation of an Auto Repair Facility (Major) in the General Commercial (GC) district as proposed by the applicant and owner for the following reasons and with the following condition:

1. The proposed request should not have any significant negative impact on the surrounding properties and developments.
2. The proposed request would be in conformance with the Unified Development Code with the approval of a Conditional use Permit.
3. The proposed request is in conformance with the criteria of approval of a Conditional Use Permit listed in the Unified Development Code.
4. The proposed request would result in redevelopment of a currently non-occupied building in a commercial zoning district.
5. The proposed request would enhance the property from its current state.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Property Ownership Map
- Property Owner Notification List
- Future Land Use Plan
- Aerial Photograph
- Zone Change Application and applicant packet

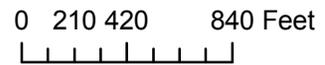


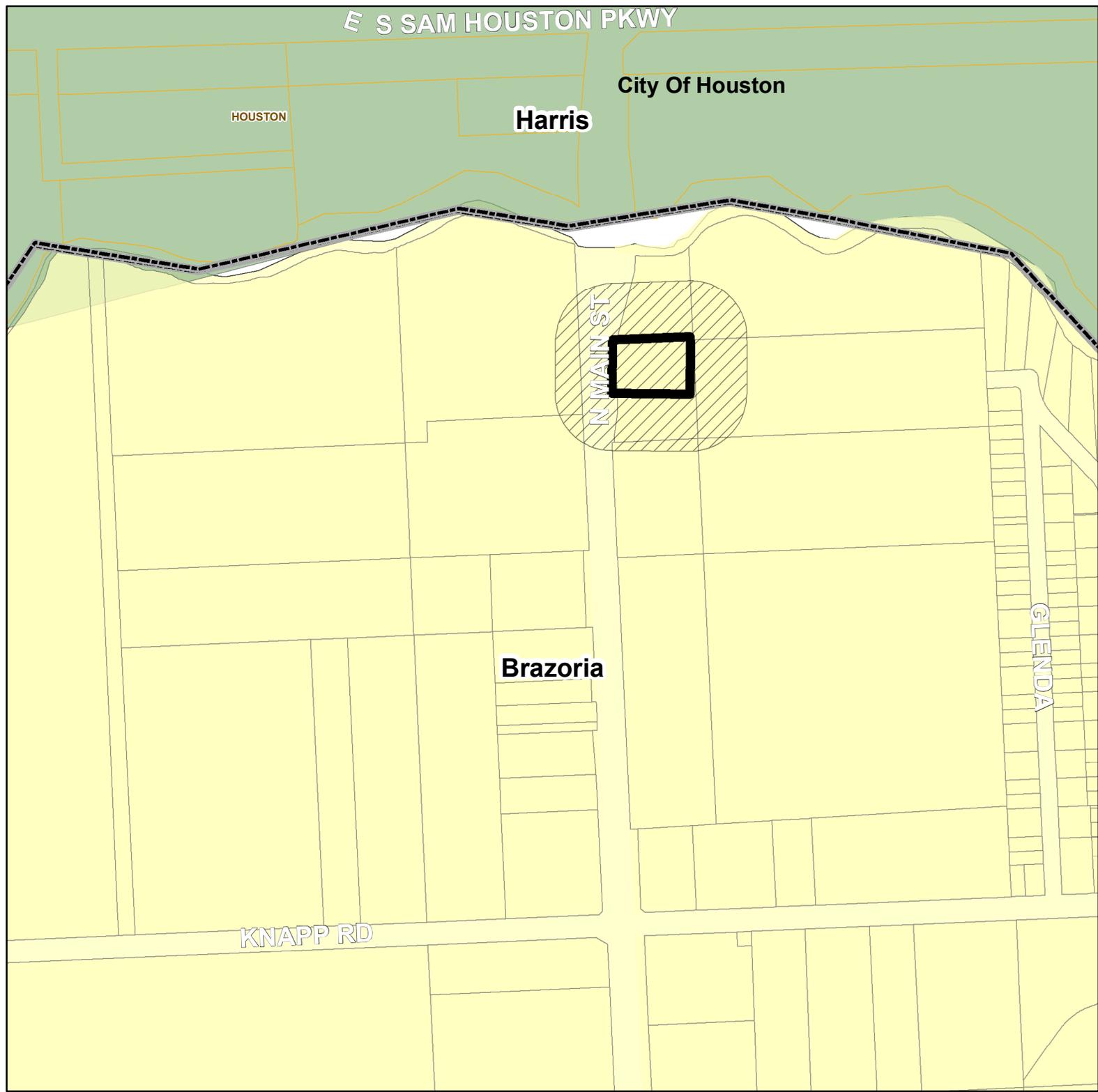
Vicinity and Zoning Map

CUP 2012-03

1011 N. Main

This product is for information 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.



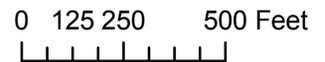


Abutter Map

CUP 2012-03

1011 N. Main

This product is for information 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.



Owner	Address	City	State	Zip
GLADDEN RONNIE TAYLOR & MARGARET E	4714 COUNTY ROAD 42	ROSHARON	TX	77583
EJC FAMILY PARTNERSHIP LTD	1014 N. MAIN ST	PEARLAND	TX	77581
ST CLAIR CARLOS C/O HARRY ST CLAIR	4011 CREEK RIDGE LN	MISSOURI CITY	TX	77459
COLUMNS INC	1011 N. MAIN ST	PEARLAND	TX	77581
BELL BOTTOM FOUNDATION CO C/O JOE G WILKINS GENERAL MANAGER	1021 N. MAIN ST	PEARLAND	TX	77581
NARSH INC	3560 OLD SPANISH TRAIL	HOUSTON	TX	77021

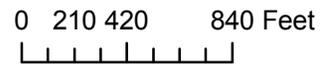


FLUP Map

CUP 2012-03

1011 N. Main

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AERIAL Map

CUP 2012-03

1011 N. Main

This product is for information 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.

0 125 250 500 Feet





APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

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

Conditional Use Permit Request for: AUTO REPAIR (MAJOR)
(list proposed use from the Table of Uses of the UDC)
Maaco Collision Re Pair & Auto Painting

Current Zoning District: G.C.

Property Information:

Address or General Location of Property: 1011 Northmain ST
Pearland TX 77581

Tax Account No. 05420021000

Subdivision: _____ Lot: _____ Block: _____

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

PROPERTY OWNER INFORMATION:

NAME NARSH INC.
ADDRESS 3560 Old Spanish Trail
CITY Houston STATE TX ZIP 77021
PHONE (832) 876-9099
FAX (713) 741-1110
E-MAIL ADDRESS Maaco53@Yahoo.com

APPLICANT/AGENT INFORMATION:

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

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

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

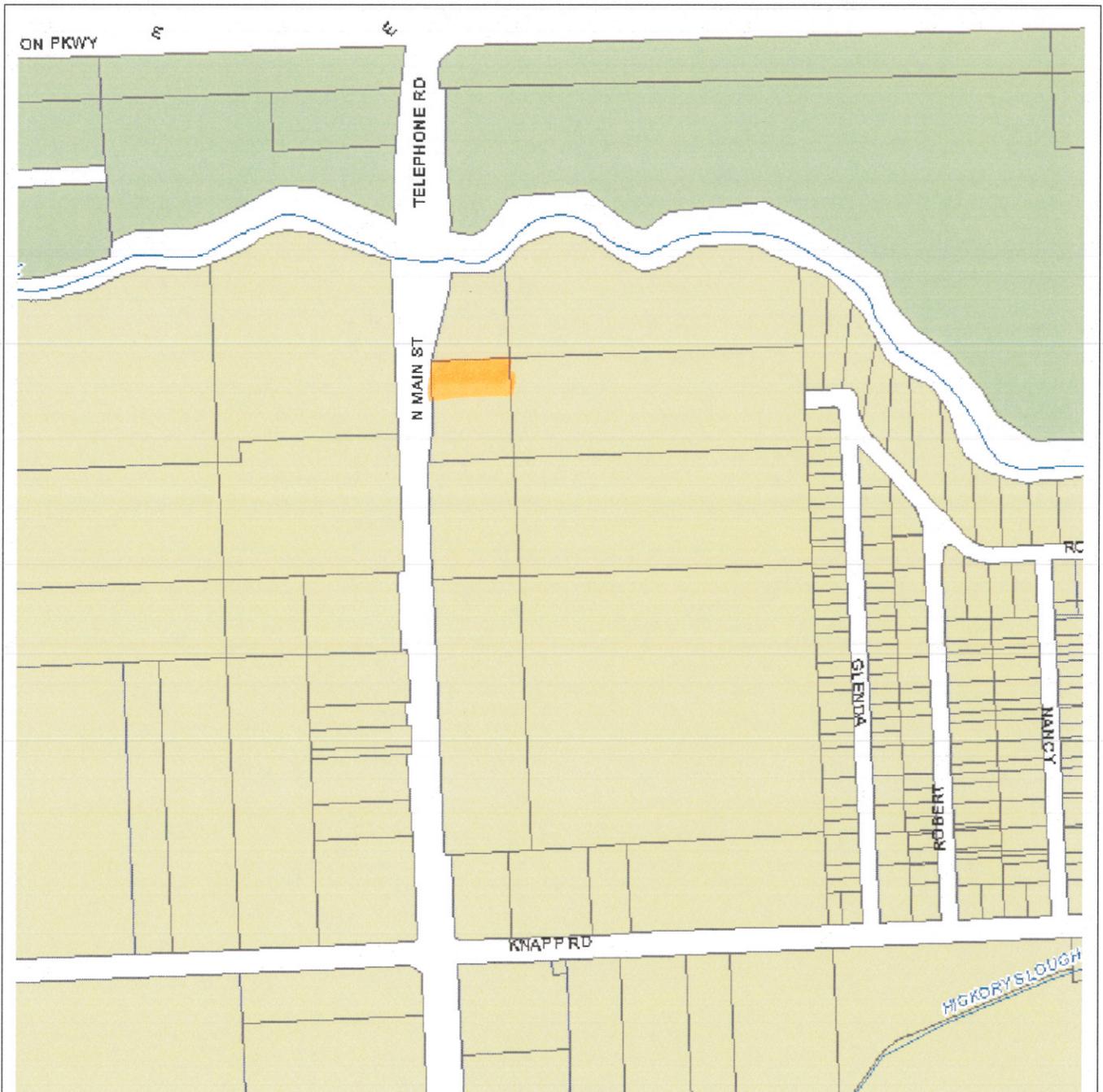
Owner's Signature: [Signature] Date: 5-14-2012

Agent's/
Applicant's Signature: same Date: _____

OFFICE USE ONLY:

FEES PAID: <u>250.00</u>	DATE PAID: <u>5/14/12</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER: <u>211479</u>
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Application No. 2012-03



Vicinity Map - Pearland, TX



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.



May 14, 2012

Harold Ellis
City Planner, City of Pearland
3523 Liberty Drive,
Pearland, TX 77581

Re: Conditional use Permit request
1011 North Main Street Pearland, TX 77581

Dear Mr. Ellis,

Here is some additional information in connection with our Conditional Use Permit request. The following is a descriptive narrative about our business process that should answer all your questions.

Maaco Collision Repair and Auto Painting is the largest national franchise chain of body shops, established since 1971 with more than 500 franchised centers specializing in minor body repair and complete repainting of cars, small trucks, vans, etc. Our core business is to provide cosmetic refinishing of vehicles. Our typical customer vehicle needs a paint job and has minor dents and dings to be repaired. We prefer to not do major collision repairs, particularly those requiring extensive cutting, welding, frame straightening and/or repairs to engines and drive train components. For such damage we would typically sub out these types of repairs to local collision or mechanical repair shops.

Our operation generally involves the vehicle spending a few hours to a couple days in the actual body repair process (by comparison, heavy collision repairs can take many days or even weeks to complete). The vehicle is then prepped for refinishing (sanding, masking), primed and painted in the spray booth, dried in a gas fired oven, unmasked and detailed (vacuum interiors, clean windows, replace emblems, trim, wipers, license plates, etc. as needed) for delivery back to the customer. All work is done inside the building. Our business is typically open from 7:30 am to 5:30 pm Monday through Friday plus half a day on Saturday for the convenience of our customers. The shop crew is typically working from 8:00 am to 5:00 pm Monday through Friday; a partial crew may work Saturday on equipment maintenance and general housekeeping.

The paint storage & mixing room (typically an H-3 "liquid storage room") will contain approximately 150 gallons of automotive paints and related products in factory sealed containers (pints, quarts, gallons and fives). Paint mixing of up to a gallon at a time is accomplished in this same room; there are no pumps or piping between the storage room and the booth. All paint is applied in a self contained booth.

We do not do repairs to engines, drive trains, radiators, fuel systems or tanks, nor does our business involve tune-ups or oil changes. Vehicles requiring these types of repairs would undoubtedly have sustained heavy collision damage and would be subbed out as stated above. We do not wash cars and have no wash down area. We do not wet sand vehicles; in fact, we have no significant water usage (outside of normal restroom activities). Our typical customer vehicle is basically in good operating condition (not leaking fuel, oil, etc.) and just needs some cosmetic refinishing.

Vehicles waiting to be repaired would be temporarily kept in a fenced yard adjacent to the building. Once a vehicle repair has started, it is usually completed in just a couple of days. Once completed, they are delivered back to the customer.

We will be providing affordable cosmetic vehicle refinishing that is not yet available in this part of the market. Traffic impact would be minimal. We expect to have 12-14 employees and anticipate 8-12 customer visits per day. The surrounding neighborhoods include automotive repair/service, light industrial/manufacturing, and other commercial type services.

Furthermore, it will increase the employment base in the area.

We have already purchased a 12,000 sq. ft. building on a 53,000 sq. ft. lot commonly known as 1011 North Main Street Pearland, TX 77581.

There is sufficient onsite parking under current parking codes for customer vehicles and employees; any vehicles parked outside overnight would be within the existing fenced area at the rear of the site.

We have attached a shop plan for your review.

I, myself, as a resident of Pearland am striving to hold true the standards in our great city. If you have any questions or desire further information please do not hesitate to call me at the numbers below.



Best Regards,
Syed S. Hussain
Cell: (832) 876-9099
Work: (713) 741-7444

CITY OF PEARLAND

*** CUSTOMER RECEIPT ***

Oper: CBLAIR Type: CC Drawer: 1
Date: 5/15/12 02 Receipt no: 211479

Description	Quantity	Amount
BA	BOARD OF ADJUSTMENTS	
	1.00	\$250.00
Trans number:		3707773

KARSH INC.
1011 N. MAIN
CUP

Tender detail		
CK CHECK	5018	\$250.00
Total tendered		\$250.00
Total payment		\$250.00

Trans date: 5/14/12 Time: 13:34:17

H.T. & B.R.R. CO.
SURVEY
ABSTRACT 542

CARLOS ST. CLAIR
FILE NO. 1992007413
O.R.B.C.

P.O.B.

75'x75' PIPELINE ESMT.
VOL. 492, PG. 533

FND 1/2" IR
W/CAP MARKED
"SURVEY 1"

FND 1/2" IR
W/CAP MARKED
"SURVEY 1"(A)

N 87°02'19"E

271.75'

30' PIPELINE ESMT.

30'x15' PIPELINE ESMT.

30'x50' PIPELINE ESMT.

NORTH MAIN STREET
(R.O.W. VARIES)

N 01°36'45" W 187.14'

LOT 2

PART OF COLUMNS, INC.
FILE NO. 1967009435
O.R.B.C.

BRICK & METAL
HI-BAY BUILDING

152.0'

193.51'

S 03°06'43" E

S 87°04'31" W

278.63'

10' ACCESS ESMT.

25' W.S.E.

TITLE COMPANY:

stewart
title

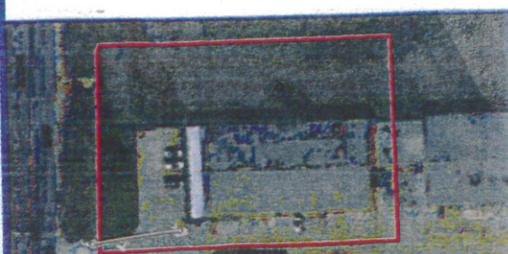
CATHY S. CROCKER

281-412-6900

G.F. #: 1103931662

ISSUE DATE:

4-11-2012



POSTING OF ZONING NOTIFICATION SIGNS ON PROPERTY UNDER CONSIDERATION FOR A ZONE CHANGE (OR CONDITIONAL USE PERMIT)

Any person, firm or corporation requesting a zoning change, a conditional use permit (CUP), or a variance shall be required to erect and maintain a sign(s), to be inspected by the City, upon the property for which a variance or zoning change has been requested.

Such sign(s) shall be located as follows:

- (1) One (1) sign per street frontage shall be located within thirty feet (30') of the abutting street, or as determined by the City.
- (2) So as to be clearly visible and readable from the public right-of-way and not obstructed in any manner.
- (3) So as not to create a hazard to traffic on the public rights-of-way abutting the property.
- (4) On the subject property at least ten (10) days prior to the hearing of such zoning change request by the Planning and Zoning Commission, and to remain continuously on said property until final action by the City Council or withdrawal of the case by the applicant. Removal of the sign by the applicant prior to a recommendation by the Planning and Zoning Commission and/or a final decision by the City Council shall constitute a withdrawal of the request.
- (5) The signs shall be as follows:
 - A minimum sign size of 2 feet by 3 feet, but no larger than 4 feet by 4 feet
 - At least 2 feet above the ground
 - Blue or black lettering that is a minimum of 3 inches by 1/2 inch, on a white background
 - Message content as follows:

(C.U.P.)

PROPOSED (SPECIFY REQUEST)
Contact City of Pearland
281-652-1768

#WS
5-14-2012

*Signs must be professionally made; handwritten signs are not allowed.

*Signs must be freestanding and cannot be attached to a tree, fence, or building.

DUPLICATE TAX RECEIPT



**RO'VIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515**

Certified Owner:

**COLUMNS INC
1011 N MAIN ST
PEARLAND, TX 77581-2207**

Legal Description:

**A0542 H T & B R R, TRACT 82C-83C,
PEARLAND, ACRES 10.2734**

**Parcel Address: 1011 N MAIN ST HWY 35
Legal Acres: 10.2734**

**Remit Seq No: 18906425
Receipt Date: 10/26/2011
Deposit Date: 02/22/2012
Print Date: 05/08/2012**

**Deposit No: TR120531
Validation No: 900000023672553
Account No: 0542-0021-000
Operator Code: CYNT**

Year	Tax Unit Name	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2011	Brazoria County	853,700	0.413101	1,768.90	0.00	0.00	1,768.90
2011	Special Road & Bridge	853,700	0.060000	256.92	0.00	0.00	256.92
2011	Pearland Isd	853,700	1.419400	6,077.87	0.00	0.00	6,077.87
2011	Brazoria Drainage Dist 4	853,700	0.156000	667.99	0.00	0.00	667.99
2011	City Of Pearland	853,700	0.685100	2,933.60	0.00	0.00	2,933.60
				\$11,705.28	\$0.00	\$0.00	\$11,705.28

**Check Number(s):
1620**

PAYMENT TYPE:

Checks: \$11,705.28

Exemptions on this property:

Total Applied: \$11,705.28

Change Paid: \$0.00

ACCOUNT PAID IN FULL

**PAYER:
COLUMNS INC
1011 N MAIN ST
PEARLAND, TX 77581-2207**

(979) 864-1320, (979) 388-1320, (281) 756-1320

PROPOSED

(Conditional Use Permit)

Contact City of Pearland

281-652-1768

**P&Z AGENDA
ITEM**

B



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Evan M. DuVall

DATE: 06/13/2012

AGENDA ITEM SUBJECT: Extension of time for the Preliminary Plat of Pearland Farms Section II

Old Business **New Business** Discussion Item Workshop

Summary: A request by Aaron Bourgeois, from Lentz Engineering, on behalf of Chase Lodge, Corporation, owner, for approval of an Extension of Time of the Preliminary Plat of Pearland Farms Section II, a 79 lot single-family residential subdivision on 23.5245 acres, generally located 200 feet south of the intersection of West Cedar Trail Court and Curley Maple Drive.

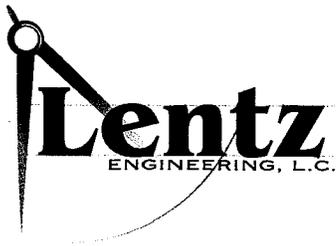
Status: The applicant has submitted infrastructure construction drawings to the City of Pearland for the completion of Pearland Farms Section II. This Preliminary Plat will expire on 06/23/2012, unless an extension of time is approved or a final plat is recorded.

Unified Development Code: Section 3.1.3.5

Section 3.1.3.5 Expiration and Extension

- (a) The approval of a Preliminary Subdivision Plat application shall remain in effect for a period of two (2) years from the date a complete application was officially submitted to the City, during which period the applicant shall submit and receive approval for a Final Subdivision Plat for the land subject to the Preliminary Subdivision Plat. If a Final Subdivision Plat application has not been approved within the two(2)-year period, the Preliminary Subdivision Plat application, unless extended in accordance with Article 2, Division 5 of Chapter 1, shall expire and the plat shall be null and void.

Staff Recommendation: Approval.



May 31, 2012

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

RE: Preliminary Plat of Pearland Farms, Section Two
LE 12046

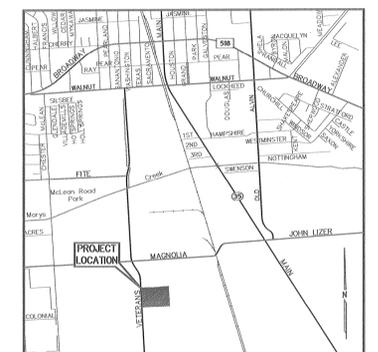
Dear Planning & Zoning Commission/Planning Director:

Please accept for consideration the following request for extension of approval of the preliminary plat listed above. Lentz Engineering, L.C., hereby requests an additional two years before the Planning and Zoning Commission must act upon the plat known as Pearland Farms, Section Two. This extension is to allow time to address the city's review comments.

Sincerely,
Lentz Engineering, L.C.

A handwritten signature in black ink, appearing to read "Aaron Bourgeois", written over a horizontal line.

Aaron Bourgeois, LEED AP
Urban Planner



VICINITY MAP
SCALE: 1" = 1/2 MI.

SECTION TWO
METES AND BOUNDS DESCRIPTION
OF
23.5245 ACRES
OUT OF
SECTION 12, H. T. & B. R.R. CO. SURVEY
ABSTRACT NO. 508
BRAZORIA COUNTY, TEXAS

A PARCEL OF LAND CONTAINING 23.5245 ACRES (1,024,726 SQUARE FEET) MORE OR LESS, BEING OUT OF THAT CERTAIN 28.9985 ACRE TRACT CONVEYED FROM FLYMA W. THOMPSON, TRUSTEE ET AL TO CHASE LODGE CORPORATION, AS RECORDED IN FILE NO. 00 053263, OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS, SAID 23.5245 ACRE TRACT BEING SITUATED IN SECTION 12, H. T. & B. R. R. CO. SURVEY, ABSTRACT NO. 508, IN BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH IRON ROD, IN THE EAST LINE OF VETERANS ROAD, RIGHT-OF-WAY VARIES, SAME BEING IN THE WEST LINE OF THE SAID 26.9985 ACRE TRACT, FOR THE SOUTHWEST CORNER OF AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, AS RECORDED IN VOLUME 23, PAGE 301 AND 302, PLAT RECORDS, BRAZORIA COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF THAT CERTAIN 0.4292 ACRE TRACT, DEDICATED FOR RIGHT-OF-WAY PURPOSES, AS SHOWN ON SAID AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE;

THENCE, CROSSING THE SAID 26.9985 ACRE TRACT, WITH THE SOUTH LINE OF SAID AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, THE FOLLOWING (5) FIVE COURSES AND DISTANCES:

1. S 89° 59' 56" E, A DISTANCE OF 22.72 FEET TO A FOUND 5/8 INCH IRON ROD;
2. EAST, A DISTANCE OF 384.39 FEET TO A FOUND 5/8 INCH IRON ROD;
3. SOUTH, A DISTANCE OF 10.00 FEET TO A FOUND 5/8 INCH IRON ROD;
4. EAST, A DISTANCE OF 470.00 FEET TO A FOUND 5/8 INCH IRON ROD;
5. NORTH, A DISTANCE OF 10.00 FEET TO A FOUND 5/8 INCH IRON ROD AND;
6. EAST, A DISTANCE OF 409.94 FEET TO A FOUND 5/8 INCH IRON ROD; IN THE WEST LINE OF THAT CERTAIN 35.152 ACRE TRACT, CONVEYED FROM FRANCES D. COPPINGER TO PATRICK L. DOOLEY, AS RECORDED IN FILE NO. 89 03535 OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS, SAME BEING IN THE EAST LINE OF THE SAID 26.9985 ACRE TRACT, FOR THE SOUTHWEST CORNER OF SAID AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE;

THENCE, S 01° 01' 25" W, WITH THE SAID WEST LINE OF THE 35.152 ACRE TRACT, SAME BEING THE SAID EAST LINE OF THE 26.9985 ACRE TRACT, A DISTANCE OF 150.79 FEET TO A FOUND 1 INCH IRON PIPE, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE FINAL PLAT OF CANTERBURY PARK, SECTION 1, AS RECORDED IN VOLUME 24, PAGE 112 - 116, PLAT RECORDS, BRAZORIA COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF THE SAID 35.152 ACRE TRACT;

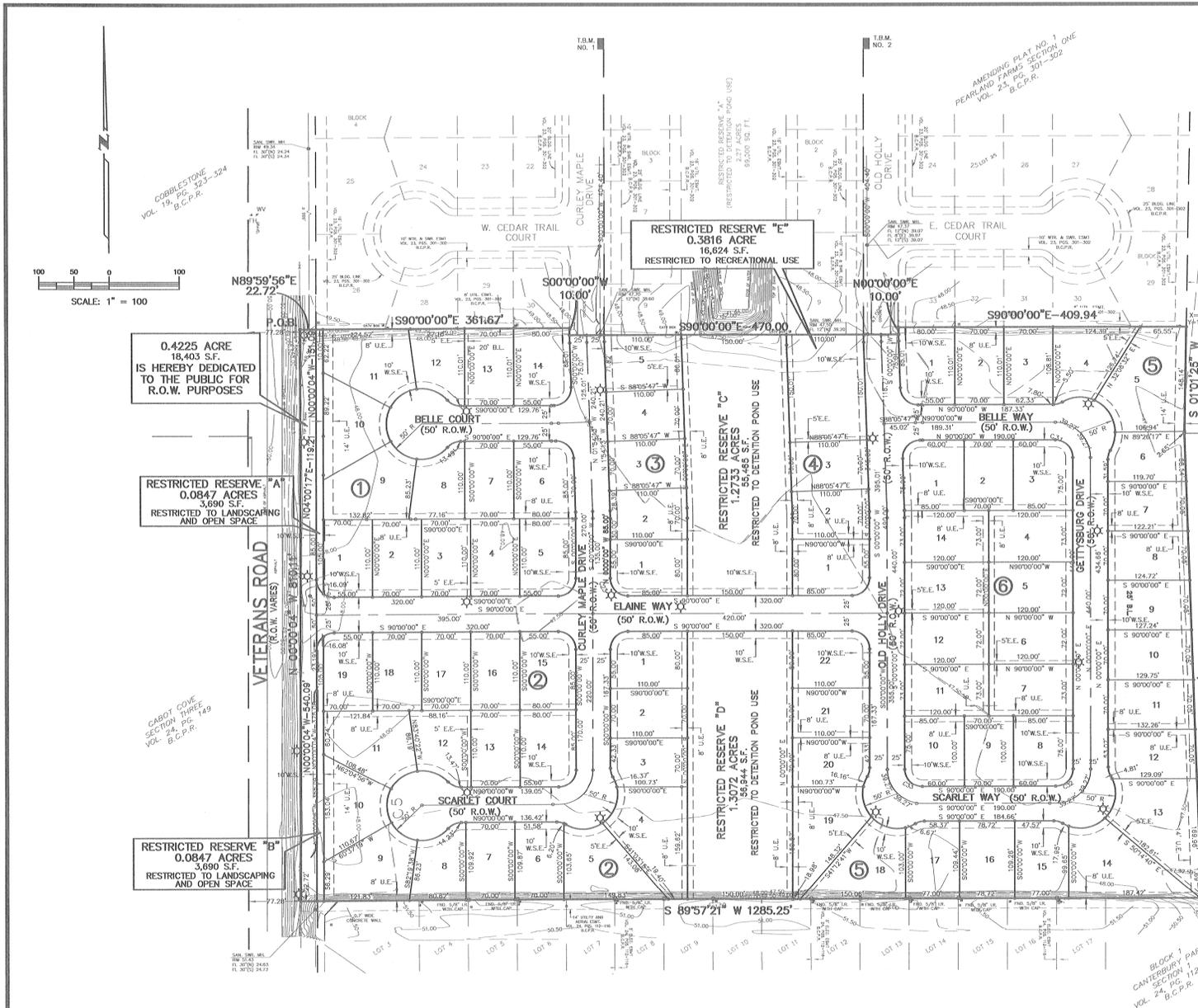
THENCE, S 02° 03' 19" E, WITH THE MOST NORTHERLY WEST LINE OF SAID FINAL PLAT OF CANTERBURY PARK, SECTION 1, SAME BEING THE SAID EAST LINE OF THE 26.9985 ACRE TRACT, A DISTANCE OF 658.78 FEET TO A FOUND 1 INCH IRON PIPE, FOR AN INTERIOR CORNER OF SAID FINAL PLAT OF CANTERBURY PARK, SECTION 1, SAME BEING THE SOUTHWEST CORNER OF THE SAID 35.152 ACRE TRACT;

THENCE, S 89° 57' 21" W, WITH THE MOST WESTERLY NORTH LINE OF THE SAID FINAL PLAT OF CANTERBURY PARK SECTION 1, SAME BEING THE SOUTH LINE OF THE SAID 26.9985 ACRE TRACT, A DISTANCE OF 1285.25 FEET, TO A FOUND 5/8 INCH IRON ROD IN THE SAID EAST LINE OF VETERANS ROAD, FOR THE SOUTHWEST CORNER OF THE SAID 26.9985 ACRE TRACT, FROM WHICH THE MOST WESTERLY NORTHWEST CORNER OF THE SAID FINAL PLAT OF CANTERBURY PARK SECTION 1, BEARS, S 89° 57' 21" W, 36.51 FEET;

THENCE, N 00° 00' 04" W, WITH THE SAID EAST LINE OF VETERANS ROAD, SAME BEING THE SAID WEST LINE OF THE 26.9985 ACRE TRACT, A DISTANCE OF 810.11 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 23.5245 ACRES (1,024,726 SQUARE FEET) OF LAND MORE OR LESS.

I, CLIFTON SEWARD, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT, AND THAT ALL PERMETER MONUMENTS HAVE BEEN MARKED WITH 5/8" IRON RODS OR AS NOTED AND ALL BLOCK CORNERS AND ANGLE POINTS, AND POINTS OF CURVATURE WILL BE PROPERLY MARKED WITH 5/8" IRON RODS.

CLIFTON SEWARD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4337



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, CHASE LODGE CORPORATION, ACTING BY AND THROUGH DWAIN EVANS, VICE PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY BARBARA EVANS, SECRETARY, OWNERS OF THE PROPERTY AS SHOWN ON THE FOREGOING MAP OF PEARLAND FARMS, SECTION TWO IN PEARLAND, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS PEARLAND FARMS, SECTION TWO, SAME BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 12, ABSTRACT NO. 508, LOCATED IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE, AS SUCH, ALL OF THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER AND DO HEREBY WAIVE ANY CLAIM FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED OR OCCASIONED BY THE ALTERATION OF GRADES, AND DO HEREBY BIND OURSELVES AND SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT THE OWNERS OF THE PROPERTY SUBDIVIDED AS SHOWN UPON THE FOREGOING MAP OF PEARLAND FARMS, SECTION TWO, HAVE COMPLIED OR WILL COMPLY WITH ALL RULES AND REGULATIONS OF THE CITY OF PEARLAND.

IN TESTIMONY WHEREOF, CHASE LODGE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY DWAIN EVANS, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, BARBARA EVANS, THIS _____ DAY OF JULY, 2010.

BY: DWAIN EVANS, VICE PRESIDENT
ATTEST: BARBARA EVANS, SECRETARY

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DWAIN EVANS AND BARBARA EVANS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND AS ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF JULY, 2010.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THE PLAT OF PEARLAND FARMS, SECTION TWO, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2010.

JERRY KOZA, JR.
CHAIRPERSON

APPROVED FOR THE CITY OF PEARLAND THIS _____ DAY OF _____, 2010.

DARRIN COKER, CITY ATTORNEY
NARROSSO LIRA, III, P.E., CITY ENGINEER

- LEGEND
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - W.S.E. INDICATES WATER & SEWER EASEMENT
 - P.B.M. INDICATES PERMANENT BENCHMARK
 - D.E. INDICATES DRAINAGE EASEMENT
 - B.C.D.P.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - E.E. INDICATES ELECTRICAL EASEMENT
 - ☆ INDICATES STREET LIGHT LOCATION

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEG.	CHORD END.
C1	39.27	25.00	90°00'00"	25.00	35.36	S45°00'00"W
C2	39.27	25.00	90°00'00"	25.00	35.36	N45°00'00"W
C3	39.27	25.00	90°00'00"	25.00	35.36	N45°00'00"E
C4	21.03	25.00	48°11'23"	11.18	20.41	S65°54'19"E
C5	241.19	50.00	276°22'46"	44.72	66.67	S00°00'00"E
C6	21.03	25.00	48°11'23"	11.18	20.41	S65°54'19"W
C7	13.17	25.00	30°10'44"	6.74	13.02	N74°46'01"W
C8	131.48	50.00	150°39'56"	191.03	96.74	N44°50'46"E
C9	13.30	25.00	30°29'12"	6.81	13.15	S15°14'36"E
C10	39.27	25.00	90°00'00"	25.00	35.36	S45°00'00"W
C11	39.27	25.00	90°00'00"	25.00	35.36	N45°00'00"W
C12	13.29	25.00	30°27'58"	6.81	13.14	N15°13'59"E
C13	131.71	50.00	150°55'56"	192.87	96.80	S45°00'00"E
C14	13.29	25.00	30°27'58"	6.81	13.14	S74°46'01"W
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C16	131.71	50.00	150°55'56"	192.87	96.80	N45°00'00"E
C17	13.29	25.00	30°27'58"	6.81	13.14	S15°13'59"E
C18	13.29	25.00	30°27'58"	6.81	13.14	S15°13'59"W
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C20	13.29	25.00	30°27'58"	6.81	13.14	N74°46'01"W
C21	39.27	25.00	90°00'00"	25.00	35.36	S45°00'00"E
C22	39.27	25.00	90°00'00"	25.00	35.36	N45°00'00"E
C23	39.27	25.00	90°00'00"	25.00	35.36	S45°00'00"E
C24	39.27	25.00	90°00'00"	25.00	35.36	N45°00'00"E
C25	21.03	25.00	48°11'23"	11.18	20.41	S65°54'19"E
C26	241.19	50.00	276°22'46"	44.72	66.67	S00°00'00"E
C27	21.03	25.00	48°11'23"	11.18	20.41	S65°54'19"W
C28	39.27	25.00	90°00'00"	25.00	35.36	N45°00'00"E
C29	39.27	25.00	90°00'00"	25.00	35.36	N45°00'00"E
C30	39.27	25.00	90°00'00"	25.00	35.36	S45°00'00"W
C31	39.27	25.00	90°00'00"	25.00	35.36	N45°00'00"W
C32	39.27	25.00	90°00'00"	25.00	35.36	N45°00'00"E
C33	39.27	25.00	90°00'00"	25.00	35.36	S45°00'00"E
C34	78.54	50.00	90°00'00"	50.00	70.71	N45°00'00"E
C35	78.54	50.00	90°00'00"	50.00	70.71	S45°00'00"E
C36	78.54	50.00	90°00'00"	50.00	70.71	N45°00'00"E
C37	78.54	50.00	90°00'00"	50.00	70.71	N45°00'00"E
C38	39.27	25.00	90°00'00"	25.00	35.36	S45°00'00"E

LOT	BLOCK	AREA	PERCENTAGE
1	1	8,666	0.1989
2	1	7,700	0.1768
3	1	7,700	0.1768
4	1	7,700	0.1768
5	1	8,666	0.1989
6	1	8,666	0.1989
7	1	7,700	0.1768
8	1	7,297	0.1675
9	1	12,283	0.2820
10	1	9,944	0.2283
11	1	11,853	0.2721
12	1	7,298	0.1675
13	1	7,701	0.1768
14	1	8,667	0.1990
15	2	8,666	0.1989
2	2	7,700	0.1768
3	2	7,581	0.1740
4	2	12,586	0.2889
5	2	10,822	0.2484
6	2	7,657	0.1758
7	2	7,700	0.1768
8	2	7,577	0.1894
9	2	12,183	0.2797
10	2	11,151	0.2560
11	2	12,514	0.2873
12	2	7,289	0.1673
13	2	7,893	0.1766
14	2	8,653	0.1986
15	2	8,663	0.1988
16	2	7,899	0.1767
17	2	7,899	0.1767
18	2	7,700	0.1768
19	2	8,666	0.1989
1	3	8,666	0.1989
2	3	7,700	0.1768
3	3	7,700	0.1768
4	3	7,700	0.1768
5	3	8,666	0.2020
1	4	8,666	0.1989
2	4	7,700	0.1768
3	4	7,700	0.1768

LOT	BLOCK	AREA	PERCENTAGE
1	5	8,667	0.1990
2	5	7,701	0.1768
3	5	7,698	0.1767
4	5	9,457	0.2171
5	5	15,275	0.3507
6	5	8,134	0.1867
7	5	8,467	0.1944
8	5	8,643	0.1984
9	5	8,819	0.2024
10	5	8,994	0.2065
11	5	9,170	0.2105
12	5	9,312	0.2138
13	5	14,952	0.3433
14	5	13,069	0.3000
15	5	8,282	0.1901
16	5	8,608	0.1976
17	5	8,380	0.1924
18	5	10,788	0.2477
19	5	12,550	0.2881
20	5	7,583	0.1741
21	5	7,700	0.1768
22	5	8,666	0.1989
1	6	8,366	0.1921
2	6	7,000	0.1607
3	6	8,366	0.1921
4	6	8,760	0.2011
5	6	8,640	0.1983
6	6	8,640	0.1983
13	6	8,640	0.1983
14	6	8,760	0.2011

3400 BLOCK OF VETERANS ROAD PRELIMINARY PLAT OF PEARLAND FARMS SECTION TWO

A SUBDIVISION OF
23.5245 ACRES
LOCATED IN THE
H.T. & B. R.R. CO. SURVEY
SECTION 12
ABSTRACT NO. 508
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS
6 BLOCKS 77 LOTS
3.1315 ACRES IN 5 RESERVES
JULY 13, 2010
PLAT NO. P-6155-2010-0031

OWNER:
CHASE LODGE CORPORATION
CONTACT: DWAIN EVANS
5426 FAIRDALE LANE
HOUSTON, TEXAS 77056
(713) 993-0733



LE 05055 CS 05101

**P&Z AGENDA
ITEM**

C



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Evan M. DuVall
DATE: 05/30/2012
AGENDA ITEM SUBJECT: Final Plat of Pearland Farms Section II

Old Business **New Business** Discussion Item Workshop

Summary: A request by Aaron Bourgeois, from Lentz Engineering, on behalf of Chase Lodge, Corporation, owner, for approval a Final Plat of Pearland Farms Section II, a 79 lot single-family residential subdivision on 23.5245 acres, generally located 200 feet south of the intersection of West Cedar Trail Court and Curley Maple Drive.

Staff Recommendation: No Decision.
(A Waiver for additional time was approved)

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

PLANNING AND ZONING COMMISSION MEETING OF JUNE 18, 2012

Final Plat of Pearland Farms Section 2

A request by Aaron Bourgeois, from Lentz Engineering, on behalf of Chase Lodge, Corporation, owner, for approval a Final Plat of Pearland Farms Section II, a 79 lot single-family residential subdivision on 23.5245 acres, generally located 200 feet south of the intersection of West Cedar Trail Court and Curley Maple Drive

Legal Description: A parcel of land containing 23.5245 acres (1,024,726 square feet) more or less, being out of that certain 26.9965 acre tract conveyed from Fylma W. Tomphson, Trustee al to Chase Lodge Corporation, as recorded in fiel No. 00 053263, Official records, Brazoria Coutny, Texas, said 23.5245 acre tract being situated in Section 12, H. .T. & B. R. R. survey, abstract No. 508, in Brazoria County Texas.

General Location: 200 feet south of the intersection of West Cedar Trail Court and Curley Maple Drive.

SUMMARY: On behalf of Chase Lodge, Corporation, Lentz Engineering has submitted a Final Plat for Pearland Farms Section 2. This Final Plat is for a 79 lot single-family residential subdivision on 23.5245 acres within the City of Pearland.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Current Land Use</u>
North	R-2 (Single-Family Residential-2)	Single-Family Residences (Pearland Farms Section One)
South	PUD (Canterbury Planned Unit Development)	Single-Family Residences and Vacant Land
East	PUD (Canterbury Planned Unit Development), M-2 (Heavy Industrial)	Vacant Land, Industrial Park
West	R-2 (Single Family Residential-2)	Single-Family Residences

DEVELOPMENT STANDARDS: The Pearland Farms Section Two subdivision satisfies the minimum size as required by the Unified Development Code for the R-2 (Single-Family Residential-2) Zoning District. The minimum sized lot within this subdivision is of 7,000 square feet, which is the minimum size allowed in this Zoning District. The minimum width is also satisfied within in the single-family residential subdivision, as all lots are over 70-foot in width. The average lot width and size of this subdivision is over the minimum requirements for the R-2 (Single Family Residential) Zoning District.

R-2 (Single-Family Residential-2) – Size of Lot Requirements.

(1) **Size of Lots:**

- a. **Minimum Lot Area** - Seven thousand (7,000) square feet
- b. **Minimum Lot Width** - Seventy feet (70')
- c. **Minimum Lot Depth** - Ninety feet (90')
- d. **Maximum Lot Coverage** - Sixty percent (60%)

PLATTING STATUS: This Final Plat of Pearland Farms will be approved after the infrastructure for the subdivision is accepted by the City of Pearland. As of this report the required infrastructure has not been accepted.

PLATTING HISTORY: The Preliminary Plat for Pearland Farms Section Two was submitted on June, 23 2010 and approved by the Planning and Zoning Commission on July, 23 2010. The Preliminary Plat for Pearland Farms Section Two will expire on June 23, 2012, unless a Final Plat is approved and recorded or an Extension of Time is approved by the Planning and Zoning Commission.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: This subdivision will have access from Veterans Drive, a 100-foot Secondary Collector and local roads from the existing Pearland Farms Section One Subdivision. The Final Plat will dedicate right-of-way to assure that Veterans Drive is of adequate width.

AVAILABILITY OF UTILITIES: The subject parcel has water and sewer available for this residential subdivision.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: This Final Plat is not expected to have any adverse impacts on the surrounding development, but the fact that the required infrastructure (Road, water and sewer) is not constructed is a concern.

PARKS, OPEN SPACE, AND TREES: Park fees will be required prior to the recordation of this final plat.

1% INSPECTION FEES: One percent of the total cost of infrastructure will be paid prior to

the recordation of this final plat.

ADDITIONAL COMMENTS: There have been no additional comments submitted regarding this development.

OUTSTANDING ISSUES: The Final Plat of Pearland Farms was never resubmitted and therefore this plat has not addressed the required comments.

STAFF RECOMMENDATION: Staff recommends no decision of the Final Plat of Pearland Farms Section Two, as proposed by the applicant for the following reasons:

Reasons for no decision recommendation:

1. There has been no resubmittal of this Final Plat.
2. The required infrastructure has not been accepted by the City of Pearland.

SUPPORTING DOCUMENTS:

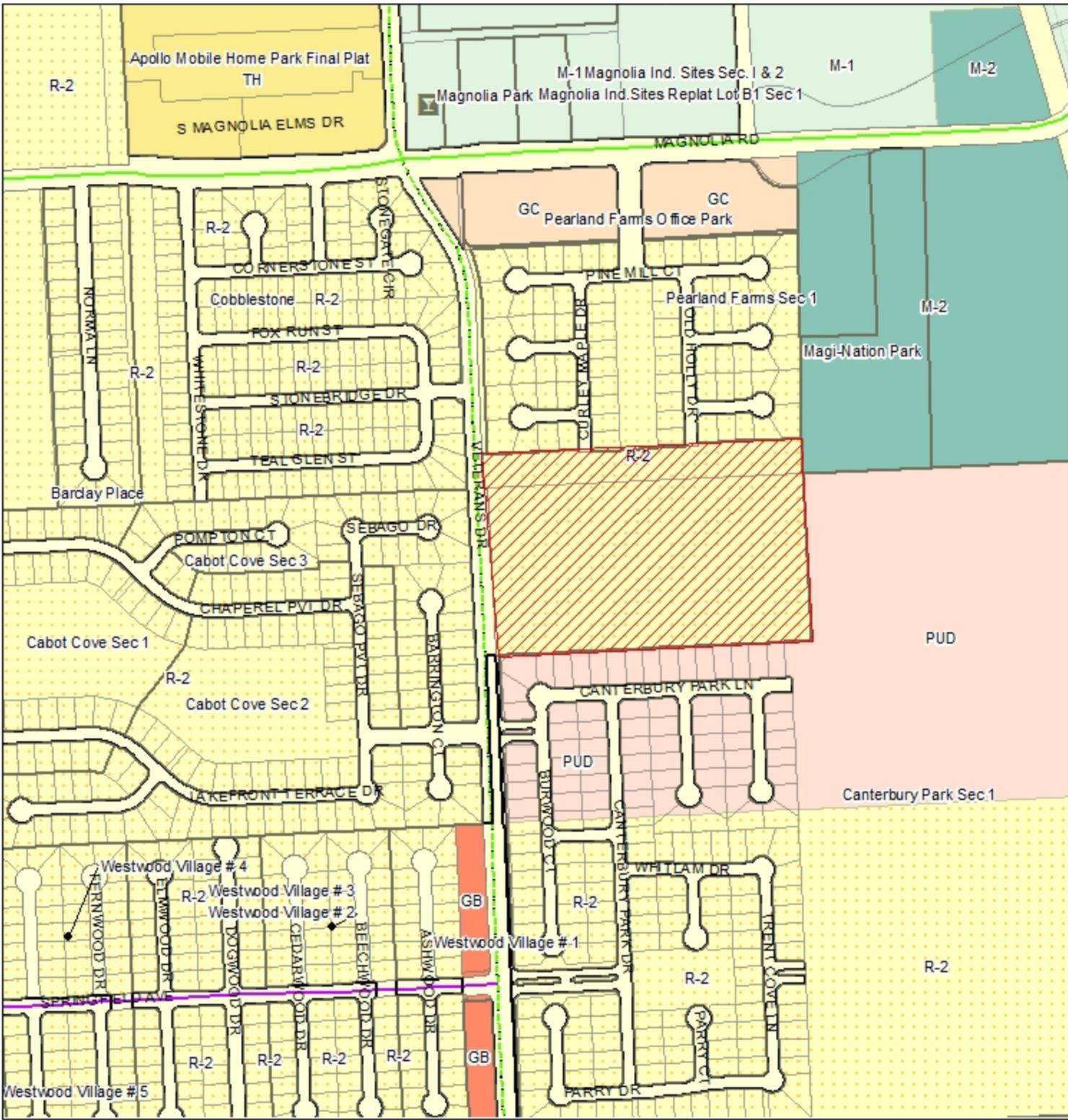
Vicinity and Zoning Map

Future Land Use Plan

Aerial Map

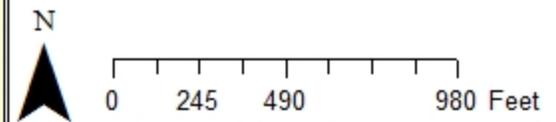
Final Plat of Pearland Farms Section II

Plat Comments

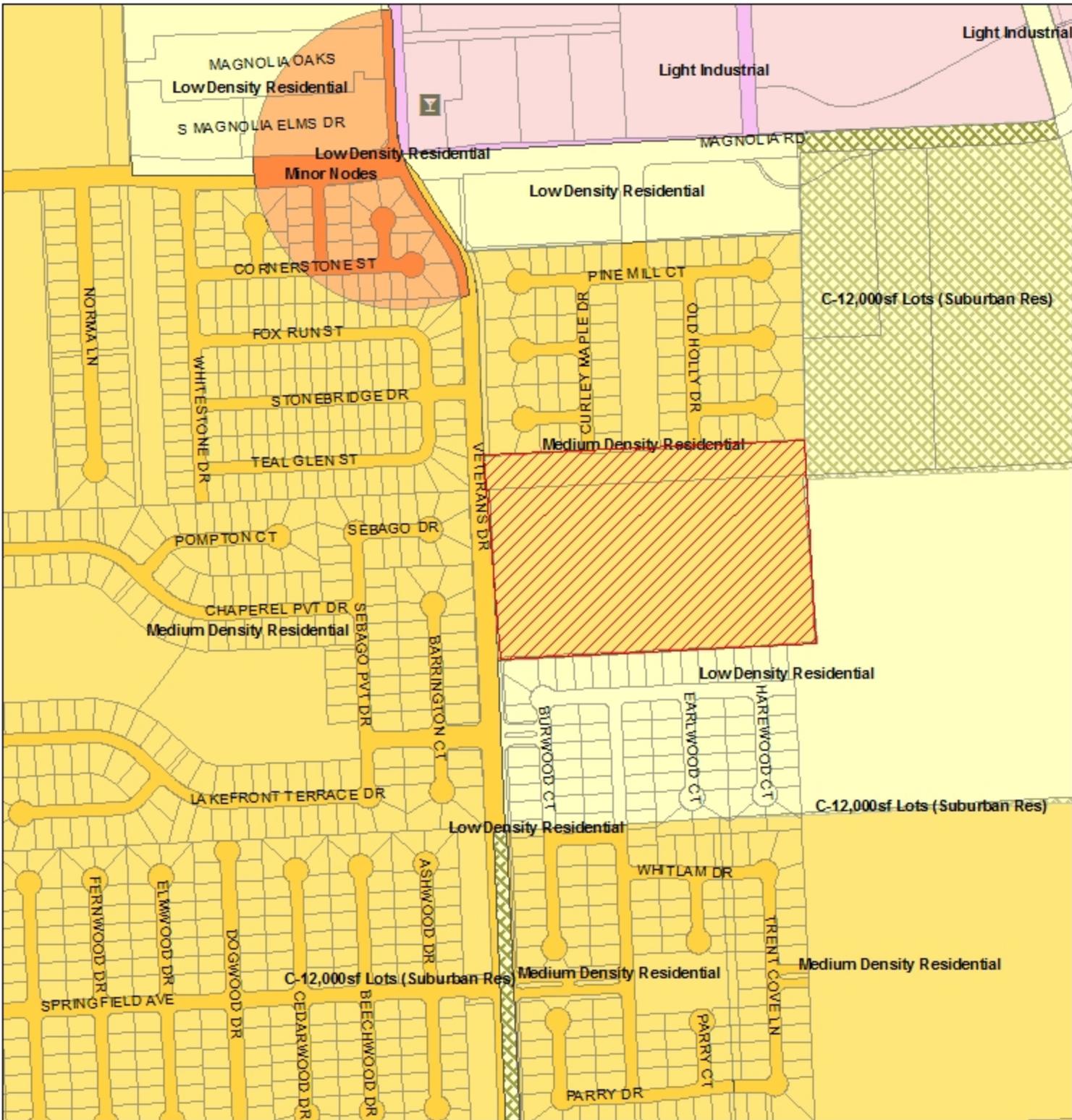


Pearland Farms Section Two

Zoning and Vicinity Map

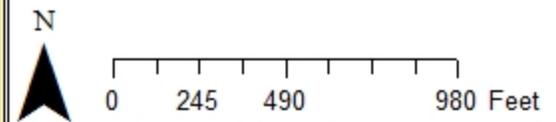


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Pearland Farms Section Two

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.



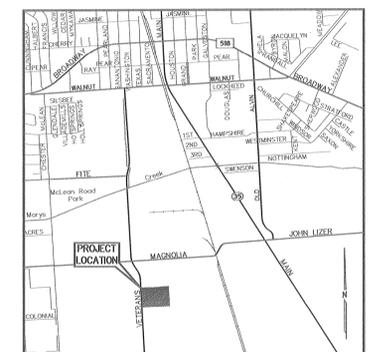
Pearland Farms Section Two

Aerial Map



0 245 490 980 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.



VICINITY MAP
SCALE: 1" = 1/2 MI.

SECTION TWO
METES AND BOUNDS DESCRIPTION
OF
23.5245 ACRES
OUT OF
SECTION 12, H. T. & B. R.R. CO. SURVEY
ABSTRACT NO. 508
BRAZORIA COUNTY, TEXAS

A PARCEL OF LAND CONTAINING 23.5245 ACRES (1,024,726 SQUARE FEET) MORE OR LESS, BEING OUT OF THAT CERTAIN 28.9985 ACRE TRACT CONVEYED FROM FLYMA W. THOMPSON, TRUSTEE ET AL TO CHASE LODGE CORPORATION, AS RECORDED IN FILE NO. 00 053263, OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS, SAID 23.5245 ACRE TRACT BEING SITUATED IN SECTION 12, H. T. & B. R. R. CO. SURVEY, ABSTRACT NO. 508, IN BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH IRON ROD, IN THE EAST LINE OF VETERANS ROAD, RIGHT-OF-WAY VARIES, SAME BEING IN THE WEST LINE OF THE SAID 26.9985 ACRE TRACT, FOR THE SOUTHWEST CORNER OF AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, AS RECORDED IN VOLUME 23, PAGE 301 AND 302, PLAT RECORDS, BRAZORIA COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF THAT CERTAIN 0.4292 ACRE TRACT, DEDICATED FOR RIGHT-OF-WAY PURPOSES, AS SHOWN ON SAID AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE;

THENCE, CROSSING THE SAID 26.9985 ACRE TRACT, WITH THE SOUTH LINE OF SAID AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, THE FOLLOWING (5) FIVE COURSES AND DISTANCES:

1. S 89° 59' 56" E, A DISTANCE OF 22.72 FEET TO A FOUND 5/8 INCH IRON ROD;
2. EAST, A DISTANCE OF 384.39 FEET TO A FOUND 5/8 INCH IRON ROD;
3. SOUTH, A DISTANCE OF 10.00 FEET TO A FOUND 5/8 INCH IRON ROD;
4. EAST, A DISTANCE OF 470.00 FEET TO A FOUND 5/8 INCH IRON ROD;
5. NORTH, A DISTANCE OF 10.00 FEET TO A FOUND 5/8 INCH IRON ROD AND;
6. EAST, A DISTANCE OF 409.94 FEET TO A FOUND 5/8 INCH IRON ROD; IN THE WEST LINE OF THAT CERTAIN 35.152 ACRE TRACT, CONVEYED FROM FRANCES D. COPPINGER TO PATRICK L. DOOLEY, AS RECORDED IN FILE NO. 89 03535 OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS, SAME BEING IN THE EAST LINE OF THE SAID 26.9985 ACRE TRACT, FOR THE SOUTHWEST CORNER OF SAID AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE;

THENCE, S 01° 01' 25" W, WITH THE SAID WEST LINE OF THE 35.152 ACRE TRACT, SAME BEING THE SAID EAST LINE OF THE 26.9985 ACRE TRACT, A DISTANCE OF 150.79 FEET TO A FOUND 1 INCH IRON PIPE, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE FINAL PLAT OF CANTERBURY PARK, SECTION 1, AS RECORDED IN VOLUME 24, PAGE 112 - 116, PLAT RECORDS, BRAZORIA COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF THE SAID 35.152 ACRE TRACT;

THENCE, S 02° 03' 19" E, WITH THE MOST NORTHERLY WEST LINE OF SAID FINAL PLAT OF CANTERBURY PARK, SECTION 1, SAME BEING THE SAID EAST LINE OF THE 26.9985 ACRE TRACT, A DISTANCE OF 658.78 FEET TO A FOUND 1 INCH IRON PIPE, FOR AN INTERIOR CORNER OF SAID FINAL PLAT OF CANTERBURY PARK, SECTION 1, SAME BEING THE SOUTHWEST CORNER OF THE SAID 35.152 ACRE TRACT;

THENCE, S 89° 57' 21" W, WITH THE MOST WESTERLY NORTH LINE OF THE SAID FINAL PLAT OF CANTERBURY PARK SECTION 1, SAME BEING THE SOUTH LINE OF THE SAID 26.9985 ACRE TRACT, A DISTANCE OF 1285.25 FEET, TO A FOUND 5/8 INCH IRON ROD IN THE SAID EAST LINE OF VETERANS ROAD, FOR THE SOUTHWEST CORNER OF THE SAID 26.9985 ACRE TRACT, FROM WHICH THE MOST WESTERLY NORTHWEST CORNER OF THE SAID FINAL PLAT OF CANTERBURY PARK SECTION 1; BEARS, S 89° 57' 21" W, 36.51 FEET;

THENCE, S 89° 57' 21" W, WITH THE MOST WESTERLY NORTH LINE OF THE SAID FINAL PLAT OF CANTERBURY PARK SECTION 1, SAME BEING THE SOUTH LINE OF THE SAID 26.9985 ACRE TRACT, A DISTANCE OF 1285.25 FEET, TO A FOUND 5/8 INCH IRON ROD IN THE SAID EAST LINE OF VETERANS ROAD, SAME BEING THE SAID WEST LINE OF THE 26.9985 ACRE TRACT, A DISTANCE OF 810.11 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 23.5245 ACRES (1,024,726 SQUARE FEET) OF LAND MORE OR LESS.

I, CLIFTON SEWARD, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT, AND THAT ALL PERMETER MONUMENTS HAVE BEEN MARKED WITH 5/8" IRON RODS OR AS NOTED AND ALL BLOCK CORNERS AND ANGLE POINTS, AND POINTS OF CURVATURE WILL BE PROPERLY MARKED WITH 5/8" IRON RODS.

CLIFTON SEWARD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4337

0.4225 ACRE
18,403 SF.
IS HEREBY DEDICATED
TO THE PUBLIC FOR
R.O.W. PURPOSES

RESTRICTED RESERVE "A"
0.0847 ACRES
3,690 SF.
RESTRICTED TO LANDSCAPING
AND OPEN SPACE

RESTRICTED RESERVE "B"
0.0847 ACRES
3,690 SF.
RESTRICTED TO LANDSCAPING
AND OPEN SPACE

RESTRICTED RESERVE "E"
0.3816 ACRE
RESTRICTED TO RECREATIONAL USE

RESTRICTED RESERVE "C"
1.2524 ACRES
54,544 SF.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE "D"
1.3072 ACRES
57,244 SF.
RESTRICTED TO DETENTION POND USE

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, CHASE LODGE CORPORATION, ACTING BY AND THROUGH DWAIN EVANS, VICE PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY BARBARA EVANS, SECRETARY, OWNERS OF THE PROPERTY AS SHOWN ON THE FOREGOING MAP OF PEARLAND FARMS, SECTION TWO IN PEARLAND, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS PEARLAND FARMS, SECTION TWO, SAME BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 12, ABSTRACT NO. 508, LOCATED IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE, AS SUCH, ALL OF THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER AND DO HEREBY WAIVE ANY CLAIM FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED OR OCCASIONED BY THE ALTERATION OF GRADES, AND DO HEREBY BIND OURSELVES AND SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT THE OWNERS OF THE PROPERTY SUBDIVIDED AS SHOWN UPON THE FOREGOING MAP OF PEARLAND FARMS, SECTION TWO, HAVE COMPLIED OR WILL COMPLY WITH ALL RULES AND REGULATIONS OF THE CITY OF PEARLAND.

IN TESTIMONY WHEREOF, CHASE LODGE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY DWAIN EVANS, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, BARBARA EVANS, THIS _____ DAY OF JULY, 2010.

BY: DWAIN EVANS
VICE PRESIDENT

ATTEST: BARBARA EVANS
SECRETARY

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DWAIN EVANS AND BARBARA EVANS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND AS ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF JULY, 2010.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THE PLAT OF PEARLAND FARMS, SECTION TWO, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2010.

JERRY KOZA, JR.
CHAIRPERSON

APPROVED FOR THE CITY OF PEARLAND THIS _____ DAY OF _____, 2010.

DARRIN COKER
CITY ATTORNEY

MARCOSSO LIRA, III, P.E.
CITY ENGINEER

- LEGEND
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - W.S.E. INDICATES WATER & SEWER EASEMENT
 - P.B.M. INDICATES PERMANENT BENCHMARK
 - D.E. INDICATES DRAINAGE EASEMENT
 - B.C.D.P.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - E.E. INDICATES ELECTRICAL EASEMENT
 - ☆ INDICATES STREET LIGHT LOCATION

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEG.	CHORD END.
C1	39.27	25.00	90°00'00"	25.00	35.36	S45°00'00"W
C2	39.27	25.00	90°00'00"	25.00	35.36	N45°00'00"W
C3	39.27	25.00	90°00'00"	25.00	35.36	N45°00'00"E
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C7	13.17	25.00	30°10'44"	6.74	13.02	N74°46'01"W
C8	131.48	50.00	150°39'56"	191.03	96.74	N44°50'46"E
C9	13.30	25.00	30°29'12"	6.81	13.15	S15°14'36"E
C10	39.27	25.00	90°00'00"	25.00	35.36	S45°00'00"W
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C26	241.19	50.00	276°22'46"	44.72	66.67	S00°00'00"E
C27	21.03	25.00	48°11'23"	11.18	20.41	S65°54'19"W
C28	39.27	25.00	90°00'00"	25.00	35.36	N45°00'00"E
C29	39.27	25.00	90°00'00"	25.00	35.36	S45°00'00"E
C30	39.27	25.00	90°00'00"	25.00	35.36	N45°00'00"W
C31	39.27	25.00	90°00'00"	25.00	35.36	N45°00'00"W
C32	39.27	25.00	90°00'00"	25.00	35.36	N45°00'00"E
C33	39.27	25.00	90°00'00"	25.00	35.36	S45°00'00"E
C34	78.54	50.00	90°00'00"	50.00	70.71	N45°00'00"E
C35	78.54	50.00	90°00'00"	50.00	70.71	S45°00'00"E
C36	78.54	50.00	90°00'00"	50.00	70.71	N45°00'00"E
C37	78.54	50.00	90°00'00"	50.00	70.71	N45°00'00"E
C38	39.27	25.00	90°00'00"	25.00	35.36	S45°00'00"E

LOT	BLOCK	AREA	PERCENTAGE
1	1	8,666	0.1989
2	1	7,700	0.1768
3	1	7,700	0.1768
4	1	7,700	0.1768
5	1	8,666	0.1989
6	1	8,666	0.1989
7	1	7,700	0.1768
8	1	7,297	0.1675
9	1	12,283	0.2820
10	1	9,944	0.2283
11	1	11,853	0.2721
12	1	7,298	0.1675
13	1	7,701	0.1768
14	1	8,667	0.1990
15	2	8,666	0.1989
2	2	7,700	0.1768
3	2	7,581	0.1740
4	2	12,586	0.2889
5	2	10,822	0.2484
6	2	7,657	0.1758
7	2	7,700	0.1768
8	2	7,577	0.1894
9	2	12,183	0.2797
10	2	11,151	0.2560
11	2	12,514	0.2873
12	2	7,289	0.1673
13	2	7,893	0.1766
14	2	8,653	0.1986
15	2	8,663	0.1988
16	2	7,899	0.1767
17	2	7,899	0.1767
18	2	7,700	0.1768
19	2	8,666	0.1989
1	3	8,666	0.1989
2	3	7,700	0.1768
3	3	7,700	0.1768
4	3	7,700	0.1768
5	3	8,666	0.2020
1	4	8,666	0.1989
2	4	7,700	0.1768
3	4	7,700	0.1768

LOT	BLOCK	AREA	PERCENTAGE
1	5	8,667	0.1990
2	5	7,701	0.1768
3	5	7,698	0.1767
4	5	9,457	0.2171
5	5	15,275	0.3507
6	5	8,134	0.1867
7	5	8,467	0.1944
8	5	8,643	0.1984
9	5	8,819	0.2024
10	5	8,994	0.2065
11	5	9,170	0.2105
12	5	9,312	0.2138
13	5	14,952	0.3433
14	5	13,069	0.3000
15	5	8,282	0.1901
16	5	8,608	0.1976
17	5	8,380	0.1924
18	5	10,788	0.2477
19	5	12,550	0.2881
20	5	7,583	0.1741
21	5	7,700	0.1768
22	5	8,666	0.1989
1	6	8,366	0.1921
2	6	7,000	0.1607
3	6	8,366	0.1921
4	6	8,760	0.2011
5	6	8,640	0.1983
6	6	8,640	0.1983
13	6	8,640	0.1983
14	6	8,760	0.2011

3400 BLOCK OF VETERANS ROAD PRELIMINARY PLAT OF PEARLAND FARMS SECTION TWO

A SUBDIVISION OF
23.5245 ACRES
LOCATED IN THE
H.T. & B. R.R. CO. SURVEY
SECTION 12
ABSTRACT NO. 508
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS
6 BLOCKS 77 LOTS
3.1315 ACRES IN 5 RESERVES
JULY 13, 2010
PLAT NO. P-6155-2010-0031

OWNER:
CHASE LODGE CORPORATION
CONTACT: DWAIN EVANS
5426 FAIRDALE LANE
HOUSTON, TEXAS 77056
(713) 993-0733



LE 05055 CS 05101

Action History		
Date	Plan Reviewed by	Action Description
No action log records found		

P&Z AGENDA ITEM

D

DISCUSSION ITEMS:

1. Commissioners Activity Report
2. Next P&Z Meeting July 2, 2012

**ADJOURN
MEETING**