

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

July 2, 2012

6:30 p.m.

Vacant
P&Z CHAIRPERSON

Vacant
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Neil West

Henry Fiertes



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, JULY 2, 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 18, 2012, p.m. P&Z Regular Meeting, held at 6:30 p.m.

III. ELECTION OF OFFICERS

Annual Election of officers: P&Z Chairperson and P&Z Vice-Chairperson

IV. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – PLANNING AND ZONING VARIANCE 2012-06

A request by Rekha Engineering, INC, applicant, on behalf of VOTL Holdings, LLC for approval a Variance from Section 4.2.1.2(a)(8e) and 4.2.1.2(a)(8f) to allow parking bays along a frontage access easement where ten-foot minimum width raised islands are required before parking bays and to allow the existing sidewalks in the community to satisfy the requirement of four-foot wide sidewalks should be provided along both sides of all access easements, on the following described property, to wit;

Legal Description: Being a 28.4162 acre (1,237,809 square foot) tract of land out of Tract 162 of the W. Zychlinski Subdivision of Section 28, H.T. & B.R.R. Company Survey, Abstract No. 551, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 29, Page 9, of the Deed Records of Brazoria County, Texas, and being a part of the lands described in deed to R. West Development Co., Inc. recorded under Brazoria County Clerk's File No. 02-037050, both of the Official Public Records of Brazoria County, Texas.

General Location: South of the intersection of English Lake Drive and Village Drive.

B. CONSIDERATION & POSSIBLE ACTION – MASTER PLAT OF THE VILLAGES OF TOWNE LAKE

Decision
Date
7/18/12

A request by Rekha Engineering, INC, applicant, on behalf of VOTL Holdings, LLC, owner, for approval of a Master Plat of Villages of Towne Lake, a 252-unit senior apartment development, in order to create a separate lot for phase II of this development, on the following described property, to wit;

Legal Description: Being a 28.4162 acre (1,237,809 square foot) tract of land out of Tract 162 of the W. Zychlinski Subdivision of Section 28, H.T. & B.R.R. Company Survey, Abstract No. 551, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 29, Page 9, of the Deed Records of Brazoria County, Texas, and being a part of the lands described in deed to R. West Development Co., Inc. recorded under Brazoria County Clerk's File No. 02-037050, both of the Official Public Records of Brazoria County, Texas.

General Location: South of the intersection of English Lake Drive and Village Drive.

C. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SOUTHERN TRAILS SECTION 14

Decision
Date
7/21/12

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 14, a 78 lot single-family residential subdivision on 38.254 acres, generally located approximately 550 feet east of the southeast corner of Southern Trails Drive and Ashton Oak Drive, on the following described property, to wit:

Legal Description: Being 38.254 acres of land located in the H.T. & B.R.R. Co. Survey, Section 80, AKA J.S. Talmage Survey, Abstract No. 564, Brazoria County, Texas being all of Lot 32 and a portion of Lots 23, 24, 25, 31, 33, 34, 42, 43, and 44 of said Section 80, of the Allison Richey Gulf Coast Home Company part of Suburban Gardens, a subdivision of record in Volume 2, Page 98, Plat Records, of said Brazoria County, more particularly being a portion of residue of that certain 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 (B.C.O.R.).

General Location: 550 feet east of the southeast corner of Southern Trails Drive and Ashton Oak Drive

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

Decision
Date
7/18/12

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 on 23.5245 acres, on the following described property, 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 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.

E. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Zoning Update
3. City Issued Computers
4. Texas APA Conference, Fort Worth, Texas, October 3-6, 2012
5. APA Awards
6. Next Joint Public Hearing, July 16, 2012
7. Next P&Z Regular Meeting, July 16, 2012

V. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfin 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 29th day of June 2012, A.D., at 5:30 p.m.

Judy Brown, Office Coordinator

Agenda removed _____ day of July, 2012.

APPROVAL

OF

MINUTES

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD JUNE 18, 2012 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

A motion was made by P&Z Commissioner Neil West nominating Henry Fuertes to serve as Acting P&Z Chairperson, and P&Z Commissioner Linda Cowles seconded.

The vote was 4-0. P&Z Commissioner Henry Fuertes is the Acting P&Z Chairperson for the meeting of June 18, 2012.

CALL TO ORDER

Acting P&Z Chairperson Henry Fuertes called the meeting to order at 8:02 p.m. with the following present:

P&Z Commissioner Henry Fuertes
P&Z Linda Cowles
P&Z Commissioner Neil West
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 June 4, 2012, and P&Z Commissioner Neil West seconded.

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

NEW BUSINESS

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

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

City Planner Harold Ellis read the staff report stating staff recommended approval.

P&Z Commissioner Linda Cowles inquired about the triggers for landscaping. City Planner Harold Ellis stated it only applied when the parking lot was being expanded. In this case, it was not.

P&Z Commissioner Neil West asked about the square footage of the building, and P&Z Commissioner Ginger McFadden asked if there were one or two buildings. City Planner Harold Ellis stated the building was 12,000 s.f. and only one building. The building behind this is owned by the neighboring business.

Discussion ensued with regards to the location, plat, neighboring business, changes in façade, signage and a single monument sign.

Acting P&Z Chairperson Henry Fuertes called for the vote.

The vote was 4-0. Conditional Use Permit No. CUP 2012-03 was approved.

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

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.

P&Z Commissioner Neil West made the motion to approve, and P&Z Commissioner Linda Cowles seconded.

Planner II Evan DuVall read the staff report stating the applicant's time runs out on June 23, 2012 and was seeking a request for an extension of time.

Acting P&Z Chairperson Henry Fuyertes called for the vote.

The vote was 4-0. The Extension of Time for the Preliminary 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. 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

No Action Necessary due to the Extension of Time being approved.

DISCUSSION ITEMS

1. There was no discussion under the Commissioners Activity Report.
2. Next P&Z Regular Meeting, July 2, 2012. P&Z Commissioner Linda Cowles stated she would not be available for the July 16, 2012 P&Z meeting.

ADJOURNMENT

Acting P&Z Chairperson Henry Fuyertes adjourned the P&Z Regular Meeting at 8:27 p.m.

These minutes are respectfully submitted by:

Judy Brown, Planning Office Coordinator

Minutes approved as submitted and/or corrected on this 2nd day of July 2012, A.D.

Chairperson _____

ELECTION
OF
OFFICERS

Elect Chairperson
Elect Vice-Chairperson

NEW BUSINESS

**P&Z AGENDA
ITEM**

A



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Evan M. DuVall
DATE: 06/27/2012
AGENDA ITEM SUBJECT: P&Z Variance 2012-06 – The Villages of Towne Lake

Old Business **New Business** Discussion Item Workshop

Summary: A request by Rekha Engineering, INC, applicant, on behalf of VOTL Holdings, LLC for approval a Variance from Section 4.2.1.2(a)(8e) and 4.2.1.2(a)(8f) to allow parking bays along a frontage access easement where ten-foot minimum width raised islands are required before parking bays and to allow the existing sidewalks in the community to satisfy the requirement of four-foot wide sidewalks should be provided along both sides of all access easements.

General location: South of the intersection of English Lake Drive and Village Drive.

Staff Recommendation: Conditional approval.

PLANNING AND ZONING COMMISSION MEETING OF JULY 2, 2012

PLANNING AND ZONING VARIANCE NO. 2012-06

A request by Rekha Engineering, INC, applicant, on behalf of VOTL Holdings, LLC for approval a Variance from Section 4.2.1.2(a)(8e) and 4.2.1.2(a)(8f) to allow parking bays along a frontage access easement where ten-foot minimum width raised islands are required before parking bays and to allow the existing sidewalks in the community to satisfy the requirement of a four-foot wide sidewalks should be provided along both sides of all access easements.

Legal Description: Being a 28.4162 acre (1,237,809 square foot) tract of land out of Tract 162 of the W. Zychlinski Subdivision of Section 28, H.T. & B.R.R. Company Survey, Abstract No. 551, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 29, Page 9, of the Deed Records of Brazoria County, Texas, and being a part of the lands described in deed to R. West Development Co., Inc. recorded under Brazoria County Clerk's File No. 02-037050, both of the Official Public Records of Brazoria County, Texas.

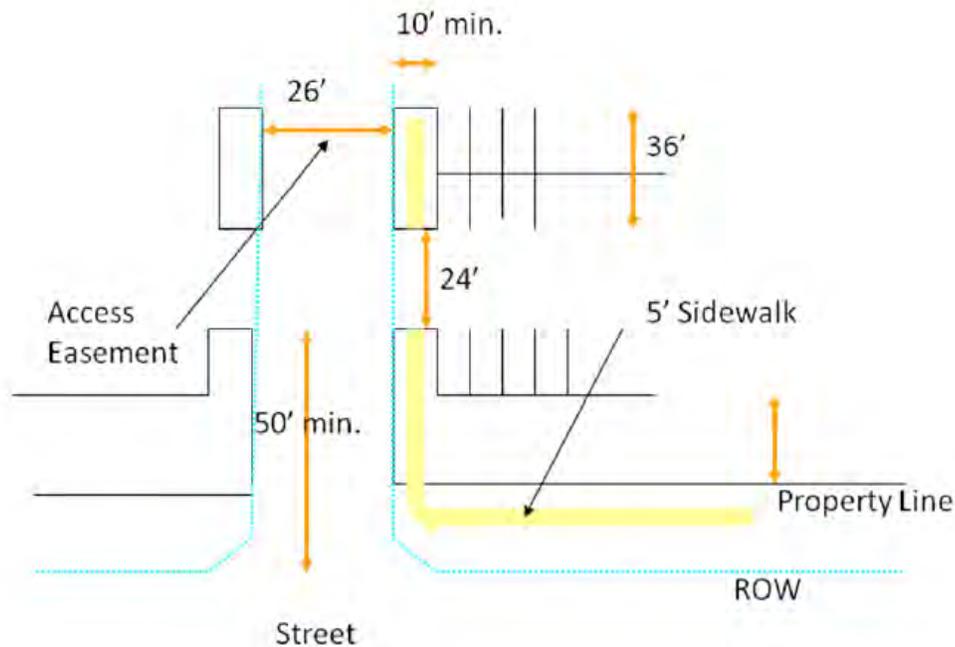
General Location: South of the intersection of English Lake Drive and Village Drive.

SUMMARY: The Villages of Towne Lake is an active adult community (55 and older), which include a total of 252 one-story garden style apartment homes. This request is for approval of a Variance from Section 4.2.1.2(a)(8e) and 4.2.1.2(a)(8f) to allow parking bays along a frontage access easement where ten-foot minimum width raised islands are required before parking bays and to allow the existing sidewalks in the community to satisfy the requirement of four-foot wide sidewalks should be provided along both sides of all access easements.

This Variance would allow the Planned Unit Development of the Village of Towne Lakes to achieve legal access from an access easement as permitted through section 4.2.1.2(a) of the Unified Development Code.

UNIFIED DEVELOPMENT CODE: SECTION 4.2.1.2(a)(8): The Unified Development Code permits a commercial development to achieve legal frontage through an access easement [See Table 1: Section 4.2.1.2(a)(8)]. The Village of Towne Lake is able to satisfy all of the requirements, with the exception of previously mentioned 10' wide raised islands (8e) and also the four-foot sidewalk requirement (8f).

- (8) For developments within Development plats, as permitted under Chapter 3, Article 1, Division 4, where access and frontage is provided by access easements, the following requirements will apply:
- a. Minimum access easement width of twenty-six feet (26');
 - b. Fifty feet (50') of separation between the adjoining street curb line and the edge of the entrance to the first parking bay;
 - c. Twenty-four feet (24') aisle width between adjoining parking bays, or the parking bay and edge of the parking lot;
 - d. Thirty-six foot (36') minimum depth of parking bays containing two rows of parking;
 - e. Ten-foot (10') minimum width raised islands at each end of each parking bay and along the both sides of access easement, separating the parking bays from access easements or drive aisles; and
 - f. Four-foot wide sidewalks should be provided along both sides of all access easements and at other areas designated for pedestrian access.



THE VILLAGE OF TOWNE LAKE AND SECTION 4.2.1.2(a)(8): The Village of Towne Lake is not a typical commercial subdivision as it is a senior living complex (See Exhibit 1: Site Plan of the Development). In particular, this development has an internal driveway that provides access to the senior residential units within this community. These driveways have parking loaded off of them, as typically found in developments. Although this does not satisfy all of the design requirements of an access easement providing legal access, staff believes that the current configuration will not negatively affect the complex or the City of Pearland.

A frontage easement granting access should provide sidewalks on both sides of the easement. This development has a network of interconnected sidewalks to allow for pedestrian connectivity (See Exhibit 3: Sidewalk and Open Space), which staff believe satisfy the intent of Section 4.2.1.2(a)(8) of the Unified Development Code. The amount of sidewalk and connectivity is more than code is required and is in conformance with the Planned Development.

PLANNED UNIT DEVELOPMENT OF THE VILLAGES OF TOWNE LAKE: The City Council approved the Villages of Towne Lake on November 22, 2004. This Planned Unit Development allowed for a total of 252 over 55 apartment units (Please see exhibit 1: Site & Landscaping Plan). At completion this project will have a total of 42 apartment buildings each containing six units (See Exhibit 2: Elevations).

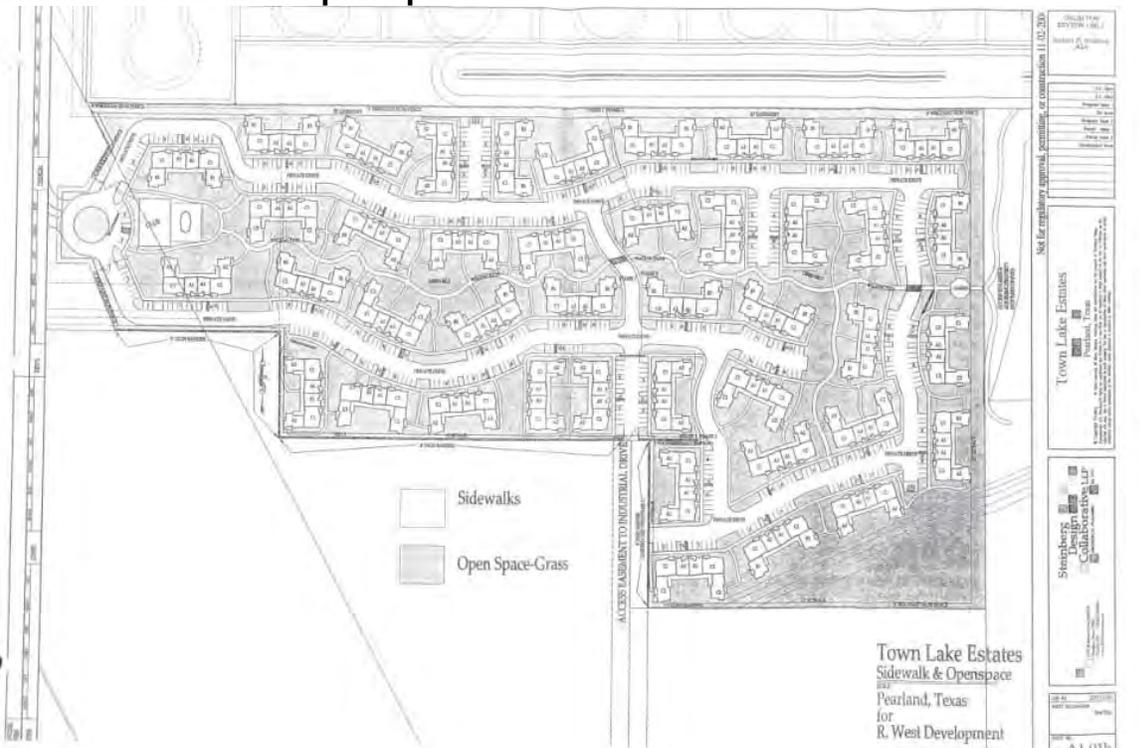
Exhibit 1: Site & Landscaping Plan



Exhibit 2: Elevations



Exhibit 3: Sidewalk & Open-space



IMPACT ON NEIGHBORING PROPERTIES: This Variance will have no significant negative effects on the surrounding properties as it will still be a cohesively designed apartment complex. Additionally, it will allow a second parcel to be created, which will assist in the finalization of the second phase, the remaining second phase 126 units of 55 or older apartments.

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

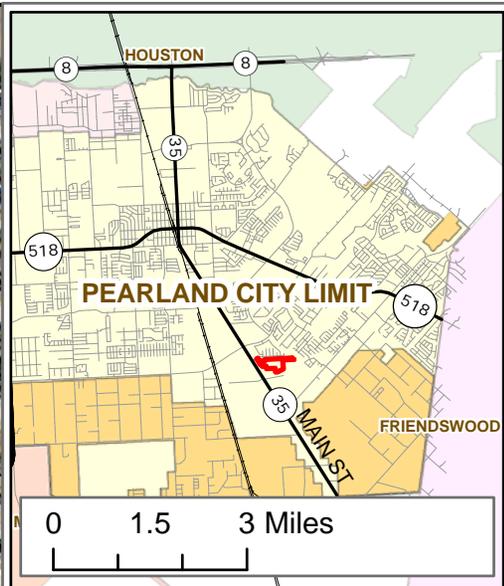
1. This will let them do what was originally approved within the Towne Lake Planned Unit Development.
2. The proposed width reduction will not cause any adverse impacts on the surrounding properties.
3. The Unified Development Code will assure the development of this property is in conformance with the goals of the city.

RECOMMENDED CONDITION OF APPROVAL:

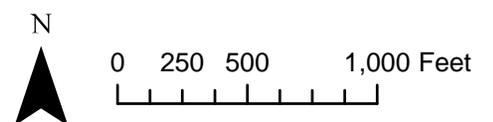
1. Variance will expire in two years from the date of approval, unless a plat is recorded or an extension of time is approved by the Planning and Zoning Commission.

SUPPORTING DOCUMENTS:

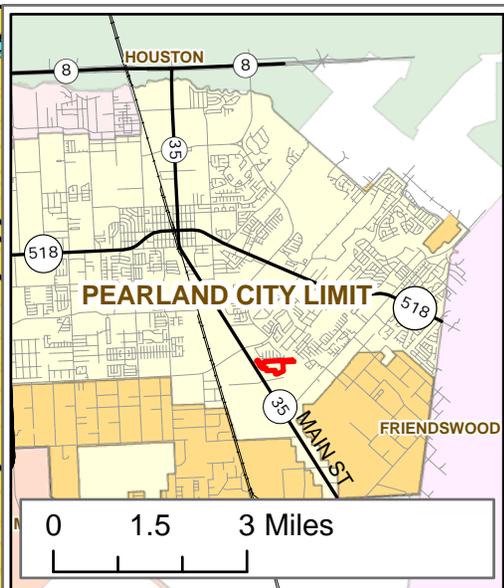
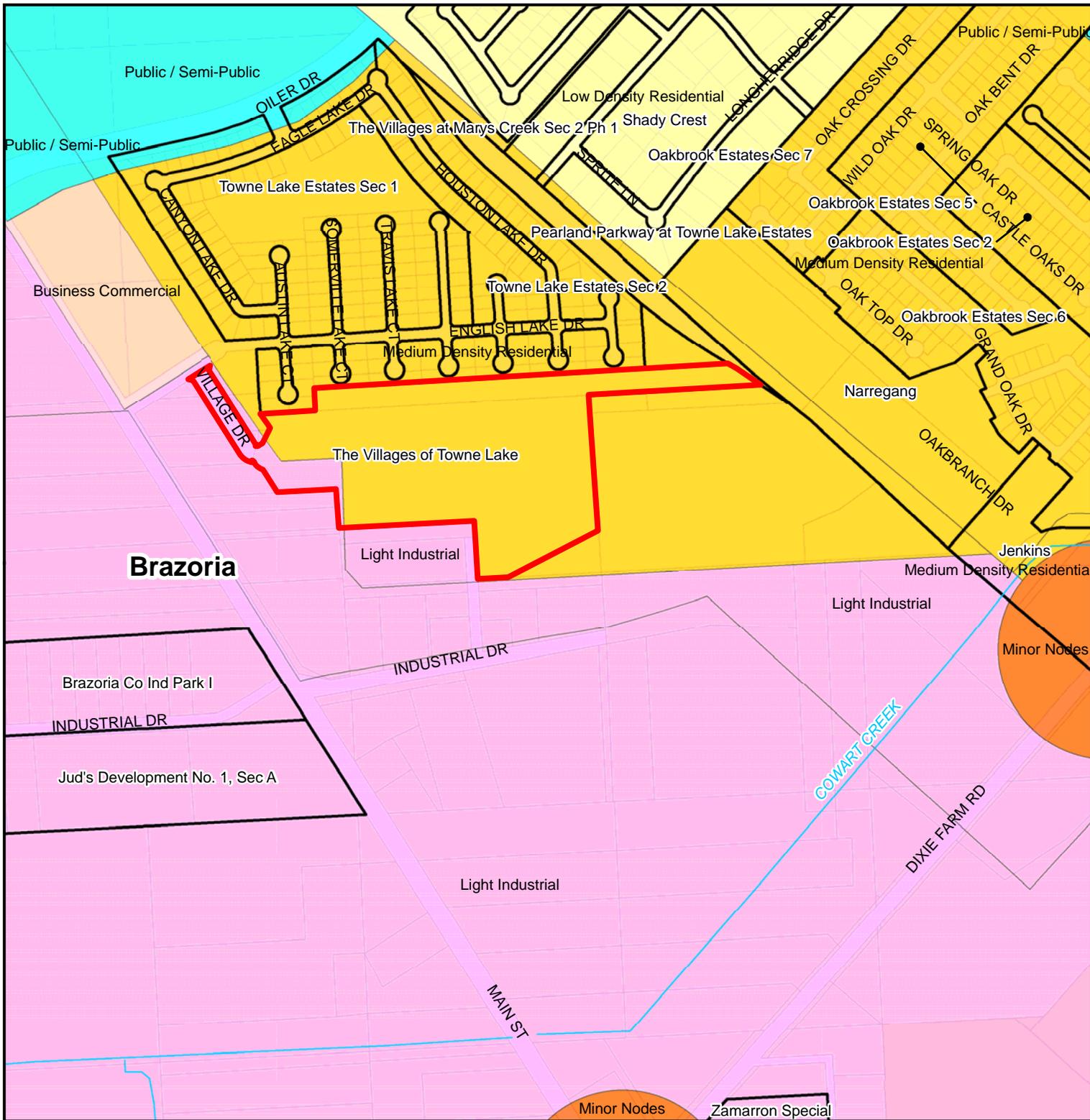
- Aerial
- Zoning Map
- Future Land Use
- Application Package
- Master Plat of Villages of Towne Lake



Aerial Map
Master Plat of
The Villages of Towne Lake

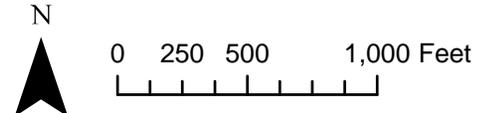


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

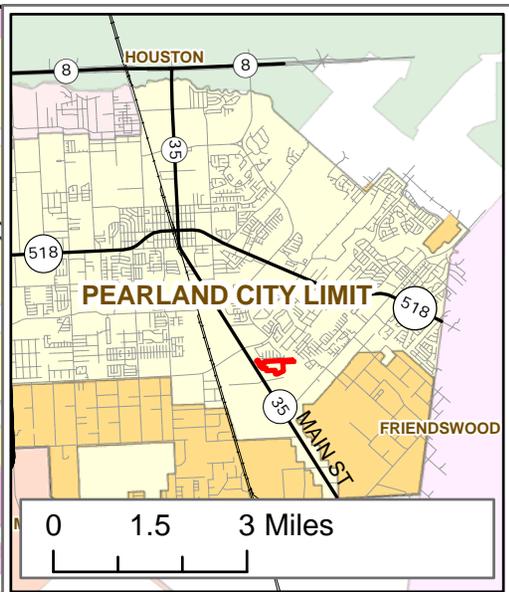
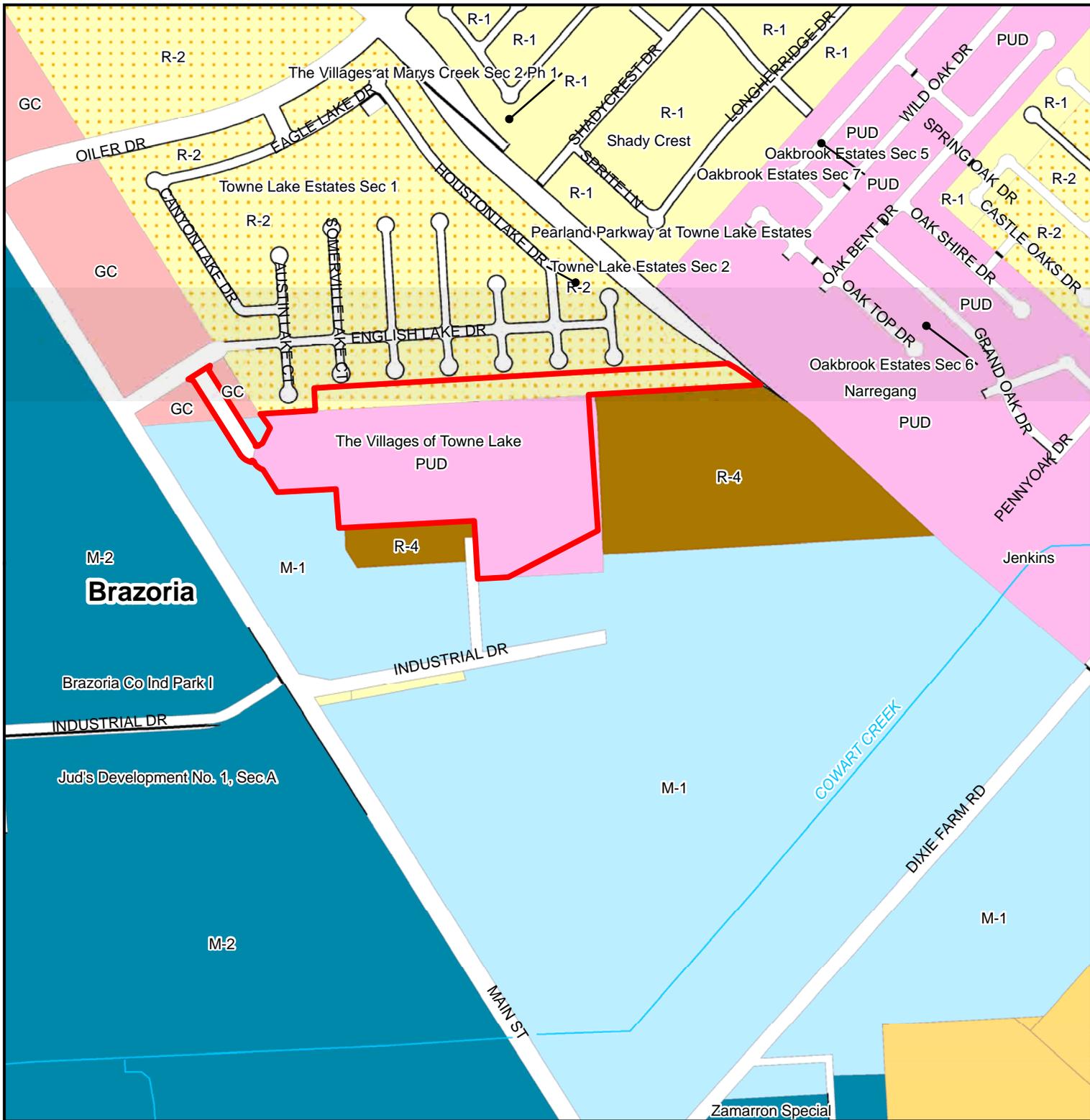


Future Land Use Plan

Master Plat of The Villages of Towne Lake

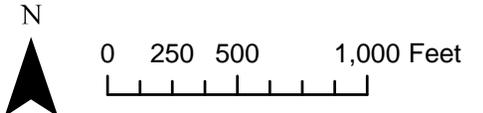


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Zoning and Vicinity Map

Master Plat of The Villages of Towne Lake



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. : 2012-06
(list section number from the Unified Development Code that pertains to requested variance)

General Description: _____

Property Information:

Address or General Location of Property: 4055 Village Drive

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

Subdivision: The Villages of Towne Lake

Lot: _____ Block: 1

PROPERTY OWNER INFORMATION (required):

NAME VOYL Holdings, LLC - Alex Roudi
 ADDRESS 7724 Girard Ave. #300
 CITY La Jolla STATE CA ZIP 92037
 PHONE(858) 622-4900
 FAX(858) 622-4901
 E-MAIL ADDRESS angie@interwestcapital.com

APPLICANT INFORMATION:

NAME Rekha Engineering Inc - John English
 ADDRESS 5301 Hollister, ste 190
 CITY Houston STATE Tx ZIP 77040
 PHONE(713) 895-8080
 FAX(713) 895-7686
 E-MAIL ADDRESS jake1@pde.net

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: _____ Date: _____

Agent's Signature: Cubs Curo Date: 6-20-12

OFFICE USE ONLY:

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
------------	------------	--------------	-----------------

Application No. 2012-06



REKHA ENGINEERING, INC.

CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS

Request For Variance For Master Plat of The Villages of Towne Lake

In response to the criteria referenced in Article 2, Division 1, Section 4.2.1.2(a), #8e & f of the UDC, we request a variance from the rule requiring 10 min. width raised islands at each end of each parking bay and along the both sides of access easement, separating the parking bays from access easements or drive aisles; and 4' wide sidewalks should be provided along both sides of all access easements and at other areas designated for pedestrian access.

- (1) The property as stands currently has phase 1 of the development already constructed in 2006. The existing parking bays and raised islands are perpendicular to the proposed access easement not parallel as was the original intent of the requirement. The civil plans for this project were approved back in 2006. This presents a situation unique to this property. Phase 2 design which has already been approved, will match what has already been built. Most of the parking bays have raised islands that are greater than 10' wide but they are not parallel with the proposed access easement. Also there is no separation between the existing parking bays in phase 1 and the proposed access easement. This is also a situation that is unique to this properties configuration and approved design.
- (2) As stated above phase 1 is already approved and built in 2006. The existing parking bays are perpendicular to the proposed access easement and will not allow for sidewalks to exist in the same location. Phase 2 design which has already been approved, will match what has already been built. There are existing sidewalks around most of the property that are behind the parking bays that link all dwellings and common areas. There are areas where it is not practical to have sidewalks because they would lead nowhere, but for the most part there will be a sidewalk next to the proposed access easement except where there is parking or just not feasible.
- (3) Since the civil plans for this total project were approved in 2006 and phase 1 of the development has already been built, please look favorably on our request for variance. The granting of this variance will not be injurious to the public health, safety, and welfare of the residents of this development.

**P&Z AGENDA
ITEM**

B



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Evan M. DuVall
DATE: 06/26/2012
AGENDA ITEM SUBJECT: Master Plat of the Villages of Towne Lake

Old Business **New Business** Discussion Item Workshop

Summary: A request by Rekha Engineering, INC, applicant, on behalf of VOTL Holdings, LLC, owner, for approval of a Master Plat of Villages of Towne Lake, a 252-unit senior apartment development, in order to create a separate lot for phase II of this development.

General Location: South of the intersection of English Lake Drive and Village Drive.

Staff Recommendation: Conditional approval.

PLANNING AND ZONING COMMISSION MEETING OF JULY 2, 2012

Master Plat of the Villages of Towne Lake

A request by Rekha Engineering, INC, applicant, on behalf of VOTL Holdings, LLC, owner, for approval of a Master Plat of Villages of Towne Lake, a 252-unit senior apartment development, in order to create a separate lot for phase II of this development, to wit;

Legal Description: Being a 28.4162 acre (1,237,809 square foot) tract of land out of Tract 162 of the W. Zychlinski Subdivision of Section 28, H.T. & B.R.R. Company Survey, Abstract No. 551, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 29, Page 9, of the Deed Records of Brazoria County, Texas, and being a part of the lands described in deed to R. West Development Co., Inc. recorded under Brazoria County Clerk's File No. 02-037050, both of the Official Public Records of Brazoria County, Texas.

General Location: South of the intersection of English Lake Drive and Village Drive.

SUMMARY: The Villages of Towne Lake is an active adult community (55 and older), which will include a total of 252 one-story garden style apartment homes. This Master Plat of the Villages of Towne Lake will demarcate the two phases of this Planned Development in the form of two lots. The applicant is requesting the second phase of 126 apartments to have a separate lot and achieve access through an access easement as allowed by the Unified Development Code.

An associated Variance #2012-06 has been submitted along with this request for approval of Variance from Section 4.2.1.2(a)(8e) and 4.2.1.2(a)(8f) to allow parking bays along a frontage access easement where ten-foot minimum width raised islands are required before parking bays and to allow the existing sidewalks in the community to satisfy the four-foot wide sidewalk requirement where a four-foot wide sidewalks should be provided along both sides of all access easements.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Use</u>
North	R-2 (Single-Family Residential-2)	Single-Family Residential
South	R-4 (Single-Family Residential-4) and M-1 (Light Industrial)	Storage Center and Businesses
East	R-4 (Single-Family Residential-4)	Vacant Land, Pipelines and Detention Ponds
West	M-1 (Light Industrial)	Vacant Land.

PLANNED UNIT DEVELOPMENT OF THE VILLAGES OF TOWNE LAKE: The City Council approved the Villages of Towne Lake on November 22, 2004. This Planned Unit Development allowed for a total of 252 over 55 apartment units (Please see exhibit 1: Site & Landscaping Plan). At completion this project will have a total of 42 apartment buildings each containing six units (See Exhibit 2: Elevations).

Exhibit 1: Site & Landscaping Plan

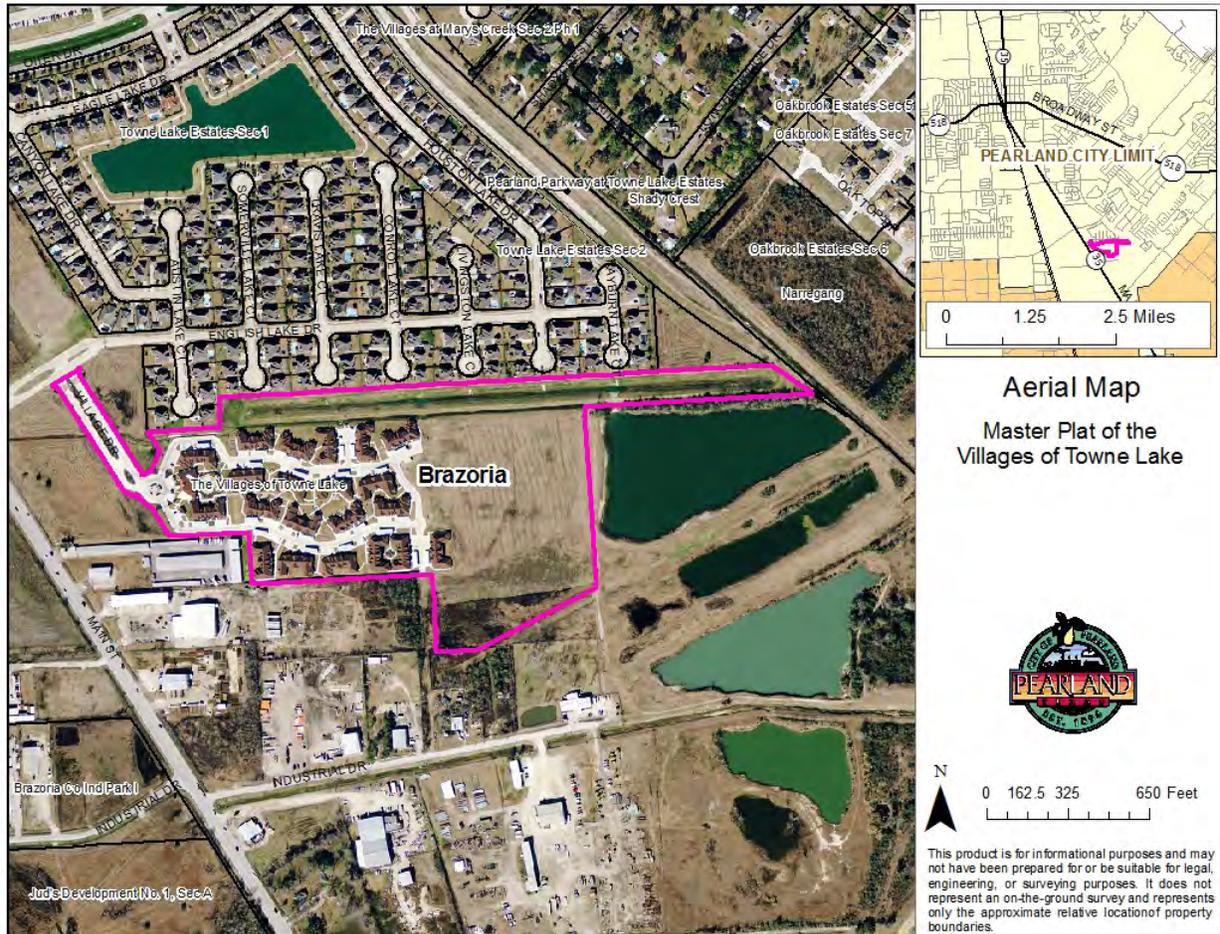


Exhibit 2: Elevations



STATUS OF THE VILLAGES OF TOWNE LAKE: A total of 126 apartment units were constructed during the first phase of this development (See Exhibit 3: Aerial Map). The approval of this Master Plat and associated Variance request would allow the developer to subdivide this development into two parcels. The new parcel will completely contain phase two of this development and would have access through an access easement from Village Drive, a 100 foot private road.

Exhibit 3: Aerial Map

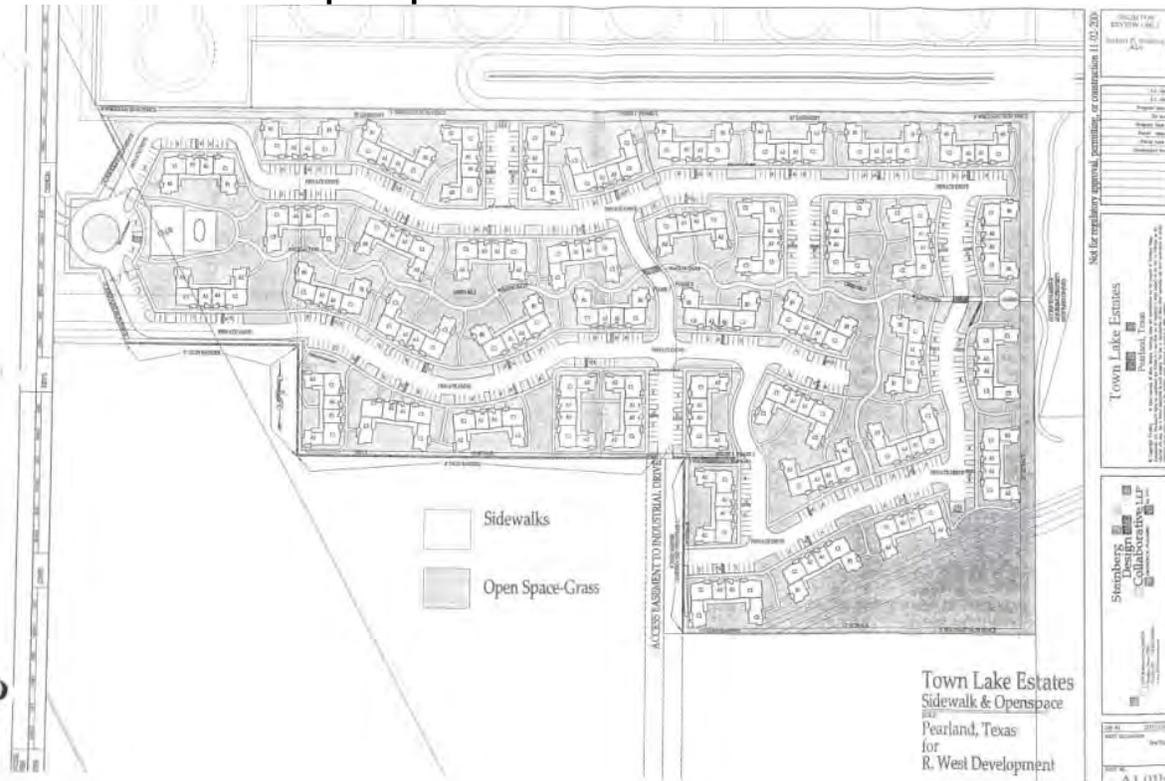


PLANNED UNIT DEVELOPMENT: LOT STANDARDS

This Master Plat displays two lots from the original 27.4346 acre single lot platted in January 7, 2012. The proposed new lot 'A' will be 15.5136 acres and lot 'B' will be 12.9055 acres. Both of these lots satisfy the minimum area requirements as stipulated in the MF (Multi-Family) Zoning District (See table 1).

Table 1: MF (Multiple-Family Residential District)		
Area and Height Requirements	Suggested	Provided
Minimum Lot Size:	0.46 acres	12.9055 acres
Minimum Lot Width:	125 Feet	Greater than 125 feet

Exhibit 3: Sidewalk & Open-space



CONFORMANCE TO THE COMPREHENSIVE PLAN: The subject property is within the Medium Density Residential land use designation on the City's Comprehensive Plan/Future Land Use Plan. The Medium Density Residential allows for Single-family lot sizes between 6,000 square feet and 7,000 square feet; patio homes and townhome developments. The City of Pearland uses the Future Land Use Plan as a guide to implement zoning, in this case, the approved Village of Towne Lake has a higher density than the Future Land Use Plan allows. However, this density was approved by council with the Villages of Towne Lake Planned Unit Development.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Village Drive a 100-foot wide private road and proposed internal access easements.

ADDITIONAL COMMENTS: This plat has been reviewed by city staff with additional comments from the Fire Department. During the construction of Phase Two, the access easement that connects to Industrial Drive will have to be improved to the requirements of the Engineering Department for secondary emergency access. A condition of approval has been added in regards to this issue.

SITE PLAN CONSIDERATIONS: The current site plan does not satisfy the minimum setbacks suggested by the MF (Multi-Family) zoning district, but the Planned Unit Development of the Villages of Towne Lake demarcates phase two in its current configuration. This variation was depicted on the Planned Unit Development and the

proposed lot 'B' is located completely within this development, staff sees no issue with this request.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis was previously approved by the Engineering Department.

UTILITIES AND INFRASTRUCTURE: Water and sewer service are available to for this subdivision.

STORMWATER MANAGEMENT: A Detention Plan was previously approved by the Engineering Department prior to approval of this Master Plat.

PARKS, OPEN SPACE, AND TREES: Park fees for phase two will be required at the time the property is re-platted into two lots.

STAFF RECOMMENDATION: Staff recommends conditional approval of the Master Plat of the Villages of Towne Lake as proposed by the applicant, for the following reasons:

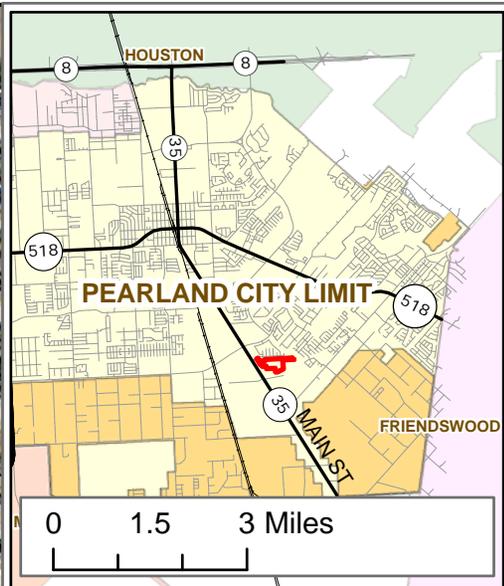
1. The proposed subdivision will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the Comprehensive Plan and Villages of Towne Lake Planned Unit Development
3. The development review process will assure the development of this property is in conformance with the building code and the Villages of Towne Lake Planned Unit Development.

CONDITION OF APPROVAL:

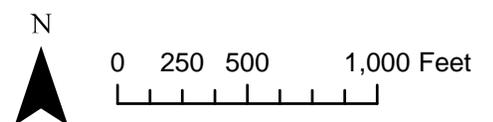
1. Add an additional note regarding the development of the secondary means of access during the construction of phase II, including pavement, for fire safety from Industrial Road to the requirements of the City Engineer.
2. Please show the width of the access easement and also make access easement easily visible on the plat.
3. Provide a bold line around the plat boundaries.
4. Provide a dash line for the lot line between lot 'A' and area 'B'.
5. Mylar's and three paper copies of the revision.

SUPPORTING DOCUMENTS:

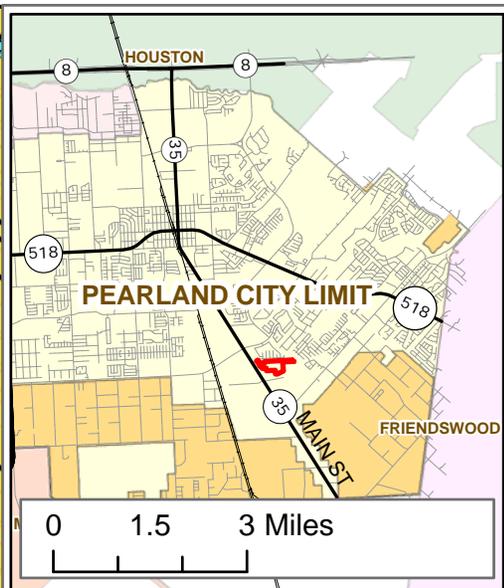
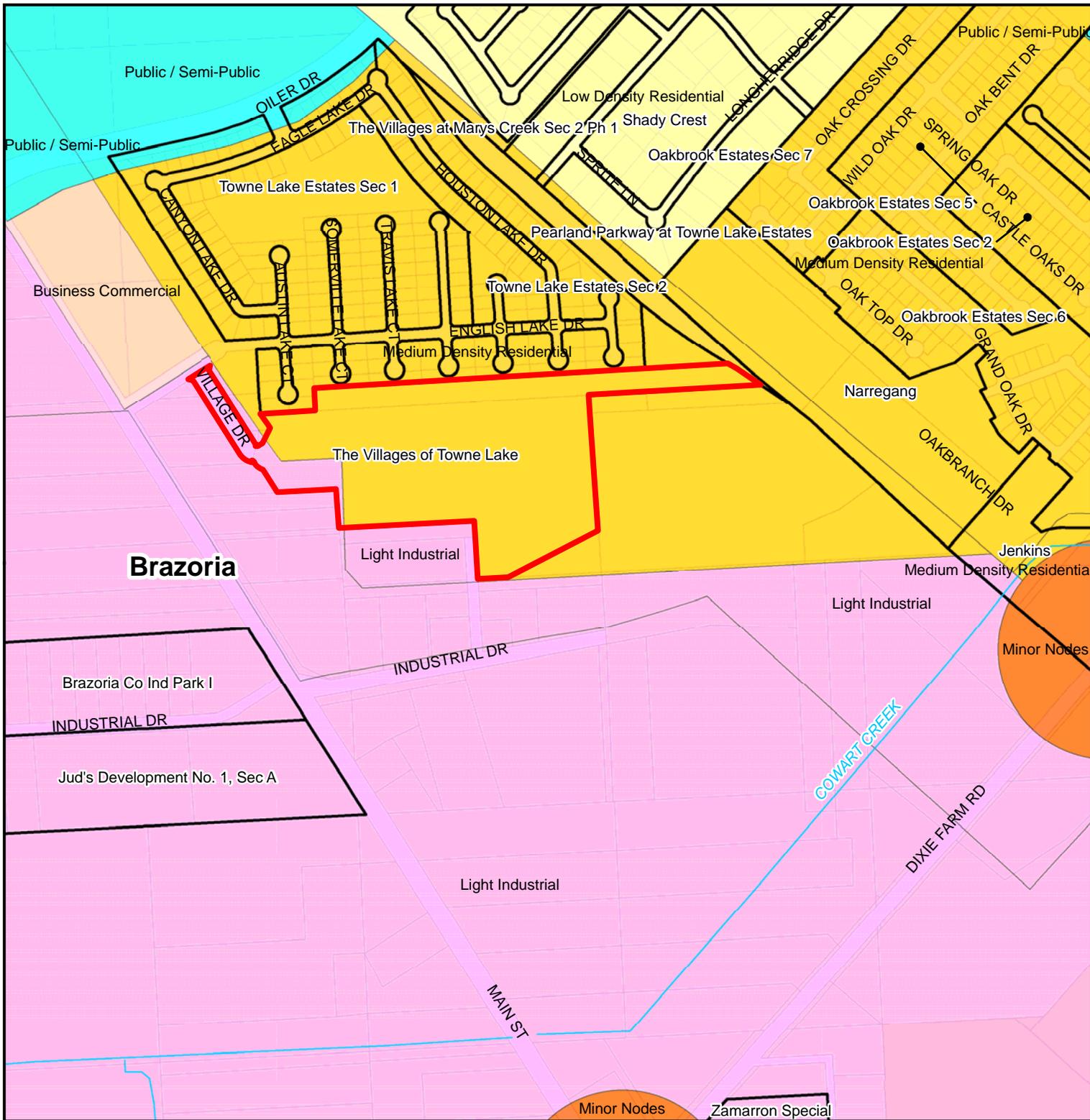
- Vicinity and Zoning Map
- Future Land Use Map
- Aerial Map
- Master Plat of the Villages of Towne lake
- Plat comments



Aerial Map
Master Plat of
The Villages of Towne Lake

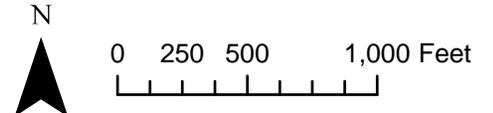


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

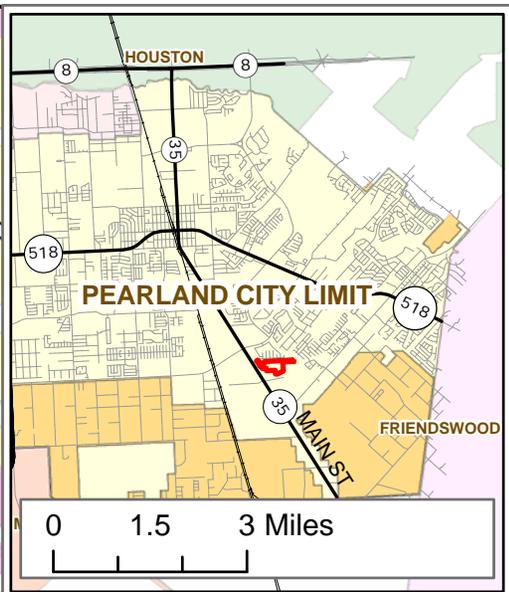
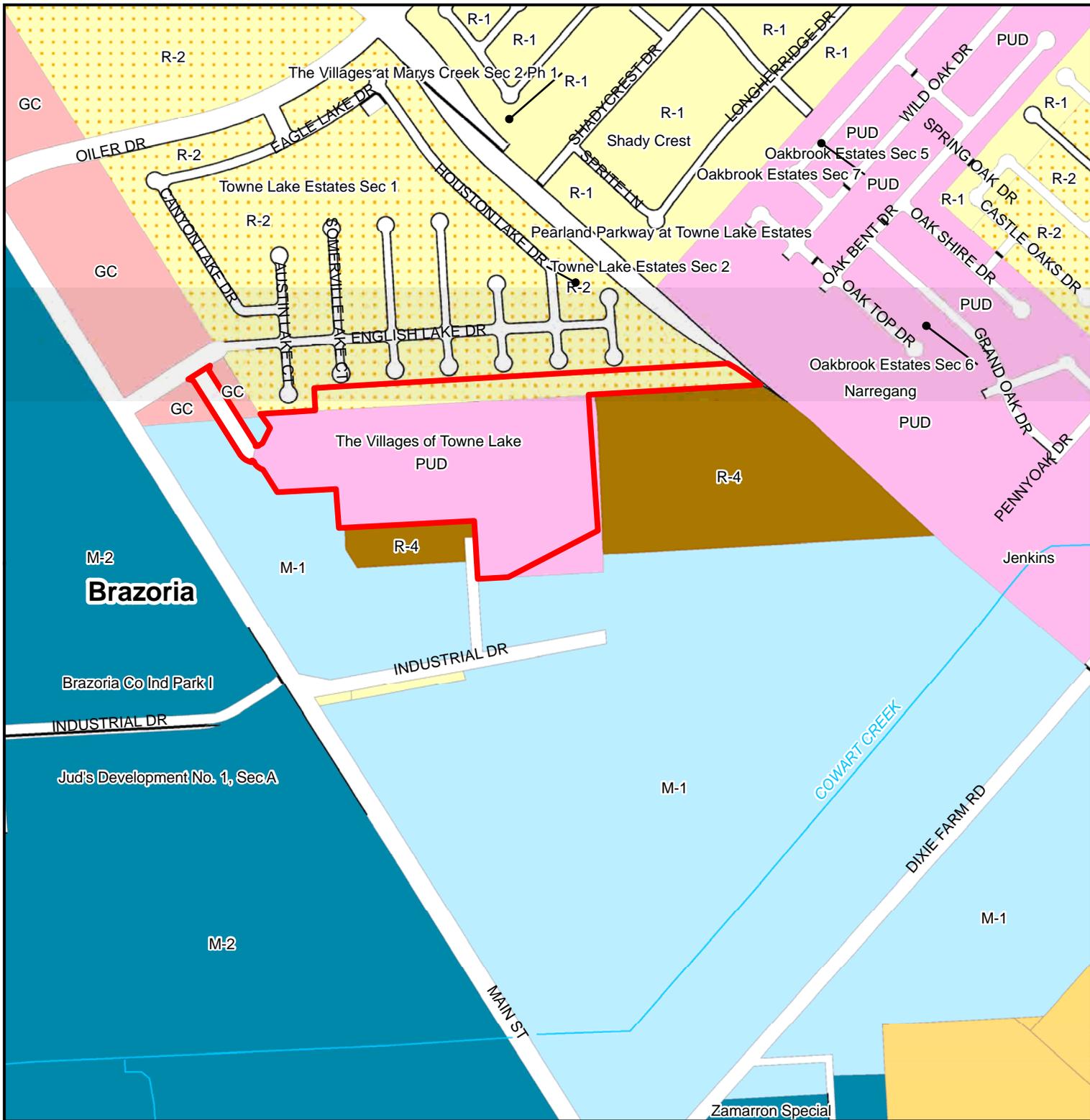


Future Land Use Plan

Master Plat of The Villages of Towne Lake

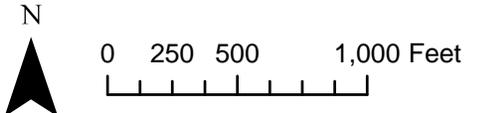


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Zoning and Vicinity Map

Master Plat of The Villages of Towne Lake



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 STANDARD PLAT NOTES:

- Landscape/Common Area Maintenance: All subdivision common areas including but not limited to detention facilities, easements, and open space within the boundaries of this plat shall be maintained by a homeowners association, commercial property association or other entity and shall not be the responsibility of the City of Pearland or Brazoria County.
- Benchmark: City of Pearland benchmark, brass disc in headwall North Herriage Drive, 18.5 feet west of Mary's Creek Lane. Elevation Elevation=43.63, NGVD 29, 1987 Adj.
- Temporary Benchmark: 80d nail in power pole south Right-of-Way line of Industrial Drive Elevation=45.45, NGVD 29, 1987 Adj.
- Floodplain: According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 48039C0045J, with the effective date of September 22, 1999 the property is located in Zone "X" (unshaded), areas determined to be outside of the 100 year floodplain. BFE=43.9'. All Floodplain information noted in the plat reflects the status per the FEMA FIRM map that is effective at the time that the plat is recorded. Floodplain status is subject to change as FEMA FIRM maps are updated.
- Easements: Any construction proposed to be installed within a dedicated easement with prescribed rights to a private entity shall require the permission of the private entity prior to the start of construction. Failure to secure such permission may result in the right holder(s) of the easement removing any unapproved pavement, structures, utilities, or other facilities located within the easement. The responsibility of securing approval from the private entities to build within an easement is solely that of the property owner.
- Access: Access rights to parking areas and driveways are hereby granted to all adjoining commercial properties.
- Building Elevations: The minimum slab elevation for all buildings located within the boundaries of this plat shall be the higher of (1) either 12 inches above the top of curb elevation for a curb street or 12 inches above the elevation of the edge of the roadway if no curb exists, or (2) 12 inches above the 100 year floodplain water surface elevation for structures to be located within the 100 year floodplain.
- Drainage: Any proposed drainage system for this subdivision shall be designed to meet the requirements of the City of Pearland and Brazoria Drainage District #4.
- Municipal Utility District: This property is not located within a municipal utility district.
- Visibility: All landscaping and structures, including fences at intersections shall conform to the City of Pearland and AASHTO site distance requirements for motorists.
- Driveways: Driveway requirements for the location, widths and offsets from an intersection and any existing driveway or proposed driveways, shall conform to the requirements of the City of Pearland Engineering Design Criteria Manual and Unified Development Code.

NOTES:

- This plat has been prepared to meet the requirements of the State of Texas, Brazoria County and the City of Pearland.
- All bearings references are to the Texas State Plane Coordinate System, South Central Zone.
- Five-eighths inch (5/8") iron rods three feet in length are set on all perimeter boundary corners, unless otherwise noted. Block corners or street right-of-ways have not been monumented.
- Access to phase 2 will be granted via the existing 70' R.O.W. to the south to Industrial Drive as shown hereon.

Bearings on this survey are based on those in the 38.5705 acre parent tract.

LINE TABLE FOR BOUNDARY		
LINE	BEARING	LENGTH
L1	S 17°20'55" W	10.00'
L2	S 17°20'55" W	10.00'
L3	N 30°00'00" E	91.90'
L4	N 28°44'29" W	93.73'
L5	N 00°02'00" W	120.00'
L6	S 49°39'11" E	185.22'

RESERVE A	PHASE 1	UNITS
RESERVE A	PHASE 1	126
LOT A = 21 BLDGS	PHASE 2	126
LOT B = 21 BLDGS		252
1 BLDG = 6 UNITS		

RESERVES
RESERVE A DRAINAGE

Total P.U.D. Acreage = 28.4162 Ac. (1,237,809 s.f.)
20' Detention (1,790' x 20') = 35,800 s.f.
Total Acreage minus detention = 1,202,009 s.f. = 27.594 Ac.
Units per acre = 252/27.594 = 9.13242 units per acre
Net Density = 252/27.594 = 9.13 units per acre
Gross Density = 252/28.4162 = 8.87 units per acre

CURVE TABLE FOR BOUNDARY					
CURVE	RADIUS	DELTA	LENGTH	LONG CHORD	DIST.
C1	72.50'	49°37'28"	62.79'	N 47°10'22" W	60.85'
C2	17.50'	50°17'27"	15.36'	N 47°30'22" W	14.87'
C3	107.50'	43°52'06"	82.31'	N 50°43'02" W	80.31'
C4	7.50'	43°52'06"	5.74'	S 50°43'02" E	5.60'
C5	17.50'	50°17'28"	15.36'	S 82°12'11" E	14.87'
C6	72.50'	20°24'58"	25.83'	N 67°15'56" E	25.70'

LINE TABLE FOR PHASE 1			LINE TABLE FOR PHASE 2		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L7	S 00°30'41" E	116.14'	L19	N 89°57'59" E	93.52'
L8	S 43°25'57" W	60.21'	L20	N 12°40'40" W	59.06'
L9	S 66°55'48" W	46.05'	L21	NORTH	56.42'
L10	S 13°31'18" E	80.51'	L22	N 17°57'55" E	20.24'
L11	S 40°44'33" E	43.23'	L23	NORTH	36.58'
L12	SOUTH	108.27'	L24	WEST	102.72'
L13	EAST	102.72'	L25	NORTH	108.27'
L14	SOUTH	36.58'	L26	N 40°44'33" W	43.23'
L15	S 17°57'55" W	20.24'	L27	N 13°31'18" W	80.51'
L16	SOUTH	56.42'	L28	N 66°55'48" E	46.05'
L17	S 12°40'40" E	59.06'	L29	S 43°25'57" E	60.21'
L18	S 89°57'59" W	93.52'	L30	N 00°30'41" W	116.14'

CURVE TABLE FOR PHASES 1 & 2					
CURVE	RADIUS	DELTA	LENGTH	LONG CHORD	DIST.
C7	100.60'	40°58'20"	71.94'	S 19°19'28" E	70.42'
C8	100.60'	40°58'20"	71.94'	N 19°19'28" W	70.42'

ACCESS EASEMENT LINE TABLE				ACCESS EASEMENT CURVE TABLE			
LINE	LENGTH	BEARING	DELTA	CURVE BEARING	CURVE RADIUS	CHORD DISTANCE	CHORD BEARING
A1	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A2	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A3	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A4	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A5	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A6	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A7	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A8	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A9	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A10	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A11	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A12	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A13	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A14	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A15	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A16	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A17	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A18	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A19	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A20	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A21	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A22	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A23	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A24	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A25	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A26	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A27	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A28	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A29	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A30	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A31	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A32	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A33	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A34	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A35	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A36	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A37	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A38	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A39	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A40	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A41	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A42	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A43	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A44	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A45	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A46	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A47	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A48	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A49	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A50	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A51	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A52	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A53	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A54	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A55	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A56	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A57	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A58	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A59	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A60	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A61	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A62	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A63	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A64	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A65	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A66	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A67	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A68	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A69	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A70	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A71	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A72	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A73	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A74	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A75	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A76	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A77	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A78	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A79	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A80	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A81	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A82	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'	100.00'	S 00°00'00" W
A83	100.00'	S 00°00'00" W	180°	S 00°00'00" W	100.00'		



Building Permits

- Home
- Select Permit
- Status Detail
- View Application Fees
- Permit Status
- Inspection Status
- Plan Tracking Status ▶
- Schedule / Cancel Inspections
- Email Us
- Log Off

Plan Tracking Status

Parcel ID:	-----	Address:	1 PLAT
Application Date:	05/25/12	Owner:	
Application #:	12 - 99900010	Application Type:	PLATS
Agency Description:	ENGINEERING DEPARTMENT		
Action Description:	CORRECTIONS NEEDED		

Comment
Show outline of property on map. Show more street names on vicinity map also.
T/S: 05/31/2012 04:45 PM SBUCHHEIT -----
Note 1 needs to reference subdivision common areas as well as Interior streets. Show existing building number as well as proposed building numbers. Mr. Hargrove
T/S: 05/31/2012 04:49 PM SBUCHHEIT -----
Will there be a second access to this property? Mr. Hargrove
T/S: 05/31/2012 04:50 PM SBUCHHEIT -----



Building Permits

- Home
- Select Permit
- Status Detail
- View Application Fees
- Permit Status
- Inspection Status
- Plan Tracking Status ▶
- Schedule / Cancel Inspections
- Email Us
- Log Off

Plan Tracking Status

To view other plan comments, click the Browser's Back button or select the Option Menu to choose another building permits option for this application.

Parcel ID: ----- **Address:** 1 PLAT
Application Date: 05/25/12 **Owner:**
Application #: 12 - 99900010 **Application Type:** PLATS

Comments from: Building Department	
Date	Comments
06/11/12	The Vilages of Towne Lake: 750 Fee per dwelling unit.
06/11/12	Evan inputed for Rosalyn M. Epting - From Email date
06/11/12	05/30/2012

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



Building Permits

- Home
- Select Permit
- Status Detail
- View Application Fees
- Permit Status
- Inspection Status
- Plan Tracking Status ▶
- Schedule / Cancel Inspections
- Email Us
- Log Off

Plan Tracking Status

To view other plan comments, click the Browser's Back button or select the Option Menu to choose another building permits option for this application.

Parcel ID: ----- **Address:** 1 PLAT
Application Date: 05/25/12 **Owner:**
Application #: 12 - 99900010 **Application Type:** PLATS

Comments from: Building Department	
Date	Comments
06/11/12	1. Please add plat #P-615Y-2012-0034 to the bottom right of
06/11/12	plat.
06/11/12	2. Please provide a Planning Letter (or Title), to confirm
06/11/12	easements on the property.
06/11/12	3. Show Phase II development on the master plat.
06/11/12	4. Parcel is landlocked and does not have access.
06/11/12	5. The Land-Use and Urban Design Ordinance applies.
06/11/12	6. Change note #7, to state "...requirements of the City of
06/11/12	Pearland and Brazoria County Drainage District #4"
06/11/12	7. Provide a Metes and Bounds description on the plat or
06/11/12	legal description of the property. Most likely on the
06/11/12	title.
06/11/12	8. Show outline of plat on the vicinity map.
06/11/12	9. 2 Mylar (After Access issue is addressed)
06/11/12	10. 6 paper copies

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

**P&Z AGENDA
ITEM**

C



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Evan M. DuVall
DATE: 06/26/2012
AGENDA ITEM SUBJECT: Preliminary Plat of Southern Trails Section 14

Old Business **New Business** Discussion Item Workshop

Summary: 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 14, a 78 lot single-family residential subdivision, generally located approximately 550 feet east of the southeast corner of Southern Trails Drive and Ashton Oak Drive.

Staff Recommendation: Conditional approval.

PLANNING AND ZONING COMMISSION MEETING OF JULY 02, 2012

Preliminary Plat of Southern Trails Section 14

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 14, a 78 lot single-family residential subdivision.

Legal Description: Being 38.254 acres of land located in the H.T. & B.R.R. Co. Survey, Section 80, AKA J.S. Talmage Survey, Abstract No. 564, Brazoria County, Texas being all of Lot 32 and a portion of Lots 23, 24, 25, 31, 33, 34, 42, 43, and 44 of said Section 80, of the Allison Richey Gulf Coast Home Company part of Suburban Gardens, a subdivision of record in Volume 2, Page 98, Plat Records, of said Brazoria County, more particularly being a portion of residue of that certain 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 (B.C.O.R.).

General Location: Approximately 550 feet east of the southeast corner of Southern Trails Drive and Ashton Oak Drive.

SUMMARY: On behalf of C.L. Ashton Woods, Christy Smidt from Kerry Gilbert and Associates has submitted a Preliminary Plat for Southern Trails Section 14, a 78 lot single-family subdivision on 38.254 acres within the Southern Trails Planned Unit Development. A large portion of this subdivision, 6.8 acres, is a wet bottom drainage pond and lake.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Current Land Use</u>
North	PUD (Southern Trails)	Drainage
South	PUD (Southern Trails)	Vacant Land and Drainage
East	PUD (Southern Trails)	Southern Trails Section 9A
West	PUD (Southern Trails)	Vacant Land and Drainage

CONFORMANCE WITH THE SOUTHERN TRAILS PUD: The above submittal is in conformance with the Southern Trails Planned Development. The required trail section will be constructed prior to the approval of the Final Plat of Southern Trails Section 14 (See Exhibit 1: Southern Trails Amenities). There is a portion of the Pedestrian Trail System adjacent to the west boundary of this plat. This Trail System provides the opportunity to enjoy the wet bottom detention ponds and participate in active and passive recreation within Southern Trails. During the infrastructure review phase, city staff will examine to make sure these requirements are constructed.

Exhibit 1: Southern Trails Amenities



COMFORMANCE TO LOT REQUIREMENTS: The proposed subdivision satisfies the minimum requirements for Southern Trails Planned Unit Development, under the R-1 (Single-Family Residential-1) designation (See Table 1: Area Regulations: R-1)

Size of Lots	Required	Proposed
a) Minimum Lot Area	8,800 SF	11,357 SF
b) Minimum Lot Width	80 Feet	85 Feet
c) Minimum Lot Depth	90 Feet	290 Feet
d) Maximum Lot Coverage	60%	< 60%

PLATTING STATUS: This Preliminary Plat is required prior to building infrastructure within the proposed subdivision. After the required infrastructure is in place, or reasonably assured, the Final Plat process will create the lots within this subdivision.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The Future Land Use designation for the subject land is Low-Density Residential. This designation allows for a maximum of four dwelling units an acre. This Preliminary Plat for Southern Trail Section 14 is in conformance with the Low-Density Residential land use designation.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property is served by Southern Trails Drive and local roads within this development.

AVAILABILITY OF UTILITIES: The subject parcel will be served by the water and sewer lines from the existing Southern Trails Development.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed Preliminary Plat of Southern Trails Section 14 should not have any significant adverse impacts on any surrounding structures or uses.

PARKS, OPEN SPACE, AND TREES: Park fees will be paid at the time of the Final plat stage of the platting process.

1% INSPECTION FEES: One percent of the total cost of infrastructure will be paid at the time of Final Plat.

ADDITIONAL COMMENTS: The Southern Trails Planned Unit Development had an approved pedestrian crossing on Kingsley Drive. As of the writing of this report, this amenity has not been installed. A condition has been added to either construct this pedestrian crossing or to provide a city approved timetable for completion prior to the recordation of the Final Plat for Southern Trails Section 14.

STAFF RECOMMENDATION: Staff recommends conditional approval of the Preliminary Plat of Southern Trails Section 14 as proposed by the applicant, for the following reasons:

Reasons for conditional approval recommendation:

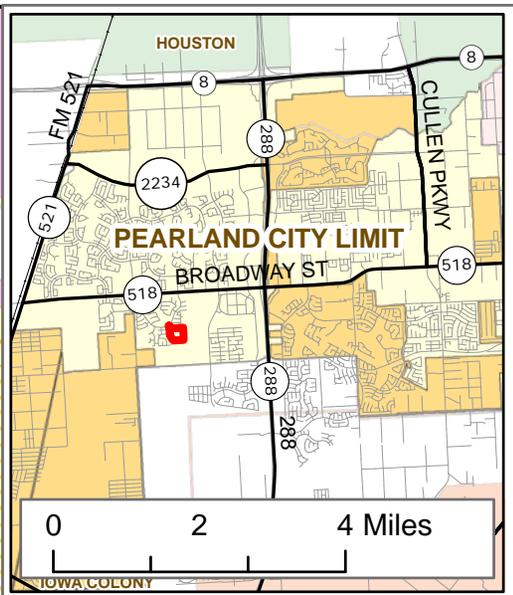
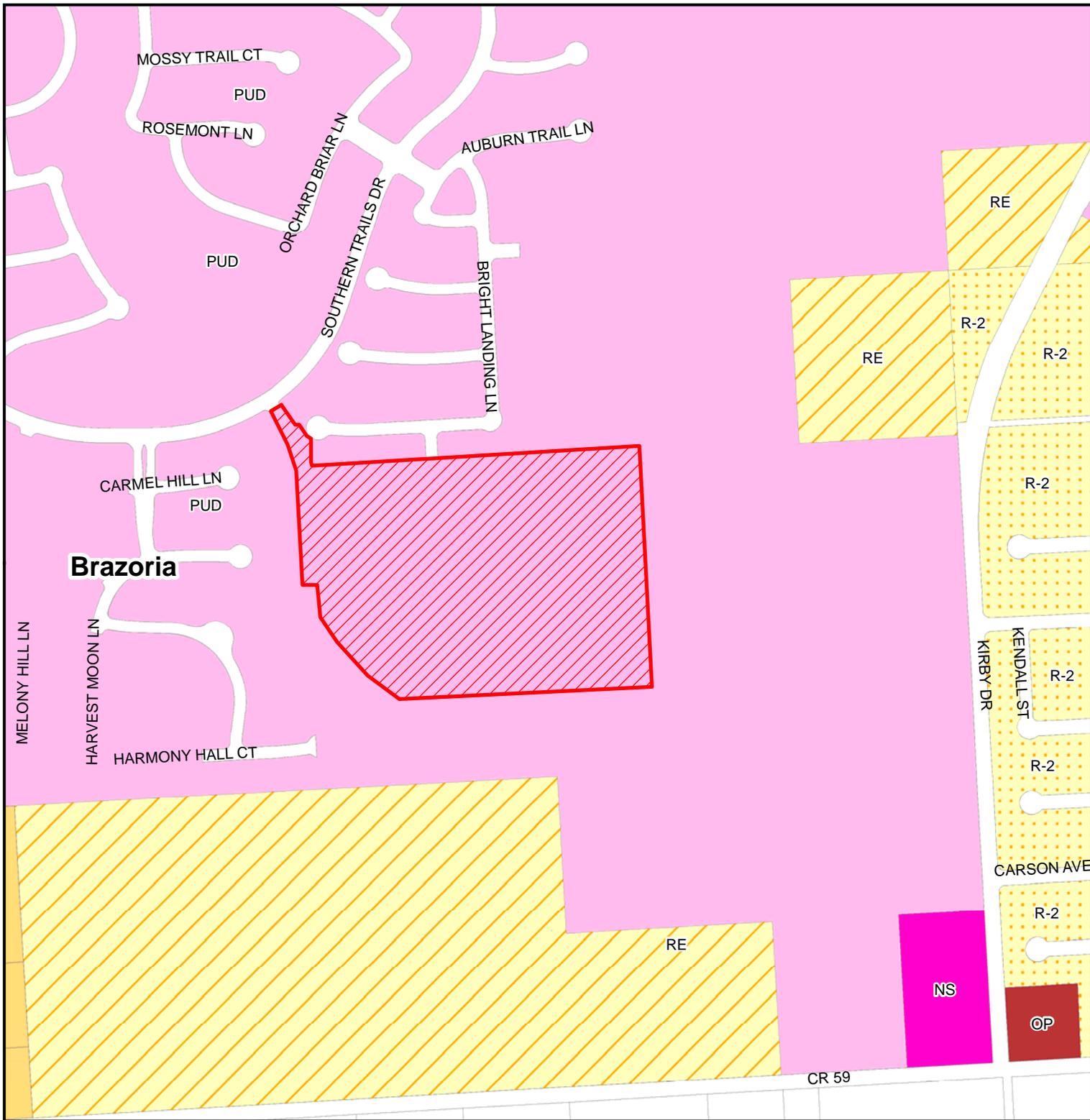
1. The proposed subdivision will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the comprehensive plan and Unified Development Code.
3. This plat will assure the development of this property is in conformance with the goals of the city and the Southern Trails Planned Unit Development.

RECOMMENDED CONDITIONS OF APPROVAL:

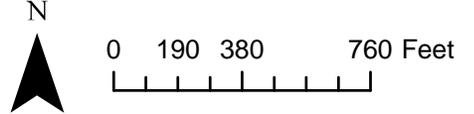
- 1) Construct the Pedestrian Crossing on Kingsley or provide a city approved schedule for completion prior to the recordation of the Final Plat.
- 2) Add general address to plat (Can be added at the meeting).
- 3) Modify note #33, to replace “may” with “shall”.
- 4) 3 paper copies of revision.

SUPPORTING DOCUMENTS:

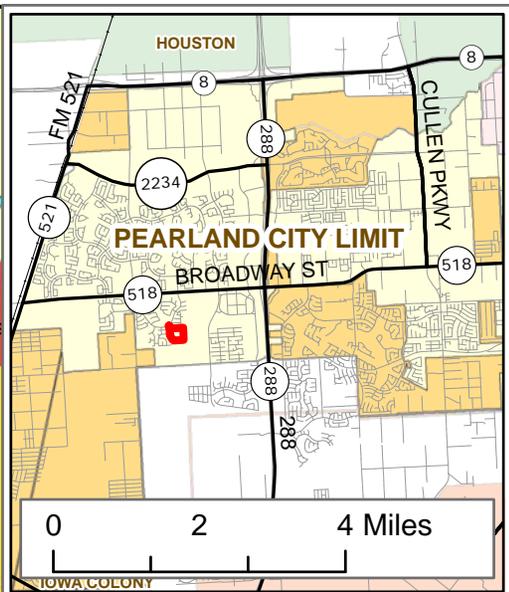
Vicinity and Zoning Map
Future Land Use Plan
Aerial Map
Final Plat of Southern Trails Section 14
Plat Comments



Vicinity/Zoning Map
Preliminary Plat of
Southern Trails Section 11

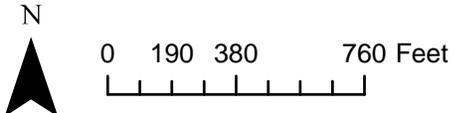


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

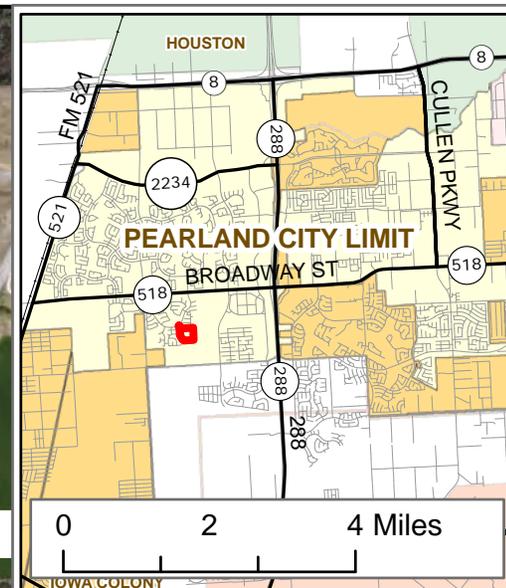
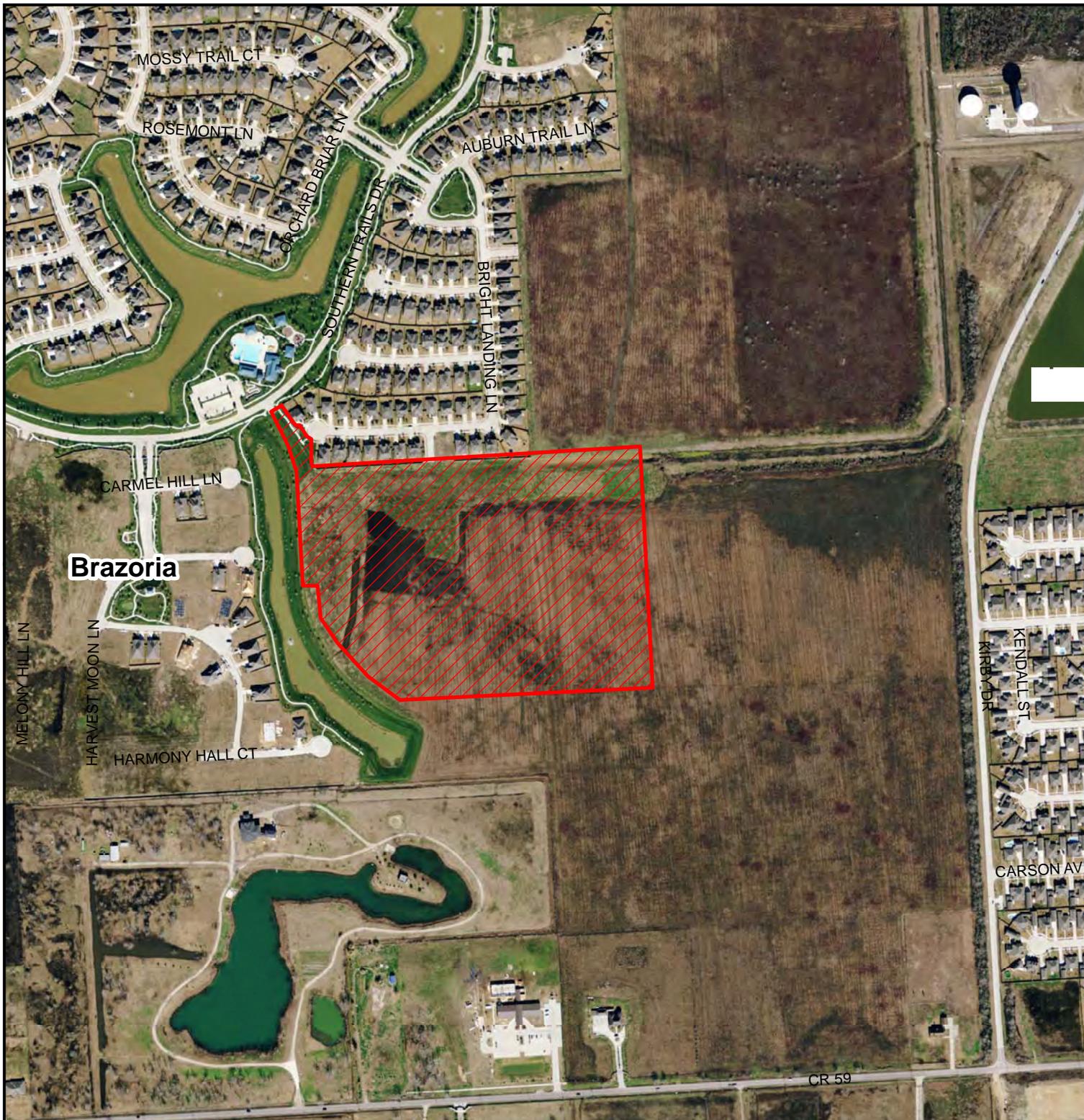


Future Land Use Map

Preliminary Plat of Southern Trails Section 11

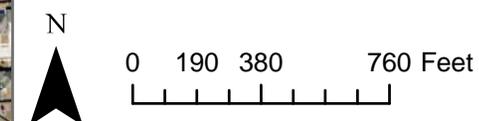


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Aerial Map

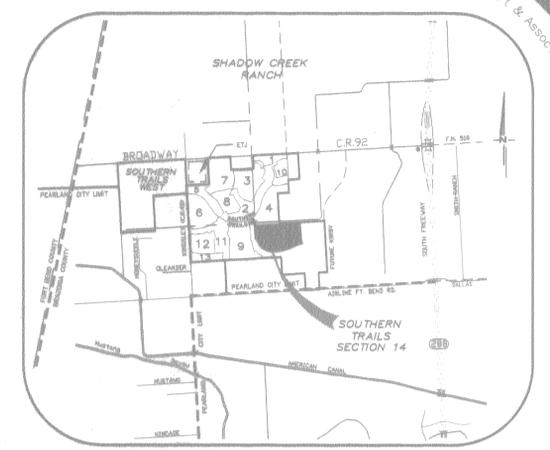
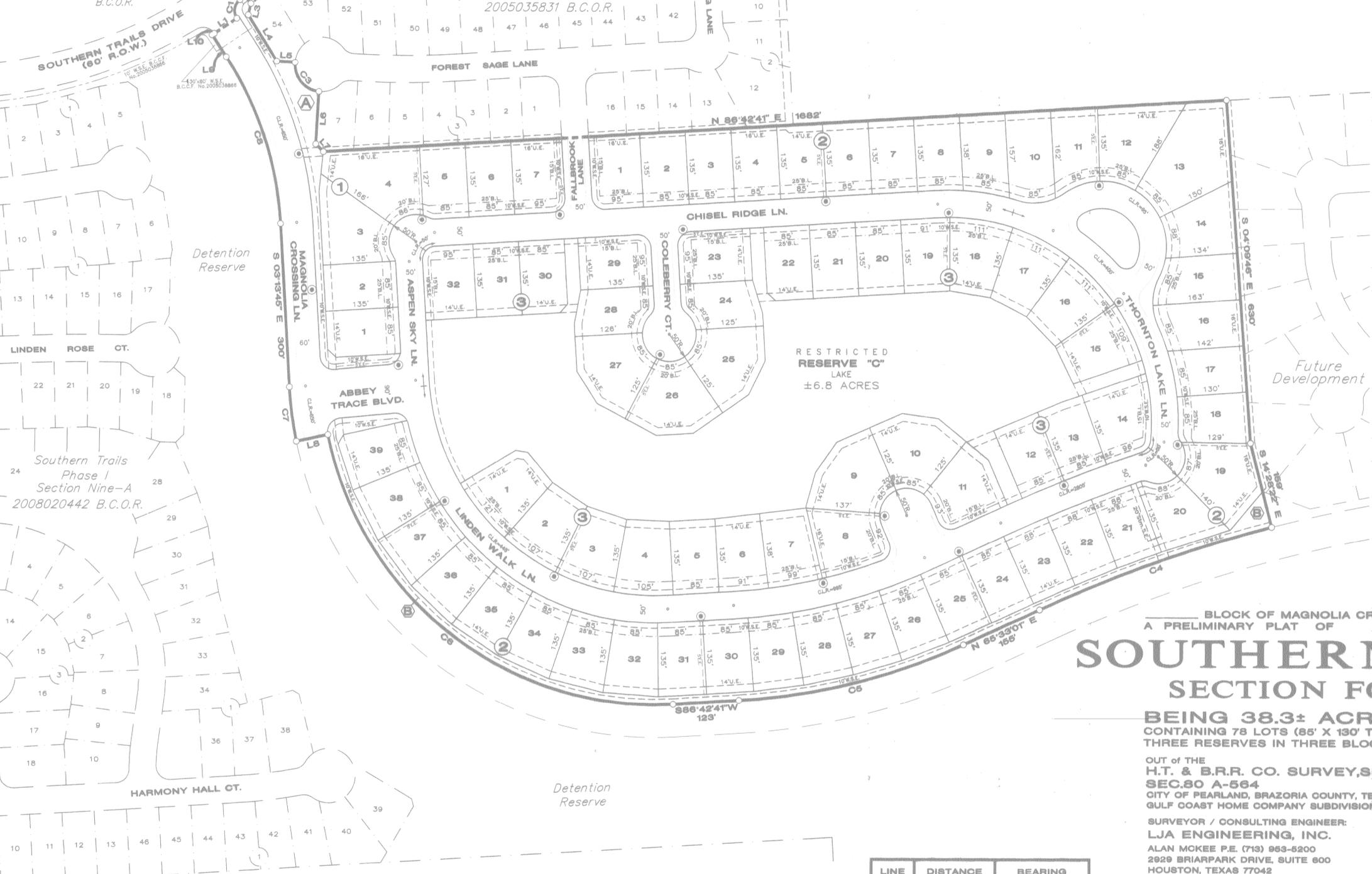
Preliminary Plat of Southern Trails Section 11



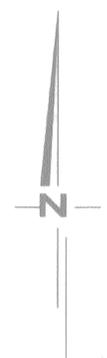
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Southern Trails
Phase I
Section Two
20051042710
B.C.O.R.

Southern Trails
Phase I
Section Four
2005035831 B.C.O.R.



Vicinity Map
KEY MAP GALV/BRAZ 612 & 613
SCALE: 1"=5000'



RESERVE TABLE			
RESERVE	LAND USE	ACREAGE	SQ. FT.
A	OPEN SPACE	±.44	19,360
B	OPEN SPACE	±.85	37,179
C	LAKE	±6.8	297,446

BLOCK OF MAGNOLIA CROSSING LN.
A PRELIMINARY PLAT OF
SOUTHERN TRAILS
SECTION FOURTEEN

BEING 38.3± ACRES OF LAND
CONTAINING 78 LOTS (85' X 130' TYP.) AND
THREE RESERVES IN THREE BLOCKS.

OUT OF THE
H.T. & B.R.R. CO. SURVEY, SEC. 84 A-538 &
SEC. 80 A-564
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, ALSO BEING OUT OF ALLISON-RICHEY
GULF COAST HOME COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 98 B.C.P.R.

SURVEYOR / CONSULTING ENGINEER:
LJA ENGINEERING, INC.
ALAN MCKEE P.E. (713) 963-5200
2929 BRIARPARK DRIVE, SUITE 600
HOUSTON, TEXAS 77042

KERRY R. GILBERT & ASSOCIATES, INC.
MS. CHRISTY SMIDT (281) 579-0340
23501 CINCO RANCH BLVD. SUITE A-250
KATY, TEXAS 77494

OWNER:
C.L. ASHTON WOODS, LP
MS. JUSTINE KLINKE (713) 564-1304
675 BERING DRIVE, SUITE 500
HOUSTON, TEXAS 77075

KERRY R. GILBERT & ASSOCIATES, INC.

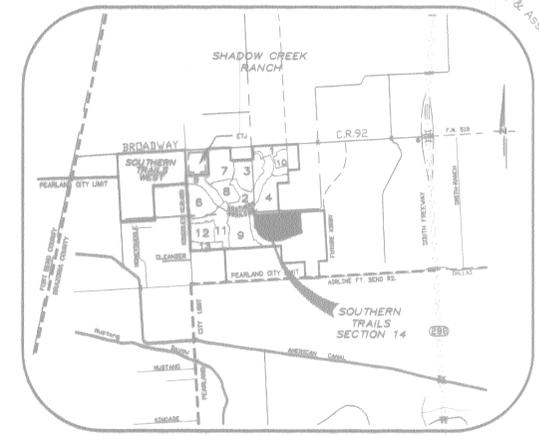
Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281) 579-0340

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	25'	86°49'00"	38'	24'	S 10°00'13" W	34'
C2	780'	00°52'28"	12'	9'	S 52°58'29" W	12'
C3	50'	87°51'42"	77'	48'	N 39°43'15" W	69'
C4	2690'	09°56'37"	458'	230'	S 70°32'19" W	457'
C5	1170'	21°09'40"	432'	219'	S 76°07'51" W	430'
C6	620'	81°36'36"	883'	535'	N 52°29'02" W	610'
C7	690'	08°27'00"	100'	60'	N 07°27'14" W	100'
C8	620'	30°10'33"	327'	167'	S 18°19'01" E	323'

LINE	DISTANCE	BEARING
L1	50'	N 56°33'56" E
L2	18'	S 37°27'45" E
L3	21'	N 13°02'11" E
L4	100'	S 31°57'49" E
L5	34'	S 85°47'24" E
L6	96'	S 03°27'41" W
L7	20'	N 44°54'49" W
L8	60'	S 78°19'16" W
L9	48'	S 33°24'17" E
L10	5'	N 59°44'48" E

SCALE: 1" = 100'

PLAT NO. P-612U-2012-093
PAGE 2 OF 2
JUNE 11, 2012
KGA# 06101



Vicinity Map
KEY MAP QALV/BRAZ 812 & 813
SCALE: 1"=5000'

GENERAL NOTE:

- 1.) "C.L.R." INDICATES CENTERLINE RADIUS.
- 2.) "B.L." INDICATES BUILDING LINE.
- 3.) "U.E." INDICATES UTILITY EASEMENT.
- 4.) "W.L.E." INDICATES WATER LINE EASEMENT.
- 5.) "STM. SWR. ESMT." INDICATES STORM SEWER EASEMENT.
- 6.) "S.S.E." INDICATES SANITARY SEWER EASEMENT.
- 7.) "W.S.E." INDICATES WATER LINE / SANITARY SEWER EASEMENT.
- 8.) "D.E." INDICATES DRAINAGE EASEMENT.
- 9.) "⊙" = PROPOSED STREET LIGHT LOCATION.
- 10.) "⊕" = EXISTING STREET LIGHT LOCATION.
- 11.) "E.E." INDICATES ELECTRICAL EASEMENT.
- 12.) "B.C.O.R." INDICATES BRAZORIA COUNTY OFFICIAL RECORDS.
- 13.) "B.C.D.R." INDICATES BRAZORIA COUNTY DEED RECORDS.
- 14.) "B.C.C.F." INDICATES BRAZORIA COUNTY CLERK FILES.
- 15.) "B.C.R.P.R." INDICATES BRAZORIA COUNTY REAL PROPERTY RECORDS.
- 16.) THERE ARE 19 DECORATIVE STREETLIGHTS ON THIS PLAT.
- 17.) THIS TRACT LIES IN ZONE X OF THE F.I.R.M. FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS. FLOODPLAIN PANEL #48039C0020H EFFECTIVE JUNE 5, 1989. CONTACT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATOR FOR BASE FLOOD INFORMATION.

- 18.) BENCHMARKS:
CITY OF PEARLAND REFERENCE BENCHMARK:
MONUMENT GPS - 9. BRASS SET FLUSH IN CONCRETE, STAMPED "CITY OF PEARLAND 9 - GPS MONU. 1995". THE MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO HIGHWAY 288 AND COUNTY ROAD 92 AND F.M. 518. THE MONUMENT IS APPROXIMATELY 500 FEET NORTH OF COUNTY ROAD 92 AND 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM DRAIN INLETS.
ELEVATION = 59.03 NGVD 29, 1987 ADJUSTMENT
ADD 0.19 FEET FOR NAVD 88, 1991
PROJECT REFERENCE BENCHMARK:
N.G.S. BRASS DISK STAMPED "R668 1942" LOCATED ALONG F.M. 521, EAST OF THE PRESENT ROAD, IN THE NORTHEAST CONCRETE HEADWALL OF THE FORMAL HIGHWAY BRIDGE OVER A CANAL, ABOUT 0.15 NORTH OF THE FORT BEND - HARRIS COUNTY LINE, ELEV. 61.786, NAVD 88, 1991 ADJUSTMENT

- 19.) T.B.M. "A", SET SIX (6) FOOT "I" POST N=13766298.278 E=3109288.125 ELEVATION 61.83' NAV 88, 1991 ADJUSTMENT
- 20.) THERE ARE NO EXISTING WATER OR SEWER SERVICES TO THIS SUBDIVISION AT THE TIME OF PRELIMINARY PLAT.
- 21.) THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
- 22.) THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE GUARANTY COMPANY G.F. NO. 1203907085, EFFECTIVE DATE: MAY 08, 2012
- 23.) ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- 24.) A FOUR (4') FOOT SIDEWALK IS REQUIRED ON BOTH SIDES OF INTERNAL PUBLIC STREET RIGHT-OF-WAYS CONTAINED WITHIN THE PLAT. A SIX(6) FOOT WIDE SIDEWALK IS REQUIRED ALONG BOTH SIDES OF THE RIGHT-OF-WAY OF MAGNOLIA CROSSING LN.
- 25.) THIS SUBDIVISION IS CONSISTANT WITH THE SINGLE FAMILY DWELLING DISTRICT IN ACCORDANCE WITH THE PLANNED UNIT DEVELOPMENT AGREEMENT BETWEEN ASHTON SOUTHERN TRAILS JOINT VENTURE AND THE CITY OF PEARLAND DATED FEBRUARY 09, 2004.
- 26.) THIS PROPERTY IS WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT No 34.
- 27.) THIS SUBDIVISION WILL CONFORM TO THE R-1 P.U.D. SINGLE FAMILY DWELLING DISTRICT REQUIREMENTS HAVING A SIDE YARD ABUTTING A PUBLIC STREET RIGHT-OF-WAY IN ACCORDANCE WITH THE ORDINANCE NO. 509-695 DATED FEBRUARY 09, 2004.
- 28.) RESIDENTIAL LOTS WHICH SIDE ONTO A PROPOSED PUBLIC STREET RIGHT-OF-WAY ARE HEREBY DENIED DRIVEWAY ACCESS TO SAID STREET.
- 29.) LOT LINES SHALL BE THE CENTER OF A SIX (6) FOOT DRAINAGE EASEMENT.
- 30.) THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100-YR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
- 31.) LOTS BACKING OR SIDING MAGNOLIA CROSSING LN. ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO SOUTHERN TRAILS DRIVE.
- 32.) ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- 33.) DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
- 34.) ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.
- 35.) ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR OT THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION SHALL RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT FO THE PROPERTY OWNER.

SOUTHERN TRAILS, SECTION 14, LOT ANALYSIS

BLOCK 1			BLOCK 2			BLOCK 3		
LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.
1	85'	11,357	1	95'	12,855	1	121'	14,710
2	85'	11,468	2	85'	11,475	2	107'	13,089
3	85'	15,471	3	85'	11,475	3	107'	13,089
4	85'	18,970	4	85'	11,475	4	105'	13,008
5	85'	11,408	5	85'	11,475	5	85'	11,475
6	85'	11,475	6	95'	11,475	6	91'	12,038
7	85'	12,885	7	85'	11,475	7	99'	12,844
			8	85'	11,821	8	92'	14,337
			9	85'	12,387	9	85'	16,868
			10	85'	14,018	10	85'	16,824
			11	85'	12,403	11	93'	14,338
			12	85'	17,089	12	85'	11,628
			13	85'	23,828	13	85'	11,708
			14	85'	13,876	14	95'	14,827
			15	85'	12,831	15	108'	13,197
			16	85'	13,114	16	111'	13,348
			17	85'	11,484	17	111'	13,350
			18	85'	11,878	18	111'	13,332
			19	87'	16,737	19	91'	11,814
			20	85'	13,238	20	85'	11,475
			21	85'	11,840	21	85'	11,475
			22	85'	11,875	22	85'	11,382
			23	85'	11,843	23	85'	12,882
			24	85'	11,884	24	85'	11,842
			25	85'	11,887	25	85'	16,958
			26	85'	11,878	26	85'	16,814
			27	85'	11,878	27	85'	16,812
			28	85'	11,877	28	85'	11,844
			29	85'	11,807	29	95'	12,882
			30	85'	11,715	30	85'	11,382
			31	85'	12,280	31	85'	11,475
			32	85'	12,279	32	85'	12,885
			33	85'	12,278			
			34	85'	12,278			
			35	85'	12,279			
			36	85'	12,279			
			37	85'	12,278			
			38	85'	12,278			
			39	85'	12,247			



BLOCK OF MAGNOLIA CROSSING LN.
A PRELIMINARY PLAT OF
SOUTHERN TRAILS
SECTION FOURTEEN

BEING 38.3± ACRES OF LAND
CONTAINING 78 LOTS (85' X 130' TYP.) AND
THREE RESERVES IN THREE BLOCKS.

OUT OF THE
H.T. & B.R.R. CO. SURVEY, SEC. 84 A-538 &
SEC. 80 A-564
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, ALSO BEING OUT OF ALLISON-RICHEY

SURVEYOR / CONSULTING ENGINEER:
LJA ENGINEERING, INC.
ALAN MCKEE P.E. (713) 959-6200
2929 BRIARPARK DRIVE, SUITE 600
HOUSTON, TEXAS 77042

KERRY R. GILBERT & ASSOCIATES, INC.
MS. CHRISTY SMIDT (281) 579-0340
23801 CINCO RANCH BLVD. SUITE A-250
KATY, TEXAS 77494

OWNER:
C.L. ASHTON WOODS, LP
MS. JUSTINE KLINKE (713) 654-1304
675 BERING DRIVE, SUITE 500
HOUSTON, TEXAS 77075

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

SCALE: 1" = 100'
0 50 100 200

PLAT NO. P-612U-2012-093
PAGE 1 OF 2
JUNE 11 2012
KGA# 08101



Building Permits

- Home
- Select Permit
- Status Detail
- View Application Fees
- Permit Status
- Inspection Status
- Plan Tracking Status ▶
- Schedule / Cancel Inspections
- Email Us
- Log Off

Plan Tracking Status

Parcel ID:	-----	Address:	1 PLAT
Application Date:	05/25/12	Owner:	
Application #:	12 - 99900009	Application Type:	PLATS

Agency Description: ENGINEERING DEPARTMENT
Action Description: CORRECTIONS NEEDED

Comment
Try looking at more street names and street name transitions.
The city requires 200-250 feet between galvanized streetlights. Specialty lights generally gives less light.
T/S: 05/31/2012 05:29 PM SBUCHHEIT -----
SB



Building Permits

- Home
- Select Permit
- Status Detail
- View Application Fees
- Permit Status
- Inspection Status
- Plan Tracking Status ▶
- Schedule / Cancel Inspections
- Email Us
- Log Off

Plan Tracking Status

Parcel ID:	-----	Address:	1 PLAT
Application Date:	05/25/12	Owner:	
Application #:	12 - 99900009	Application Type:	PLATS
Agency Description:	PUBLIC WORKS		
Action Description:	APPROVED WITH EXCEPTIONS		

Comment
The Proposed Street Light at Lot 7, how is the street light to get electrical power (no E.E., shown).

**P&Z AGENDA
ITEM**

D



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Evan M. DuVall
DATE: 06/26/2012
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)

PLANNING AND ZONING COMMISSION MEETING OF JULY 2, 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, on the following described property, 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 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.

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. An Extension of Time was approved for two additional years at the June 18, 2012 Planning and Zoning Commission. The Preliminary Plat for Pearland Farms Section will now expire on June 23, 2014.

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:

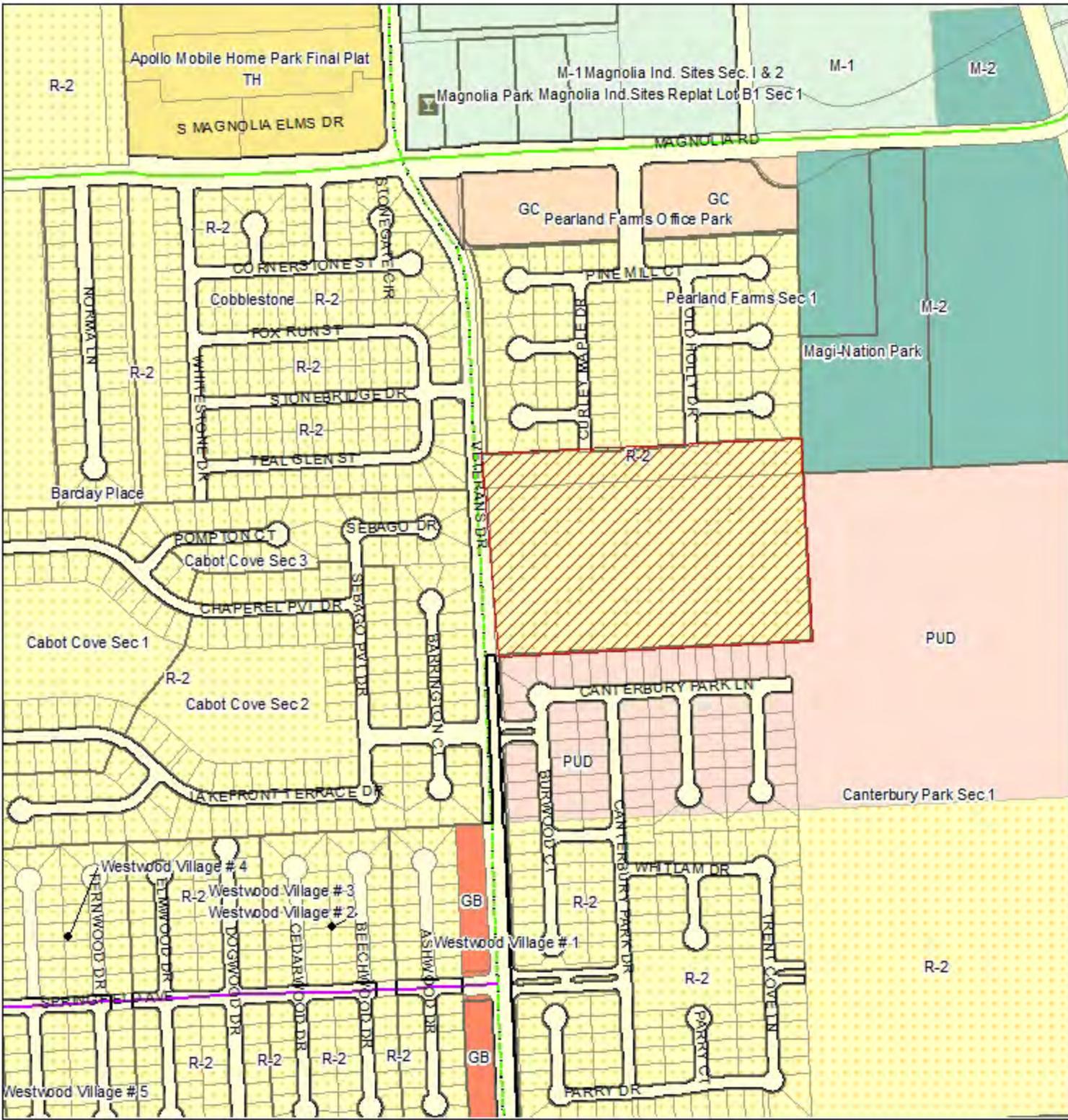
Vicinity and Zoning Map

Future Land Use Plan

Aerial Map

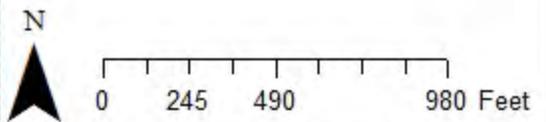
Final Plat of Pearland Farms Section II

Plat Comments

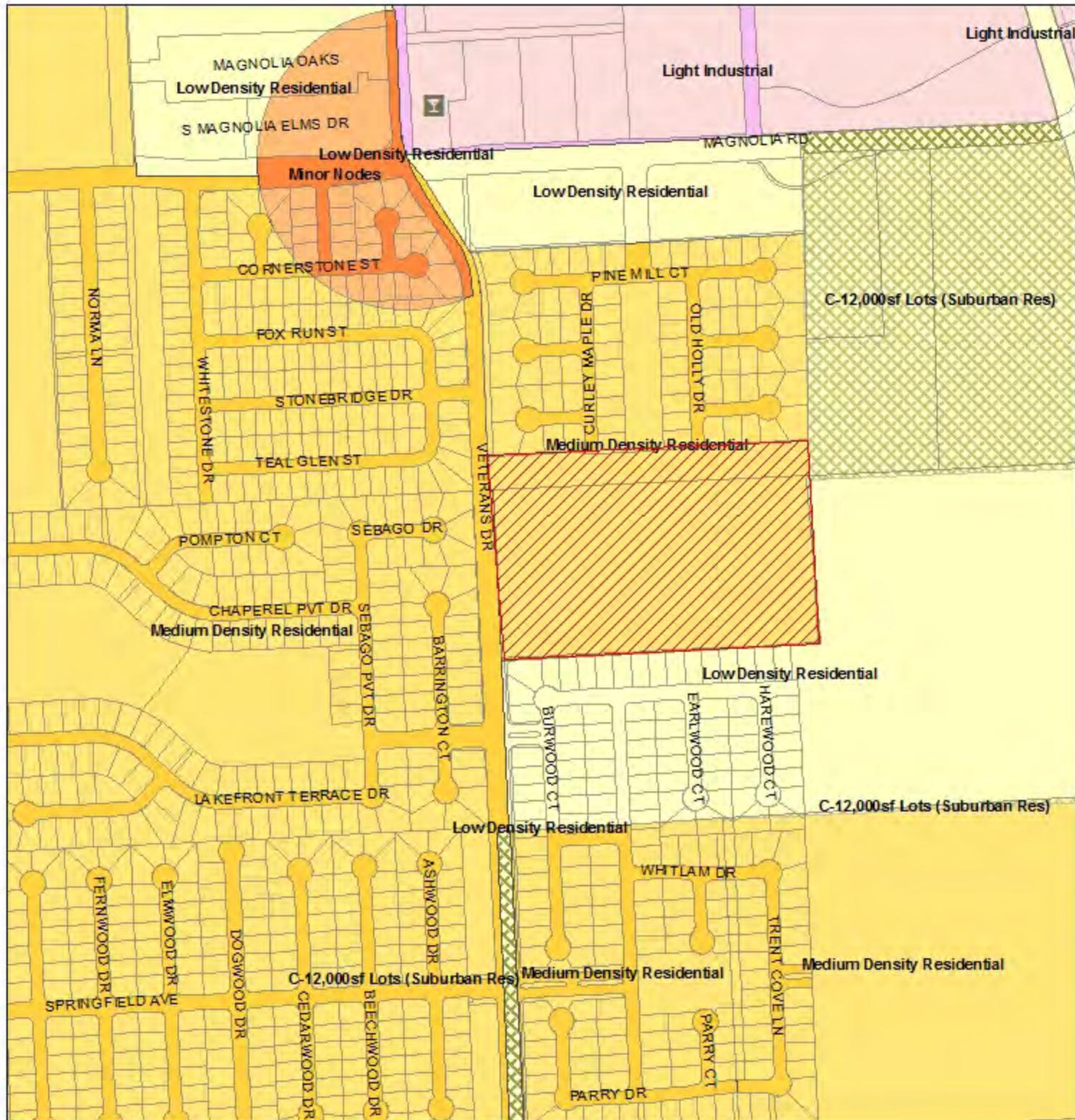


Pearland Farms Section Two

Zoning and Vicinity Map

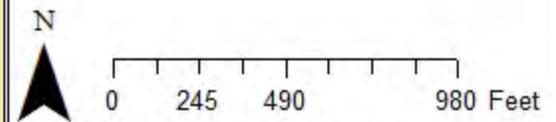


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Pearland Farms Section Two

Future Land Use

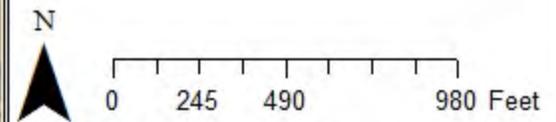


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

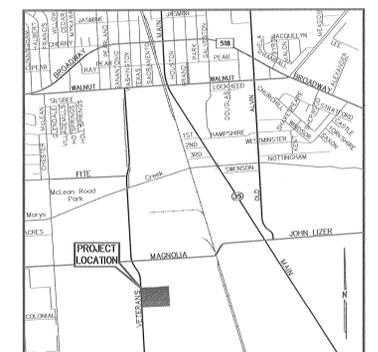


Pearland Farms Section Two

Aerial Map



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 28.9985 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 28.9985 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 019593 OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS, SAME BEING IN THE EAST LINE OF THE SAID 28.9985 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 28.9985 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;

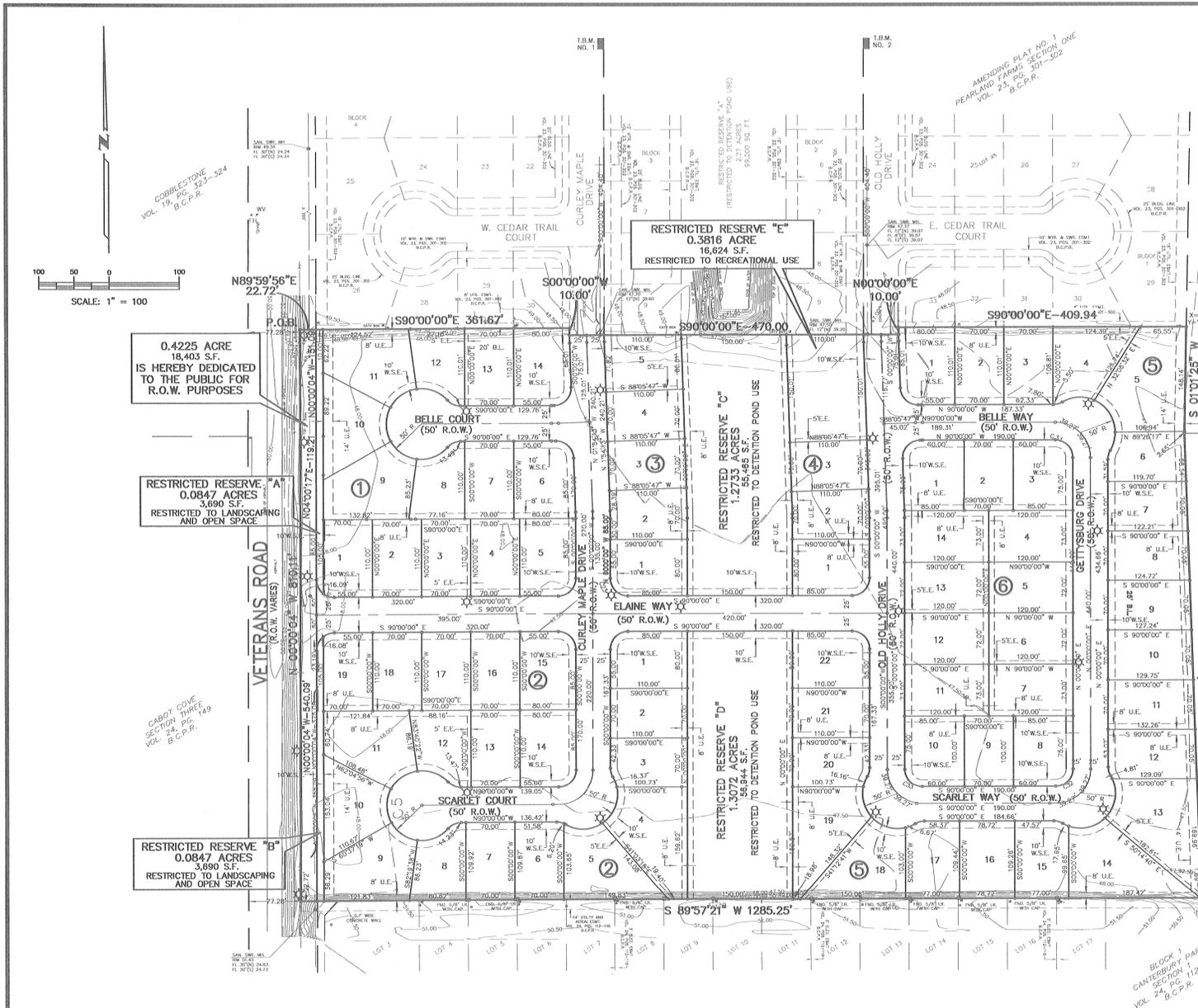
THENCE, S 02° 03' 19" E, WITH THE MOST NORTHERLY WEST LINE OF SAID FINAL PLAT OF CANTERBURY PARK, SECTION 1, SAME BEING THE SAID EAST LINE OF THE 28.9985 ACRE TRACT, A DISTANCE OF 658.78 FEET TO A FOUND 1 INCH IRON PIPE, FOR AN INTERIOR CORNER OF SAID FINAL PLAT OF CANTERBURY PARK, SECTION 1, SAME BEING 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 28.9985 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 28.9985 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 28.9985 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
NARRISSO 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
C15	13.29	25.00	30°27'58"	6.81	13.14	N74°46'01"W
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
C19	131.71	50.00	150°55'56"	192.87	96.80	N45°00'00"W
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	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	S45°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"W
C37	78.54	50.00	90°00'00"	50.00	70.71	S45°00'00"W
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	0.1786
14	2	8,653	0.1986
15	2	8,663	0.1989
16	2	7,699	0.1767
17	2	7,699	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
5428 FAIRDALE LANE
HOUSTON, TEXAS 77056
(713) 993-0733



LE 05055 CS 05101



Building Permits

- Home
- Select Permit
- Status Detail
- View Application Fees
- Permit Status
- Inspection Status
- Plan Tracking Status ▶
- Schedule / Cancel Inspections
- Email Us
- Log Off

Plan Tracking Status

Parcel ID:	-----	Address:	1 PLAT
Application Date:	05/11/12	Owner:	
Application #:	12 - 99900007	Application Type:	PLATS
Agency Description:	ENGINEERING DEPARTMENT		
Action Description:	CORRECTIONS NEEDED		

Comment
STREETS BELLE COURT & BELLE WAY ONE WILL NEED TO BE CHANGED
DUE TO HAVING THE SAME BASE NAME ALONG THE SAME GRID. THE SAME FOR SCARLET COURT & SCARLET WAY.
WILL THERE BE DECORATIVE/SPECIALTY LIGHTING? IF SO THE SPACING FOR THE STREETLIGHTS WILL NOT BE ADEQUATE. FOR THE REGULAR GALVANIZED STREETLIGHTS THE CITY WANTS THE SPACING
TO BE BETWEEN 200' - 250'.
STREETLIGHT SPACING IS NOT ADEQUATE STAY BELOW 250' SEPARATION.
INFRASTRUCTURE HAS NOT BEEN INSTALLED - SHOULDN'T THIS BE A PRELIMINARY PLAT?

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

P&Z AGENDA ITEM

E

- E. DISCUSSION ITEMS
 - 1. Commissioners Activity Report
 - 2. Zoning Update
 - 3. Texas APA Conference, Fort Worth, Texas, October 3-6, 2012
 - 4. APA Awards
 - 5. Next Joint Public Hearing, July 16, 2012
 - 6. Next P&Z Regular Meeting, July 16, 2012



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Harold Ellis, City Planner
DATE: June 28, 2012
AGENDA ITEM SUBJECT: 6 Month Zone Change and CUP Update

Old Business New Business Discussion Item Workshop

1. **Summary:** See attached spreadsheet.

2. **Staff Recommendation:** Provide feedback and questions to Staff.

Zoning Update - February to July 2012

a

Zone Changes

Appl No	Property Owner, Applicant	Address or Location of Property	JPH	P & Z Meeting	P & Z Action	Current Zoning	Proposed Zoning	City Council Status
2012-04Z	Musgrave-Grohman Ventures/ Brandon Lee Investments/Alan Mueller	East and West Sides of Pearland Pkwy, North of Barry Rose - Stonebridge Planned Development	4/16/2012	4/16/2012	Approval	PD	PD	Approved
CUP's								
Appl No	Property Owner, Applicant	Proposed Use	Address or Location of Property	JPH	P & Z Meeting	P & Z Action	Current Zoning	City Council Status
CUP 2012-02	Lee Mehta/Terri Lera	Expansion of existing Auto Sales/Dealer	5719 Broadway	4/16/2012	4/16/2012	Approved	GC	Approved
CUP 2012-03	Narsh Inc.	Auto Repair (Major) - Maaco Auto Body and Paint	1011 N. Main	6/18/2012	6/18/2012	Approved	GC	Pending

DARRIN M. COKER
CITY ATTORNEY
TELEPHONE (281) 652-1678

JENIFER K. SMITH
LEGAL SECRETARY
TELEPHONE (281) 652-1664
TELECOPIER (281) 652-1679

NGHIEM V. DOAN
DEPUTY CITY ATTORNEY
TELEPHONE (281) 652-1665

LAWRENCE G. PROVINS
ASSISTANT CITY ATTORNEY II
TELEPHONE (281) 652-1666

KATIE A. LEININGER
ASSISTANT CITY ATTORNEY I
TELEPHONE (281) 997-5918

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATIONS

TO: PLANNING AND ZONING COMMISSION

FROM: DARRIN M. COKER, CITY ATTORNEY

DATE: JUNE 12, 2012

SUBJECT: CITY ISSUED COMPUTERS

In light of the City's paperless agenda procedure and the accompanying issuance of laptop computers to the Planning and Zoning Commission, I want to take this opportunity to remind the P&Z that **all information** contained on the computers is considered public information and therefore subject to any relevant provisions of the Texas Public Information Act. As a result, the use of any of the components of the computer (i.e., internet, email, multi-media tools or documentation tools) is public information that is subject to disclosure. Please be reminded that while certain information may have been deleted from your computer, that information will still be retrievable and subject to disclosure. Finally, due to the public nature of the information contained on the computers, I want to emphasize the importance of not transmitting confidential information on the computers. Such exchanges could have the effect of jeopardizing the City's position on a given issue or, in certain circumstances, possibly result in the waiver of the attorney-client privilege that exists between the City Attorney and the P&Z. Additionally, I want to ask each of you to refrain from down-loading any software programs, whether free or licensed, without first contacting the City's I.T. Department. Thanks for your cooperation, and I hope you enjoy the convenience of the new computers.

Received by: _____ Date: _____

2012 TEXAS APA CONFERENCE

THE NEW FRONTIER

APA
TX
FORT WORTH

APA TEXAS CHAPTER
CONFERENCE

FORT WORTH
OCTOBER 3-6, 2012

New Conference Website

In conjunction with the new APA-Texas Chapter website (www.txplanning.org), the conference committee has launched a new conference website that will continually be updated with important conference information. Visit www.txplanningconference.org to learn more about the upcoming conference.

Book Your Rooms Now

The Conference will be held at the **Worthington Renaissance Hotel** in Sundance Square located in Downtown Fort Worth. The Worthington will be the official lodging hotel of the conference and offers an amazing \$165/night rate for attendees. Attendees are encouraged to book your rooms now by calling 817-870-1000. Be sure to let them know you are with the Texas Planning Association to receive the discounted rate.

Registration

Conference registration will begin this summer!

Sponsors and Exhibitors

Are you or your organization interested in becoming a sponsor or exhibitor for the conference? Visit the conference website at www.txplanningconference.org/sponsors-exhibitors to complete the sponsorship or exhibitor forms.

Texas Chapter Planning Awards

Texas Chapter Award entry rules and applications are posted on the conference website at www.txplanningconference.org/awards. Award entries are due on July 31, 2012, and awards will be presented at the awards ceremony at the Friday luncheon.

Conference Topics

The 2012 Texas Chapter Conference – **The New Frontier** - will offer a variety of workshops with presenters who will expand your understanding of planning in Texas “Then and Now” and how this impacts your community. Conference topics include neighborhood planning, redevelopment/revitalization planning, economic development, transportation, comprehensive planning, small town planning, law, and ethics. A preliminary schedule of sessions will be released this summer.



Keynote/Preliminary Session Speakers

- Keynote: **Mitch Silver**, AICP – President of the American Planning Association
- **Betsy Price** – Mayor of Fort Worth

Mobile Workshops

The Texas Chapter Conference will host a number of mobile workshops. The preliminary workshops include:

- Entertainment Districts - Arlington Entertainment District Tour
- Bicycle and Pedestrian Planning - Downtown/West 7th Street/Magnolia Avenue
- Revitalization and Preservation Tour - Southside/Fairmount Historical Districts
- Campus Planning - Tarrant County College Downtown Fort Worth Campus
- Self-Guided Tours for Downtown Fort Worth and the Museum District

Conference Social Events

Network with fellow planners at these planned social events during the conference:

Wednesday Opening Reception -

Worthington Renaissance Rooftop Terrace

Make sure you arrive early to join us for the opening reception at the Worthington Renaissance Hotel's rooftop terrace. The outdoor rooftop terrace provides beautiful views of downtown Fort Worth and the historic Tarrant County Courthouse.

Thursday Reception – Fort Worth Zoo

The Thursday night premier reception will be held at the Fort Worth Zoo. We'll take a ride on the Yellow Rose Express Train to the Bluebonnet Cafe and Texas Town for heavy hors d'oeuvres and live music from **Trey and the Tritones**, Fort Worth's "Best Party Band" of 2010. Other attractions include the Country Carousel, the Lone Star Mining Company Movie House, the Wild West Shooting Gallery, and the Wild Wonders show which provides an up-close experience with several zoo animals.

Friday Reception – Rahr Brewery

Don't leave the conference early because you'll miss a great event on Friday night! The Friday night reception will be held at the Rahr and Sons Brewing Company, Fort Worth's local brewing company. We will have live music from **Fish Fry Bingo** and great street vendor food from **The Grill Kings**. It's a great way to end the 2012 conference. And make sure you pack your favorite college apparel as this reception will have a college-tailgate theme! We hope to see everyone in their college colors... especially the state planning universities.

Saturday Kayak Trip

The APA-Texas Chapter will be hosting a kayak trip down the Trinity River on Saturday morning, October 6, 2012. Make plans to stay thru Saturday for this fun and exciting paddle down the Trinity River to downtown.



Is this your first time hearing about the conference? Then you're missing out on our updates!

"Like" the conference Facebook page to receive the latest updates on the conference.

www.facebook.com/2012txapconference

**ADJOURN
MEETING**