

# AGENDA

## CITY OF PEARLAND PLANNING & ZONING COMMISSION

OCTOBER 1, 2012

6:30 p.m.

Henry Fuertes  
P&Z CHAIRPERSON

Linda Cowles  
P&Z VICE-CHAIRPERSON

### COMMISSIONERS

Neil West

Ginger McFadden



Daniel Tunstall

Matthew Hanks

Mary Starr

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

**AGENDA – REGULAR MEETING OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, OCTOBER 1, 2012, AT 6:30 P.M., 2<sup>nd</sup> FLOOR CONFERENCE ROOM, CITY HALL 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**

Approve the Minutes of the September 17, 2012, p.m. P&Z Regular Meeting, held at 6:30 p.m.

**III. EXCUSE ABSENCE**

Excuse the absence of P&Z Commissioner Ginger McFadden from the P&Z Regular Meeting of September 17, 2012.

**IV. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION – REQUEST FOR A WAIVER OF DECISION FOR PARTIAL REPLAT OF LOT2, BLOCK 1, OF KIRBY COMMONS**

A request by Chris L. Hendrick, applicant, on behalf of 518 @ Kirby, LLC, owner for approval of a Waiver of Decision on the Replat of Lot 2, Block 1 of Kirby Crossing, to allow time for additional time to address staff comments. The site is located near the northwest corner of Kirby and Broadway on the following described property, to wit

A Subdivision of 1.333 acres in the T.C. & B.R.R. CO. Survey, section 3, Abstract No. 678, in the City of Pearland, Brazoria County, Texas.

**B. CONSIDERATION & POSSIBLE ACTION – PARTIAL REPLAT OF LOT2, BLOCK 1, OF KIRBY COMMONS**

A request by Chris L. Hendrick, applicant, on behalf of 518 @ Kirby, LLC, owner for approval of a Partial Replat of Lot 2, Block 1 of Kirby Crossing. The site is located near the northwest corner of Kirby and Broadway on the following described property, to wit

A Subdivision of 1.333 acres in the T.C. & B.R.R. CO. Survey, section 3, Abstract No. 678, in the City of Pearland, Brazoria County, Texas.

Decision Date 10-5-12
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### C. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Zoning Update
3. P&Z Strategic Plan
4. Upcoming Guest Speakers
5. Next P&Z Regular Meeting, October 15, 2012
6. Next JPH, October 15, 2012

### V. ADJOURNMENT

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

I, Judy 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 27<sup>th</sup> day of September, 2012 A.D., at 5:30 p.m.

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

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

**APPROVAL**

**OF**

**MINUTES**

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD SEPTEMBER 17, 2012, AT 6:30 P.M., 2<sup>nd</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**CALL TO ORDER**

P&Z Chairperson Henry Fuertes called the meeting to order at 8:08 p.m. with the following present:

P&Z Chairperson Henry Fuertes  
P&Z Vice-Chairperson Linda Cowles  
P&Z Commissioner Neil West  
P&Z Commissioner Matthew Hanks  
P&Z Commissioner Mary Starr  
P&Z Commissioner Daniel Tunstall

Also in attendance were: City Planner Harold Ellis, Planner I Lauren Stanley, Deputy City Attorney Nghiem Doan, Assistant City Engineer Richard Mancilla, and Office Coordinator Judy Brown. Director of Community Development Lata Krishnarao and Assistant City Manager Mike Hodge arrived at 9:15 p.m

**APPROVAL OF MINUTES**

P&Z Commissioner Daniel Tunstall made the motion to approve the minutes of the P&Z Regular Meeting of August 20, 2012, and P&Z Commissioner Mary Starr seconded.

The vote was 6-0. The minutes of the P&Z Regular Meeting of August 20, 2012 were approved.

**EXCUSE ABSENCE**

P&Z Commissioner Mary Starr made the motion, and P&Z Vice-Chairperson Linda Cowles seconded to approve the excused absence of P&Z Chairperson Henry Fuertes and P&Z Commissioner Matthew Hanks at the P&Z Regular Meeting of August 20, 2012.

The vote was 6-0. The absence of P&Z Chairperson Henry Fuertes and P&Z Commissioner Matthew Hanks from the P&Z Regular Meeting of August 20, 2012 was approved as excused.

**NEW BUSINESS**

## **ZONE CHANGE APPLICATION NO. 2012-08Z**

A request of Alan Mueller, applicant, on behalf of S. E. Cemeteries of Texas, Inc., owner, for approval of a zone change from the General Commercial (GC) and Single Family Residential-1 (R-1) zone to the Single Family Residential-2 (R-2) zone for 67.4 acres on the following described property, to wit:

**Legal Description:** Being 67.4 acres of land located in the H.T. & B. R.R. Co. Survey, Abstract 233, Brazoria County, Texas, more particularly being a portion of Lots 62, 63, 68, 69, and 94 of the W. Zychlinski Subdivision of record in Volume 29, Page 43 of the Deed Records of Brazoria County Texas (B.C.D.R.)

**General Location:** East and West sides of Old Alvin Road, north of McHard

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

City Planner Harold Ellis read the staff report.

There was some discussion with regards to the city owned property and its zoning.

Commissioner Daniel Tunstall stated he would like for this to be zoned R-1 because of the 7,000 s.f. lots. City Planner Harold Ellis stated that under a Cluster Development Plan, the lots could vary.

Applicant Alan Mueller stated the Cluster Plan was the best use because of the odd size of the area. The subdivision will be similar to the Preserve at Highland Glen. He also stated that these size lots are market driven.

Commissioner Neil West commented that the need is to move up and not out. The R-2 zone might be best.

Commissioner Mary Starr stated that the need from people right now is for smaller lots with a clustered green space.

Chairperson Henry Fuertes stated this was a challenged parcel of property and that he was glad the City of Pearland had a Cluster Plan available.

Commissioner Matthew Hanks stated the issue was with the R-2 and not a Cluster Plan, until they bring in a Cluster Plan.

Discussion ensued.

Chairperson Henry Fuertes called for the vote.

The vote was 6-0. Zone Change Application No. 2012-08Z was approved.

## **ZONE CHANGE APPLICATION NO. 2012-09Z**

A request of Chris Lesak, applicant, on behalf of Vivien Naeve, owner, for approval of a zone change from the Neighborhood Service (NS) zone to the Single Family Residential-1 (R-1) zone for 18.26 acres on the following described property, to wit:

**Legal Description:** All of that certain 18.26 acres of land out of the 18.284 acre tract described in the deed from Dan Michael Worrall, Et. Ux. To Vivien Naeve recorded under document No. 2004 018266, In the Official Records of Brazoria County, Texas

**General Location:** East of the northeast corner of Pearland Pkwy and John Lizer Road

Commissioner Daniel Tunstall made the motion to approve, and Commissioner Matthew Hanks seconded.

City Planner Harold Ellis read the staff report.

Commissioner Matthew Hanks asked for a letter explaining the impact of the General Business (GB) zone along Pearland Parkway.

Chairperson Henry Fuertes stated he had a concern for the owners of the GB zoned property along Pearland Parkway.

Commissioner Matthew Hanks asked what is the process of a Planned Development (PD), and could the owner of the GB property do a PD?

Commissioner Daniel Tunstall stated there is a developer now and sees no reason to stand in their way.

Commissioner Neil West inquired about the property being Wetlands. Applicant Chris Lesak stated there were no wetlands, but there is a floodway and this was being addressed.

Chairperson Henry Fuertes called for the vote.

The vote was 6-0. Zone Change Application No. 2012-09Z was approved.

## **CONSIDERATION & POSSIBLE ACTION – REPLAT OF CROSSPOINT CHURCH**

A request by Aaron Bourgeois of Lentz Engineering, L.C., applicant, on behalf of Crosspoint Fellowship, owner, for approval of a Replat Plat of Crosspoint Church generally located at the 1100 Block of Old Alvin Road south of Hickory Slough on the following described property, to wit

Being 32.0019 acres of land being a partial replat of R.B. Lyle Survey Lots 72, 73, and 77, Block 1 Zychlinski Subdivision as recorded in Volume 23, Page 49 Brazoria County Deed Records. Also being a replat of Final Plat Crosspoint Fellowship Church as recorded in Volume 22, Pages 53-54, Brazoria County Deed Record located in the R.B. Lyle Survey, Abstract No. 542 and the H.T. & B.R. Co. Survey Abstract No. 233 City of Pearland Brazoria County, Texas.

City Planner Harold Ellis read the report stating staff recommends approval with conditions being 1). Need No Objection Letters from Utility Companies, and 2). Signed mylars.

Vice-Chairperson Linda Cowles amended her original motion to include staffs comments, and Commissioner Neil West seconded.

Chairperson Henry Fuertes called for the vote.

The vote was 6-0. The Replat of Crosspoint Church was approved.

#### **CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SAVANNAH MEADOWS SECTION TEN**

A request by Christy Smidt of Kerry Gilbert & Associates, applicant, on behalf of Savannah Development LTD., owner, for approval of a Preliminary Plat of Savannah Meadows Section Ten, generally located at the Southeast corner of Post Road (CR 58) and Linden Creek Lane, proposing a 26 single-family residential subdivision on the following described property, to wit

Being 10.2 acres of land located in the A.C.H.& B. Survey, Abstract 403 and J.S. Tamage Survey, Abstract 562, Brazoria County Texas, more particularly being a portion of the residue of a called 161.450 acre tract (described as Tract 5) conveyed to Savannah Development, LTD., by an instrument of record File #00-037203, Official Records of said Brazoria County, Texas (B.C.O.R.) also being an instrument of record in File No. 200080225, Official Public Records of Fort Bend County, Texas.

Commissioner Mary Starr made the motion to approve, and P&Z Commissioner Neil West seconded.

City Planner Harold Ellis read the staff report stating the plat was incomplete as the 1% Inspection Fee was due.

Much discussion ensued with regards to this being a condition of the Final Plat and not the Preliminary Plat.

Commissioner Matthew Hanks asked if this could be a condition of approval with staffs' comments, or could it be tabled or withdrawn. City Planner Harold Ellis stated the applicant could either withdraw it or the Commission could approve or deny the plat.

Applicant Christy Smidt with Kerry Gilbert and Associates stated that LJA Engineering knew about this condition; however, this condition was not shared with them, and that tonight was the first they heard about the 1% Inspection Fees being a concern.

Assistant City Engineer Richard Mancilla stated it has always been agreed that Savannah would pay these fees.

Commissioner Mary Starr stated that if the plat meets the requirements for approval, then the Commission should approve or deny it. She stated she does not agree that the issue of the 1% Construction fee be a condition of the Preliminary Plat.

Discussion ensued further.

Chairperson Henry Fuyertes called for the vote.

The vote was 5-1. Commissioner Daniel Tunstall voted in opposition.

**CONSIDERATION & POSSIBLE ACTION – REQUEST FOR A WAIVER OF DECISION FOR FINAL PLAT OF SAVANNAH MEADOWS SECTION NINE**

A request by LJA Engineering, INC., applicant, on behalf of Savannah Development, LTD, owner for approval of a Waiver of Decision on the Final Plat of Savannah Meadows Section 9, to allow time to resolve inspection fees with the city. The site is located between Post Rd. (CR 58) and Savannah Bend Dr. and is approximately 6.073 acres on the following described property, to wit

Being 6.073 acres of land located in the J.S. Tamage Survey, Abstract 562, Brazoria County Texas, more particularly being a portion of the residue of a called 161.450 acre tract (described as Tract 5) conveyed to Savannah Development, LTD., by an instrument of record File #00-037203, Official Records of said Brazoria County, Texas (B.C.O.R.) also being an instrument of record in File No. 200080225, Official Public Records of Fort Bend County, Texas.

Vice-Chairperson Linda Cowles made the motion to approve, and Commissioner Mary Starr seconded.

There was no discussion.

The vote was 6-0. The request for a Waiver of Decision for Final Plat of Savannah Meadows Section Nine was approved.

**CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SAVANNAH MEADOWS SECTION NINE**

A request by LJA Engineering, INC., applicant, on behalf of Savannah Development, LTD, owner for approval of the Final Plat of Savannah Meadows Section 9, located between Post Rd. (CR 58) and Savannah Bend Dr. encompassing approximately 6.073 acres on the following described property, to wit

Being 6.073 acres of land located in the J.S. Tamage Survey, Abstract 562, Brazoria County Texas, more particularly being a portion of the residue of a called 161.450 acre tract (described as Tract 5) conveyed to Savannah Development, LTD., by an instrument of record File #00-037203, Official Records of said Brazoria County, Texas (B.C.O.R.) also being an instrument of record in File No. 200080225, Official Public Records of Fort Bend County, Texas.

No action was needed, as the Waiver of Decision was approved.

**CONSIDERATION & POSSIBLE ACTION – REQUEST FOR A WAIVER OF DECISION FOR FINAL PLAT OF SOUTHERN TRAILS SECTION TWELVE**

A request by Kerry R. Gilbert and Associates, applicant, on behalf of C.L. Ashton Woods, LP, owner for approval of a Waiver of Decision for Final Plat of Southern Trails Section Twelve, generally located 1600 feet south from the southeast corner the intersection of Southern Trails Drive and Kingsley Drive for approximately 16.8 acres, on the following described property, to wit

**Legal Description:** All that certain 16.8 acres of land, out of the 522.62 acre tract described in the deed from Ashton Southern Trails Joint Venture to CL Ashton Woods, LP., recorded under Doc. #2005016204, in the Official Records of Brazoria County, Texas, in the H.T. & B.R.R. Company Survey, Sec. 80, A-564, Brazoria County.

Vice-Chairperson Linda Cowles made the motion to approve, and Commissioner Neil West seconded.

There was no discussion.

The vote was 6-0. The request for a Waiver of Decision for Final Plat of Southern Trails Section Twelve was approved.

**CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SOUTHERN TRAILS SECTION TWELVE**

A request by Kerry R. Gilbert and Associates, applicant, on behalf of C.L. Ashton Woods, LP, owner for approval of the Final Plat for Southern Trails Section Twelve, generally located 1600 feet south from the southeast corner the intersection of Southern Trails Drive and Kingsley Drive for approximately 16.8 acres, on the following described

property, to wit

**Legal Description:** All that certain 16.8 acres of land, out of the 522.62 acre tract described in the deed from Ashton Southern Trails Joint Venture to CL Ashton Woods, LP., recorded under Doc. #2005016204, in the Official Records of Brazoria County, Texas, in the H.T. & B.R.R. Company Survey, Sec. 80, A-564, Brazoria County.

No action was needed, as the Waiver of Decision was approved.

**CONSIDERATION & POSSIBLE ACTION** - Proposed Comprehensive Plan Amendment - Grand Avenue Plan

No action was taken.

**CONSIDERATION & POSSIBLE ACTION** - Proposed Comprehensive Plan Amendment – Lower Kirby Urban Center

No action was taken.

## **DISCUSSION ITEMS**

Commissioners Activity Report – Commissioner Mary Starr stated she attended the Greater Houston Area Builders conference and spoke with someone with regards to Pearlands need for a Park and Ride, and the Metro Rail extending down to Pearland.

City Planner Harold Ellis addressed the P&Z Strategic Plan – discussing the goals and created teams. The following were set up:

1. Develop Strategic Brownfield Development (Opportunities) – Henry Fuertes and Mary Starr
  2. Develop a plan to address (a) Transportation, (b) Mass Transit, and (c) Connectivity (pedestrian access/mobility – Linda Cowles, Daniel Tunstall, Matthew Hanks, and as alternate – Neil West
  3. Update Comprehensive Plan – Henry Fuertes, Linda Cowles and Mary Starr
  4. Develop a Strategy for Cell Towers in the City – Neil West and Daniel Tunstall
- Staff and Commissioner Ginger McFadden will be added to the team.

City Planner Harold Ellis announced that the Planning Department and P&Z Commission received the 2012 Texas APA Planning Excellence Award. This is the sixth time to receive this award

Next P&Z Regular Meeting will be October 1, 2012

## **ADJOURNMENT**

P&Z Vice-Chairperson Linda Cowles adjourned the P&Z Regular Meeting at 9:40 p.m.

These minutes are respectfully submitted by:

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Judy Brown, Planning Office Coordinator

Minutes approved as submitted and/or corrected on this 1st day of October 2012, A.D.

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Linda Cowles, P&Z Vice-Chairperson

## **AGENDA ITEM III.**

# **EXCUSE ABSENCES**



Re: Monday, Sept. 17, 2012 P&Z Meetings

Ginger McFadden

to:

JBrown

09/16/2012 07:56 PM

Cc:

henryahoo, nwest0290, starr.mary, Linda Cowles, matt, dmtunstall

Show Details

All -

I apologize for the late notice but I will be unable to attend the meeting Monday evening. I would like to request an excused absence due to conflicts in my family's schedules this week.

Thanks,

Ginger McFadden

On Fri, Sep 14, 2012 at 3:17 PM, <[JBrown@ci.pearland.tx.us](mailto:JBrown@ci.pearland.tx.us)> wrote:

Please find attached the Agendas only, along with the Summary and a Memo from Lata Krishnarao, Director of Community Development.

The entire packet has been downloaded onto the ftp site for you to download. It is a very LARGE file.

If you are unable to download it, I will have it on USB drives, provided at the meeting.

Judy Brown

Office Coordinator

Community Development Department

City of Pearland

[\(281\) 652-1768](tel:(281)652-1768)

# **NEW BUSINESS**

**P&Z AGENDA  
ITEM**

**A**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 09/25/2012  
**AGENDA ITEM SUBJECT:** Partial Replat of Lot 2, Block 1 of Kirby Crossing

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Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Chris L. Hendrick, applicant, on behalf of 518 @ Kirby, LLC, owner for approval of a Waiver of Decision on the Partial Replat of Lot 2, Block 1 of Kirby Crossing, to allow for additional time to address staff comments. The site is located near the northwest corner of Kirby and Broadway.

**Staff Recommendation: Approval**

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



THE WILSON SURVEY GROUP, INC.  
PROFESSIONAL LAND SURVEYORS

**Monday, September 24, 2012**

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

**Re: Partial Replat of the Replat of Lot 2, Block 1 of Kirby Commons**

Dear Planning & Zoning Commission/Planning Director:

Please accept for consideration the following request for waiver of decision time pursuant to Section 3.1.1.4 (b) of Pearland's UDC. Chris L. Hendrick (Wilson Survey Group) hereby requests an additional 40 days (no fewer than the number of days until P&Z's next scheduled meeting and no more than 40) before the Planning & Zoning Commission must act upon the plat known as the "Partial Replat of the Replat of Lot 2, Block 1 of Kirby Commons". The purpose of this extension request is to allow additional time to address comments from the City.

**Chris L. Hendrick agrees that the above waiver, if granted, shall be construed as tolling the official filing date of the above plat by the number of days granted pursuant to this request.**

Sincerely,

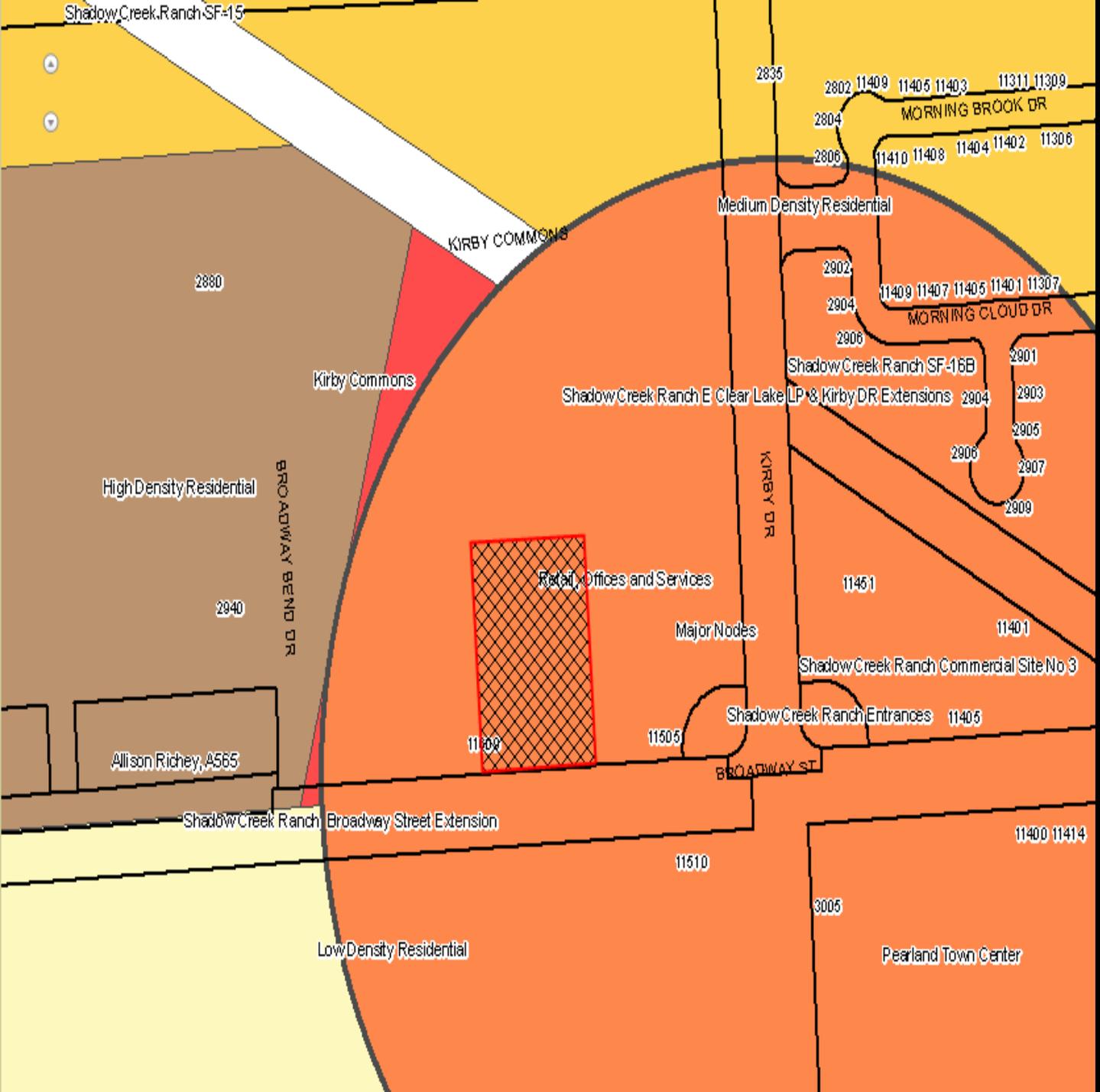
*Chris L. Hendrick*  
*Project Coordinator*  
*The Wilson Survey Group, Inc.*  
*2006 E. Broadway, # 103*  
*Pearland, Texas 77581*



Partial Replat of Lot 2,  
Block 1 of Kirby  
Commons

Vicinity Map

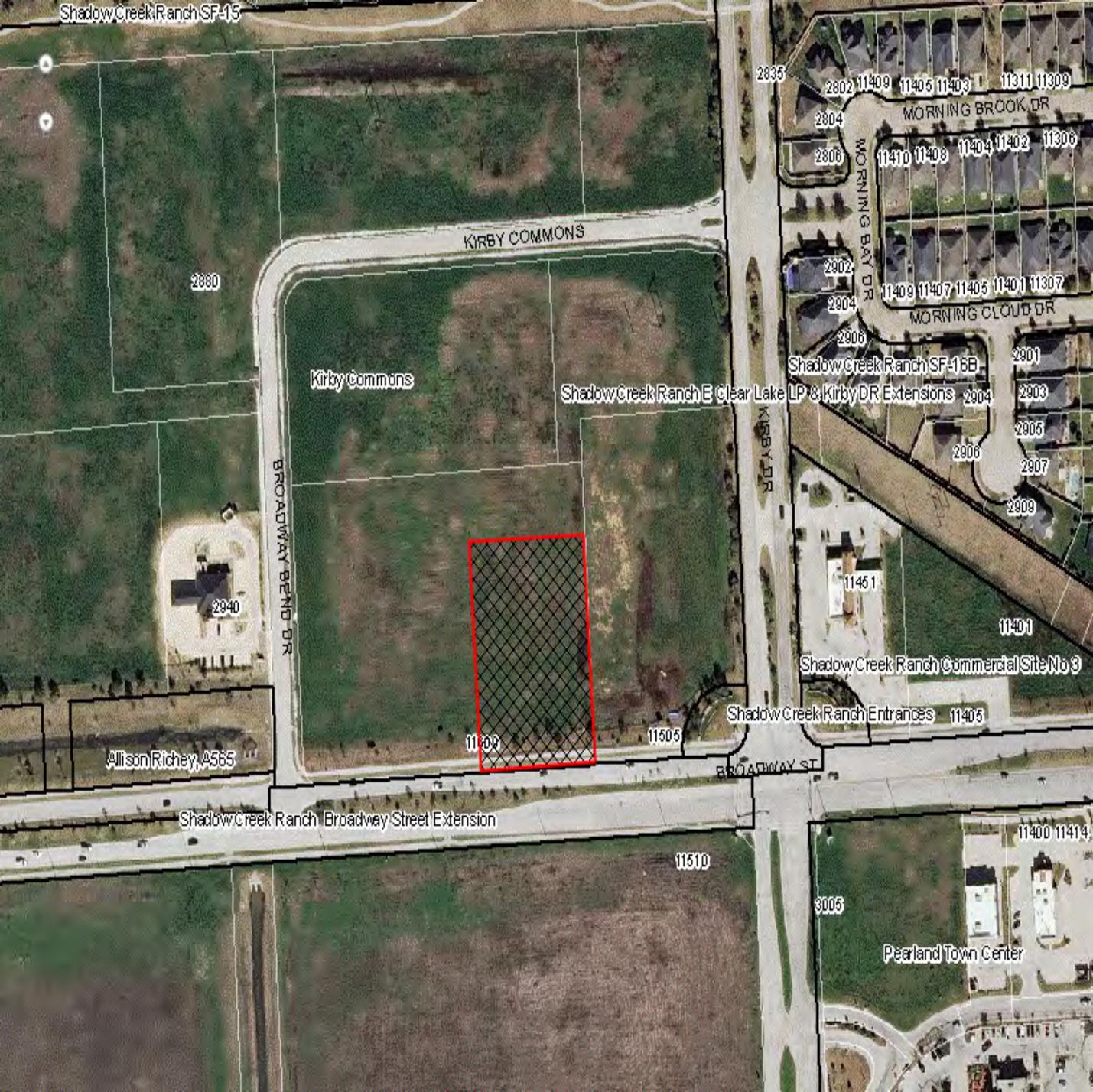




Partial Replat of Lot 2,  
Block 1 of Kirby  
Commons

Future Land Use Map





Partial Replat of Lot 2,  
Block 1 of Kirby  
Commons

Aerial Map



STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, 518 AT KIRBY, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE "PARTIAL REPLAT OF THE REPLAT OF LOT 2, BLOCK 1 OF KIRBY COMMONS" IN BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE PROPERTY LINES, LOTS, BUILDING LINES, AND EASEMENTS SHOWN HEREON, AND DO HEREBY DEDICATE FOREVER FOR THE USE OF THE PUBLIC, AS SUCH, THE LAND SHOWN HEREON AS HEREBY DEDICATED TO THE PUBLIC FOR EASEMENT AND RIGHT-OF-WAY, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES, AS APPROVED, FOR THE EASEMENT DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OF AND PORTION OF THE DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED, SUBJECT, TO ALL MATTERS OF RECORD.

FURTHER, WE, 518 AT KIRBY, LLC, DO DEDICATE AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT, THE AERIAL EASEMENT SHALL EXTEND HORIZONTALLY AN ADDITIONAL SEVEN FEET SIX INCHES (7'6") FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON.

THIS IS TO CERTIFY THAT 518 AT KIRBY, LLC, OWNER OF THE PROPERTY SUBDIVIDED AS SHOWN HEREON HAS COMPLIED OR WILL COMPLY WITH ALL RULES AND REGULATIONS.

WITNESS MY HAND IN \_\_\_\_\_ COUNTY, TEXAS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

BY: MUI THO NGO  
(PARTNER)

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MUI THO NGO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

SIGNATURE  
NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS.  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF

WE, GOLDEN BANK, NATIONAL ASSOCIATION, ACTING BY AND THROUGH ITS \_\_\_\_\_ AND HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DECLARATION OF SAID LIEN, AND WE HEREBY CONFIRM MORTGAGE CLEARING CORP., IS THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME, NOR ANY PART THEREOF.

WITNESS MY HAND IN \_\_\_\_\_ COUNTY,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF

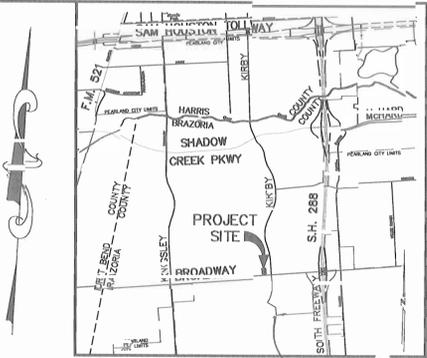
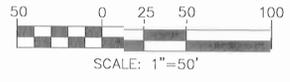
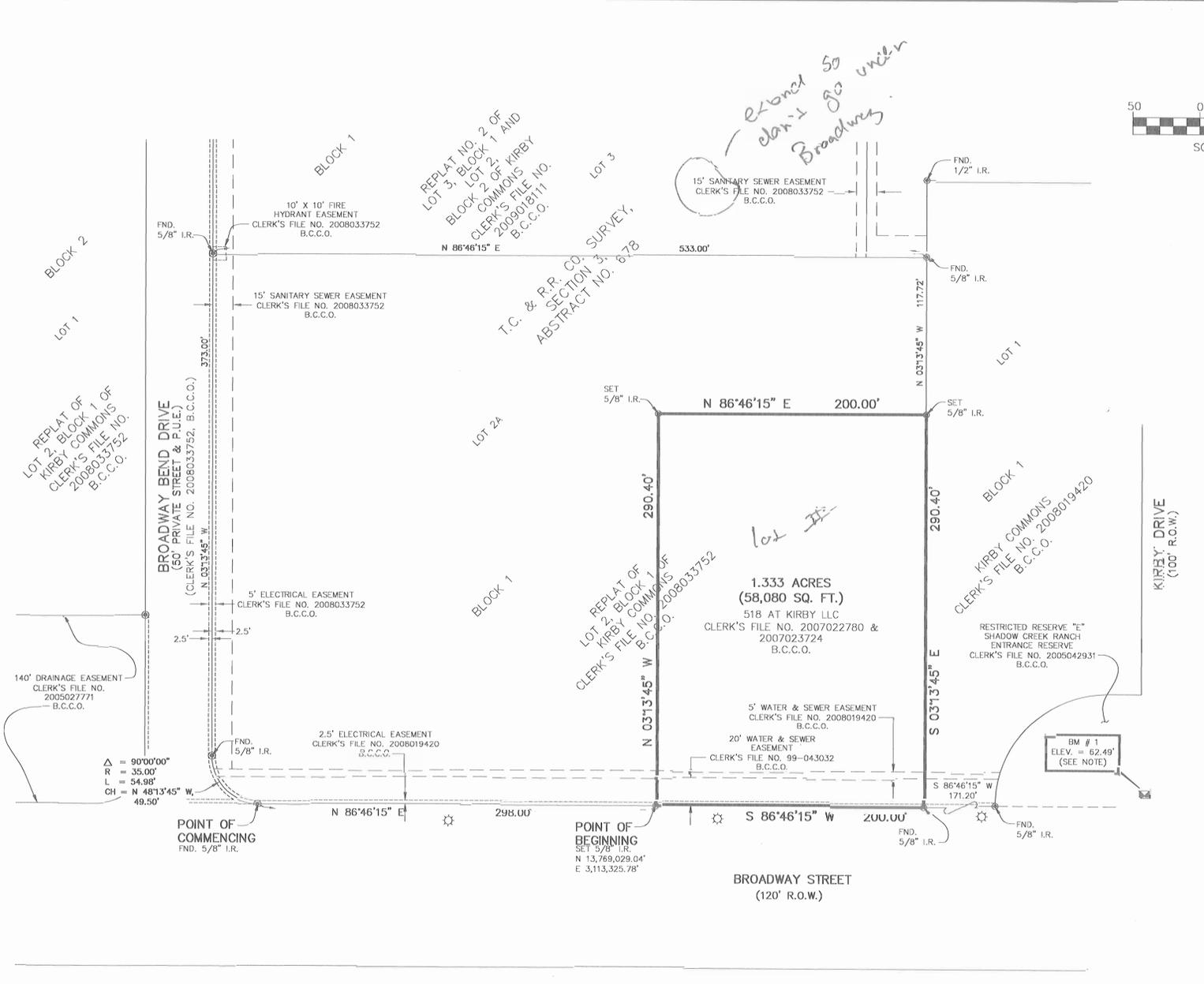
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ OF GOLDEN BANK, NATIONAL ASSOCIATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID BANK.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS.  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTES:

- BEARINGS AND THE COORDINATE SHOWN HEREON ARE SURFACE AND BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, (SCALE FACTOR = 0.99987).
- ACCORDING TO THE F.I.R.M. NO. 48039C0020 I, DATED SEPTEMBER 22, 1999, THE SUBJECT TRACT LIES IN AN UNSHADED ZONE "X" AREA. THIS DESIGNATION IS BASED ON SCALING FROM THE F.I.R.M. AND IS SUBJECT TO CHANGE AS FEMA UPDATES MAPS.
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. FTH11008323, HAVING AN EFFECTIVE DATE OF JULY 18, 2012.
- 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.
- 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 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 OF THE PROPERTY OWNER.
- 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.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT #4.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- 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.
- ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.



**PROJECT BENCHMARK**  
CITY OF PEARLAND G.P.S. MONUMENT # 9,  
ELEVATION = 59.03', NGVD 1929 (87 ADJ.).

**B.M. # 1**  
NORTHWEST BOLT AT THE BASE OF A GALVANIZED TRAFFIC SIGNAL POLE AT THE NORTHWEST CORNER OF BROADWAY STREET AND KIRBY DRIVE.  
ELEV = 62.49' NGVD29 (87 ADJ.).

TEXAS STATE PLANE SURFACE COORDINATE:  
N 13,769,045.66  
E 3,113,771.54  
(SCALE FACTOR: 0.99987)

**LEGEND**

B.C.C.O.	BRAZORIA COUNTY CLERK'S OFFICE
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS
F.O.U.D.	FOUND
I.P.	IRON PIPE
I.R.	IRON ROD
R.O.W.	RIGHT OF WAY
SQ. FT.	SQUARE FEET
☼	EXISTING STREETLIGHT

11500 BLOCK OF BROADWAY  
**PARTIAL REPLAT**  
OF THE REPLAT OF LOT 2, BLOCK 1 OF  
**KIRBY COMMONS**

A SUBDIVISION OF 1.333 ACRES IN THE  
T.C. & R.R. CO. SURVEY, SECTION 3, ABSTRACT NO. 678,  
IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

1 LOT, 1 BLOCK  
SEPTEMBER, 2012

SEP 05 2012 Submittal Date  
DRC Date SEP 11 2012  
Please review plat and return to the Planning Dept. by SEP 13 2012

**OWNER:** 518 AT KIRBY, LLC  
3606 WILLOW SPRINGS DRIVE  
MANVEL, TEXAS 77578  
PHONE: (281) 496-3398

**SURVEYOR:**  
**THE WILSON SURVEY GROUP**  
PROFESSIONAL LAND SURVEYORS  
2006 E. BROADWAY PEARLAND, TEXAS  
(281) 485-3991 FAX (281) 485-3998  
CONTACT: CHRIS L. HENDRICK

**CERTIFICATE OF CITY PLANNER**  
THIS IS TO CERTIFY THAT THE CITY PLANNER OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS "PARTIAL REPLAT OF THE REPLAT OF LOT 2, BLOCK 1 OF KIRBY COMMONS" AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

HAROLD ELLIS  
CITY PLANNER

ANDREA BROUGHTON, P.E.  
CITY ENGINEER

DARRIN COKER,  
CITY ATTORNEY

**CERTIFICATE OF SURVEYOR**  
I, MICHAEL D. WILSON, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTH (5/8) INCH AND A LENGTH OF NOT LESS THAN TWO (2) FEET, UNLESS OTHERWISE NOTED.

MICHAEL D. WILSON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4821

Plat Admin

**P&Z AGENDA  
ITEM**

**B**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 09/11/2012  
**AGENDA ITEM SUBJECT:** Partial Replat of Lot 2, Block 1 of Kirby Commons

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Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Chris L. Hendrick, applicant, on behalf of 518 @ Kirby, LLC, owner for approval of a Partial Replat of Lot 2, Block 1 of Kirby Crossing. The site is located near the northwest corner of Kirby and Broadway.

**Staff Recommendation: No Action required with approval of a Waiver of Decision.**

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



# PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 1, 2012

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## REPLAT OF LOT 2, BLOCK 1 OF KIRBY COMMONS

A request by Chris L. Hendrick, applicant, on behalf of 518 @ Kirby, LLC, owner for approval of a Partial Replat of Lot 2, Block 1 of Kirby Crossing. The site is located near the northwest corner of Kirby and Broadway on the following described property, to wit

**Legal Description:** A Subdivision of 1.333 acres in the T.C. & B.R.R. CO. Survey, section 3, Abstract No. 678, in the City of Pearland, Brazoria County, Texas.

**General Location:** Located at the northwest corner of Kirby Dr. and Broadway St.

**Planning and Zoning Commission:** October 1, 2012

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**SUMMARY:** The applicant is requesting approval of a Replat for a roughly 1.333 acre tract out of lot 2A of the Kirby Commons plat. The applicant has indicated that future plans call for the sale and development of this lot for commercial uses.

**LAND USE AND URBAN DEVELOPMENT ORDINANCE:** The property is currently zoned Planned Development – Commercial (PD-C) and is part of the Shadow Creek Planned Development. The proposed replat meets the requirements of the Land Use and Urban Development Ordinance as well as the guidelines of the PD.

### SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Single Family - PD	Shadow Creek - SF
South	Planned Development	Pearland Town Center
East	Planned Development - C	Shadow Creek Commercial
West	Single Family - PD	Shadow Creek - SF

**CONFORMANCE TO THE COMPREHENSIVE PLAN:** The City of Pearland Land Use Plan designates the property for Retail, Offices, and Services. The allowed uses within the planned development are in conformance with the comprehensive plan.

**PLATTING STATUS:** The original minor plat of Kirby Commons was approved in June of 2008 by the city. The first partial replat was approved by the Planning and Zoning Commission in January of 2009.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property is in conformance with the approved thoroughfare plan.

**ADDITIONAL COMMENTS:** This request has been reviewed by the city's Development Review Committee and there were no additional comments.

**SITE PLAN CONSIDERATIONS:** A site plan showing the proposed expansion has been submitted to the city as part of the building permit review. Final issuance of a building permit is contingent upon approval of the replat.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis was submitted to the city for the overall development of Kirby Commons and has been approved.

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

**STORMWATER MANAGEMENT:** Detention will be provided in accordance to city requirements.

**STAFF RECOMMENDATION:** Staff recommends approval of the Partial Replat of Lot 2 Block 1 of Kirby Commons as proposed by the applicant, for the following reasons:

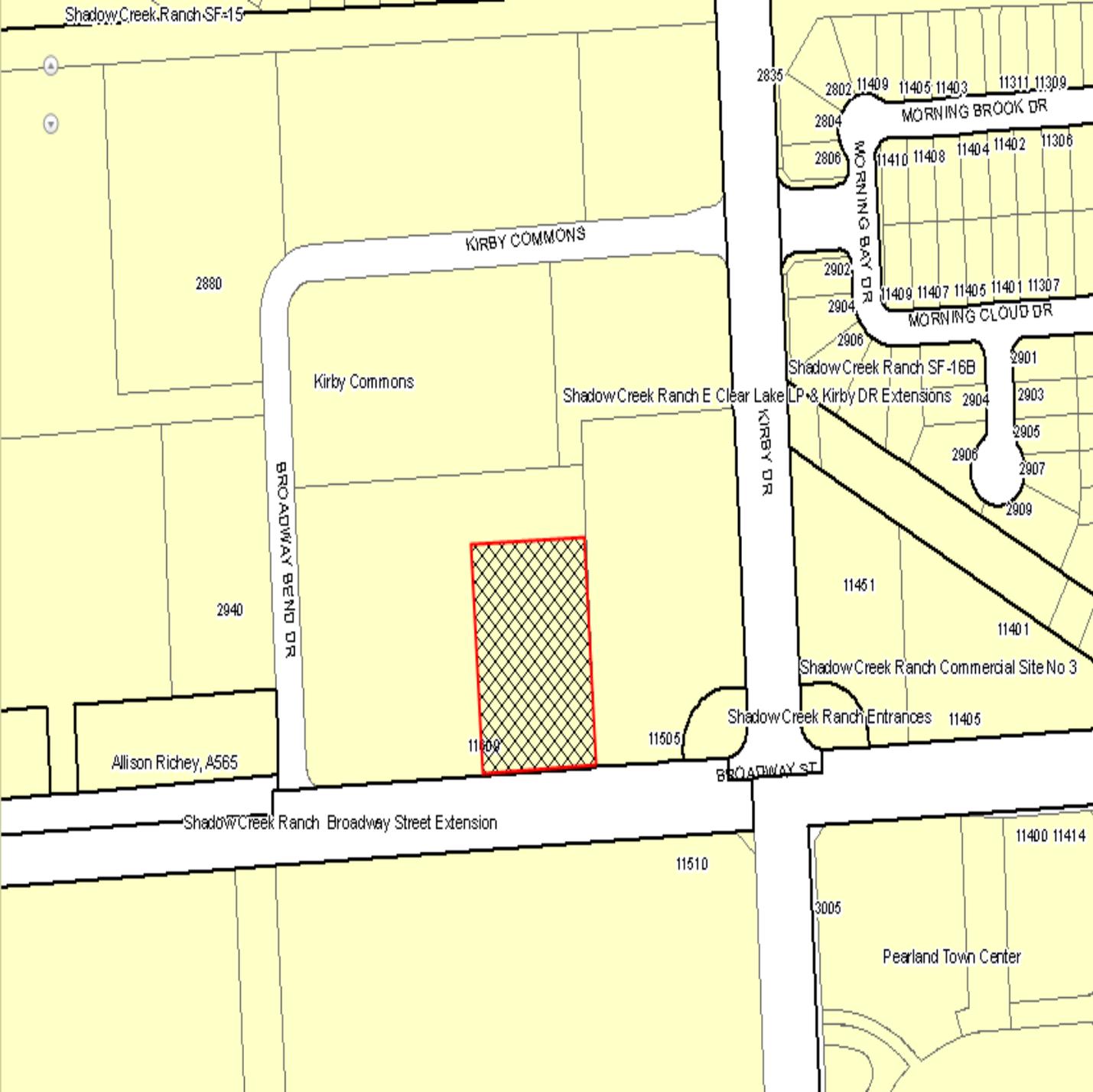
1. The proposed replat will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the comprehensive plan.
3. This request is in conformance with the Land Use and Urban Development Ordinance as well as the Unified Development Code..

**CONDITIONS OF APPROVAL:** There are no conditions at this time.

**OUTSTANDING ITEMS:** There are no outstanding items regarding this plat.

**SUPPORTING DOCUMENTS:**

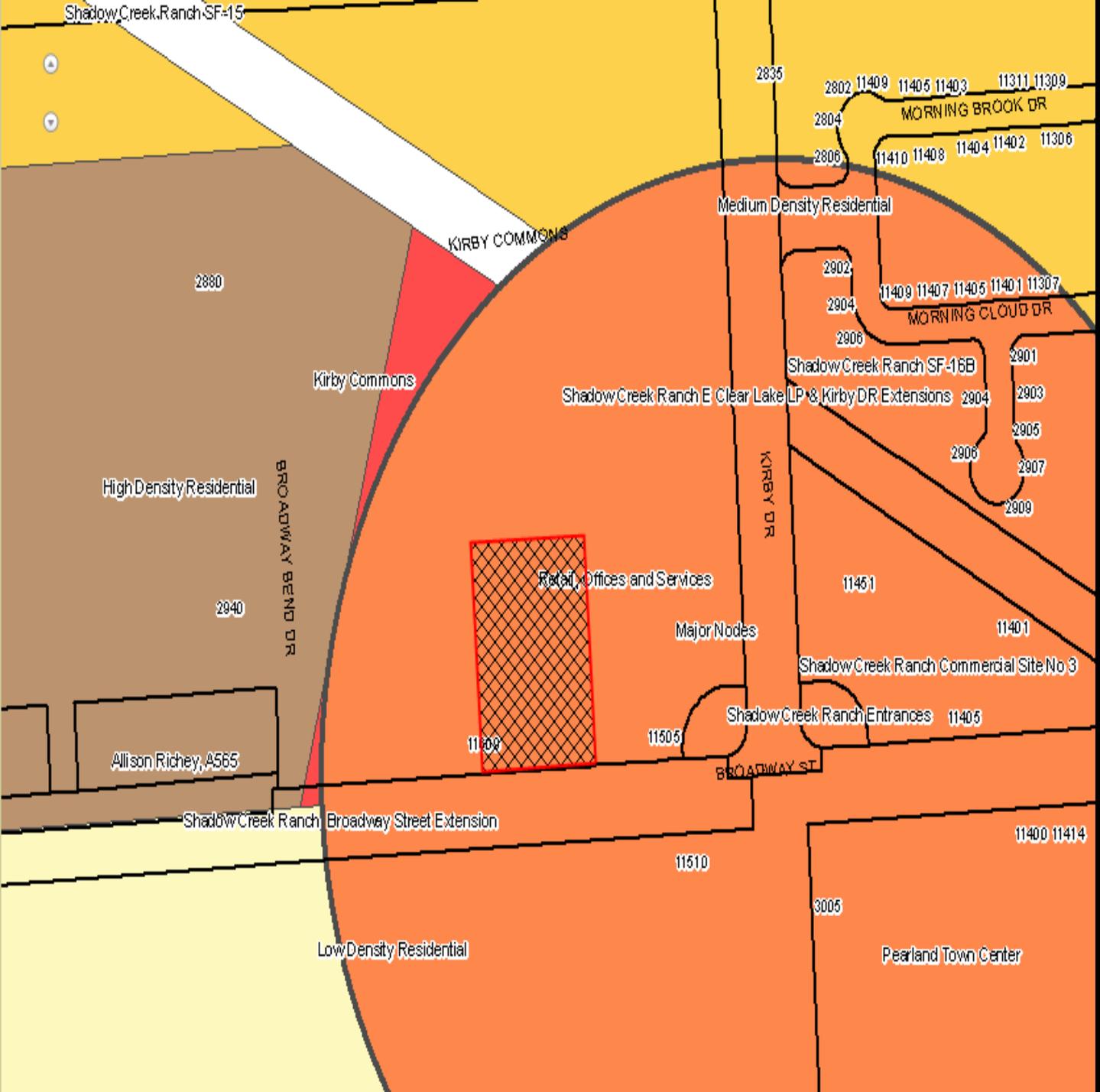
- Vicinity Map
- Land Use Map
- Aerial Map
- Partial Replat of Lot 2, Block 1 of Kirby Commons



Partial Replat of Lot 2,  
Block 1 of Kirby  
Commons

Vicinity Map

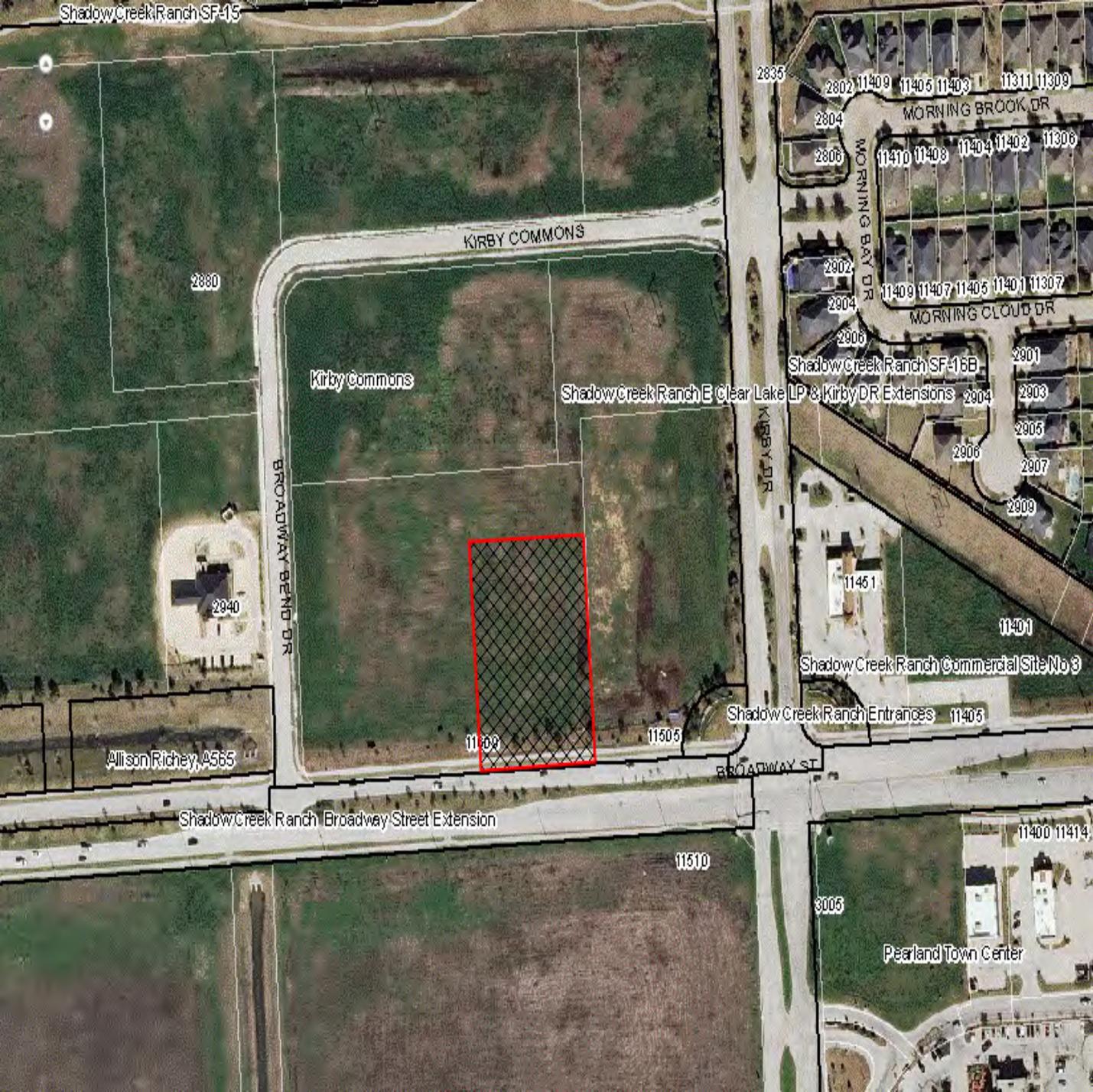




Partial Replat of Lot 2,  
Block 1 of Kirby  
Commons

Future Land Use Map





Partial Replat of Lot 2,  
Block 1 of Kirby  
Commons

Aerial Map



STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, 518 AT KIRBY, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE "PARTIAL REPLAT OF THE REPLAT OF LOT 2, BLOCK 1 OF KIRBY COMMONS" IN BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE PROPERTY LINES, LOTS, BUILDING LINES, AND EASEMENTS SHOWN HEREON, AND DO HEREBY DEDICATE FOREVER FOR THE USE OF THE PUBLIC, AS SUCH, THE LAND SHOWN HEREON AS HEREBY DEDICATED TO THE PUBLIC FOR EASEMENT AND RIGHT-OF-WAY, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES, AS APPROVED, FOR THE EASEMENT DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OF AND PORTION OF THE DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED, SUBJECT, TO ALL MATTERS OF RECORD.

FURTHER, WE, 518 AT KIRBY, LLC, DO DEDICATE AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT, THE AERIAL EASEMENT SHALL EXTEND HORIZONTALLY AN ADDITIONAL SEVEN FEET SIX INCHES (7'6") FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON.

THIS IS TO CERTIFY THAT 518 AT KIRBY, LLC, OWNER OF THE PROPERTY SUBDIVIDED AS SHOWN HEREON HAS COMPLIED OR WILL COMPLY WITH ALL RULES AND REGULATIONS.

WITNESS MY HAND IN \_\_\_\_\_ COUNTY, TEXAS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MUJI THO NGO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

SIGNATURE  
NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS.  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF

WE, GOLDEN BANK, NATIONAL ASSOCIATION, ACTING BY AND THROUGH ITS \_\_\_\_\_ AND HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DECLARATION OF SAID LIEN, AND WE HEREBY CONFIRM MORTGAGE CLEARING CORP., IS THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME, NOR ANY PART THEREOF.

WITNESS MY HAND IN \_\_\_\_\_ COUNTY,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF

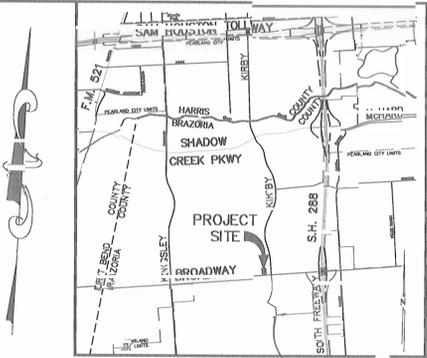
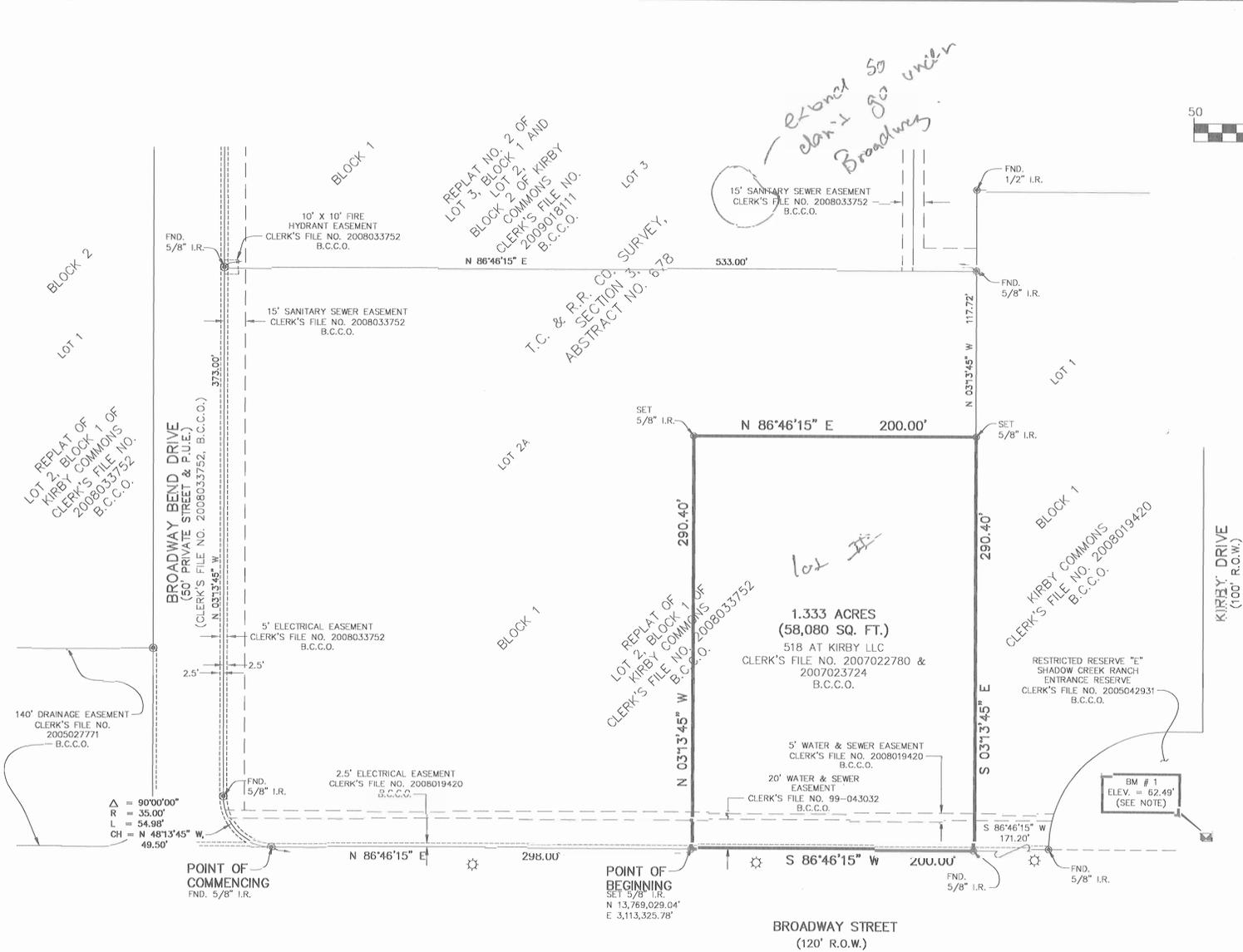
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ OF GOLDEN BANK, NATIONAL ASSOCIATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID BANK.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS.  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTES:

- BEARINGS AND THE COORDINATE SHOWN HEREON ARE SURFACE AND BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, (SCALE FACTOR = 0.99987).
- ACCORDING TO THE F.I.R.M. NO. 48039C0020 I, DATED SEPTEMBER 22, 1999, THE SUBJECT TRACT LIES IN AN UNSHADED ZONE "X" AREA. THIS DESIGNATION IS BASED ON SCALING FROM THE F.I.R.M. AND IS SUBJECT TO CHANGE AS FEMA UPDATES MAPS.
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. FTH11008323, HAVING AN EFFECTIVE DATE OF JULY 18, 2012.
- 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.
- 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 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 OF THE PROPERTY OWNER.
- 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.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT #4.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- 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.
- ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.



PROJECT BENCHMARK

CITY OF PEARLAND G.P.S. MONUMENT # 9,  
ELEVATION = 59.03', NGVD 1929 (87 ADJ.).

B.M. # 1

NORTHWEST BOLT AT THE BASE OF A GALVANIZED TRAFFIC SIGNAL POLE AT THE NORTHWEST CORNER OF BROADWAY STREET AND KIRBY DRIVE.  
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1 LOT, 1 BLOCK

SEPTEMBER, 2012

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MICHAEL D. WILSON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4821

Plat Admin

**P&Z AGENDA  
ITEM**

**C**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Harold Ellis, City Planner  
**DATE:** September 25, 2012  
**AGENDA ITEM SUBJECT:** 6 Month Zone Change and CUP Update

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Old Business     New Business     Discussion Item     Workshop

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

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

**Zoning Update - May to October 2012**

**Zone Changes**

Appl No	Property Owner, Applicant	Address or Location of Property	JPH	P & Z Meeting	P & Z Action	Current Zoning	Proposed Zoning	City Council Status
2012-05Z	JDI Ventures, Daniel Frayne	322 Riley Rd	8/20/2012	8/20/2012	Denial	SP1	M-1	Pending
2012-06Z	South Park Funeral Home	1310 N. Main	8/20/2012	8/20/2012	Approval	M-1	GC	Pending
2012-07Z	Beltway 23, Ltd, Kerry Gilbert & Assoc.	SE Corner Broadway/Kingsley	8/20/2012	8/20/2012	n/a	SD	GB	Withdrawn
2012-08Z	S.E. Cemeteries of Texas, Alan Mueller	Old Alvin Road, North of McHard	9/17/2012	9/17/2012	Approval	GC/R-1	R-2	Pending
2012-09Z	Vivian Naeve, Chris Lesak	NE of Pearland Pkwy/John Lizer	9/17/2012	9/17/2012	Approval	NS	R-1	Pending
2012-10Z	Third Coast Packaging/Jack McGuff	1871 Mykawa	10/15/2012	10/15/2012	Pending	M1 and M2	PD	Pending
2012-11Z	Barbara Covington/Chad Thurman	2014 Hillhouse	10/15/2012	10/15/2012	Pending	RE	R-1	Pending
2012-12Z	Beltway 23, Ltd, Kerry Gilbert & Assoc.	SE Corner Broadway/Kingsley	10/15/2012	10/15/2012	Pending	SD	PD	Pending
2012-13Z	Parkside 59/288, Kerry Gilbert & Assoc	NW Corner SH288/CR59	10/15/2012	10/15/2012	Pending	BP288	PD	Pending
<b>CUP's</b>								
Appl No	Property Owner, Applicant	Proposed Use	Address or Location of Property	JPH	P & Z Meeting	P & Z Action	Current Zoning	City Council Status
CUP 2012-03	Narsh Inc.	Auto Repair (Major) - Maaco Auto Body and Paint	1011 N. Main	6/18/2012	6/18/2012	Approved	GC	Approved
CUP 2012-04	Guru Om Sai, Sudershan Jumbalpati	Child Daycare (Business)	7904 Broadway	10/15/2012	10/15/2012	Pending	NS	Pending
CUP 2012-05	Houston-Galveston Diocese/W Escovy	Church, Temple, or place of Worship	Riverstone Ranch Lane	10/15/2012	10/15/2012	Pending	R-1	Pending
CUP 2012-06	H. E. Halford/Edward Hersh	Outside Display/Storage	2205 N. Main	10/15/2012	10/15/2012	Pending	OT-GB	Pending
CUP 2012-07	Lam Vien Buddhist Temple	Church, Temple, or place of Worship	1606 Roy Rd	10/15/2012	10/15/2012	Pending	SR-12	Pending

**ADJOURN  
MEETING**