

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

NOVEMBER 5, 2012

6:30 p.m.

Henry Fuertes
P&Z CHAIRPERSON

Linda Cowles
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Neil West

Mary Starr



Daniel Tunstall

Matthew Hanks

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 & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, NOVEMBER 5, 2012, AT 6:30 P.M., COUNCIL CHAMBERS, CITY HALL 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES

Approve the Minutes of the October 15, 2012, p.m. P&Z Regular Meeting, held at 6:30 p.m.

III. EXCUSE ABSENCE

Excuse the absence of P&Z Commissioner Mary Starr from the P&Z Regular Meeting of October 15, 2012.

IV. OLD BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – REPLAT OF LOT 2, BLOCK 1 OF KIRBY COMMONS

**Decision
Date
November
14, 2012**

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.

V. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - FINAL PLAT OF SOUTHERN TRAILS SECTION TWELVE

**Decision
Date
November 9,
2012**

A request by Warren Escovy - LJA Engineering, INC., 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.

B. CONSIDERATION & POSSIBLE ACTION - REQUEST FOR A WAIVER OF DECISION FOR FINAL PLAT OF SOUTHERN TRAILS SECTION NINE B

A request by Warren Escovy – LJA Engineering, applicant, on behalf of CL Ashton Woods, LP, owner, for approval of a Preliminary Plat of Southern Trails Section 9B for a 54 lot single-family residential subdivision.

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

C. CONSIDERATION & POSSIBLE ACTION - FINAL PLAT OF SOUTHERN TRAILS SECTION NINE B

A request by Warren Escovy – LJA Engineering, applicant, on behalf of CL Ashton Woods, LP, owner, for approval of a Preliminary Plat of Southern Trails Section 9B for a 54 lot single-family residential subdivision.

Decision
Date
November 9,
2012

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

D. CONSIDERATION & POSSIBLE ACTION - PRELIMINARY PLAT OF THE PRESERVE AT HIGHLAND GLEN SECTION 3

A request by Christy Smidt, from Kerry Gilbert & Associates, applicant, on behalf of Beazer Homes, owner, for approval of a Preliminary Plat of Preserve at Highland Glen, Sec. 3, a 21 lot single-family residential subdivision, to wit

Decision
Date
November 9,
2012

Being 25.4 acres of land located in the Derril H.M. Hunter Survey, Abstract 36, Harris County, Texas, more particularly being a portion of a called 56.233 acre tract conveyed to Beazer Homes Texas, L.P., by an instrument of record in File No. 20110092185, Official Public Records of Said Harris County, Texas (H.C.O.P.R.R.P.), being a portion of a called 61.217 acre tract conveyed to Beazer Homes Texas, L.P., by an instrument of record in File No. 20110092165, H.C.O.P.R.R.P., an undivided one-half (1/2) interest in said 56.233 acres and said 61.217 acres conveyed to Lennar Homes of

Texas Land and Construction, Ltd by instrument of record in File No. 20110407994, H.C.O.P.R.R.P.

E. CONSIDERATION & POSSIBLE ACTION – OLD ALVIN ROAD CLUSTER PLAN

A request by Alan Mueller, applicant, on behalf of S.E. Cemeteries of Texas, Inc., owner, for approval of a Cluster Plan on a 81.6 acre tract of land for a single-family residential subdivision, generally located a 500 feet north of McHard Road on both the east and west sides of Old Alvin Road.

Legal Description: Being 81.572 acres of land in the H.T. & B.R.R. Co. Survey, Abstract 233 and the R.B. Lyle Survey, abstract 542, Brazoria County, Texas, more particularly being a portion of Lots 62, 63, 68, 69, 93 and 94 of the W. Zychlinsky Subdivision of record in Volume 29 Page 43 of the Deed Records of Brazoria County, Texas (B.C.D.R.).

General Location: Five hundred feet north of McHard Road on both the east and west sides of Old Alvin Road.

F. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Zoning Update
3. Texas APA Conference Update
4. Next P&Z Regular Meeting, November 19, 2012
5. Next JPH, November 19, 2012

VI. 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 2nd day of November, 2012 A.D., at 5:30 p.m.

Judy Brown, Planning Office Coordinator

Agenda removed _____ day of November 2012.

APPROVAL

OF

MINUTES

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD OCTOBER 15, 2012, AT 6:30 P.M., 2nd FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

CALL TO ORDER

P&Z Chairperson Henry Fuertes called the meeting to order at 9:51 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 Daniel Tunstall
P&Z Commissioner Ginger McFadden

Also in attendance were: City Planner Harold Ellis, Planner II Ian Clowes, Director of Community Development Lata Krishnarao, Deputy City Attorney Nghiem Doan, Assistant City Engineer Richard Mancilla, and Office Coordinator Judy Brown.

APPROVAL OF MINUTES

P&Z Commissioner Matthew Hanks made the motion to approve the minutes of the P&Z Regular Meeting of October 1, 2012, and P&Z Commissioner Mary Neil West seconded.

The vote was 6-0. The minutes of the P&Z Regular Meeting of October 1, 2012 were approved.

EXCUSE ABSENCE

P&Z Commissioner Ginger McFadden made the motion, and P&Z Vice-Chairperson Linda Cowles seconded to approve the excused absence of P&Z Commissioner Mary Starr from the P&Z Regular Meeting held on October 1, 2012.

The vote was 6-0. The absence of P&Z Commissioner Mary Starr from the P&Z Regular Meeting held on October 1, 2012 was approved as excused.

OLD BUSINESS

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

A request by Warren Escovy - 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.

Planner II Ian Clowes stated the plat had been withdrawn. No action necessary.

CONSIDERATION & POSSIBLE ACTION - FINAL PLAT OF SOUTHERN TRAILS SECTION TWELVE

A request by Warren Escovy - LJA Engineering, INC., 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.

Planner II Ian Clowes stated the plat had been withdrawn. No action necessary.

NEW BUSINESS

CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2012-10Z

A request of Jack McGuff, Jr, applicant, on behalf of Third Coast Terminals, owner, for approval of a zone change from the Light Industrial (M-1) zone and Heavy Industrial (M-2) zone, to Planned Development (PD) zone for approximately 41.61 acres on the following described property, to wit:

Legal Description: Being 2.9125 acres of land out of and part of Lot Forty (40), of the W. Zychlinski Subdivision, Section No. Three (3), in the H. T. & B. R. R. Co. Survey, A-232, Brazoria County, Texas, according to the plat recorded in Volume 29, Page 43 of the Deed Records of Brazoria County, Texas, and;

A 13.611 acre tract in the H. T. & B. R.R. CO. Survey, Section 3, Abstract No. 232 in

Brazoria County, Texas. Said 13.611acre tract is part of Lot 40 of the W. Zychlinski subdivision as recorded in Volume 29, Page 43 of the Brazoria County Deed Records. Said 13.611 acre tract is further described as being that same tract described in a deed to Nguyen Enterprise, LLC as recorded in Clerk's File No. 03-059143 in the Brazoria County Clerk's Office, and;

A 25.081 Acre tract in the H.T. & B. R. R. Co. Survey, Abstract No. 232, Brazoria County, Texas. Said 25.081 acre tract is part of Lots 46 and 50, of the Zychlinski Subdivision as recorded in Volume 29, Page 43 in the Brazoria County Deeds Records and is further described as being part of Tract 5 and a part of Tract 6 described in a deed to FEF Family Limited Partnership as recorded in Clerk's File No. 96-046033 in the Brazoria County Clerk's Office, and is all of a 4.64 acre tract described in a deed to FEF Family Limited Partnership as recorded in Clerk's File No. 96-046031 in the Brazoria County Clerk's Office.

General Location: 1871 Mykawa Road
Pearland, TX

P&Z Commissioner Matthew Hanks made the motion, and P&Z Commissioner Ginger McFadden seconded.

City Planner Harold Ellis read the staff report.

P&Z Commissioner Daniel Tunstall inquired about a fire protection plan. City Planner Harold Ellis stated that staff had met with the fire department.

The vote was 6-0. Zone Change Application No. 2012-10Z was approved.

CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2012-11Z

A request of Chad Thumann, applicant, on behalf of Barbara Covington, owner, for approval of a zone change from the Residential Estate (RE) zone, to Single-Family Residential-1 (R-1) zone for 9.64 acres on the following described property, to wit:

Legal Description: A tract of land containing 4.82 acres known as Tract 20-A, situated in Lot 20 of the Allison Richey Gulf Coast Home Company Subdivision, Abstract No. 506, as recorded in Volume 2, Page 23 of the Brazoria County Map Records, and;

A tract of land containing 4.82 acres known as Tract 20, situated in Lot 20 of the Allison Richey Gulf Coast Home Company Subdivision, Abstract No. 506, as recorded in Volume 2, Page 23 of the Brazoria County Map Records.

General Location: 2014 Hillhouse Road

P&Z Vice-Chairperson Linda Cowles made the motion to approve, and P&Z

Commissioner Neil West seconded.

Discussion ensued with regards to changing the use to Suburban Residential SR-12. Commissioner West and Hanks both echoed their like for this zone.

P&Z Vice-Chairperson Linda Cowles amended her motion for a Zone Change to SR-12, and P&Z Commissioner Neil West seconded.

The vote was 6-0. Zone Change application No. 2012-11Z was approved for SR-12.

CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2012-12Z

A request of Kerry Gilbert & Associates, applicant, on behalf of Beltway 23, Ltd., owner, for approval of a zone change from the Suburban Development (SD) zone to the Planned Development (PD) zone for 20.3 acres on the following described property, to wit:

Legal Description: The herein described 20.3 acres, more or less, being generally located in Section 80, J. S. Talmage Survey Abstract 564, Brazoria County, Texas; the south line being along the south line of Lot 2, Section 80, J. S. Talmage Survey, Abstract 564 according to the plat thereof as filed in Volume 2, Page 98 Brazoria County Plat Records; the west line being the east line of City of Pearland Ordinance No. 1035; the north line being the south right-of-way line of County Road 92 and the extension of City of Pearland Ordinance 924 and the east line being the west line of City of Pearland Ordinance No 924; All that certain 20.3 acres, more or less, annexed into the City of Pearland by Pearland Ordinance 1465 and being all of Lots 1 & 2, Section 80, J. S. Talmage Survey, Abstract 564.

General Location: Southeast corner Broadway/Kingsley

P&Z Commissioner Ginger McFadden made the motion to approve, and P&Z Commissioner Matthew Hanks seconded.

City Planner Harold Ellis read the staff report.

There was lengthy discussion with regards to nodes.

The vote was 6-0. Zone Change Application No. 2012-12Z was approved.

CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2012-13Z

A request of Kerry Gilbert & Associates, applicant, on behalf of Parkside 59/288, Ltd., owner, for approval of a zone change from the Business Park 288 (BP-288) zone to the Planned Development (PD) zone for 38.909 acres on the following described property,

to wit:

Legal Description: 38.909 acres of land in the H. T. & B. R. R. Company Survey, Section 81, Abstract No. 300, Brazoria County, Texas, being a portion of lots 38, 39, 40, 49, and 50 of the Allison Richey Gulf Coast Home Company's part of Suburban Gardens, a subdivision of record, Volume 2, Page 98, of the Plat Records of said Brazoria County (B.C.P.R.), more particularly being the residue of that certain called 30.583 acre tract (described as Part One), and the residue of that certain called 9.990 acre tract (described as Part Two) conveyed from Compass Bank to Parkside 59/288 Ltd, by an instrument of record under Document Number 2011012491, of the Official Public Records of said Brazoria County (B.C.O.P.R.)

General Location: Northwest corner CR59/SH288, Pearland, TX

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 much discussion regarding EIFS, and over 55+ housing and senior housing/convalescence home.

Mr. Joe Moody of Parkside Capital suggested a CUP at time of senior housing, if over 55+ housing was removed.

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

The vote was 6-0. Zone Change Application No. 2012-13Z was approved with removal of 55+ Housing/assisted living, and added Senior/Convalescence home.

CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. CUP 2012-06

At the request of Edward Hersh, applicant, for H.E. Halford, Jr., owner, for approval of a Conditional Use Permit to allow for Outside Display/Storage in the Old Townsite General Business (OT-GB) District, on the following described property, to wit:

Legal Description: Being Lots 3-6, Block 5 of the Townsite of Pearland Subdivision, a Subdivision of record in Volume 29, Page 41 of the H.C.D.R. Brazoria County, Texas.

General Location: 2205 N. Main St. Pearland. TX 77581

P&Z Commissioner Daniel Tunstall made the motion to approve, and P&Z Commissioner Ginger McFadden seconded.

Planner II read the staff report.

Much discussion ensued with regards to the outside storage/display.

P&Z Commissioner Daniel Tunstall made the motion to amend his original motion, and P&Z Commissioner Ginger McFadden seconded.

The vote was 6-0. Conditional Use Permit No. CUP 2012-06 was approved with conditions of an attached site plan indicating the exact location of outside storage being allowed, more specifically on the side of the building.

CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. CUP 2012-04

At the request of Sudershan Jambulapati, applicant, for Guru Om Sai, LLC., owner, for approval of a Conditional Use Permit to allow for a Child Daycare (Business) in the Neighborhood Service (NS) District, on the following described property, to wit:

Legal Description: Being a 0.9495 acre tract of land situated in the H.T. & B R.R. Company Survey Abstract 242 in Brazoria County, Texas, being the same tract of land conveyed to Joseph B. Benes and recorded in Volume 408 Page 538 of the Deed Records of Brazoria County, Texas.

General Location: 7902/7904 Broadway, Pearland, TX

P&Z Commissioner Matthew Hanks made the motion to approve, and P&Z Chairperson Henry Fuertes seconded.

Planner II Ian Clowes read the staff report.

There was discussion with regards to a child daycare being the best use, traffic, and parking.

P&Z Chairperson Henry Fuertes asked that the applicant return with a diagram of the play are and traffic flow.

Discussion ensued further.

The vote was 4-1. Conditional Use Permit No. CUP 2012-04 was approved. P&Z Commissioner Daniel Tunstall voted in opposition.

CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. CUP 2012-05

At the request of Warren Escovy – LJA Engineering, Inc., applicant, for The Diocese of

Galveston-Houston, owner, for approval of a Conditional Use Permit to allow for a Church, Temple, or Place of Worship in the Single Family Residential-1 (R1) District, on the following described property, to wit:

Legal Description: Being a 19.934 acre tract of land located in the T.J. Green Survey, Abstract 290, Harris County, Texas, being a portion of Lots 16, 17, 39, and 40, and all of Lots 26 and 27 of the Allison Richey Gulf Coast Home Company Subdivision, Section "G", a Subdivision of record in Volume 4, Page 48 of the map records of said Harris County.

General Location: 1800 Block of Riverstone Ranch Ln. Pearland, TX 77089

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

Planner II Ian Clowes read the staff report.

There was brief discussion regarding who managed the HOA – residents or developer. Planner I Ian Clowes stated he would check into this.

The vote was 5-0. Conditional Use Permit No. 2012-05 was approved.

DISCUSSION ITEMS

1. Commissioners Activity Report – there was no report.
2. Texas APA Conference Update will be moved to the next meeting.
3. Next P&Z Regular Meeting, November 19, 2012
4. Next JPH, November 19, 2012

ADJOURNMENT

P&Z Chairperson Henry Fuertes adjourned the P&Z Regular Meeting at 11:30 p.m.

These minutes are respectfully submitted by:

Judy Brown, Planning Office Coordinator

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

Henry Fuertes, P&Z Chairperson

EXCUSE ABSENCE

OLD BUSINESS

**P&Z AGENDA
ITEM**

A



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 10/30/2012
AGENDA ITEM SUBJECT: Partial Replat of Lot 2, Block 1 of Kirby Commons

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: Staff is unable to recommend approval at this time.

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 NOVEMBER 5, 2012

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

Planning and Zoning Commission: November 5, 2012

SUMMARY: The applicant is requesting approval of a Replat for a 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 is unable to recommend approval of the Partial Replat of Lot 2 Block 1 of Kirby Commons as proposed by the applicant, for the following reasons:

1. Staff comments have not fully been addressed within the approved time frame.

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

OUTSTANDING ITEMS: Staff comments have been attached to this report.

SUPPORTING DOCUMENTS:

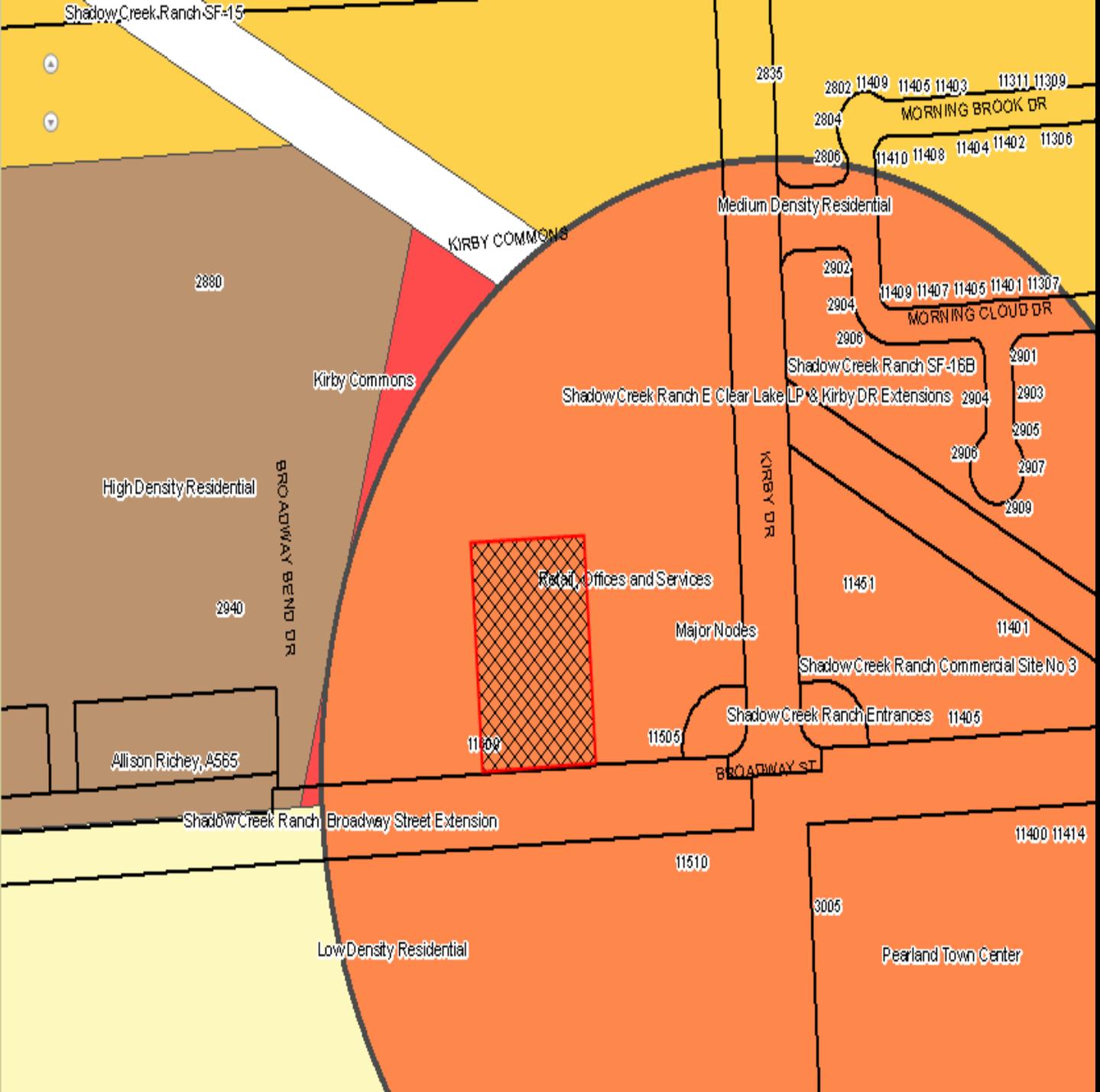
- Vicinity Map
- Land Use Map
- Aerial Map
- Partial Replat of Lot 2, Block 1 of Kirby Commons



Partial Replat of Lot 2,
Block 1 of Kirby
Commons

Vicinity Map

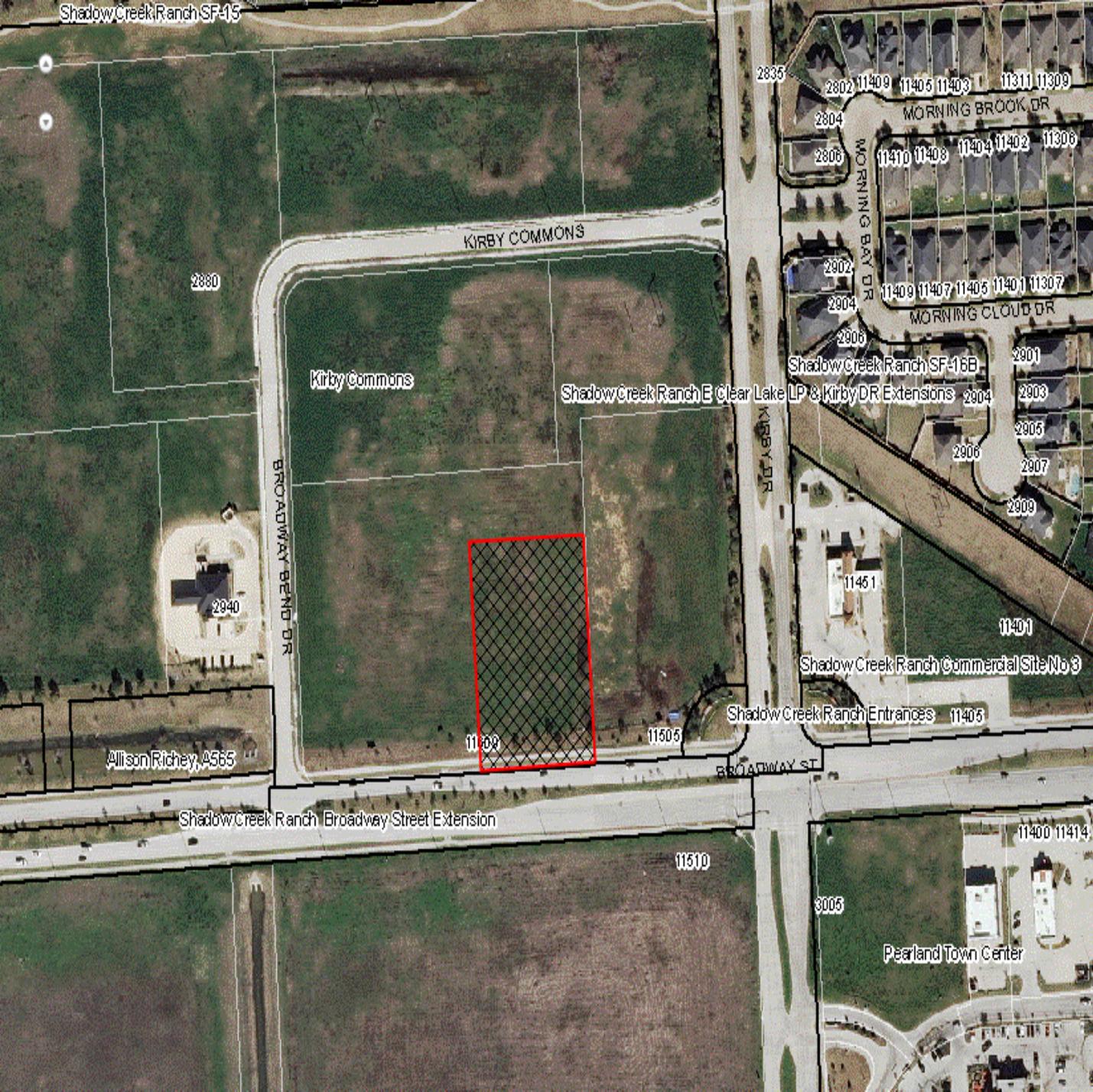




Partial Replat of Lot 2,
Block 1 of Kirby
Commons

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.

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 _____

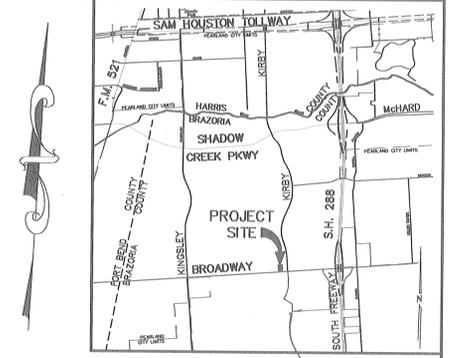
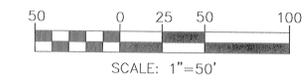
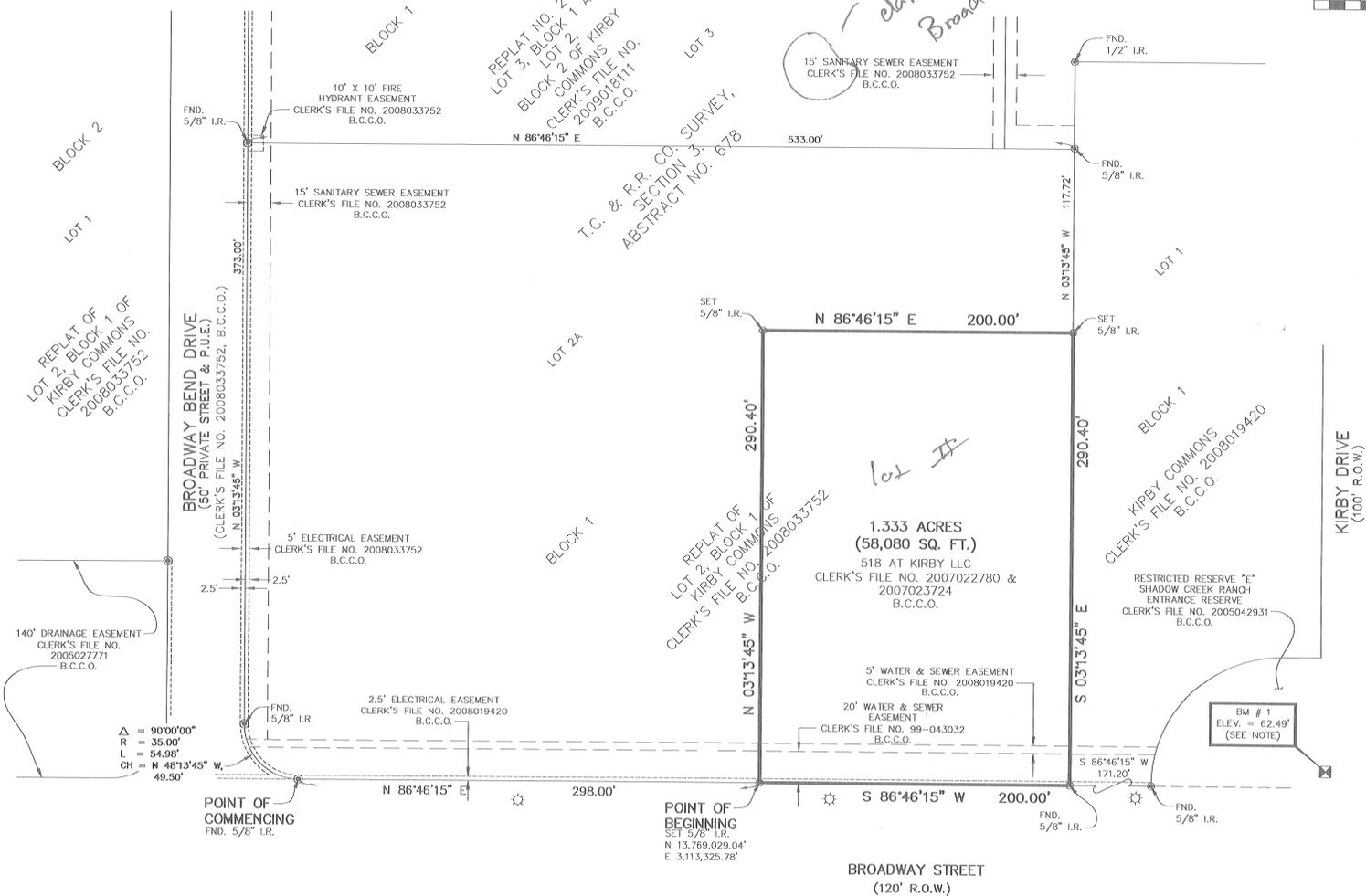
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF GOLDEN BANK, NATIONAL ASSOCIATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH 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. FT11008323, 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 DESIGN 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
FND.	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

Kirby Commons Replat Lot 2

11500 Block of Broadway

Permit # 12-99900040

Plat Review

September 13, 2012

-Please provide written response to all of these comments.

General:

- Please state reason for replat in title block.
- Add lot number to newly created lot.
- Show property owners across Broadway.
- Consider extending 15' SSE north of this lot giving them access to sewer here as opposed to having to cross Broadway.
- Just an FYI, no overhead electric will be permitted.
- For the resubmittal please provide 3 copies of the corrected plat and all utility letters of no objection.

Notes:

- Please add or correct the following city of Pearland standard notes on the plat and ensure that all are addressed.

FLOODPLAIN

- a. 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

- b. 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.

NEW BUSINESS

**P&Z AGENDA
ITEM**

A



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 10/30/2012
AGENDA ITEM SUBJECT: Final Plat of Southern Trails Section Twelve

Old Business **New Business** Discussion Item Workshop

Summary: A request by Warren Escovy-LJA Engineering, applicant, on behalf of C.L. Ashton Woods, LP, owner for approval of a 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

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.



PLANNING AND ZONING COMMISSION MEETING OF NOVEMBER 5, 2012

Final Plat of Southern Trails Section Twelve

A request by LJA Engineering, Inc., applicant, on behalf of C.L. Ashton Woods, LP, owner for approval of the Final Plat for Southern Trails Section Twelve 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.

General Location 1,600 feet south from the southeast corner the intersection of Southern Trails Drive and Kingsley Drive

SUMMARY: On behalf of C.L. Ashton Woods, Warren Escovy from LJA Engineering has applied for a Final Plat for Southern Trails Section Twelve, which includes a total of 58 single-family residential lots and two reserves. The preliminary plat was approved on July 18, 2011. There were no conditions of approval.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Current Land Use</u>
North	PUD (Southern Trails)	Drainage
South	PUD (Southern Trails)	Vacant Land, future Single Family homes
East	PUD (Southern Trails)	Vacant Land, portion of Southern Trails Section Eleven
West	Extra-Territorial Jurisdiction	Vacant and Drainage

CONFORMANCE WITH THE SOUTHERN TRAILS PUD: The above submittal is in conformance with the Southern Trails Planned Unit Development.

PLATTING STATUS: This is the final of a revised version of Southern Trails Section 12, which was previously approved on July 18, 2011.

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 Final Plat is in conformance with the Comprehensive Plan.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property is served by Kingsley Road, a 120-foot Major Thoroughfare.

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

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed Final Plat should not have any significant adverse impacts on any surrounding structures or uses.

ADDITIONAL COMMENTS: There have not been any additional comments from other departments regarding this Final Plat for Southern Trails Section Twelve.

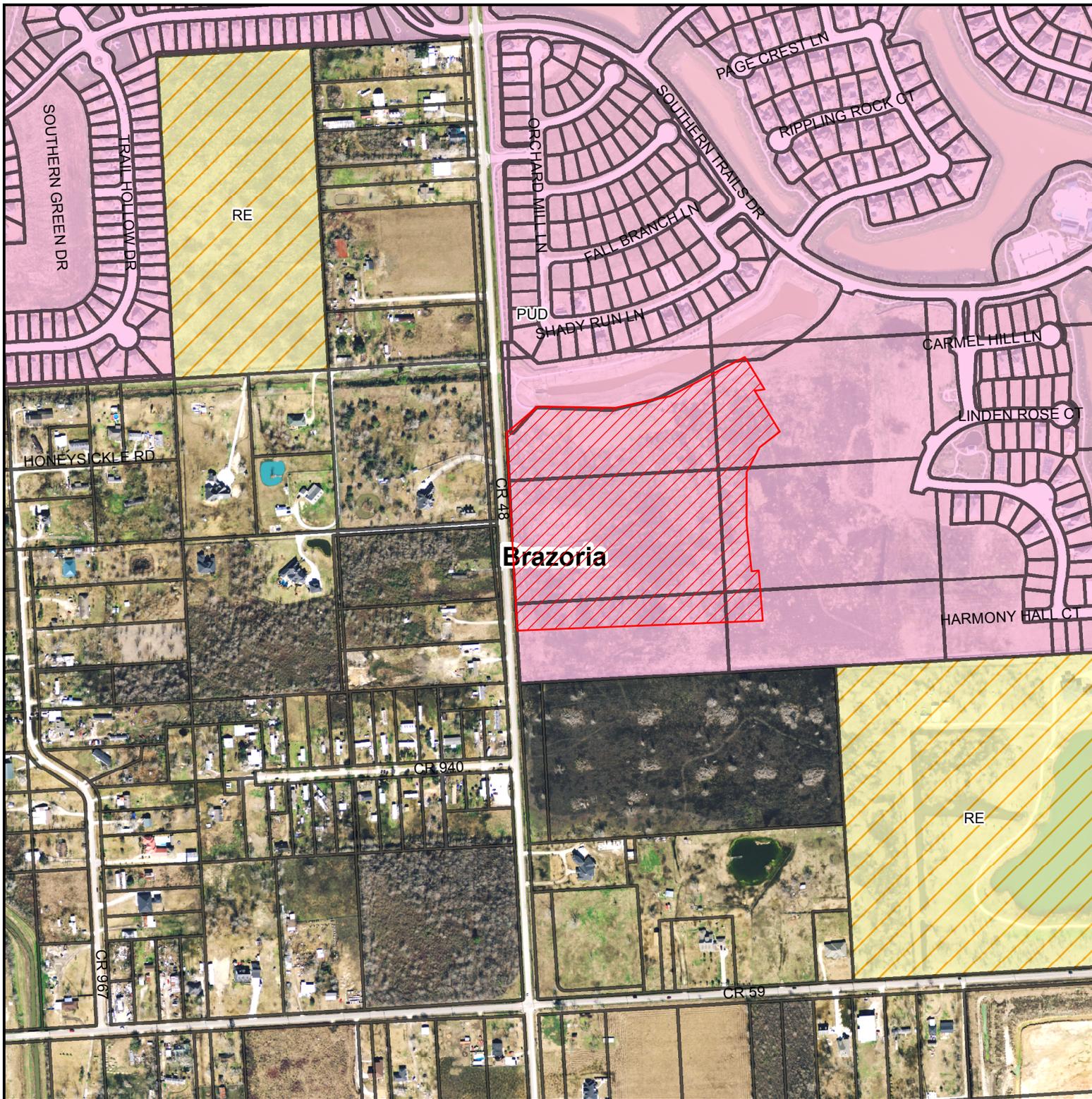
AMMENITIES: Staff has requested that the applicant submit a timeline for completion of all amenities within the Southern Trails PD before final approval. Further information will be discussed at the Planning and Zoning Commission meeting.

STAFF RECOMMENDATION: Staff recommends approval of this Final Plat as proposed by the applicant for the following reasons:

1. The proposed final plat 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 Southern Trails Planned Development as well as the Unified Development Code.

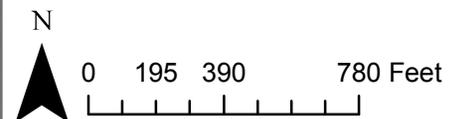
SUPPORTING DOCUMENTS:

Vicinity and Zoning Map
Future Land Use Plan
Aerial Photograph
Final Plat of Southern Section Twelve

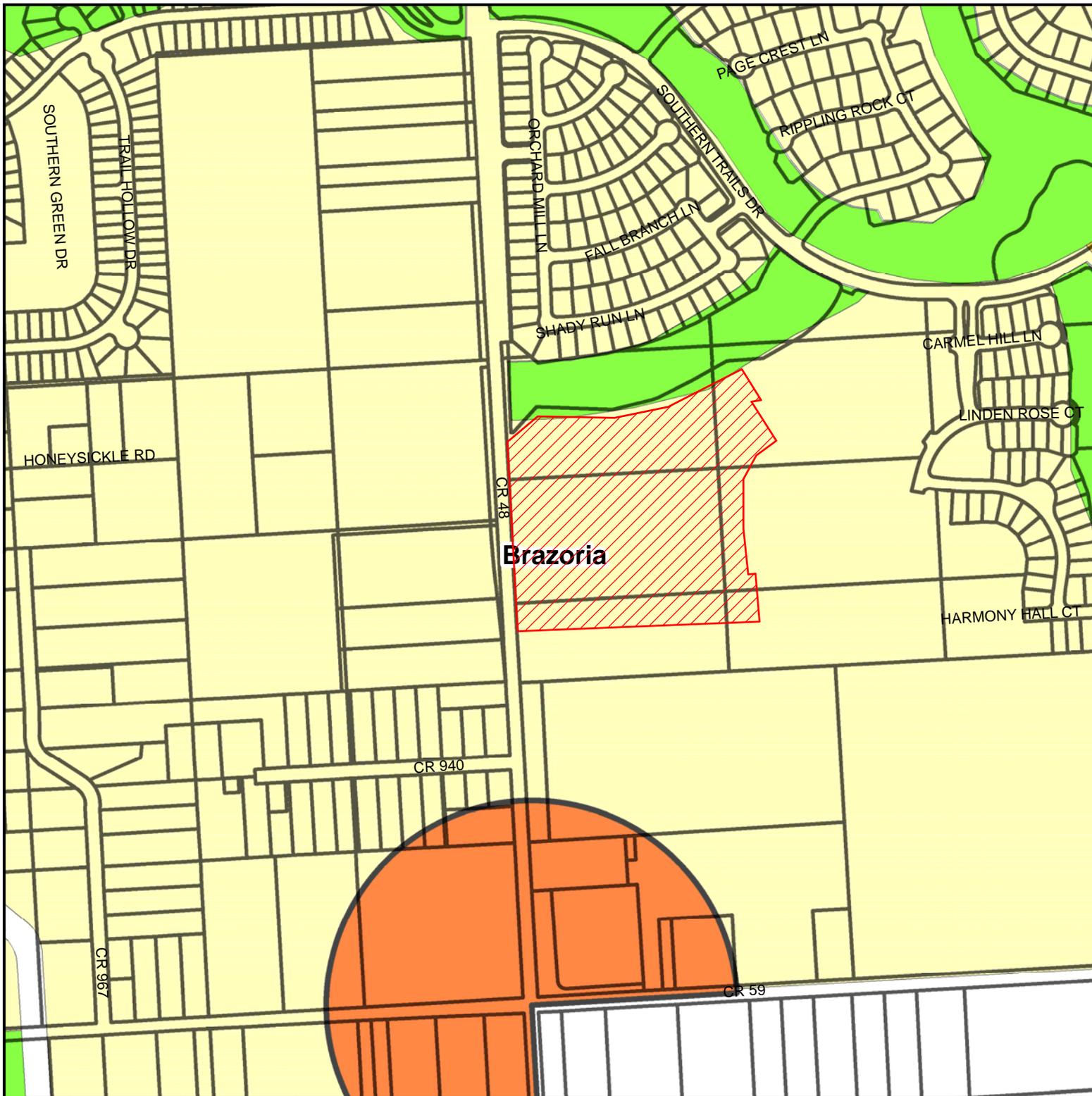


Zoning & Vicinity Map

Southern Trails Section 12



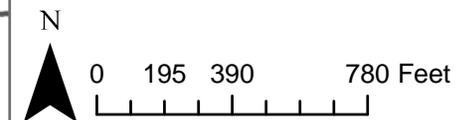
Map created on 06/14/2011



Future Land Use Map

Southern Trails Section 12

Brazoria

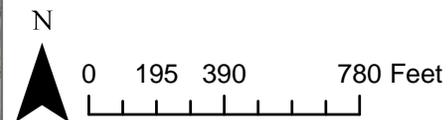


Map created on 06/14/2011



Aerial Map

Southern Trails Section 12



Map created on 06/14/2011

SOUTH 1/2 OF THE ACREAGE SE 1/4 OF THE EAST 1/2 OF THE W. HARRY PADGETT, ET UX JOE R. LAWLEY, ET UX VOL. 1310, PG. 280 O.R.B.C.

0.0606 ACRE PART 2 CL ASHTON WOODS, LP TO BRAZORIA COUNTY, TEXAS F.N. 2008 029929, O.P.R.B.C.

ACREAGE 9.349 ACRES LOT 13 RICHARD MENDOZA, ET UX. TO TOMMY SUWAT SUPPATKUL, ET AL. FILE NO. 99 043615 O.R.B.C. EXECUTED 8-27-99

RESTRICTED RESERVE B 4,548 SQ. FT. 0.1044 AC. RESTRICTED TO OPEN SPACE, LANDSCAPING AND UTILITIES

4.70 ACRES TRI NGUYEN, ET UX. TO VIET LINH NGUYEN F.N. 2004 055306 O.R.B.C.

RESTRICTED RESERVE A 12,350 SQ. FT. 0.2835 AC. RESTRICTED TO OPEN SPACE, LANDSCAPING AND UTILITIES

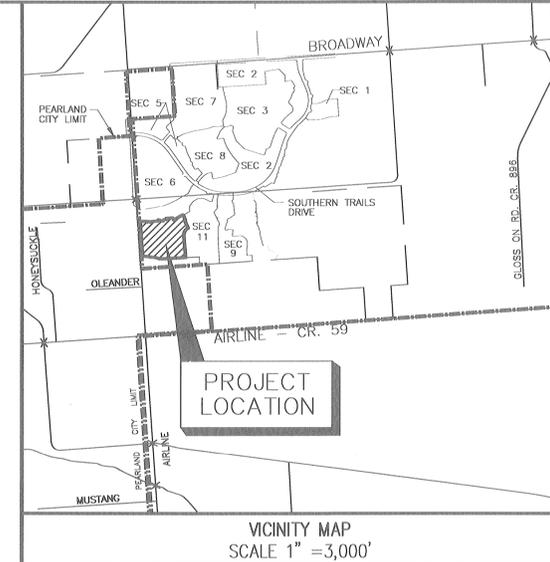
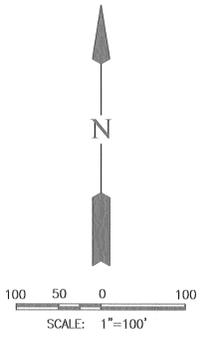
RESIDUE OF BECKER REVOCABLE TRUST NO. 2 TO JAIME C. GONZALEZ, ET UX DOC. #921035 30 O.R.B.C.

20665 ACRES JAIME C. GONZALEZ, ET AL. TO ABELARDO FERNANDEZ, ET AL. F.N. 03 035112 O.R.B.C.

H. & T. C. RR. CO. SURVEY SEC. 83, A-305
J. S. TALMAGE SURVEY SEC. 82, A-565



Infrastructure? - 750' utility easement



VICINITY MAP SCALE 1" = 3,000' (KEY MAP # 612 Q&R BRAZORIA COUNTY)

LINE	BEARING	DISTANCE
L1	N 86-44-13 E	23.58
L2	S 40-44-01 E	20.00
L3	N 41-59-48 E	19.91
L4	N 06-49-50 E	10.25
L5	N 52-22-51 E	28.83
L6	S 73-00-22 E	95.97
L7	N 20-20-19 E	27.45
L8	S 29-41-01 E	49.66
L9	S 78-43-00 E	17.08
L10	S 53-38-49 W	83.41
L11	S 30-02-28 W	83.41
L12	S 09-24-49 W	83.54
L13	N 86-42-41 E	8.43
L14	N 85-04-46 W	81.63
L15	N 73-57-14 W	78.25
L16	S 83-36-43 W	40.30
L17	N 06-23-17 W	54.21
L18	N 05-46-32 E	25.45
L19	S 46-31-14 W	35.77
L20	S 03-17-19 E	92.81
L21	N 86-10-38 E	25.01
L22	N 41-52-00 E	3.24
L23	N 51-42-57 E	8.44
L24	N 87-14-45 E	83.59
L25	N 03-17-19 W	42.81
L26	N 05-14-30 W	63.73
L27	S 05-14-30 E	135.56
L28	S 03-17-19 E	42.81
L29	N 86-42-41 E	100.58
L30	N 86-42-41 W	116.50
L31	S 87-14-45 W	82.70
L32	N 03-17-19 W	94.69
L33	S 03-17-19 E	94.69
L34	S 89-09-21 W	106.89
L35	N 47-03-13 W	21.86
L36	N 86-15-48 E	111.63
L37	N 41-00-00 E	14.32
L38	N 03-15-47 W	65.73
L39	N 13-21-06 W	88.37
L40	N 04-32-23 W	80.43
L41	S 06-40-10 W	89.81
L42	N 12-26-23 E	73.31
L43	S 70-24-46 E	63.19
L44	S 48-45-12 E	63.58
L45	S 25-08-13 E	63.30
L46	S 10-21-46 E	70.86
L47	N 03-15-47 W	213.94

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	4909.99	3-07-58	268.48	134.27	268.44	N 04-48-30 W
C2	50.00	82-43-49	72.20	44.03	66.09	S 89-22-07 E
C3	50.00	90-28-44	78.98	50.42	71.01	N 65-05-57 E
C4	325.00	2-40-54	15.21	7.61	15.21	S 66-47-26 W
C5	10.00	36-13-16	6.32	3.27	6.22	S 23-53-10 W
C6	1200.00	14-04-11	294.67	148.08	293.93	S 01-15-34 E
C7	300.00	84-59-40	445.03	274.87	405.33	S 50-47-29 E
C8	2500.00	1-57-11	85.22	42.61	85.21	N 04-15-54 W
C9	300.00	70-41-29	370.14	212.77	347.11	S 30-06-15 W
C10	2500.00	5-02-53	220.26	110.20	220.19	N 88-42-04 E
C11	50.00	91-14-45	79.63	51.10	71.46	S 43-09-07 E
C12	1500.00	10-10-13	266.26	133.48	265.91	S 07-33-23 W
C13	10.00	39-04-28	6.67	3.35	6.69	S 32-10-43 W
C14	25.00	89-29-28	39.05	24.78	35.90	S 48-00-31 E
C15	25.00	87-42-27	38.27	24.02	34.64	N 43-23-39 E
C16	1225.00	5-11-06	110.86	55.47	110.83	N 02-07-51 E
C17	25.00	45-20-51	19.79	10.44	19.27	N 17-57-02 W
C18	50.00	276-14-54	241.07	44.82	66.75	S 82-30-00 E
C19	25.00	51-08-33	22.32	11.96	21.58	S 30-03-10 W
C20	1175.00	12-46-33	262.00	131.55	261.46	S 01-54-23 E
C21	275.00	84-59-40	407.94	251.97	371.56	S 50-47-29 E
C22	25.00	90-00-00	39.27	25.00	35.36	N 41-42-41 E
C23	2475.00	1-57-11	84.36	42.19	84.36	N 04-15-54 W
C24	25.00	88-02-49	38.42	24.16	34.75	N 49-15-54 W
C25	2525.00	4-16-10	188.15	94.12	188.10	S 88-50-46 W
C26	25.00	37-09-45	16.22	8.40	15.93	S 72-23-58 W
C27	50.00	156-41-33	136.74	242.43	97.94	N 47-50-08 W
C28	25.00	28-15-27	12.33	6.29	12.21	N 16-22-55 E
C29	1925.00	9-04-03	241.34	120.92	241.09	N 06-47-14 E
C30	25.00	39-02-46	17.04	8.86	16.71	N 08-12-08 W
C31	50.00	275-08-50	240.11	45.70	67.46	S 70-09-06 E
C32	25.00	56-41-30	24.74	13.49	23.74	S 39-04-30 W
C33	1475.00	8-15-25	212.56	106.46	212.38	S 06-35-58 W
C34	25.00	91-14-45	39.81	25.55	35.74	S 43-09-07 E
C35	2475.00	4-27-38	192.69	96.39	192.64	N 88-59-42 E
C36	25.00	87-23-13	38.13	23.89	34.54	N 43-04-16 E
C37	325.00	66-04-20	374.78	211.35	354.36	N 32-24-49 E
C38	275.00	70-41-29	359.29	185.04	318.18	S 30-06-15 W
C39	2525.00	1-57-11	86.07	43.04	86.08	S 04-15-54 E
C40	25.00	90-00-00	39.27	25.00	35.36	S 48-17-19 E
C41	25.00	90-00-00	39.27	25.00	35.36	N 41-42-41 W
C42	25.00	90-00-00	39.27	25.00	35.36	N 48-17-19 W
C43	325.00	31-26-34	178.35	91.48	178.12	N 77-34-02 W
C44	100.00	44-51-19	78.29	41.27	78.30	N 84-16-24 W
C45	50.00	126-26-35	110.34	99.08	89.28	N 43-28-46 W
C46	100.00	44-51-19	78.29	41.27	78.30	N 02-41-08 W
C47	325.00	16-49-09	95.40	48.05	95.06	N 16-42-13 W
C48	25.00	3-14-51	69.43	34.73	69.42	N 06-40-01 W
C49	25.00	87-42-27	38.27	24.02	34.64	N 48-54-01 W
C50	25.00	90-30-32	39.49	25.22	35.51	S 41-59-29 W

RESERVE	TYPE	ACREAGE	SQ. FT.
A	RESTRICTED TO OPEN SPACE/LANDSCAPING AND UTILITIES	0.284	12,350
B	RESTRICTED TO OPEN SPACE/LANDSCAPING AND UTILITIES	0.104	4,548
TOTAL		0.338	16,898

AUG 28 2012 Submittal Date
DRC Date AUG 28 2012
Please review plat and return to the Planning Dept. by AUG 30 2012

BLOCK NO. OF PLAT LOCATION
FINAL PLAT OF
SOUTHERN TRAILS
SECTION 12
A SUBDIVISION OF 16.79 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 80, ABSTRACT 564, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS ALSO BEING OUT OF THE ALLISON-RICHEY GULF COAST HOME COMPANY SUBDIVISION PART OF LOTS 3,4,13,14,15 & 23 BLOCK 80 AS RECORDED IN VOLUME 2, PAGE 98, B.C.P.R.

58 LOTS 2 RESERVES (0.388 ACRES) 6 BLOCKS
DATE: AUGUST 16, 2012 JOB NO: 1021-0202-310

OWNERS:
C.L. ASHTON WOODS, L.P.
MS. JUSTINE KLINNE, (TITLE OF OFFICER)
675 BERING DRIVE, SUITE 500-HOUSTON, TEXAS 77057
PH. (713)554-1304
ENGINEER/SURVEYOR:

**P&Z AGENDA
ITEM**

B



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 10/30/2012
AGENDA ITEM SUBJECT: Final Plat of Southern Trails Section 9B

Old Business **New Business** Discussion Item Workshop

Summary: A request by LJA Engineering, INC., applicant, on behalf of C.L. Ashton Woods, LP, owner for approval of a Waiver of Decision on the Final Plat of Southern Trails Section 9B to allow time to make necessary corrections. The site is a 54 lot single-family residential subdivision, generally located at the southwest corner of Southern Trails Drive and Ashton Oak Drive on 13.8 acres.

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.



PLANNING AND ZONING COMMISSION MEETING OF NOVEMBER 5, 2012

Final Plat of Southern Trails Section 9B

A request by Warren Escovy – LJA Engineering, applicant, on behalf of CL Ashton Woods, LP, owner, for approval of a Preliminary Plat of Southern Trails Section 9B for a 54 lot single-family residential subdivision.

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

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

SUMMARY: On behalf of C.L. Ashton Woods, Warren Escovy – LJA Engineering has submitted a Final Plat for Southern Trails Section 9B for a 54 lot single-family subdivision on 13.76 acres within the Southern Trails Planned Unit Development.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Current Land Use</u>
North	PUD (Southern Trails)	Drainage
South	R-E (Residential Estates)	Vacant Land and Homes
East	PUD (Southern Trails)	Southern Trails Section 9A
West	PUD (Southern Trails)	Southern Trails Section 11

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 this Final Plat of Southern Trails Section 9B (See Exhibit 1: Southern Trails Amenities).

Exhibit 1: Southern Trails Amenities



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.

PLATTING HISTORY: A previous Preliminary Plat for Southern Trails Section 9B was approved on March 15, 2012, but expired on February 17, 2012. The Preliminary Plat was resubmitted on May 5, 2012 and was conditionally approved on June 4, 2012.

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 Final Plat for Southern Trail Section 9B 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 water and sewer lines from the existing Southern Trails Development.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed Final Plat of Southern Trails Section 9B 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.

STAFF RECOMMENDATION: No action is required as the applicant is requesting a Waiver of Decision.

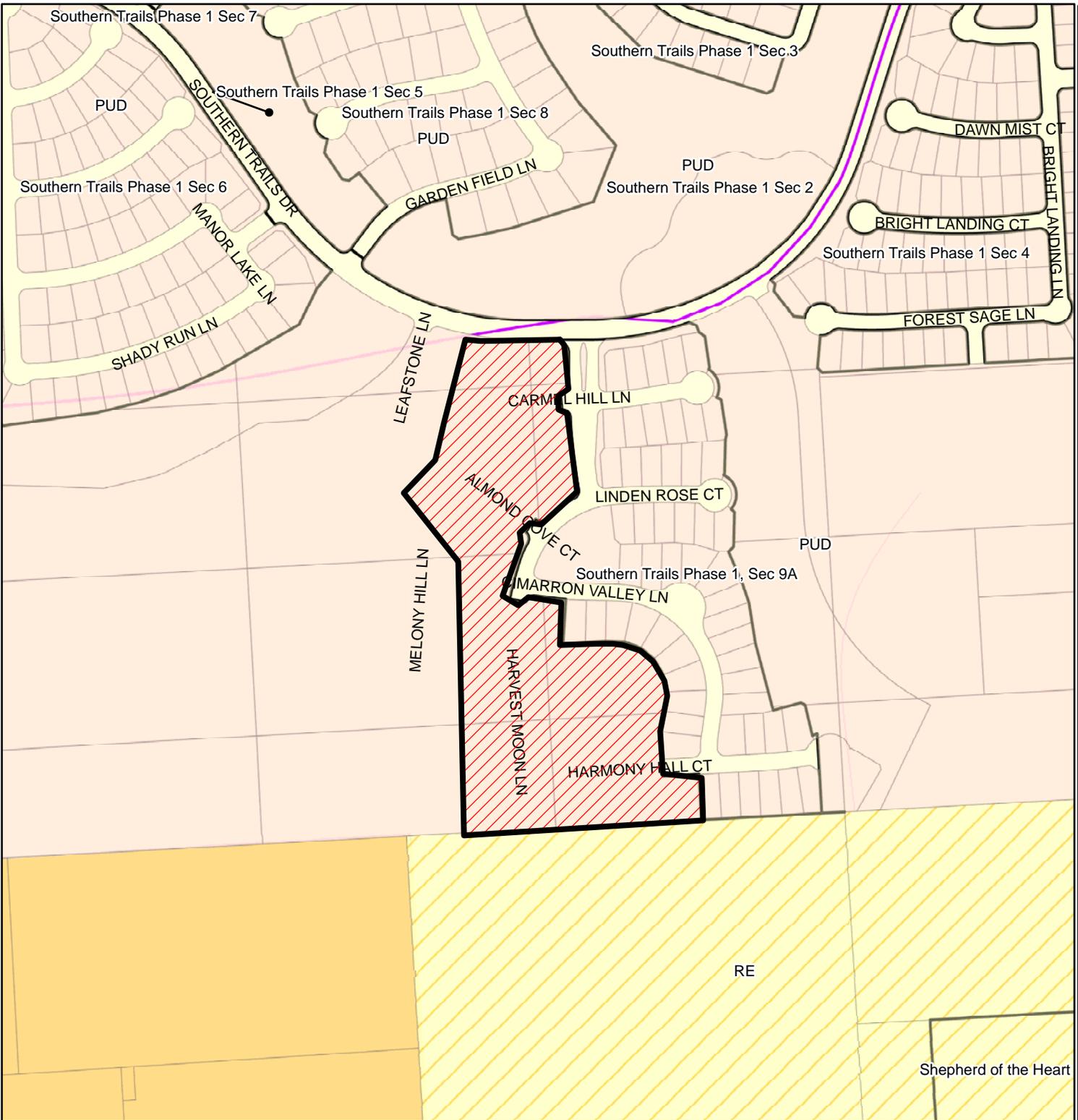
SUPPORTING DOCUMENTS:

Vicinity and Zoning Map

Future Land Use Plan

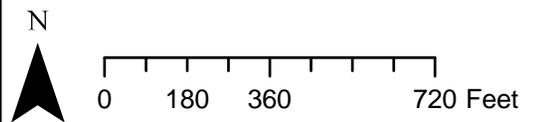
Aerial Map

Final Plat of Southern Trails Section 9B



Southern Trails Section 9B

Zoning and Vicinity Map

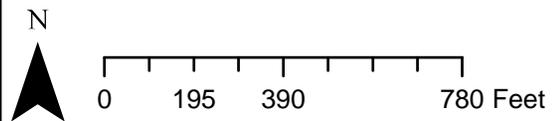


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

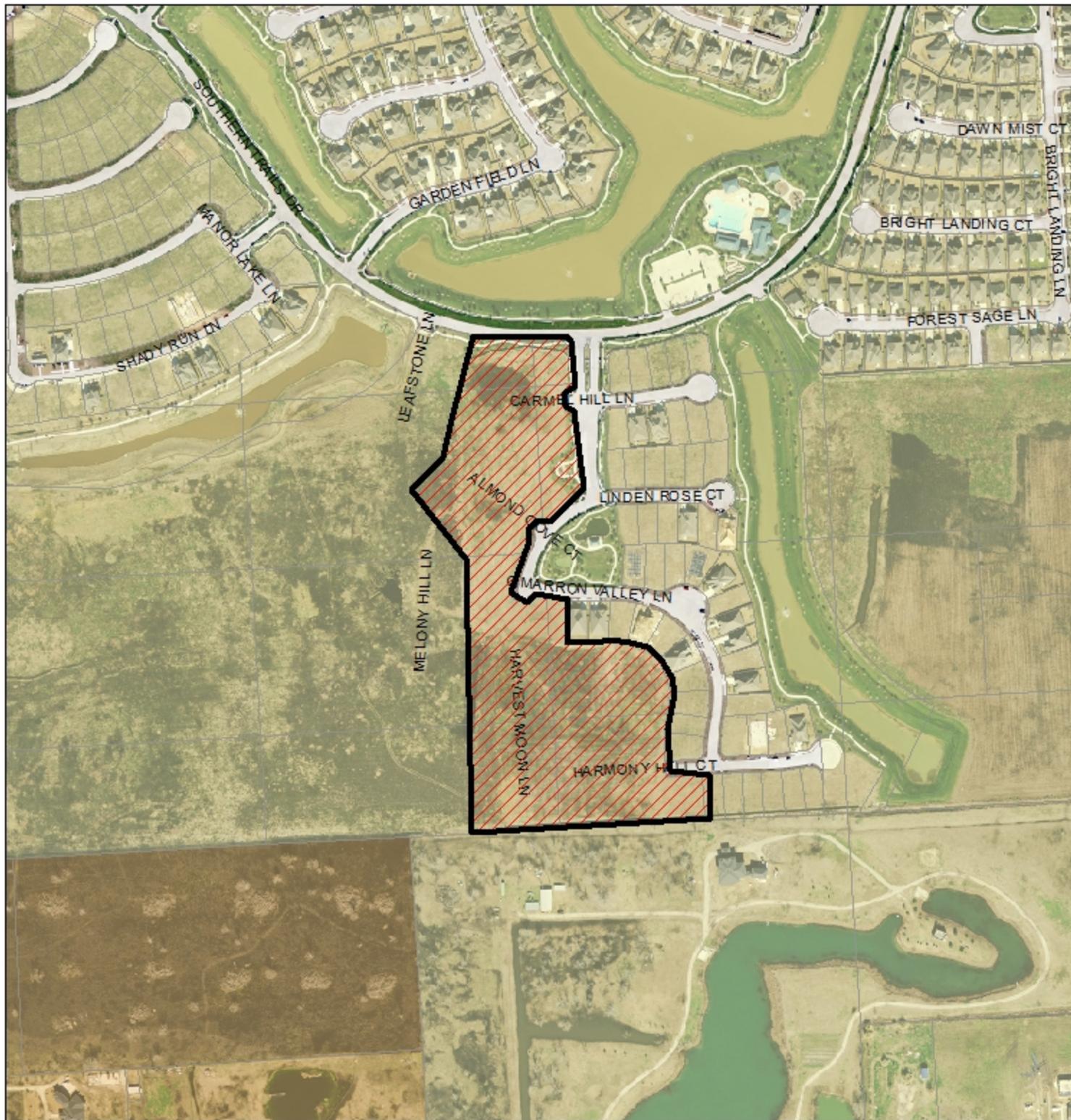


Southern Trails Section 9B

Future Land Use Map



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Southern Trails Section 9B

Aerial Map



0 195 390 780 Feet

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

APPROVED for the City of Pearland, Texas, this _____ day of _____, 2012

Darrin Coker
City Attorney

Andrea Broughton, P.E.
City Engineer

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

LINE DATA

LINE	BEARING	DISTANCE
L1	S 89°35'17" W	101'
L2	S 00°24'43" E	100'
L3	S 07°56'51" E	50'
L4	S 37°28'17" W	50'
L5	N 78°51'43" W	50'
L6	N 86°32'49" E	129'
L7	N 88°17'29" W	58'
L8	S 68°45'08" E	53'
L9	S 49°43'38" E	53'
L10	S 30°42'08" E	53'
L11	N 11°42'16" W	53'
L12	S 05°34'19" W	59'
L13	S 09°39'37" W	74'
L14	N 86°47'10" E	109'
L15	N 03°11'19" W	69'
L16	S 29°25'47" E	81'
L17	S 44°31'34" W	98'
L18	S 10°47'30" W	72'

CURVE DATA

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	930'	11°12'14"	182'	91'	N 84°48'37" W	182'
C2	25'	90°00'00"	39'	26'	N 45°24'43" W	39'
C3	25'	90°01'36"	39'	26'	N 44°36'05" E	39'
C4	25'	79°10'35"	35'	21'	N 50°47'49" W	32'
C5	500'	10°47'49"	94'	47'	N 05°48'37" W	94'
C6	680'	10°51'49"	129'	66'	S 05°50'37" E	129'
C7	25'	76°06'55"	33'	19'	S 26°18'56" W	30'
C8	325'	18°08'19"	103'	52'	S 64°45'44" W	103'
C9	25'	81°47'12"	36'	22'	S 86°34'41" W	33'
C10	25'	81°47'12"	36'	22'	N 11°38'07" W	33'
C11	325'	11°44'47"	87'	33'	S 23°23'06" W	67'
C12	1025'	06°22'25"	114'	57'	S 14°19'29" W	114'
C13	25'	67°58'17"	38'	24'	N 66°07'25" E	38'
C14	1025'	05°12'16"	93'	47'	S 83°29'34" E	93'

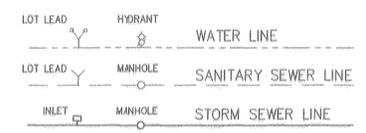
ENCUMBRANCE CERTIFICATE

This is to certify that I, _____ a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; that all exterior boundary corners of the actual survey have been set; that all block corners, reserve corners, lot corners, permanent reference monuments and permanent control points will be set at completion of construction; and that this plat correctly represents that survey made by me. All corners will be marked by iron rods 5/8-inch in diameter and 3-foot long. Except lot corners which will be marked with iron rods 1/2-inch in diameter. This tract is within the City Limits of Pearland.

R.P.L.S.
Registration No.

RESERVE TABLE

RESERVE	LAND USE	ACREAGE	SQ. FT.
A	OPEN SPACE/ UTILITIES	0.23	9,835
B	OPEN SPACE/ UTILITIES	0.25	11,084

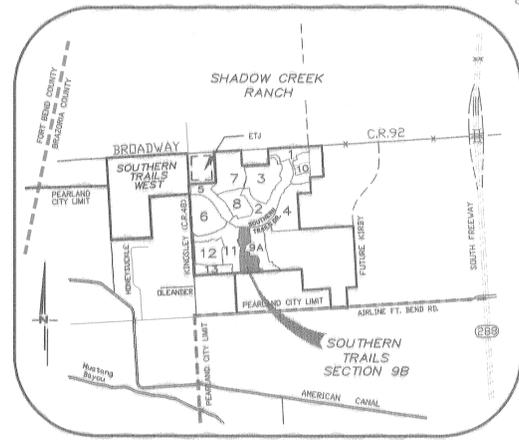


SOUTHERN TRAILS, SECTION 9B, LOT ANALYSIS

LOT	SQ. FT.	LOT WIDTH AT B.L.	LOT	SQ. FT.	LOT WIDTH AT B.L.	LOT	SQ. FT.	LOT WIDTH AT B.L.
BLOCK 1 LOT 1	8,675	72'	BLOCK 2 LOT 1	7,533	60'	BLOCK 3 LOT 1	8,250	70'
BLOCK 1 LOT 2	7,854	68'	BLOCK 2 LOT 2	7,525	60'	BLOCK 3 LOT 2	7,345	60'
BLOCK 1 LOT 3	8,053	68'	BLOCK 2 LOT 3	7,540	60'	BLOCK 3 LOT 3	7,490	60'
BLOCK 1 LOT 4	7,857	65'	BLOCK 2 LOT 4	7,526	60'	BLOCK 3 LOT 4	7,341	60'
BLOCK 1 LOT 5	7,294	60'	BLOCK 2 LOT 5	7,541	60'	BLOCK 3 LOT 5	7,597	60'
BLOCK 1 LOT 6	7,314	60'	BLOCK 2 LOT 6	7,546	60'	BLOCK 3 LOT 6	7,582	60'
BLOCK 1 LOT 7	7,389	60'	BLOCK 2 LOT 7	7,589	60'	BLOCK 3 LOT 7	8,793	63'
BLOCK 1 LOT 8	8,486	70'	BLOCK 2 LOT 8	7,563	60'	BLOCK 3 LOT 8	9,986	76'
BLOCK 1 LOT 9	8,713	75'	BLOCK 2 LOT 9	7,920	60'	BLOCK 3 LOT 9	8,997	60'
BLOCK 1 LOT 10	7,454	63'	BLOCK 2 LOT 10	7,474	60'	BLOCK 3 LOT 10	11,345	60'
BLOCK 1 LOT 11	7,348	63'	BLOCK 2 LOT 11	10,426	60'	BLOCK 3 LOT 11	18,899	60'
BLOCK 1 LOT 12	10,824	60'	BLOCK 2 LOT 12	7,147	60'	BLOCK 3 LOT 12	10,683	60'
BLOCK 1 LOT 13	12,618	60'	BLOCK 2 LOT 13	8,161	62'	BLOCK 3 LOT 13	9,897	60'
BLOCK 1 LOT 14	9,559	60'	BLOCK 2 LOT 14	8,242	70'	BLOCK 3 LOT 14	10,386	75'
BLOCK 1 LOT 15	9,194	60'				BLOCK 3 LOT 15	8,555	62'
BLOCK 1 LOT 16	7,703	63'				BLOCK 3 LOT 16	8,630	62'
BLOCK 1 LOT 17	8,161	62'				BLOCK 3 LOT 17	7,987	65'
BLOCK 1 LOT 18	9,037	75'				BLOCK 3 LOT 18	13,899	60'
						BLOCK 3 LOT 19	10,635	60'
						BLOCK 3 LOT 20	11,835	60'
						BLOCK 3 LOT 21	8,678	64'
						BLOCK 3 LOT 22	8,378	62'
						BLOCK 3 LOT 23	7,847	62'

- GENERAL NOTE:
- "C.L.R." INDICATES CENTERLINE RADIUS.
 - "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "W.L.E." INDICATES WATER LINE EASEMENT.
 - "S.W.R. ESMT." INDICATES STORM SEWER EASEMENT.
 - "S.S.E." INDICATES SANITARY SEWER EASEMENT.
 - "W.S.E." INDICATES WATER LINE / SANITARY SEWER EASEMENT.
 - "D.E." INDICATES DRAINAGE EASEMENT.
 - ⊙ = PROPOSED STREET LIGHT LOCATION.
 - ⊙ = EXISTING STREET LIGHT LOCATION.
 - "E.E." INDICATES ELECTRICAL EASEMENT.
 - "B.C.O.R." INDICATES BRAZORIA COUNTY OFFICIAL RECORDS.
 - "B.C.D.R." INDICATES BRAZORIA COUNTY DEED RECORDS.
 - "B.C.C.F." INDICATES BRAZORIA COUNTY CLERK FILES.
 - "B.C.R.P.R." INDICATES BRAZORIA COUNTY REAL PROPERTY RECORDS.
 - THERE ARE 8 DECORATIVE STREETLIGHTS ON THIS PLAT.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. #48038C0020H WITH THE EFFECTIVE DATE OF JUNE 9, 1989, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS TO BE DETERMINED OUTSIDE OF THE 100-YEAR FLOODPLAIN).
 - ALL FLOODPLAIN INFORMATION NOTED IN TEN PLAT REFLECTS THE STATE 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.
 - 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 NAVD 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.

- T.B.M. "A": SET SIX (6) FOOT "T" POST N=13766298.278 E=3109288.125 ELEVATION 61.83' NAV 88, 1991 ADJUSTMENT.
- 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 STEWART TITLE GUARANTY COMPANY G.F. NO. 1203907085, EFFECTIVE DATE: MAY 08, 2012.
- ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- 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 THE SOUTH RIGHT-OF-WAY OF SOUTHERN TRAILS DRIVE.
- 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.
- THIS PROPERTY IS WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 34.
- 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.
- RESIDENTIAL LOTS WHICH SIDE ONTO A PROPOSED PUBLIC STREET RIGHT-OF-WAY ARE HEREBY DENIED DRIVEWAY ACCESS TO SAID STREET.
- LOT LINES SHALL BE THE CENTER OF A SIX (6) FOOT DRAINAGE EASEMENT.
- 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.
- LOTS BACKING OR SIDING SOUTHERN TRAILS DRIVE ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO SOUTHERN TRAILS DRIVE.
- 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.
- 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.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO MAY 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.



Vicinity Map
KEY MAP GALV/BRAZ 612 & 613
SCALE: 1"=6000'

12300 BLOCK OF SOUTHERN TRAILS DRIVE
A PRELIMINARY PLAT OF
SOUTHERN TRAILS
SECTION 9B

BEING 13.8± ACRES OF LAND
CONTAINING 54 LOTS (60' X 120' TYP.) AND
TWO 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) 953-6200
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:
FORESTAR GROUP, INC.
MS. JUSTINE KLINKE (713) 554-1304
675 BERING DRIVE, SUITE 600
HOUSTON, TEXAS 77075

PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.

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

SCALE: 1" = 100'
PLAT NO. P-612U-2012-0030
MAY 29, 2012
KGA# 06101

LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com

October 29, 2012

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

Re: Southern Trails Section 9B
LJA Job No. 1021-0902

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 Unified Development Code. LJA Engineering, Inc. (LJA), hereby requests an additional forty (40) days before the Planning & Zoning Commission/Planning Director must act upon the plat know as Southern Trails Section 9B. This extension is to allow time to make the corrections including any updates to the Master Plat.

LJA 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,

A handwritten signature in blue ink that reads "Warren Escovy". The signature is written in a cursive style with a large initial 'W'.

Warren Escovy
Platting Group Manager

WE/lb

Copy: Alan McKee, LJA Engineering, Inc.

Southern Trails Sec. 9b Final

Permit # 12-99900045

Plat Review

October 19, 2012

-Please provide written response to all of these comments.

General:

- Please provide a clear point of beginning
- Update vicinity map to show more streets
- Please check street light separation. Most seem to exceed the 200'-250' range.
- Please verify that the parkland dedication fee has been paid.
- Scale appears to be wrong.
- Please provide a schedule of amenity completions, including Kingsley St. crossing

Notes:

- Please add or correct the following city of Pearland standard notes to the plat and ensure that all are addressed.

DRAINAGE (ALL)

- a. Any proposed drainage system for this subdivision shall be designed to meet the requirements of the City of Pearland and/or Brazoria Drainage District #4

**P&Z AGENDA
ITEM**

C

No Action Required

**P&Z AGENDA
ITEM**

D



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 10/30/2012
AGENDA ITEM SUBJECT: Preliminary Plat Preserve at Highland Glen Sec. 3

Old Business **New Business** Discussion Item Workshop

Summary: A request by Christy Smidt, from Kerry Gilbert & Associates, applicant, on behalf of Beazer Homes, owner, for approval of a Preliminary Plat of Preserve at Highland Glen, Sec. 3, a 21 lot single-family residential subdivision, generally located a half mile northeast of the intersection of Barry Rose and Pearland Parkway.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF NOVEMBER 5, 2012

Preliminary Plat of The Preserve at Highland Glen Section 3

A request by Christy Smidt, from Kerry Gilbert & Associates, applicant, on behalf of Beazer Homes, owner, for approval of a Preliminary Plat of Preserve at Highland Glen, Sec. 3, a 21 lot single-family residential subdivision, to wit

Legal Description: Being 25.4 acres of land located in the Derril H.M. Hunter Survey, Abstract 36, Harris County, Texas, more particularly being a portion of a called 56.233 acre tract conveyed to Beazer Homes Texas, L.P., by an instrument of record in File No. 20110092185, Official Public Records of Said Harris County, Texas (H.C.O.P.R.R.P.), being a portion of a called 61.217 acre tract conveyed to Beazer Homes Texas, L.P., by an instrument of record in File No. 20110092165, H.C.O.P.R.R.P., an undivided one-half (1/2) interest in said 56.233 acres and said 61.217 acres conveyed to Lennar Homes of Texas Land and Construction, Ltd by instrument of record in File No. 20110407994, H.C.O.P.R.R.P.

General Location: A half mile northeast of the intersection of Barry Rose and Pearland Parkway.

SUMMARY: This is a request for a Preliminary Plat of Preserve at Highland Glen Sec. 3, a 21 lot single-family residential subdivision on approximately 25.4 acres. This proposed subdivision is the final portion of the second and final phase of an overall Cluster Plan for The Preserve at Highland Glen. The Cluster Plan was approved on March 7, 2011 with an overall area of 130.5 acres and a total build out of 285 single-family lots. The Cluster Plan is intended to allow flexibility with lot sizes for the developer and in return they provide a larger amount of green space including pocket parks, trails, and amenitized detention areas.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Houston ETJ	Single Family Residential
South	PUD (Stonebridge), R-3 – Medium Density Res.	Single Family Residential (Stonebridge Estates)
East	Houston ETJ	Single Family Residential
West	PUD (Lakes of Highland Glen)	Vacant Land, Single Family Residential

UNIFIED DEVELOPMENT CODE: The subject property is currently zoned as Single-Family Residential (R-1). A cluster development plan was approved on March 7, 2011, which allows the developer to vary the size of lots as long as the overall density of the development does not go over 3.2 dwelling units an acre. This proposed development is in accordance to the Cluster Development Plan for the Preserve at Highland Glen. The minimum lot sizes and density requirements for the Single-Family Residential-1 (R-1) are as follows:

	<u>R-1</u>	<u>Cluster Average</u>
<u>Lot Area:</u>	8,800 sq. ft.	7,800 sq. ft.
<u>Lot Depth:</u>	80'	65'
<u>Lot Width:</u>	90'	120'
<u>Density for Cluster Development:</u>	3.2 units/acre	2.66 units/acre

ANALYSIS OF THE CLUSTER DEVELOPMENT PLAN:

- 1. The Cluster Development Plan meets the standards for residential density as outlined in the following in relation to each zoning district:***

The approved Cluster Development Plan satisfies the dwelling units per acre for the R-1 (Single-Family Residential-1) zoning district. The cluster plan was approved with an allowed density of approximately 2.66 dwelling units per acre. This meets the R-1 density requirement of 3.2 dwelling units per acre.

Cluster Development Plan: Density Calculation				
Type	Acreage	Lots	Du/Acre	Required
The Preserve at Highland Glen	130	285		
Detention (Two Areas)	22.8			
Net Acreage	107.2	285	2.66	3.2

For reference, gross residential density is calculated by including all retention/detention areas, platted streets, open space, recreational areas and parks, provided the applicant is able to indicate these areas will be amenities for the development. Areas excluded in calculating density are easements and thoroughfare rights-of-way. It should be noted that with the particular proposed Cluster Development, there is effectively more open area due to the large amount of area within floodway land.

- 2. The Cluster Development Plan is consistent with other zoning district regulations, except minimum lot size, width and depth.***

The approved Cluster Development Plan is consistent with the R-1 (Single-Family Residential-1) zoning district, besides for the variations on lot size, width and depth. The smallest lot dimensions proposed in this development are 55-foot x 120-foot lots, 6,600 square feet. As compared to an R-1 (Single-Family Residence-1) zoning district this is a 25% decrease from the 8,000 square feet requirement. This development has a mixture of sized lots, with the smallest being the 6,600 square-foot lots.

3. *The Cluster Development Plan contains sufficient buffering to assure compatibility with adjacent uses and the character of the neighborhood.*

This Cluster Development Plan will be adjoining a single-family residential development to the northeast which is located in the ETJ of the City of Houston. The abutting portion of this development (as well as Phase One) will adhere to the Unified Development Code, including setbacks and landscaping requirements and therefore should complement the adjacent subdivision.

4. *The Cluster Development Plan provides open space or amenities to the development that could not be achieved through application of minimum lot size standards. As referred to herein, open space and amenities do not include any land dedicated to the City under the parkland dedication requirement in Chapter 3, Article 2, Division 10.*

The approved Cluster Development Plan will provide amenities and open space that may not be required in a typical single-family residential (R-1) development. These amenities include three neighborhood parks within this development which will include seating, playground, benches, shade structure and a picnic area. This development will also incorporate a trail system thorough the development, including landscaping and seating. The drainage ditch will also be an amenity with landscaping and incorporating adjacent sections of trails.

PLATTING STATUS: This request is for the Preliminary Plat for The Preserve at Highland Glen Section Three, which has 21 of the 285 single family residential lots. The property in question has not previously been platted.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The Future Land Use designation for the subject land is Suburban Residential Development. This land use designation is in compliance with the Comprehensive Plan as this property is zoned R-1 (Single Family Residential-1).

CONFORMANCE WITH THE THOROUGHFARE PLAN: The proposed plat is section three of the second phase of The Preserve at Highland Glen which currently has frontage on Barry Rose Drive, a secondary thoroughfare with sufficient width for right-of-way of 100 feet. The City constructed the extension (including the involved bridge) from Pearland Pkwy to the first entrance into the proposed development. The remainder will

P&Z 11/05/2012

Preliminary Plat – Preserve at Highland Glen Sec. 3

Page 3

be constructed by the developer of Ridge Creek, and is not needed for the proposed Preserve at Highland Glen. Additionally, the property has access from existing Azure Brook Lane, located in the Clear Brook subdivision, outside the City limits of Pearland. Interior roads within the subdivision have and will continue to be built to the local road standards of the City of Pearland.

AVAILABILITY OF UTILITIES: The subject parcel is served by public water and sewer lines. These lines have been constructed along with the required infrastructure within Section One of this subdivision and will be extended to Section Two.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed Preliminary Plat should not have any significant adverse impacts on any surrounding structures or uses. This would also permit the applicant to develop the property in overall accordance with the Future Land Use Plan recommendations, and approved cluster plan.

STATUS OF AMMENITIES:

The following amenities will occur in Section 1 of the Preserve at Highland Glen.

1. Linear Park with Trail and Seating (6' wide concrete). **(In progress)**
2. One Pocket Park **(In progress)**
 - a. One with seating, shade structure, open lawn and picnic tables.
3. Improved drainage ditch with landscaping. **(In progress)**

***Amenities are for Section 1 are 90% complete. Submittal of Final plat of Section 2 will not be accepted until Section 1 amenities are complete.**

The following amenities will occur in Section 2 and 3 of the Preserve at Highland Glen.

1. A one (1) acre pocket park is planned for phase two which will include seating and a meandering trail to be completed within 45 days of the acceptance of infrastructure in Section 2.
2. Trail along Clear Creek to be completed within 120 days of the acceptance of infrastructure in Section 3.
3. Pocket Park with Shade Structure and Landscaping to be completed 120 days of the acceptance of infrastructure in Section 3.
4. Tree planting along trail totaling 140 caliper inches shall be planted within 120 days of the acceptance of infrastructure in Section 3.
5. A three and a half (3.5) acre park to be completed within 120 days of the acceptance of infrastructure in Section 3.

***Amenities for Section 2 must be complete prior to Approval of Section 2 Final Plat.**

STAFF RECOMMENDATION: Staff recommends approval of this Preliminary Plat as proposed by the applicant with the above proposed timeline for the following reasons:

Reasons for approval recommendation:

1. Approval of the Preliminary Plat would be in conformance with the surrounding zoning and future land uses.
2. The Preliminary Plat will not have any significant adverse impact on the surrounding properties and developments.
3. The proposed development will be in conformance to the approved Cluster Development Plan and the guidelines of the Unified Development Code.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Future Land Use Plan
- Aerial Photograph
- Landscaping Exhibit
- Open Space Exhibit
- Final Plat of the Preserve at Highland Glen Section Two



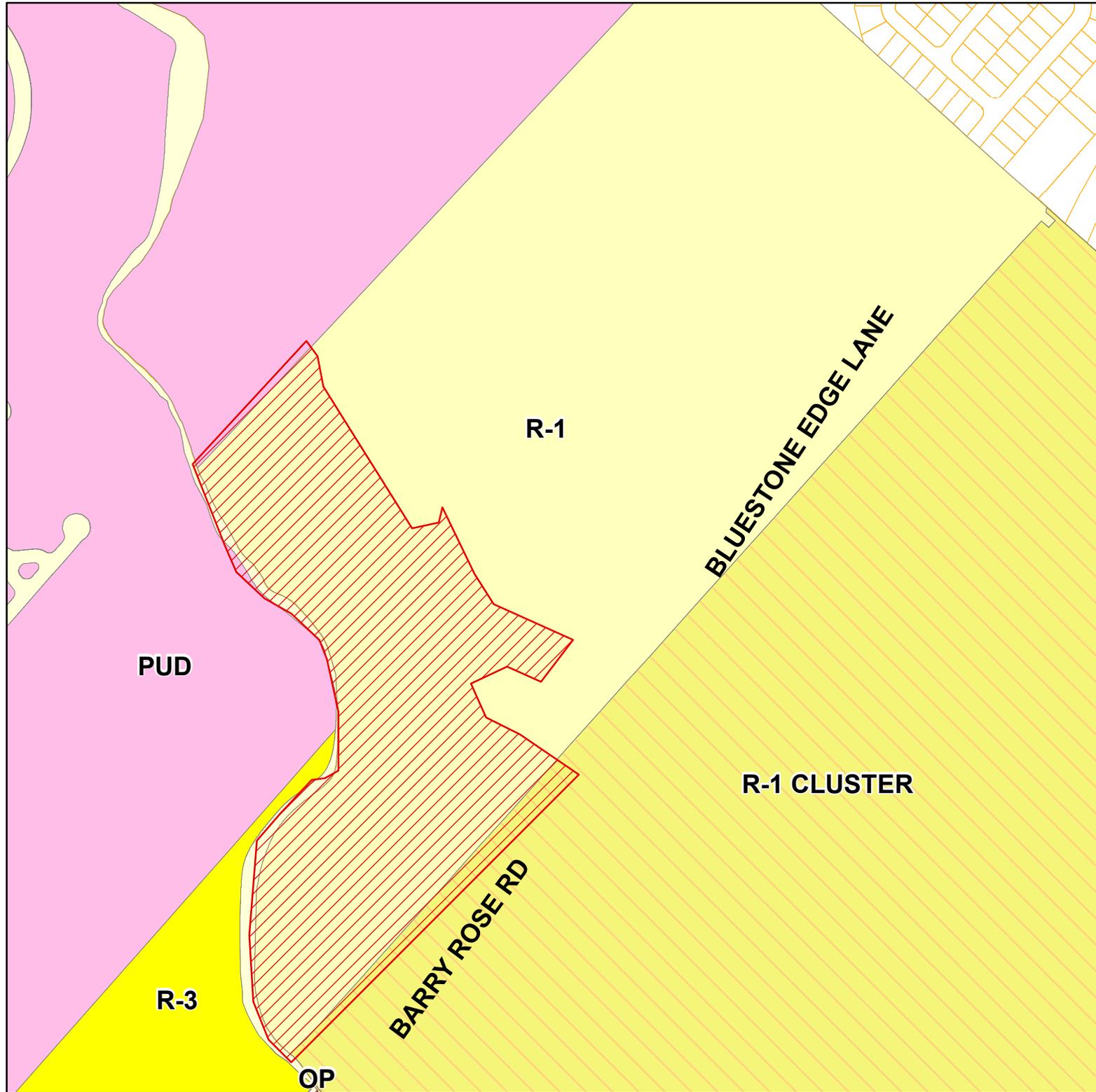
Vicinity & Zoning Map

Preliminary Plat of Preserve at Highland Glen Sec. 3

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

N

0 130 260 520 Feet





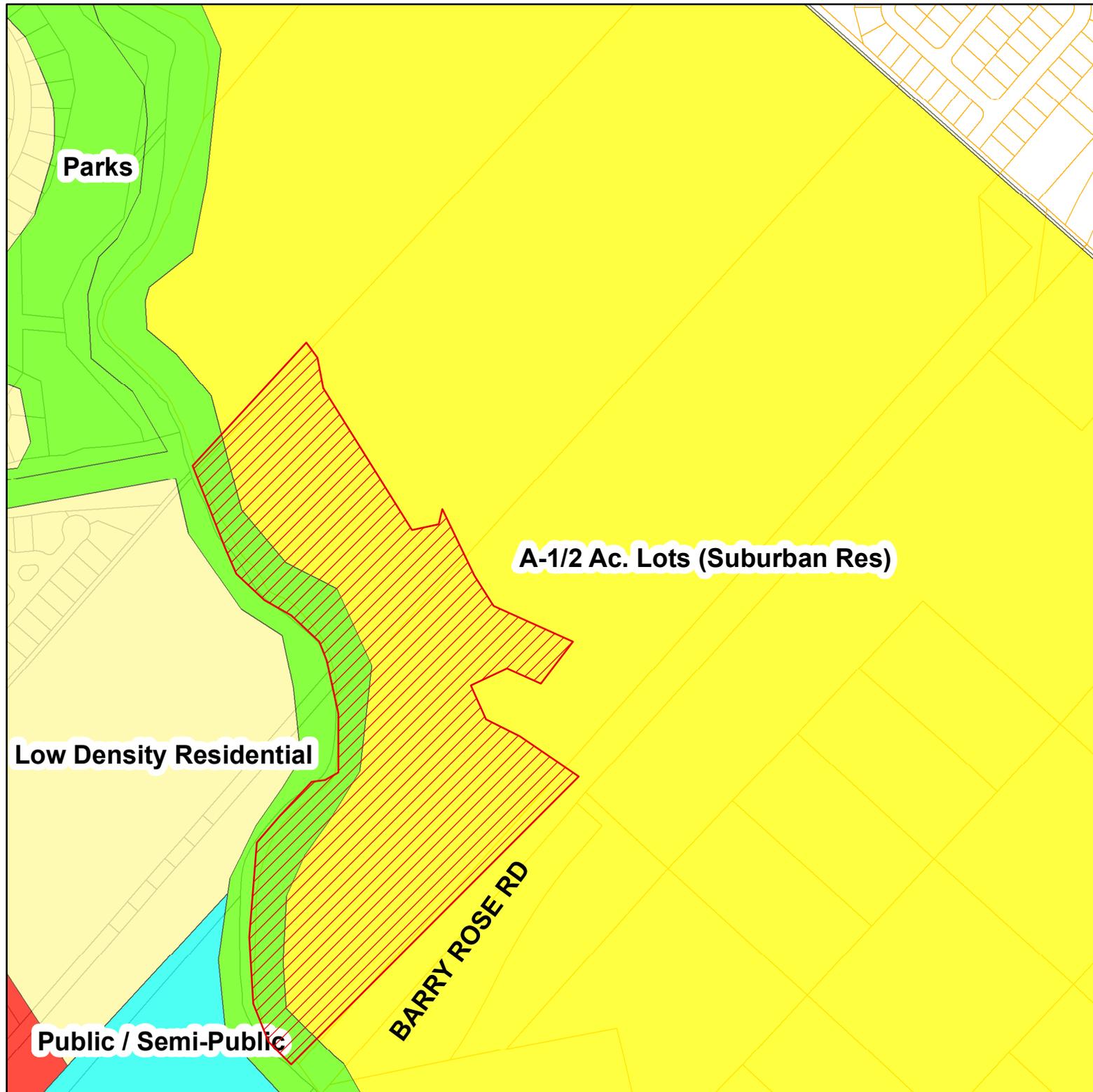
FLUP Map

Preliminary Plat of Preserve at Highland Glen Sec. 3

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

N

0 130 260 520 Feet



Parks

A-1/2 Ac. Lots (Suburban Res)

Low Density Residential

Public / Semi-Public

BARRY ROSE RD

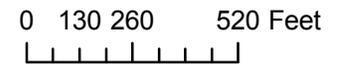


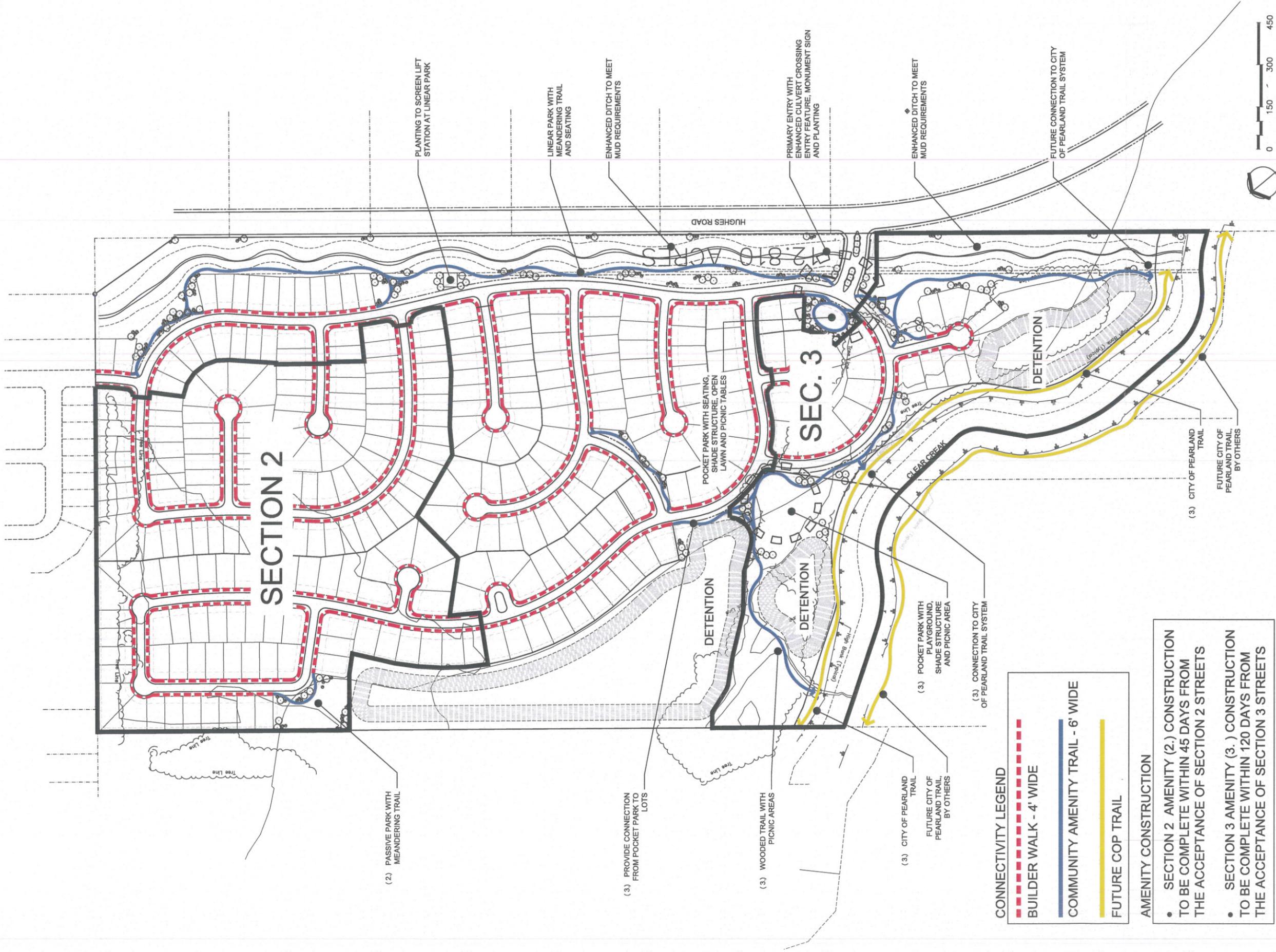
Aerial Map

Preliminary Plat of Preserve at Highland Glen Sec. 3

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

N





CONNECTIVITY LEGEND

	BUILDER WALK - 4' WIDE
	COMMUNITY AMENITY TRAIL - 6' WIDE
	FUTURE COP TRAIL

- AMENITY CONSTRUCTION**
- SECTION 2 AMENITY (2.) CONSTRUCTION TO BE COMPLETE WITHIN 45 DAYS FROM THE ACCEPTANCE OF SECTION 2 STREETS
 - SECTION 3 AMENITY (3.) CONSTRUCTION TO BE COMPLETE WITHIN 120 DAYS FROM THE ACCEPTANCE OF SECTION 3 STREETS

THIS DRAWING IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE. NO WARRANTIES OR REPRESENTATIONS, EXPRESSED OR IMPLIED CONCERNING THE ACTUAL DESIGN, LOCATION OR CHARACTER OF THIS PLAN ARE INTENDED. THIS PLAN IS NOT FOR PERMIT OR CONSTRUCTION PURPOSES.

CONCEPTUAL PLAN
OCTOBER 2012
CCA PROJECT NO. 110-042

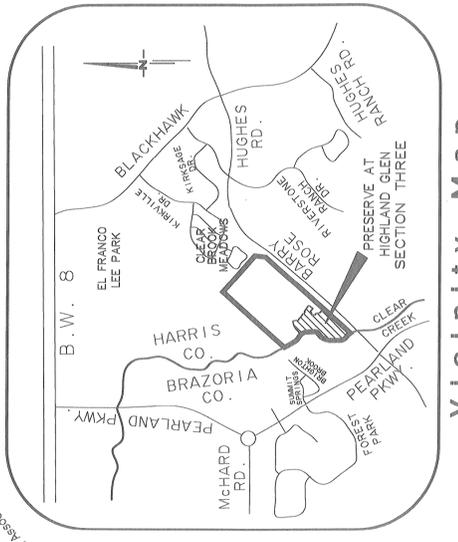
THE PRESERVE AT CLEAR CREEK HIGHLAND GLEN
Programming Diagram
Landscape Improvements

Beazer Homes Texas
Pearland, Texas



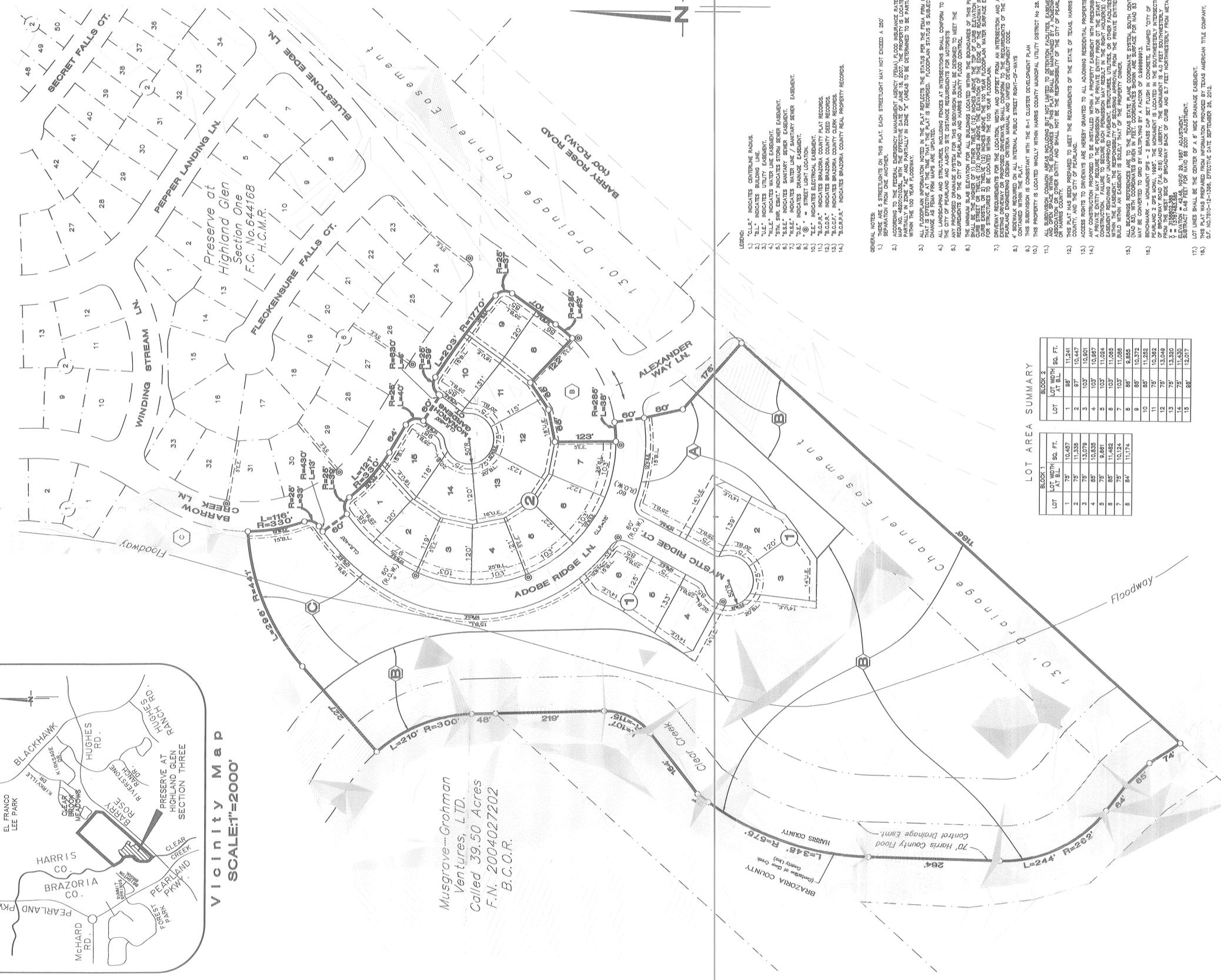
CLARK CONDON ASSOCIATES
LANDSCAPE ARCHITECTURE

10401 Stella Link Road Houston, Texas 77025
TEL 713.871.4144 FAX 713.871.0888
www.clarkcondon.com



Vicinity Map
SCALE: 1" = 2000'

Musgrave-Graham
Ventures, LTD.
Called 39.50 Acres
F.N. 2004027202
B.C.O.R.



- LEGEND:
- "C.L.R." INDICATES CENTERLINE RADII.
 - "B.L." INDICATES BUILDING LINE.
 - "E.L." INDICATES EASEMENT LINE.
 - "W.L." INDICATES WATER LINE EASEMENT.
 - "S.S.E." INDICATES STORM SEWER EASEMENT.
 - "S.S." INDICATES SANITARY SEWER EASEMENT.
 - "D.E." INDICATES DRAINAGE EASEMENT.
 - "S" = STREET LIGHT LOCATION.
 - "E.C." INDICATES ELECTRICAL EASEMENT.
 - "P.L." INDICATES PLANT RECORDS.
 - "B.O.D.P." INDICATES BRAZORIA COUNTY DEED RECORDS.
 - "B.C.C.P." INDICATES BRAZORIA COUNTY CLERK RECORDS.
 - "B.C.R.P." INDICATES BRAZORIA COUNTY REAL PROPERTY RECORDS.

- GENERAL NOTES:
- THERE ARE 5 STREETLIGHTS ON THIS PLAT. EACH STREETLIGHT MAY NOT EXCEED A 25'.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP MAP NO. 4801001001, WITH THE EFFECTIVE DATE OF JUNE 16, 2007, THE PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS TO BE DETERMINED TO BE PARTIALLY FLOOD PRONE WITHIN THE 100 YEAR FLOODWAY).
 - ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP CHANGES EFFECTIVE MAY 15, 2011. THE PLAT IS RECORDED.
 - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AHSITO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF PEARLAND AND HARRIS COUNTY FLOOD CONTROL REQUIREMENTS OF THE CITY OF PEARLAND AND HARRIS COUNTY FLOOD CONTROL.
 - THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE 1.0 FEET ABOVE THE FINISHED FLOOR ELEVATION OF THE MAIN FLOOR. THE FINISHED FLOOR ELEVATION FOR A BUILDING SHALL BE 1.0 FEET ABOVE THE FINISHED FLOOR ELEVATION OF THE MAIN FLOOR. THE FINISHED FLOOR ELEVATION FOR A BUILDING SHALL BE 1.0 FEET ABOVE THE FINISHED FLOOR ELEVATION OF THE MAIN FLOOR.
 - DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTH AND OFFSET FROM AN INTERSECTION AND ANY PEAKLOADING REQUIREMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND AND HARRIS COUNTY FLOOD CONTROL.
 - SEWERAGE SHALL BE DISCHARGED TO THE CITY OF PEARLAND AND HARRIS COUNTY FLOOD CONTROL.
 - THIS PROPERTY IS LOCATED WITHIN THE 8-1 CLUSTER DEVELOPMENT PLAN AND SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CITY OF PEARLAND AND HARRIS COUNTY FLOOD CONTROL.
 - ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO STREETS, FLOOD CONTROL EASEMENTS AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE MEMBERS OF THE HARRIS COUNTY PROPERTY OWNERS ASSOCIATION.
 - THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, HARRIS COUNTY AND THE CITY OF PEARLAND. ACCESS ROADS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
 - ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESERVED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. THE PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. THE PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION.
 - ALL BEARINGS AND DISTANCES ARE TO BE MEASURED FROM THE POINT OF BEGINNING OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
 - ALL BEARINGS AND DISTANCES ARE TO BE MEASURED FROM THE POINT OF BEGINNING OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
 - BENCHMARK - MONUMENT OPS - 2 BRASS CAP SET FLUSH IN CONCRETE, STATIONED "CITY OF PEARLAND 2 OPS MONUMENT, 1987". THE MONUMENT IS LOCATED IN THE SOUTHWESTERN INTERSECTION FROM THE WEST SIDE OF BROADWAY BACK OF CURB AND 8.7 FEET NORTHWESTERN FROM METAL POLE.
 - 1" = 100' SCALE FOR MAPS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36.
 - LOT LINES SHALL BE THE CENTER OF A 6" WIDE DRAINAGE EASEMENT.
 - THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, OF 10/15/10-1/1/10, EFFECTIVE DATE SEPTEMBER 28, 2012.

LOT AREA SUMMARY

BLOCK 1		BLOCK 2	
LOT	LOT WIDTH AT B.L. SQ. FT.	LOT	LOT WIDTH AT B.L. SQ. FT.
1	10,457	1	89
2	11,335	2	97
3	11,335	3	10,447
4	8,861	4	10,391
5	7,915	5	10,391
6	8,861	6	10,391
7	11,422	7	10,391
8	11,422	8	11,085
9	11,174	9	8,845
10	8,845	10	10,372
11	8,845	11	11,252
12	7,915	12	10,392
13	7,915	13	13,049
14	7,915	14	13,250
15	8,861	15	12,019
16	8,861	16	12,019

- NOTE:
- A RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±1.3 ACRES
 - B RESTRICTED RESERVE "B" DRAINAGE/DETENTION ±14.7 ACRES
 - C RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE/ RECREATION CENTER ±2.0 ACRES

ENCOURAGEMENT CERTIFICATE
This is to certify that KERRY MONROE, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, that all exterior boundary corners of the plotted survey have been set at the corners of the subdivisions, and that the area shown on this plat is the true and correct area of the land shown. The tract is within the City limits of Pearland.

KERRY MONROE, R.P.L.S.
Registration No. _____

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF PEARLAND INFERRED DEVELOPMENT CODE AND EFFECT AT THE TIME THIS PLAT WAS PREPARED. ANY VARIANCE OR SUBSEQUENTLY GRANTED BY THE PEARLAND PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF OBTAINING A PERMIT TO CONSTRUCT. THIS PLAT IS NOT TO BE USED AS A BASIS FOR ANY REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE DESIGN, LOCATION, QUALITY OR PRELIMINARY SUBDIVISION PLAT.

A PRELIMINARY PLAT OF PRESERVE AT HIGHLAND GLEN SECTION THREE

BEING 25.4± ACRES OF LAND
CONTAINING 21 LOTS (75' X 120' TYP) AND
THREE RESERVES IN TWO BLOCKS.
OUT OF THE
DERRIL H.M. HUNTER SURVEY, A-36
CITY OF PEARLAND, HARRIS COUNTY, TEXAS

OWNER:
BEAZER HOMES
10110 WEST SAM HOUSTON PARKWAY, #100
HOUSTON, TEXAS 77064
ATTN: DAN OLSON, 713-897-2100

ENGINEER:
LJA ENGINEERING & SURVEYING, INC.
2929 BRIARPARK DRIVE, #600
HOUSTON, TEXAS 77042
ATTN: JAMES ROSS, 713-963-6200

PLANNER: 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 60 120 240

OCTOBER 10, 2012
KBAW 0425

**P&Z AGENDA
ITEM**

E



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 10/30/2012
AGENDA ITEM SUBJECT: Old Alvin Road Cluster Plan

Old Business **New Business** Discussion Item Workshop

Summary: A request by Alan Mueller, applicant, on behalf of S.E. Cemeteries of Texas, Inc., owner, for approval of a Cluster Plan on a 81.6 acre tract of land for a single-family residential subdivision, generally located a 500 feet north of McHard Road on both the east and west sides of Old Alvin Road.

Staff Recommendation: The development does not appear to be any different than traditional R-3 zoning in terms of lot size, amenities, and open space. Therefore, staff is unable to recommend approval at this time.



PLANNING AND ZONING COMMISSION MEETING OF NOVEMBER 5, 2012

Old Alvin Road Cluster Development

A request by Alan Mueller, applicant, on behalf of S.E. Cemeteries of Texas, Inc., owner, for approval of a Cluster Plan on a 81.6 acre tract of land for a single-family residential subdivision, generally located a 500 feet north of McHard Road on both the east and west sides of Old Alvin Road.

Legal Description: Being 81.572 acres of land in the H.T. & B.R.R. Co. Survey, Abstract 233 and the R.B. Lyle Survey, abstract 542, Brazoria County, Texas, more particularly being a portion of Lots 62, 63, 68, 69, 93 and 94 of the W. Zychlinsky Subdivision of record in Volume 29 Page 43 of the Deed Records of Brazoria County, Texas (B.C.D.R.).

General Location: Five hundred feet north of McHard Road on both the east and west sides of Old Alvin Road.

SUMMARY: This is a request for a Cluster Plan on Old Alvin Road. The proposal is for up to 265 single-family residential lots, with 2.7 acres of park open space, and 15.6 acres of detention. The applicant has indicated that the development will have 8.7 acres of parks and open space; however this calculation includes approximately 6 acres of pipeline easement, which would not be counted towards open space, according to the definition of open space in the Unified Development Code, provided later in this report. The total acreage of the proposed subdivision is approximately 81.6 acres.

The Cluster Plan is intended to allow flexibility with lot sizes for the developer and in return the applicant shall provide open space and amenities which are *not achieved through the application of minimum lot standards*. The Unified Development Code specifically defines both open space and amenities, and those definitions are provided later in this report. These open spaces and amenities are specifically listed as criteria of approval for a Cluster Development Plan, among other criteria listed in the Unified Development Code. (Section 2.2.4.4, UDC, Criteria of Approval for Cluster Development Plans)

The property is currently zoned Single Family Medium Density Residential (R-2). This zoning is a result of a zone change to R-2 the property received in October of 2012. The previous zoning for the property was both General Commercial (GC) and Single Family Residential-1 (R-1), with the GC portion being located West of Old Alvin and the R-1 portion located East of Old Alvin.

The minimum proposed lot size for the Cluster Development plan will be 50' x 120,' which equals 6,000 square feet. The minimum lot size in a traditional R-2 development would be 70' X 90' and 7,000 square feet. The original R-1 zone would have required a minimum lot size 8,800 square feet with lot dimensions of 80' x 90' and a residential density 3.2 for a cluster development. This is illustrated in the table below:

	<u>Proposed Cluster</u>	<u>R-2</u>	<u>R-1</u>
Minimum lot area:	6,000 sq ft	7,000 sq ft	8,800 sq ft
Minimum lot width:	50'	70'	80'
Minimum lot depth:	120'	90'	90'
Density (units/acre)	Needs to be calculated	4.0	3.2

The definition of gross residential density, per the Unified Development Code is below:

DENSITY, GROSS RESIDENTIAL: The number of dwelling units per gross acre used for residential use. All density calculations shall be made using gross acreage dedicated for residential use, exclusive of easements and thoroughfare rights-of-way, and inclusive of retention/detention areas, public or private streets that are platted or will be platted as part of the development of the property, open space, recreational areas, and parks provided within the development.

As discussed later in this report, staff has not been provided with clarification on whether the density being proposed meets this definition. As previously mentioned, there is a large pipeline easement in this property which appears to be included in the provided density.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	GB/R-2	Single Family Residential/Church
South	GC/R-1	Vacant Land
East	R-1/R-2	Vacant Land
West	GC	Vacant Land

UNIFIED DEVELOPMENT CODE: The subject property is currently zoned as Single-Family Residential (R-2). If approved for this site, a cluster development plan would allow the developer to vary the size of lots as long as the overall density of the development does not go over 4 dwelling units an acre, as specified in Section 2.2.4.3 of the Unified Development Code.

ANALYSIS OF THE CLUSTER DEVELOPMENT PLAN: The Planning and Zoning Commission, or the City Council on appeal, shall apply the following factors in taking action on the Cluster Development Plan application, contained in Section 2.2.4.4 of the

Unified Development Code:

- 1. The Cluster Development Plan meets the standards for residential density as outlined in the following in relation to each zoning district:**

As previously mentioned, it is unclear at this time as to whether or not this calculation includes the approximately 6 acre pipeline easement within the property. If the density calculation does not include the pipeline, the density may increase. Therefore, it is unclear at this time if this criteria of approval is met. Maximum density requirements in a traditional R-2 development would be 4.0 units per acre.

- 2. The Cluster Development Plan is consistent with other zoning district regulations, except minimum lot size, width and depth.**

The approved Cluster Development Plan is consistent with the R-2 (Single-Family Residential-2) zoning district, with the exception of the variations on lot size, width and depth. The smallest lot dimensions proposed for this development are 50' x 120', for a total of 6,000 square feet. When compared to an R-2 (Single-Family Residence-2) zoning district which would require a minimum of 7,000 square feet, this is a 14% decrease from the normal R-2 requirement. This would be a 32% decrease in lot size from the R-1 requirement, which is the former zoning of the property on the east side of Old Alvin Road.

- 3. The Cluster Development Plan contains sufficient buffering to assure compatibility with adjacent uses and the character of the neighborhood.**

This Cluster Development Plan will abut a single-family residential development to the northeast. The abutting portion of this development will adhere to the Unified Development Code, including setbacks and landscaping requirements and therefore should not adversely impact the adjacent subdivision. All other portions of the proposed Cluster Development Plan abut undeveloped land and will meet the applicable buffering requirements set forth in the Unified Development Code.

- 4. The Cluster Development Plan provides open space or amenities to the development that could not be achieved through application of minimum lot size standards. As referred to herein, open space and amenities do not include any land dedicated to the City under the parkland dedication requirement in Chapter 3, Article 2, Division 10.**

Without clarification and additional information to be provided based on staff concerns, it is unclear whether the proposed Cluster Development Plan meets this Unified Development Code requirement of approval.

Without additional details, it does not appear that the proposed Cluster Development Plan provides usable open space or amenities in order to meet the intent of a cluster plan. Please see staff comments below for further details.

STAFF CONCERNS: At this time, staff has a number of concerns that need to be addressed prior to the approval of this cluster plan.

Trail/Circulation

1. Details for proposed trail crossing at Old Alvin need to be provided and discussed with the Engineering Department.
2. Proposed trail should be a minimum of 10' wide to meet the requirements of the approved Trail Master Plan (Section 5.3). The City's approved Trail Master plan appears to indicate a future *Primary Trail* to be located in the general area. As specified in the City's approved Trail Master Plan, a *primary trail* with shared access is to be 10' in width.

Amenities/Open Space

3. The applicant has indicated that the proposal includes 24 acres of open space. Open space, as defined in the Unified Development Code, and included below, should not include proposed detention areas unless these are amenitized, as also defined below:

OPEN SPACE: Property designated for recreational use, including a private park, play lot, plaza or ornamental area intended for use or enjoyment by people. Open space does not include streets, alleys, utility easements, public parks or required setbacks.

AMENITIZED DETENTION/RETENTION POND: An area that is designed to capture, store and release stormwater and that is designed as a site amenity by being aesthetically pleasing, by meeting the definition of "open space" herein, and be being constructed to seem natural (i.e., without visible concrete). Such areas have a natural edge and are constructed to resemble a naturally created lake or pond. Also refer to the definition of "amenity" below.

AMENITY: Aesthetic or other characteristics of a development that increase its desirability visually, desirability to the City of Pearland, and/or its marketability to the public. Amenities may vary according to the type and nature of development, but examples include a naturalized retention/detention pond (refer to definition herein), a recreational facility, landscaping, or large trees.

4. As discussed above, pipeline or other easements cannot be included in the calculation of open space. Please provide an accurate calculation of open space based on the Unified Development Code definitions.
5. Please provide details for proposed entry monumentation if this is included as part of listed amenities. For example, if the feature includes landscaping, provide size, location, and quantity.
6. As the definition of open space, provided above, indicates the inclusion of amenities such as parks, playgrounds, etc, please provide details on what is being provided (locations, specifications).

PLATTING STATUS: This property has not yet been platted. Approval of the Cluster Development Plan is the first step in that process. Formal subdivision platting will be required prior to development.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The Future Land Use designation for the subject land is Low Density Residential Development. The approved Comprehensive Plan further indicates that corresponding zoning designations for Low Density Residential are Residential Estate (RE) and Single Family Residential-1 (R-1). Therefore, the proposed development is not in conformance with the Comprehensive Plan.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject contains frontage on Old Alvin Road, a major collector with a minimum right-of-way of 80'. Old Alvin is currently constructed as a two lane road, with a width of approximately 25'.

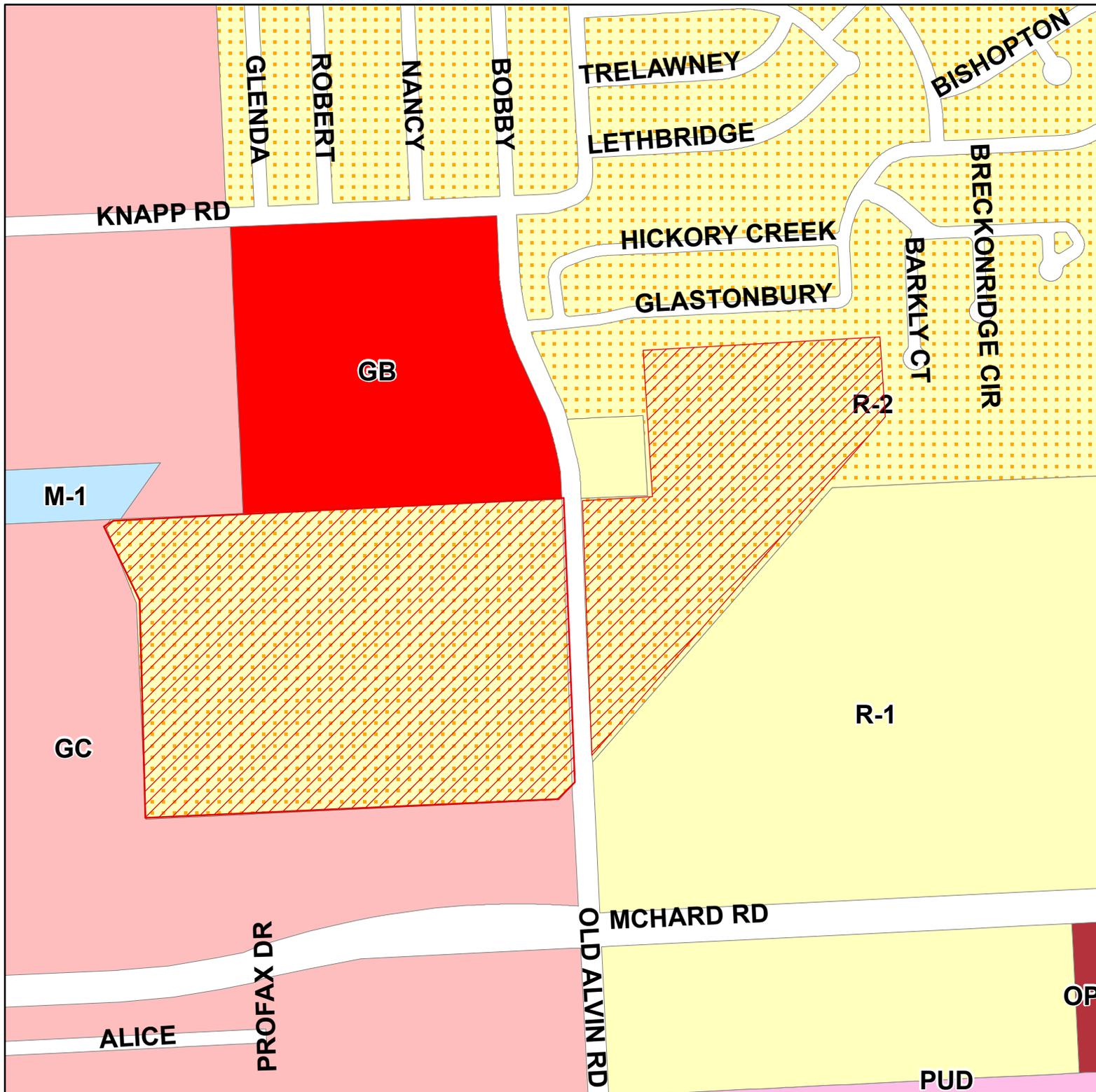
AVAILABILITY OF UTILITIES: The subject parcel is served by public water along Old Alvin. Sewer lines are available to the north and south of the property and would be required to be extended for this development.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: As additional information is provided to illustrate how the proposed development meets the approval criteria listed in Section 2.2.4.4 of the Unified Development Code, impact on existing and future development will be more clear. If the information provided indicates that the proposed Cluster Plan meets all of the criteria of approval in the Unified Development Code, then the proposed development should not have a negative impact on existing and future development in the area. If a cluster development plan were to be approved which did not meet the criteria of approval, the result would be a development with smaller lot sizes than typically permitted in an R-2 zone, without compensating amenities.

STAFF RECOMMENDATION: The development does not appear to be any different than traditional R-3 zoning in terms of lot size, amenities, and open space. Therefore, staff is unable to recommend approval at this time.

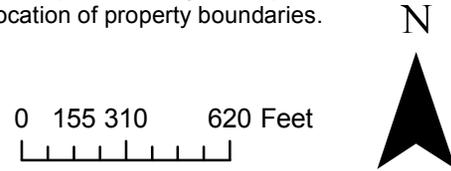
SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Future Land Use Plan
- Aerial Photograph
- Cluster Plan Exhibit



Zoning Map
Old Alvin Road
Cluster Plan

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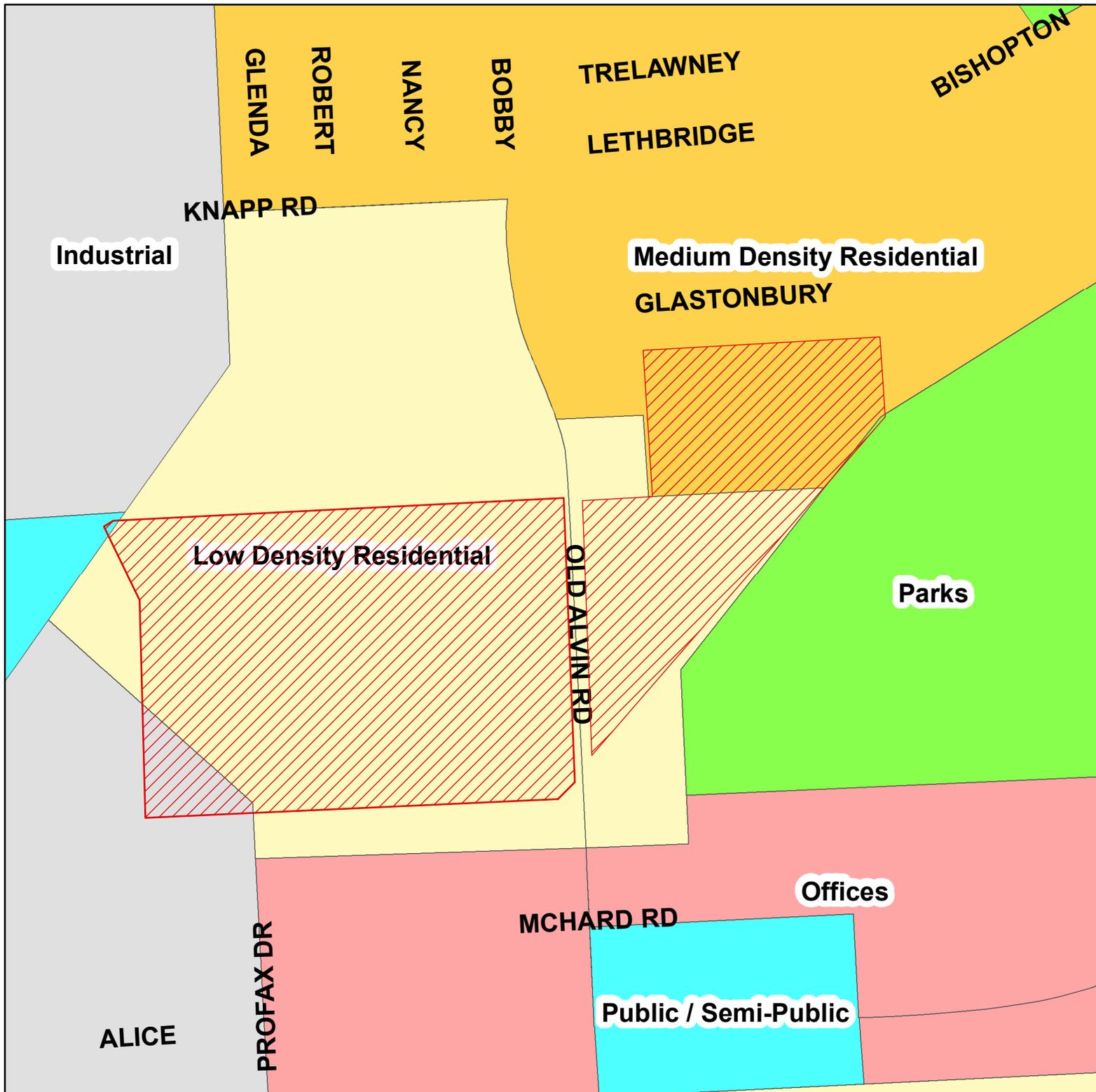
FLUP Map

Old Alvin Road Cluster Plan

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N

0 155 310 620 Feet





Aerial Map

Old Alvin Road Cluster Plan

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0 155 310 620 Feet



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



APPLICATION FOR A CLUSTER DEVELOPMENT PLAN

A Cluster Development Plan for: Single Family Residential
(list proposed use from the Table of Uses of the UDC)

Current Zoning District: R-2 (Pending)

Property Information:

Address or General Location of Property: Bath sides of old Alvin Road,
North of McHard Road

Tax Account No. Property ID# 165785, 165790, 165787, 165788, 177145

Subdivision: Abstract 233, HTEARR Survey Lot: 62, 63, 68, 69, Block: _____
93, 94

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

PROPERTY OWNER INFORMATION:

NAME S.E. Cemeteries of Texas, Inc. / Robert C. Murray, Pres
 ADDRESS 523 S Main ST
 CITY Grapevine TX STATE TX ZIP 76051
 PHONE (281) 733-9196
 FAX () _____
 E-MAIL ADDRESS RCMurray@stel.com

APPLICANT/AGENT INFORMATION:

NAME Alan Mueller
 ADDRESS 4201 Broadway
 CITY Pearland STATE TX ZIP 77581
 PHONE (281) 412 9210
 FAX (281) 412 9060
 E-MAIL ADDRESS alan@grcemastexas.com

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

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

Owner's Signature: [Signature] Date: 10/6/12

Applicant/Agent's Signature: [Signature] Date: 10/5/12

OFFICE USE ONLY:

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

Application No. _____

**Metes &
Bounds
Description
with Exhibit**

DESCRIPTION OF
81.572 ACRES

Being 81.572 acres of land located in the H.T. & B. R.R. Co. Survey, Abstract 233 and the R.B. Lyle Survey, Abstract 542, Brazoria County, Texas, more particularly being a portion of Lots 62, 63, 68, 69, 93 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.), said 81.572 acres being more particularly described in two (2) parts by metes and bounds as follows, all bearings referenced to Texas Coordinate System, South Central Zone, Nad 83, 2001 Adjustment;

PART 1

BEGINNING at a 1/2-inch iron rod found at the southeast corner of Crosspoint Fellowship Church, a subdivision of record in Volume 22, Pages 53 and 54, of the Plat Records of Brazoria County, Texas, (B.C.P.R.), same being a point on the westerly right-of-way line of Old Alvin Road, 80 feet wide, and a point on the northerly line of aforementioned Lot 68;

Thence, South $02^{\circ} 38' 45''$ East, along the westerly right-of-way line of said Old Alvin Road, 1,179.33 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set for corner, on the southeasterly line of aforementioned Lot 62 and a point on the common line of the H.T. & B. R.R. Co. Survey and the D.H.M. Hunter Survey, Abstract 76 from which a found 5/8-inch iron rod with cap stamped "Walsh Surveying Inc" bears South $29^{\circ} 16' 39''$ West, 8.31 feet, and a 5/8-inch iron rod, found on the westerly right-of-way line of Old Alvin Road bears South $02^{\circ} 38' 45''$ East, 92.87 feet;

Thence, departing the west right-of-way line of Old Alvin Road, 80 feet wide, South $41^{\circ} 29' 43''$ West, along the westerly line of Lot 62 and said common survey line, 127.45 feet to a 5/8-inch iron rod with cap stamped "Walsh Surveying Inc" found for corner;

Thence, departing said common survey line, with the south line of said Lot 62, South $87^{\circ} 15' 05''$ West, 1,265.93 feet to a 1-inch iron rod found marking the southwest corner of said Lot 62 and the southeast corner of aforementioned Lot 63, and on the common line of aforementioned R.B. Lyle Survey and the H.T. & B.R.R. Co Survey;

81.572 acres

September 10, 2012
Job No. 1406-3102

Thence, South 87° 22' 06" West, along the south line of said Lot 63, 487.86 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG", set for corner, from which a found 1-inch iron rod bears South 87°22' 06" West, 841.80 feet

Thence, departing the southerly line of said Lot 63, North 02° 42' 39" West, 1,005.07 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG", set for corner;

Thence, North 24° 15' 56" West, 254.90 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG", set for corner;

Thence, North 35° 44' 04" East, 35.05 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set for corner on the north line of aforementioned Lot 69, from which a found 1/2-inch iron rod with cap stamped "RPLS 1895", bears South 87° 15' 06" West, 7.42 feet;

Thence, North 87° 15' 06" East, along the north line of said Lot 69 passing at 559.71 feet a 3/4-inch iron rod found marking the northeast corner of said Lot 69, same point being the northwest corner of the aforementioned Lot 68 and continuing along the north line of said Lot 68 passing at 575.73 feet a 5/8-inch iron rod with cap stamped "C.L. Davis-RPLS 4464", continuing in all a distance of 1,915.85 feet to the POINT OF BEGINNING and containing 53.976 acres of land;

PART 2

Beginning at a 1/2-inch iron rod found marking the intersection of the north line of aforementioned Lot 94 and the east right-of-way line of Old Alvin Road, 80 feet wide, same point being the southwest corner of Twin Wood Subdivision, of record in Volume 17, Pages 295 and 296, B.C.P.R. and the southwest corner of Reserve "A", as shown on said Twin Wood Subdivision;

Thence, North 87° 15' 06" East, with the common line of said Lot 94 ,Twin Wood Subdivision and Reserve "A", 285.85 feet to a 3/4-inch iron rod found for corner, same being the

81.572 acres

September 10, 2012
Job No. 1406-3102

most southerly southeast corner of said Twin Wood Subdivision and the southeast corner of said Reserve "A";

Thence, North 02° 43' 24" West, departing the north line of said Lot 94, along the east line of said Twin Wood Subdivision and Reserve "A", 631.44 feet, to a 5/8-inch iron rod with plastic cap stamped "LJA ENG", set for corner, same being the northeast corner of Reserve "A" and an angle point on the southerly line of said Twin Wood Subdivision;

Thence, North 87° 15' 06" East, along the south line of said Twin Wood Subdivision, 1023.62 feet, to a 5/8-inch iron rod with plastic cap stamped "LJA ENG", set for corner, same being the most easterly, southeast corner of said Twin Wood Subdivision, and a point on the west line of Twin Wood Section 2 Amending Plat of record in Volume 24, Page 26, B.C.P.R.;

Thence, South 03° 34' 27" East, departing the south line of said Twin Wood Subdivision, and along said Twin Wood Section 2 Amending Plat, 376.15 feet, to a 3/4-inch iron found for corner, same being on the common line of aforementioned H.T. & B. R.R. Co. Survey and the D.H.M. Hunter Survey, and the southwest corner of said Twin Wood Section 2;

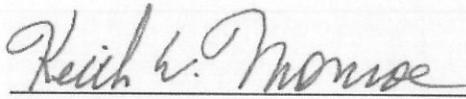
Thence, with the southeasterly line of said Lot 93 and 94, and said common survey line, South 41° 29' 43" West, at 994.29 feet pass a found 1/2-inch iron rod and continue in all a distance of 1887.78 feet, to a point for corner from which a a found 1/2-inch iron rod bears North 26° 04' 42" East, 0.62 feet and a 5/8 inch iron rod with cap stamped "Wilson" found on the easterly right-of-way line of said Old Alvin Road bears South 02° 38' 45" East, 175.38 feet;

Thence, leaving said southeasterly line and said common survey line, with said east right-of-way line, North 02° 38' 45" West, 1,097.04 feet to the POINT OF BEGINNING and containing 27.596 acres of land;

81.572 acres

September 10, 2012
Job No. 1406-3102

Said Part 1 and Part 2 containing a total of 81.572 acres of land.

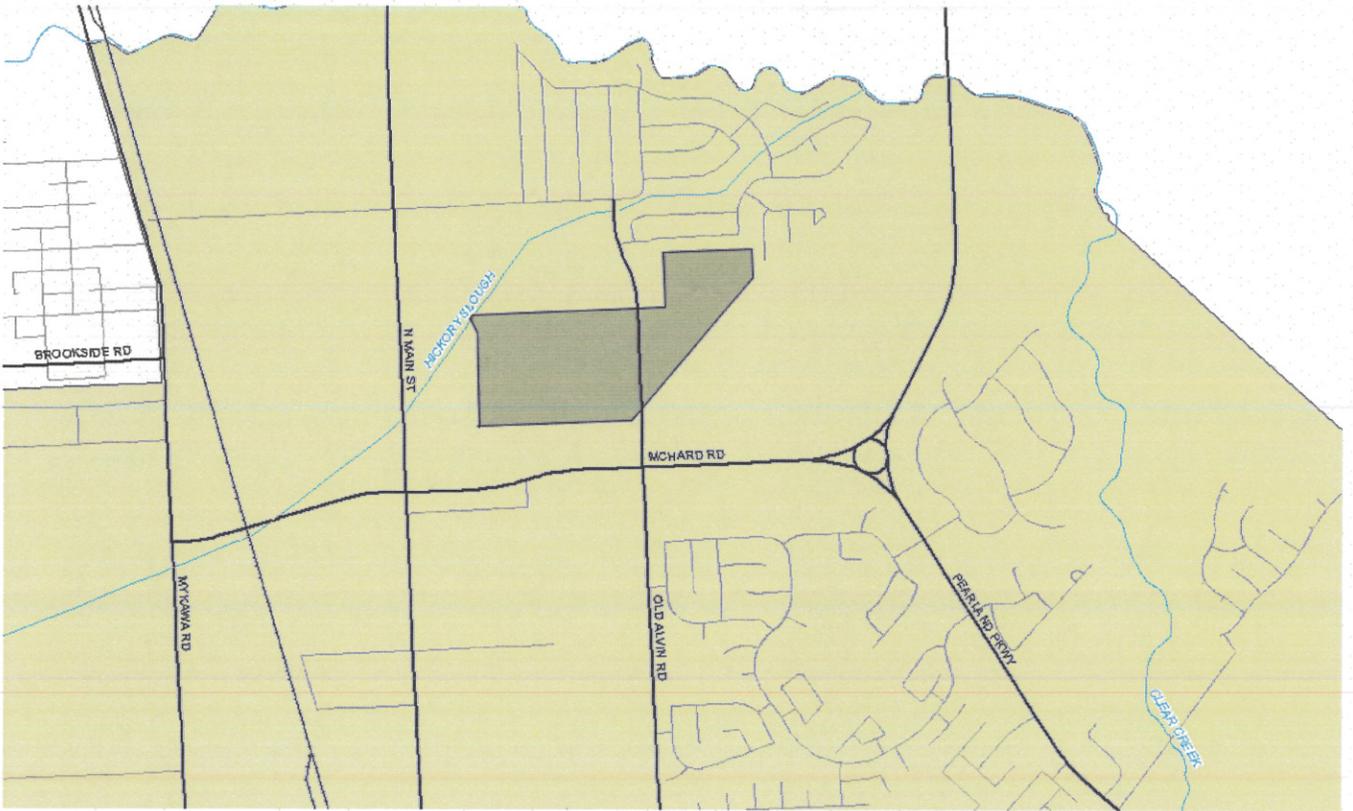


Keith W. Monroe
Registered Professional Land Surveyor
Texas Registration No. 4797



LJA Engineering, Inc.

Parcel Map
Printed from
City Website



Cluster Plan Description and Exhibit

Cluster Plan Description
Old Alvin Road – North of McHard Road
81.572 Acres

Location/Surrounding Uses

The property governed by this cluster plan is 81.572 acres on Old Alvin Road, north of McHard Road. The property is split into two parts by Old Alvin Road with approximately 53.976 acres in part #1 on the west side of Old Alvin Road and 27.596 acres in part #2 on the east side of Old Alvin Road. Existing surrounding land uses are described in the following table:

	North	South	East	West
Part #1	Existing Church	Vacant – Designated as “Offices” on future land use plan	Old Alvin Road/ Part #2	Existing Cemetery
Part #2	Existing R-2 Subdivision	David L. Smith Site & 1 existing home	Existing R-2 Subdivision	Old Alvin Road/ Part #1

Site Characteristics & Constraints

There are several characteristics and constraints which impact the site and make it an ideal candidate for a cluster development plan:

- Pipelines:** A pipeline corridor approximately 65 in width containing three pipelines, with one additional planned, traverses the site at an oblique angle further dividing the property into four odd-shaped sub-parts.
- Fault Zone:** A fault zone traverses the central portion of the site in a southeast to northwest direction encumbering approximately three acres in the recommended setback zone.
- Odd Shapes:** The pipeline corridor creates two inefficient triangular shapes encompassing approximately 1/3 of the total property area. Additionally, an out-parcel in the northwest corner of part #2 creates more odd angles and narrow dimensions. These odd shapes restrict efficient lot layout, but create additional open spaces.
- Floodplain:** Approximately 20% of the property is encumbered by the 100-year floodplain. While this property can likely be reclaimed, the floodplain mitigation pond consumes additional acreage and adds an additional cost burden.
- Infrastructure:** The presence of existing major infrastructure to makes the property an ideal candidate for a higher density cluster plan development. Major trunk water and sanitary sewer facilities are in place on McHard Road. Pearland Parkway and McHard Road are four-lane divided facilities; SH 35 is under construction as a six-lane divided roadway. The Old Alvin Road bridge over Hickory Slough is under construction as a new concrete bridge.

Cluster Plan Description
Old Alvin Road – North of McHard Road
81.572 Acres

Development Plan

Utilizing the pipeline corridor and fault zone as connecting open spaces is a focal point of the development plan. Additionally, the open space created by the odd property shapes is incorporated into a comprehensive open space and connectivity plan. The plan includes approximately six acres of green space in addition to a 1.1-acre neighborhood park. Open spaces along Old Alvin Road preserve the open character of the neighborhood.

With an underlying R-2 zoning, the maximum gross density will not exceed 4.0 units/acre, resulting in a maximum cap of 326 homes. The minimum proposed lot size is 50'x120'. The other lots may be in varying widths, but will maintain a minimum depth of 120'. The lot distribution and number shown on the conceptual plan is preliminary; the property will be governed by the maximum 4.0 units/acre criteria.

Lot sizes may be intermingled with each other and will not necessarily be segregated by lot size into different sections. This lot configuration is proposed to maximize flexibility and efficiency given the odd shapes and dimensions encountered on this property. The variation in lot sizes will also provide a varied streetscape and allow for a variety of price points in order to be responsive to fluctuating market demands during the life of the project.

Note: The attached development plan is preliminary and conceptual pending completion of the fault study for the property. The plan will be updated to account for and utilize the fault as part of the community open space and amenity plan prior to final approval.

Amenity Plan

The open/green space components of this plan include multiple landscaped areas throughout the community. These areas will be appropriately landscaped to enhance the chosen theme for the property. Utilizing the pipeline corridor and fault zone, a trail system will provide connectivity to all parts of the subdivision and provide an opportunity to connect into future City improvements on the David L. Smith site. The trail will have a minimum width of six feet and will be constructed of natural materials. Trees and benches will be provided at key locations.



LEGEND

- PARK / OPEN SPACE - 8.7 Ac.
- DETENTION - 15.6 Ac.
- FAULT ZONE
- EMERGENCY ACCESS ESMT
- HIKE & BIKE TRAIL

a cluster plan exhibit for

OLD ALVIN ROAD

± 81.6 ACRES OF LAND

prepared for

BEAZER HOMES

KERRY R. GILBERT & ASSOCIATES, INC. Land Planning Consultants

SCALE
0 100 200 400

OCTOBER 19, 2012
KGA #0428

23501 Cinco Ranch Blvd.
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**P&Z AGENDA
ITEM**

F



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Harold Ellis, City Planner
DATE: October 31, 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 - June to November 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	Approved
2012-06Z	South Park Funeral Home	1310 N. Main	8/20/2012	8/20/2012	Approval	M-1	GC	Approved
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	Approved
2012-09Z	Vivian Naeve, Chris Lesak	NE of Pearland Pkwy/John Lizer	9/17/2012	9/17/2012	Approval	NS	R-1	Approved
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
2012-14Z	SHT Kirby, LTD, Joe Powers	NE Corner Hooper/Spectrum	11/19/2012	11/19/2012	Pending	SP1	PD	Pending
2012-15Z	Jawad Hussain	5306 Broadway	11/19/2012	11/19/2012	Pending	NS	GB	Pending
2012-16Z	MUD 4 Zoning	Country Place	11/19/2012	11/19/2012	Pending	ETJ	PD, GB, R-3, TH	Pending
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 2012-03	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	11/19/2012	11/16/2012	Pending	SR-12	Pending
CUP 2012-08	Chasing Dreams Daycare	Child Daycare (Business)	8809 Broadway	11/19/2012	11/19/2012	Pending	NS	Pending

**ADJOURN
MEETING**