

# AGENDA

## CITY OF PEARLAND PLANNING & ZONING COMMISSION

DECEMBER 3, 2012

6:30 p.m.

Henry Fuertes  
P&Z CHAIRPERSON

Linda Cowles  
P&Z VICE-CHAIRPERSON

### COMMISSIONERS

Neil West

Mary Starr



Daniel Tunstall

Ginger McFadden

Matthew Hanks

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.

**THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, DECEMBER 3, 2012, AT 6:30 P.M., 2<sup>nd</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**

Approve the Minutes of the November 19, 2012, p.m. P&Z Regular Meeting, held at 6:30 p.m.

**III. EXCUSE ABSENCE**

Excuse the Absence of P&Z Commissioner Daniel Tunstall and P&Z Commissioner Ginger McFadden from the P&Z Regular Meeting, held on November 19, 2012.

**IV. OLD BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION - FINAL PLAT OF SOUTHERN TRAILS SECTION 9B**

**Decision  
Date  
12-19-12**

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

**Legal Description:** All that certain 13.764 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.

**V. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF RIVERSTONE RANCH PHASE 1, SECTION 1**

**Decision  
Date  
12-07-12**

A request by Warren Escovy – LJA Engineering Inc., applicant, on behalf of Meritage Homes of Texas, LLC, owner, for approval of a Preliminary Plat of

Riverstone Ranch at Clear Creek Phase 1 Section 1, a 59 lot single-family residential subdivision, to wit

**Legal Description:** Being a subdivision of 34.055 acres of land situated in the T.J. Green Survey, Abstract 290, City of Pearland, Harris County, Texas also being a Replat of lots 41, 42, 54-61, 70, 73-78, 90 and 91 of the Allison Richey Gulf Coast, Section "G", a subdivision of record in Volume 4, Page 48, Map Records of Harris County, Texas.

**General Location:** Southeast of Riverstone Ranch Drive, approximately 1200 feet south of the City of Houston ETJ border.

**B. CONSIDERATION & POSSIBLE ACTION – REQUEST FOR A WAIVER OF DECISION TIME FOR FINAL PLAT OF SOUTHLAKE SECTION 1**

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Waiver of Decision on the Final Plat of Southlake Section 1, to allow for additional time to address staff comments, to wit

**Legal Description:** Being 37.980 acres of land located in the H.T. & B.R.R. Co. Survey, Sec. 84, Abstract Number 538, City of Pearland, Brazoria County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. By instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

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

**C. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SOUTHLAKE SECTION 1**

<b>Decision Date</b> <b>12-07-12</b>
---

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Final Plat of Southlake Section 1, a 98 lot single-family residential subdivision, to wit

**Legal Description:** Being 37.980 acres of land located in the H.T. & B.R.R. Co. Survey, Sec. 84, Abstract Number 538, City of Pearland, Brazoria County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. By instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

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

**D. CONSIDERATION & POSSIBLE ACTION – REQUEST FOR A WAIVER OF DECISION TIME FOR FINAL PLAT OF SOUTHLAKE SECTION 2**

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner for approval of a Waiver of Decision on the Final Plat of Southlake Section 2, to allow for additional time to address staff comments, to wit

**Legal Description:** Being 19.530 acres of land located in the H. T. & B. R.R. Co. Survey, Sec. 84, Abstract Number 538, City of Pearland, Brazoria County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. by instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

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

**E. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SOUTHLAKE SECTION 2**

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Final Plat of Southlake Section 2, a 69 lot single-family residential subdivision, to wit

**Decision  
Date  
12-07-12**

**Legal Description:** Being 19.530 acres of land located in the H. T. & B. R.R. Co. Survey, Sec. 84, Abstract Number 538, City of Pearland, Brazoria County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. by instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

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

**F. CONSIDERATION & POSSIBLE ACTION – REQUEST FOR A WAIVER OF DECISION TIME FOR FINAL PLAT OF SHELTON RIDGE-HANNOVER HEIGHTS**

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner for approval of a Waiver of Decision on the Final Plat of Shelton Ridge-Hannover Heights, to allow for additional time to address staff comments, to wit

**Legal Description:** Being a subdivision of 3.499 acres of land located in the H. T. & B. R.R. Co. Survey, Sec. 84, Abstract Number 767, City of Pearland, Fort Bend County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. by instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

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

**G. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SHELTON RIDGE-HANNOVER HEIGHTS**

**Decision Date**  
**12-07-12**

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Final Plat of Shelton Ridge – Hannover Heights, a 3.499 acre street dedication located within the Shadow Creek Ranch Subdivision, to wit

**Legal Description:** Being a subdivision of 3.499 acres of land located in the H. T. & B. R.R. Co. Survey, Sec. 84, Abstract Number 767, City of Pearland, Fort Bend County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. by instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

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

**H. DISCUSSION ITEMS**

1. Commissioners Activity Report
2. Zoning Update
3. Annual P&Z Survey

4. No P&Z Regular Meeting or JPH, December 17, 2012
5. Next P&Z Meeting, January 7, 2013

## VI. ADJOURNMENT

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

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

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

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

**APPROVAL**

**OF**

**MINUTES**

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD NOVEMBER 19, 2012, AT 6:30 P.M., CITY COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**CALL TO ORDER**

P&Z Chairperson Henry Fuertes called the meeting to order at 9:06 p.m. with the following present:

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

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

**APPROVAL OF MINUTES**

P&Z Commissioner Neil West made the motion to approve the minutes of the P&Z Regular Meeting of November 5, 2012, and P&Z Vice Chairperson Linda Cowles seconded.

The vote was 5-0. The minutes of the P&Z Regular Meeting of November 5, 2012 were approved.

**OLD BUSINESS**

**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.

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

Mr. Alan Mueller was present and spoke of how they eliminated the 50' lot sizes and replaced with 55'lots, going back to the R-1 Zone lot sizes.

Mr. Neil West inquired if the trails could be put in the pipeline easements. Mr. Mueller states they can use the surface.

Mr. Dan Gilbert of 1112 Barkley Court spoke and asked the Commission to adhere to the zoning.

The vote was 5-0. The Old Alvin Road Cluster Plan was approved.

## **NEW BUSINESS**

### **CONSIDERATION & POSSIBLE ACTION - PROPOSED COMPREHENSIVE PLAN AMENDMENT - GRAND AVENUE PLAN**

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

The vote was 5-0. The Proposed Comprehensive Plan Amendment – Grand Avenue Plan was approved.

### **CONSIDERATION & POSSIBLE ACTION - PROPOSED COMPREHENSIVE PLAN AMENDMENT – LOWER KIRBY URBAN CENTER**

P&Z Commissioner Matthew Hanks made the motion to approve, P&Z Commissioner Mary Starr seconded.

The vote was 5-0. The Proposed Comprehensive Plan Amendment – Lower Kirby Urban Center was approved.

### **CONSIDERATION & POSSIBLE ACTION - CONDITIONAL USE PERMIT NO. CUP 2012-07**

At the request of Lam Vien Buddhist Temple, applicant and owner, for approval of a Conditional Use Permit to allow for a Church, Temple, or Place of Worship in the Suburban Residential - 12 (SR-12) Zoning District, on the following described property, to wit:

**Legal Description:** A Subdivision of 9.731 Acres in the H.T.& B.R.R. Co. Survey, Section 9, Abstract no. 234, Brazoria County, Texas.

**General Location:** 1606 Roy Rd., Pearland, TX

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

There was discussion with regards to a site plan showing the proposed location of the new worship facility, a recommended Pre-Development meeting. Chairperson Henry Fuytes asked what the hours of meditation would be. Mr. Khuong Le stated one hour on Sundays.

There was also discussion with regards to did the applicant have a previous Pre-Development meeting. Planner II Ian Clowes stated the applicant did have a meeting in April 2012; however, the meeting did not discuss the proposed Worship Facility.

P&Z Commissioner Mary Starr made the motion to postpone, and P&Z Commissioner Matthew Hanks seconded.

The vote was 5-0. Conditional Use Permit No. CUP 2012-07 was postponed.

**CONSIDERATION & POSSIBLE ACTION - CONDITIONAL USE PERMIT NO. CUP 2012-08**

At the request of Chasing Dreams Daycare, applicant and The Old Place Inc., owner, for approval of a Conditional Use Permit to allow for a Daycare Center (Business) in the Neighborhood Services (NS) Zoning District, on the following described property, to wit:

**Legal Description:** Being 9.930 acres of land, Lots 30-30A, of the Allison – Richey Gulf Coast Home Company Subdivision of Section 20, of the H.T. & B. Railroad Company Survey, Abstract 506, Brazoria County, Texas.

**General Location:** 8809 Broadway, Pearland, TX

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

Planner II Ian Clowes read the staff report.

The vote was 5-0. Conditional Use Permit No. CUP 2012-08 was approved.

**CONSIDERATION & POSSIBLE ACTION – PROPOSED AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE T-14**

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

Commissioner Mary Starr seconded.

The vote was 5-0. The Proposed Amendments to the Unified Development Code T-14 was approved.

**CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 2012-14Z**

A request of Joe D. Powers, AIA, applicant, on behalf of SHT/Kirby, Ltd., owner, for approval of a zone change from the Spectrum District (District S1) (SP1) zone to the Planned Development (PD) zone for 13.589 acres on the following described property, to wit:

**Legal Description:** Being a 13.589 acre tract of land out of Allison Richey Gulf Coast Homes Subdivision, an addition to the City of Pearland, Brazoria County, Texas as recorded in Volume 3, Page 40, of the Map Records of Harris County, Texas, said 13.589 acre tract of land being a portion of a 36.166 acre tract of land (by deed) deeded to SHT/Kirby LTD, as recorded in Harris County Clerk's File Number 20080049996 in the Official Public Records of Real Property, Harris County, Texas

**General Location:** Northeast corner Spectrum and Hooper, Pearland, TX

P&Z Vice-Chairperson Linda Cowles made the motion to approve, and P&Z Commissioner Neil West seconded, with the following condition:

1). Site will obtain power from existing overhead utilities on Hooper. This extension to the subject property across Hoop may occur via overhead power. Utilities within the site will be underground.

The vote was 5-0 with the condition. Zone Change Application No. 2012-14Z was approved with the following condition:

1). Site will obtain power from existing overhead utilities on Hooper. This extension to the subject property across Hoop may occur via overhead power. Utilities within the site will be underground.

**CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 2012-16Z**

A request of City of Pearland, applicant, for approval of General Business (GB) with Conditional Use Permits (CUPs) on specified properties and Planned Development (PD) zoning for MUD 4 property, to wit:

**General Location:** Country Place development, north and south of McHard, east and west of SH288. General Location: Five hundred feet north of McHard Road on both the east and west sides of Old Alvin Road.

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

There was discussion with regards to future development of existing golf course, and the non-conforming uses in the commercially developed area.

The vote was 5-0. Zone Change Application No. 2012-16Z was approved.

## **DISCUSSION ITEMS**

1. Commissioners Activity Report – P&Z Vice Chairperson Linda Cowles stated she attended the H-GAC Workshop on Healthier & More Active Environment.
2. Next P&Z Regular Meeting, December 3, 2012
3. Discuss Possible JPH for December 2012 – Director of Community Development Lata Krishnarao stated there would not be a meeting on December 17, 2012.

## **ADJOURNMENT**

P&Z Chairperson Henry Fuertes adjourned the P&Z Regular Meeting at 10:08 p.m.

These minutes are respectfully submitted by:

---

Judy Brown, Planning Office Coordinator

Minutes approved as submitted and/or corrected on this 3<sup>rd</sup> day of December 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:** 11/27/2012  
**AGENDA ITEM SUBJECT:** Final Plat of Southern Trails Section 9B

---

**Old Business**       **New Business**       **Discussion Item**       **Workshop**

**Summary:** A request by Warren Escovy-LJA Engineering, applicant, on behalf of CL Ashton Woods, LP, owner, for approval of a Final Plat of Southern Trails Section 9B, a 54 lot single-family residential subdivision, generally located at the southwest corner of Southern Trails Drive and Ashton Oak Drive on 13.764 acres.

**Staff Recommendation:** Approval of the Final Plat



# PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 3, 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.

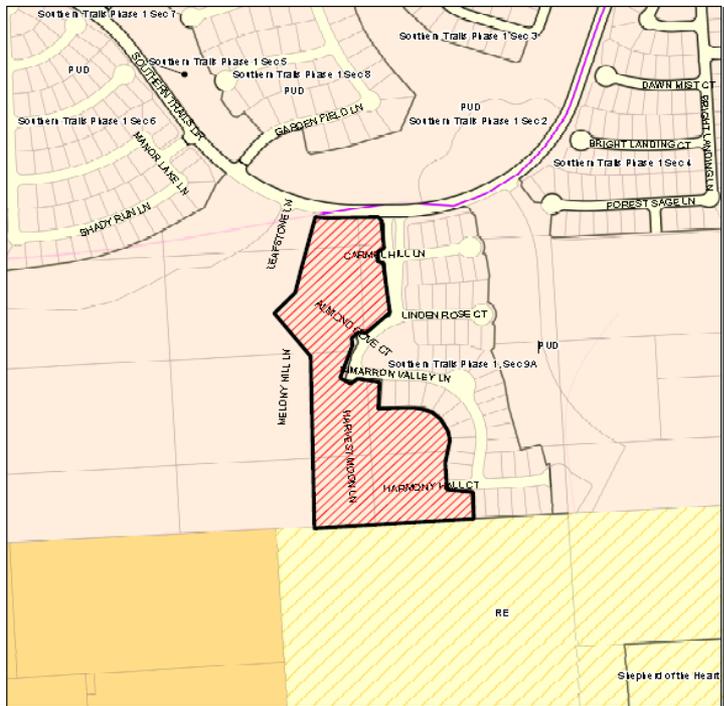
**ADDITIONAL COMMENTS:** The Southern Trails Planned Unit Development had an approved pedestrian crossing on Kingsley Drive. The crossing has now been constructed per the requirements of the amended Planned Development Document.

**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 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.

Steph Dottle Head




### Southern Trails Section 9B

#### Future Land Use Map

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

Steph Dottle Head




### Southern Trails Section 9B

#### Aerial Map

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

Steph Dottle Head

LOT	ACRES	AREA	PERCENTAGE
1	0.10	4,356	0.10
2	0.10	4,356	0.10
3	0.10	4,356	0.10
4	0.10	4,356	0.10
5	0.10	4,356	0.10
6	0.10	4,356	0.10
7	0.10	4,356	0.10
8	0.10	4,356	0.10
9	0.10	4,356	0.10
10	0.10	4,356	0.10
11	0.10	4,356	0.10
12	0.10	4,356	0.10
13	0.10	4,356	0.10
14	0.10	4,356	0.10
15	0.10	4,356	0.10
16	0.10	4,356	0.10
17	0.10	4,356	0.10
18	0.10	4,356	0.10
19	0.10	4,356	0.10
20	0.10	4,356	0.10
21	0.10	4,356	0.10
22	0.10	4,356	0.10
23	0.10	4,356	0.10
24	0.10	4,356	0.10
25	0.10	4,356	0.10
26	0.10	4,356	0.10
27	0.10	4,356	0.10
28	0.10	4,356	0.10
29	0.10	4,356	0.10
30	0.10	4,356	0.10
31	0.10	4,356	0.10
32	0.10	4,356	0.10
33	0.10	4,356	0.10
34	0.10	4,356	0.10
35	0.10	4,356	0.10
36	0.10	4,356	0.10
37	0.10	4,356	0.10
38	0.10	4,356	0.10
39	0.10	4,356	0.10
40	0.10	4,356	0.10
41	0.10	4,356	0.10
42	0.10	4,356	0.10
43	0.10	4,356	0.10
44	0.10	4,356	0.10
45	0.10	4,356	0.10
46	0.10	4,356	0.10
47	0.10	4,356	0.10
48	0.10	4,356	0.10
49	0.10	4,356	0.10
50	0.10	4,356	0.10
51	0.10	4,356	0.10
52	0.10	4,356	0.10
53	0.10	4,356	0.10
54	0.10	4,356	0.10
55	0.10	4,356	0.10
56	0.10	4,356	0.10
57	0.10	4,356	0.10
58	0.10	4,356	0.10
59	0.10	4,356	0.10
60	0.10	4,356	0.10
61	0.10	4,356	0.10
62	0.10	4,356	0.10
63	0.10	4,356	0.10
64	0.10	4,356	0.10
65	0.10	4,356	0.10
66	0.10	4,356	0.10
67	0.10	4,356	0.10
68	0.10	4,356	0.10
69	0.10	4,356	0.10
70	0.10	4,356	0.10
71	0.10	4,356	0.10
72	0.10	4,356	0.10
73	0.10	4,356	0.10
74	0.10	4,356	0.10
75	0.10	4,356	0.10
76	0.10	4,356	0.10
77	0.10	4,356	0.10
78	0.10	4,356	0.10
79	0.10	4,356	0.10
80	0.10	4,356	0.10
81	0.10	4,356	0.10
82	0.10	4,356	0.10
83	0.10	4,356	0.10
84	0.10	4,356	0.10
85	0.10	4,356	0.10
86	0.10	4,356	0.10
87	0.10	4,356	0.10
88	0.10	4,356	0.10
89	0.10	4,356	0.10
90	0.10	4,356	0.10
91	0.10	4,356	0.10
92	0.10	4,356	0.10
93	0.10	4,356	0.10
94	0.10	4,356	0.10
95	0.10	4,356	0.10
96	0.10	4,356	0.10
97	0.10	4,356	0.10
98	0.10	4,356	0.10
99	0.10	4,356	0.10
100	0.10	4,356	0.10

3.000 BLOCK OF SOUTHERLY DRIVE  
FINAL PLAT OF  
SOUTHERN TRAILS  
SECTION 9B

A SUBDIVISION OF 15.754 ACRES OF LAND SITUATED IN THE WEST HALF  
OF SOUTHERLY DRIVE, SECTION 9B, TOWNSHIP 35S, RANGE 10E, COUNTY OF PEARLAND,  
BRASSARD COUNTY, TEXAS.

34 LOTS 2 RESERVEY GRADE ACRES 2 BLOCKS  
NOVEMBER 25, 2012 AND NO. 1001-0040-100

ORIGIN:  
CL. AUSTON WOODS, L.P.  
405 S. AUSTON WOODS, SUITE 1000  
PEARLAND, TEXAS 77584  
PH. (281) 463-1111

DESIGNED BY:  
L.A. ENGINEERS, INC.  
20000 W. 10TH STREET, SUITE 100  
PEARLAND, TEXAS 77584  
PH. (281) 463-1111

DATE: 11/25/12

# **NEW BUSINESS**

**P&Z AGENDA  
ITEM**

**A**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 11/28/2012  
**AGENDA ITEM SUBJECT:** Preliminary Plat of Riverstone Ranch at Clear Creek Phase 1, Section 1

---

Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Warren Escovy – LJA Engineering Inc., applicant, on behalf of Meritage Homes of Texas, LLC, owner, for approval of a Preliminary Plat of Riverstone Ranch at Clear Creek Phase 1 Section 1, a 59 lot single-family residential subdivision, generally located southeast of Riverstone Ranch Drive, south of the City of Houston.

**Staff Recommendation: Approval**



# PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 3, 2012

---

## Preliminary Plat of Riverstone Ranch at Clear Creek Phase 1, Section 1

A request by Warren Escovy – LJA Engineering Inc., applicant, on behalf of Meritage Homes of Texas, LLC, owner, for approval of a Preliminary Plat of Riverstone Ranch at Clear Creek Phase 1 Section 1, a 59 lot single-family residential subdivision, to wit

**Legal Description:** Being a subdivision of 34.055 acres of land situated in the T.J. Green Survey, Abstract 290, City of Pearland, Harris County, Texas also being a Replat of lots 41, 42, 54-61, 70, 73-78, 90 and 91 of the Allison Richey Gulf Coast, Section “G”, a subdivision of record in Volume 4, Page 48, Map Records of Harris County, Texas.

**General Location:** Southeast of Riverstone Ranch Drive, approximately 1200 feet south of the City of Houston ETJ border, Pearland, TX.

---

**SUMMARY:** This is a request for a Preliminary Plat of Riverstone Ranch at Clear Creek Phase 1, Section 1, a 59 lot single-family residential subdivision on 34.055 acres of land. This proposed subdivision is the first phase of the residential section of the Riverstone Ranch Cluster Plan. The Cluster Plan was approved in December of 2006. Phase 1 has an overall area of 63 acres and a total build out of 237 single-family lots. The entire cluster equals approximately 229.75 acres with a final build out of 869 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	R-1 Cluster	Single Family Residential (Riverstone Ranch)
East	Houston ETJ R-1 Cluster	Single Family Residential (Riverstone Ranch)
West	R-1 Cluster	Single Family Residential (Riverstone Ranch)

**UNIFIED DEVELOPMENT CODE:** The subject property is currently zoned as Single-Family Residential (R-1). A cluster development plan was approved on December 4, 2006, 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 lot layout and design is in accordance to the Cluster Development Plan for Riverstone Ranch. 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.	6,600 sq. ft.
<u>Lot Width:</u>	80'	55'
<u>Lot Depth:</u>	90'	120'
<u>Density for Cluster Development:</u>	3.2 units/acre	2.66 units/acre

**ANALYSIS OF THE PROPOSED PLAT AS IT RELATES TO 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 density of 2.66 dwelling units per acre. This meets the R-1 density requirement of 3.2 dwelling units per acre.

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.

***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 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 one recreation center within this development, a trail system thorough the development, including landscaping and seating, and numerous amenitized detention areas.

**PLATTING STATUS:** This request is for the Preliminary Plat for Riverstone Ranch Phase 1, Section 1. Two preliminary plats have been approved, the first in May of 2007 and a second in March of 2010. This third preliminary plat differs from what was previously approved in overall size and layout, however, it still conforms to the approved Riverstone Ranch Cluster Plan.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:** The City of Pearland Future Land Use Plan designates the property for Suburban Residential. This designation would require a minimum of half acre lots. The PROPOSED plat proposes an average lot size of 6,600 square feet. This is not in conformance with the future land use but does meet the requirements of the approved Riverstone Ranch Cluster Plan.

**CONFORMANCE WITH THE THOROUGHFARE PLAN:** The proposed plat is Phase 1, Section 1 of Riverstone Ranch at Clear Creek which currently has frontage on Riverstone Ranch Drive, a Minor Collector with sufficient width for right-of-way of 60 feet. Riverstone Falls Drive will be constructed off of Riverstone Ranch Drive as a Minor Collector with a 60 foot right-of-way. This will serve as the only means of access for this specific section. Additional points of ingress and egress will be provided with future phases.

**AVAILABILITY OF UTILITIES:** The subject parcel is served by Harris County Municipal Utility District (MUD) 509. Utility connections will come from the adjoining residential subdivision located within the City of Houston ETJ.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT:** The proposed Preliminary Plat should not have any significant adverse impacts on any surrounding structures or uses. Approval of this plat 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:** Phase 1 Section 1 provides the first amenity lake required as part of the Riverstone Ranch Cluster Plan. Future amenities will be provided as further sections are platted, as outlined in the approved cluster plan.

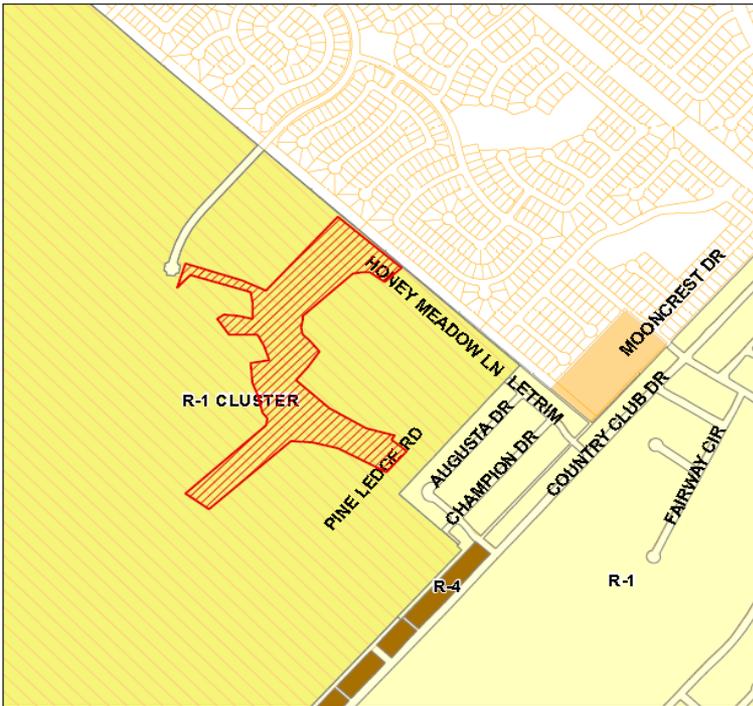
**STAFF RECOMMENDATION:** Staff recommends approval of this Preliminary Plat as proposed by the applicant for the following reasons:

Reasons for approval recommendation:

1. Approval of the Preliminary Plat would be in conformance with the surrounding zoning.
2. Approval of the Preliminary Plat would be in conformance with the Riverstone Ranch Cluster Plan.
3. The Preliminary Plat will not have any significant adverse impact on the surrounding properties and developments.
4. 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
- Preliminary Plat of Riverstone Ranch at Clear Creek Phase 1, Section 1



Vicinity & Zoning Map  
 Preliminary Plat -  
 Riverstone Ranch  
 Phase 1, Section 1

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

0 162.525 650 Feet



FLUP Map  
 Preliminary Plat -  
 Riverstone Ranch  
 Phase 1, Section 1

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

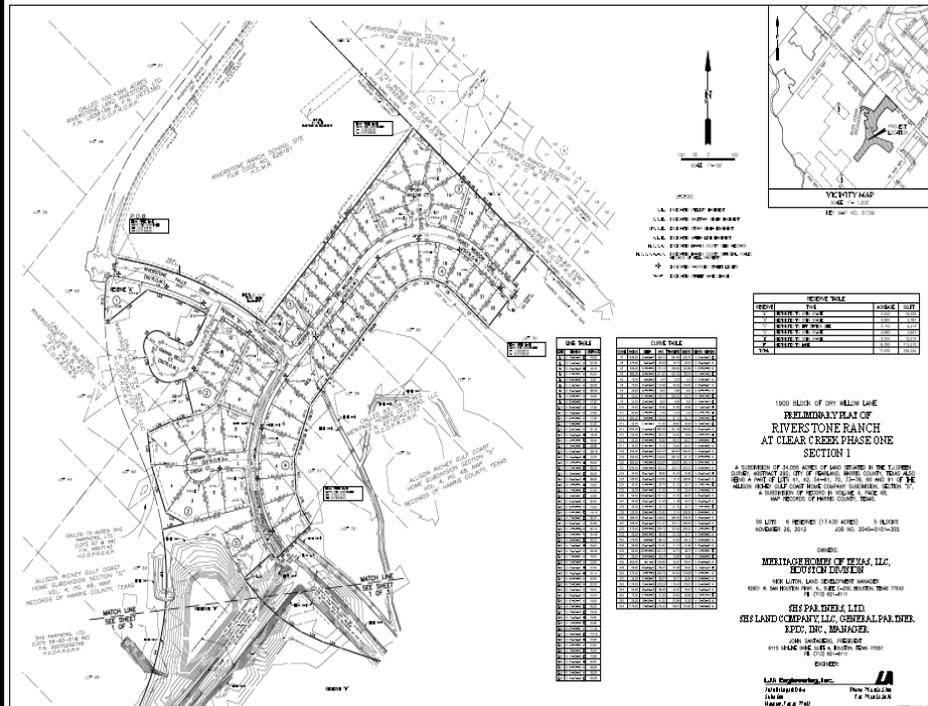
0 162.525 650 Feet



Aerial Map  
 Preliminary Plat -  
 Riverstone Ranch  
 Phase 1, Section 1

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

0 162.525 650 Feet



RECORD	DATE	DESCRIPTION
1	11/15/11	PRELIMINARY PLAT
2	11/15/11	RECORDING

1000 BLOCK OF CRYSTAL LAKE  
 PRELIMINARY PLAT OF  
 RIVERSTONE RANCH  
 AT CLEAR CREEK PHASE ONE  
 SECTION 1  
 A SUBDIVISION OF 10.00 ACRES OF LAND SITUATE IN THE SOUTHWEST  
 QUARTER OF SECTION 28, TOWNSHIP 35N, RANGE 12E, COUNTY OF TARRANT,  
 TEXAS, AS SHOWN ON THE PRELIMINARY PLAT OF RIVERSTONE RANCH AT  
 CLEAR CREEK PHASE ONE, SECTION 1, DATED AND RECORDED AS ABOVE.  
 THE RECORDS OF PUBLIC RECORDS, TEXAS.

PREPARED BY: J. L. BROWN, SURVEYOR  
 NOVEMBER 24, 2011  
 JOB NO. 2011-010-000

OWNED BY:  
 METRO DEVELOPMENT OF TEXAS, L.P.  
 NEW LOTS AND DEVELOPMENT INTEREST  
 1000 & 1400 WESTWAY DR., SUITE 100, DALLAS, TEXAS 75240  
 (214) 821-1111

DESIGNED BY:  
 SES PARTNERS, L.P.  
 2500 WESTWAY DR., SUITE 100, DALLAS, TEXAS 75240  
 (214) 821-1111

DESIGNED AND PREPARED BY:  
 SES PARTNERS, L.P.  
 2500 WESTWAY DR., SUITE 100, DALLAS, TEXAS 75240  
 (214) 821-1111

ENGINEER:  
 J.L. Brown Engineering, Inc.  
 11111 WESTWAY DR., SUITE 100, DALLAS, TEXAS 75240  
 (214) 821-1111

**P&Z AGENDA  
ITEM**

**B**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 11/28/2012  
**AGENDA ITEM SUBJECT:** Waiver Request for Final Plat of Southlake Section 1

---

Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner for approval of a Waiver of Decision on the Final Plat of Southlake Section 1, to allow for additional time to address staff comments. The site is located a half mile west of the southwest corner of Broadway Street and Kingsley Drive.

**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.*

2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3703

Phone 713.953.5200  
Fax 713.953.5026  
www.ljaengineering.com

November 26, 2012

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

Re: Final Plat of Southlake Section 1  
LJA Job No. 2027-0171 (6.1)

Dear Planning & Zoning Commission/Planning Director:

Please accept for consideration the following request for waiver of decision time pursuant to Section 3.1.1.4 (b) of Pearland's UDC. LJA Engineering, Inc., hereby request an additional 40 days before the Planning and Zoning must act upon the plat known as Southlake Section 1. This extension is to allow time to comply with city staff comments dated November 16, 2012.

LJA Engineering, Inc. (LJA) agrees that the 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,



Rene Rodriguez  
Sr. Project Coordinator

RR/lb



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 11/28/2012  
**AGENDA ITEM SUBJECT:** Final Plat of Southlake Section 1

---

Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Final Plat of Southlake Section 1, a 98 lot single-family residential subdivision, generally located a half mile west of the southwest corner of Broadway Street and Kingsley Drive.

**Staff Recommendation: No Action Required**



# PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 3, 2012

---

## Final Plat of Southlake Section 1

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Final Plat of Southlake Section 1, a 98 lot single-family residential subdivision, to wit

**Legal Description:** Being 37.980 acres of land located in the H.T. & B.R.R. Co. Survey, Sec. 84, Abstract Number 538, City of Pearland, Brazoria County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. By instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

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

---

**SUMMARY:** This is a request for a Final Plat of Southlake Section 1, a proposed 98 lot single-family residential subdivision on approximately 37.980 acres. This proposed subdivision is located within the Shadow Creek Ranch Addendum Planned Unit Development. The Shadow Creek Ranch Addendum was approved on February, 27 2006 for approximately 453 acres of land within the City of Pearland. This Final Plat is for a portion of the first phase of this Planned Unit Development.

The applicant has requested a waiver of decision for this plat due to a number of outstanding issues which have not been fully addressed at this time. Generally these issues deal with proposed amenities and overall site layout.

### **SURROUNDING ZONING AND LAND USES:**

	<u>Zoning</u>	<u>Land Use</u>
North	SD (Suburban Development)	Vacant Land
South	ETJ	Single Family Residential, Vacant Land
East	PUD (Planned Unit Development – Southern Trails), ETJ	Single Family Residential (Southern Trails)
West	ETJ	Vacant Land, Single Family Residential

**UNIFIED DEVELOPMENT CODE:** The Unified Development Code does not apply to the subject development as it is under the previous Subdivision Ordinance and Land Use and Urban Development Guidelines.

**SHADOW CREEK RANCH ADDENDUM:** The addendum to the Shadow Creek Ranch development allows for a combination of single family lots, parks, wet and dry detention and three drill sites. This Final Plat has a 9.835 acre lake, which will serve as an amenity for the community and also for Detention.

**SHADOW CREEK RANCH: R-4 SINGLE FAMILY RESIDENTIAL DISTRICT:** This Final Plat depicts a variety of lot sizes, which fall under the R-4 Single Family Dwelling District. The requirements of the R-4 Single-Family Dwelling District have been summarized in Table 2. This Final Plat has a minimum lot size of 7150 square foot lots (55' x 130'), which is above the required 7,000 SF.

<b>Table 2: R-4 Single-Family Dwelling District</b>	
<b>Area and Height Requirements</b>	
Minimum Lot Size:	7,000 square feet
Minimum Lot Width:	60 Feet
Maximum Lot Coverage:	60%
Maximum Height	35 Feet

**LAND USE & URBAN DEVELOPMENT ORDINANCE:** The Shadow Creek Ranch Planned Unit Development has its own land use regulations from the approved PUD, in addition to the Land Use and Urban Development Ordinance. The proposed plat does conform to the Land Use and Urban Development Regulations.

**PLATTING STATUS:** A preliminary plat under the name Shadow Creek Ranch SF-72 was approved in May of 2012. The applicant has renamed the final plat to reflect the new subdivision name of Southlake.

**COMFORMANCE TO THE COMPREHENSIVE PLAN:** The subject property is within the A-1/2 Acre Lots and Business Commercial land use designations. The A-1/2 Acre Lots land use designation is for larger lot single family development on ½ acre or larger lots. This submittal is not in conformance with this land use designation as the proposed lots are a minimum of 7,800 square feet or 0.18 acres. Additionally, the Future Land Use Plan designations a portion of the property as Business Commercial, which the proposed Master Plat does not incorporate any commercial lots. The City of Pearland uses the Future Land Use Plan as a guide to implement zoning, in this case, the approved Shadow Creek Ranch Addendum had a higher density then the Future Land Use Plan allows.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property is served by Broadway Street, which is a 120-foot Major Thoroughfare. Internally this development will be served by an 80-foot collector and 60-foot local roads.

**ADDITIONAL COMMENTS:** The Master Plat of Shadow Creek Ranch Village Seven has additional comments regarding this development. These comments will have to be addressed prior to the approval of this plat.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis has been reviewed and accepted by the Engineering Department.

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

**STORMWATER MANAGEMENT:** A Preliminary Drainage Plan will have to be approved by the Engineering Department.

**PARKS, OPEN SPACE, AND TREES:** Park fees are not required within the Shadow Creek Ranch Development.

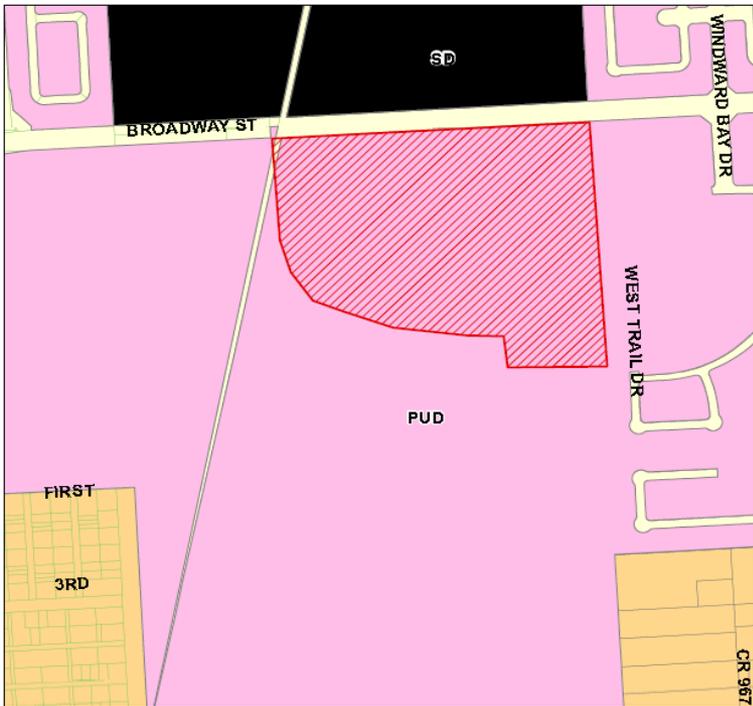
**OUTSTANDING ISSUES:**

1. An approved Master Plat

**STAFF RECOMMENDATION:** No action is required at this time due to the requested waiver of decision in order for the applicant to address staff comments in regards to amenities and site layout.

**SUPPORTING DOCUMENTS:**

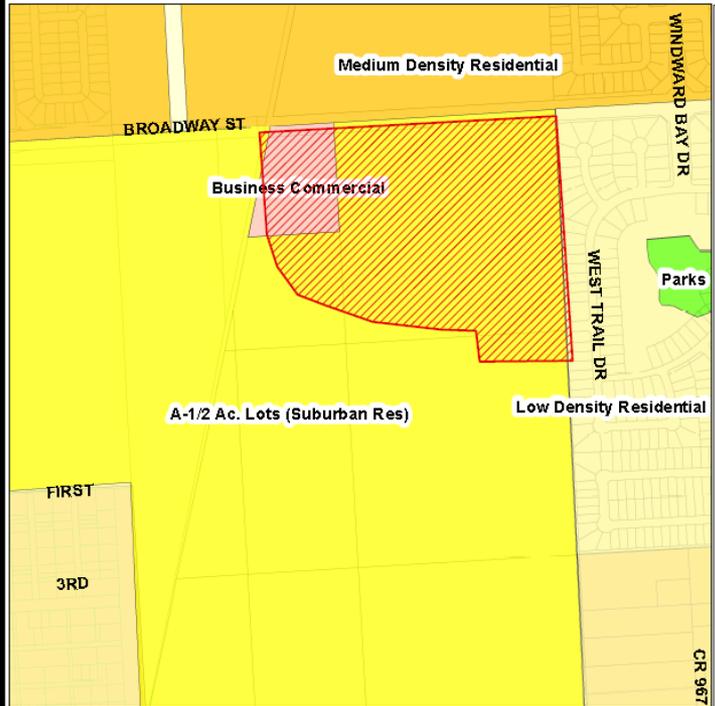
- Vicinity Map
- Land Use Map
- Zoning Map
- Aerial Map
- Final Plat of Southlake Section 1
- Staff Comments
- Waiver Letter



Vicinity & Zoning Map  
Final Plat - Southlake Sec. 1

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

0 125 250 500 Feet



FLUP Map  
Final Plat - Southlake Sec. 1

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

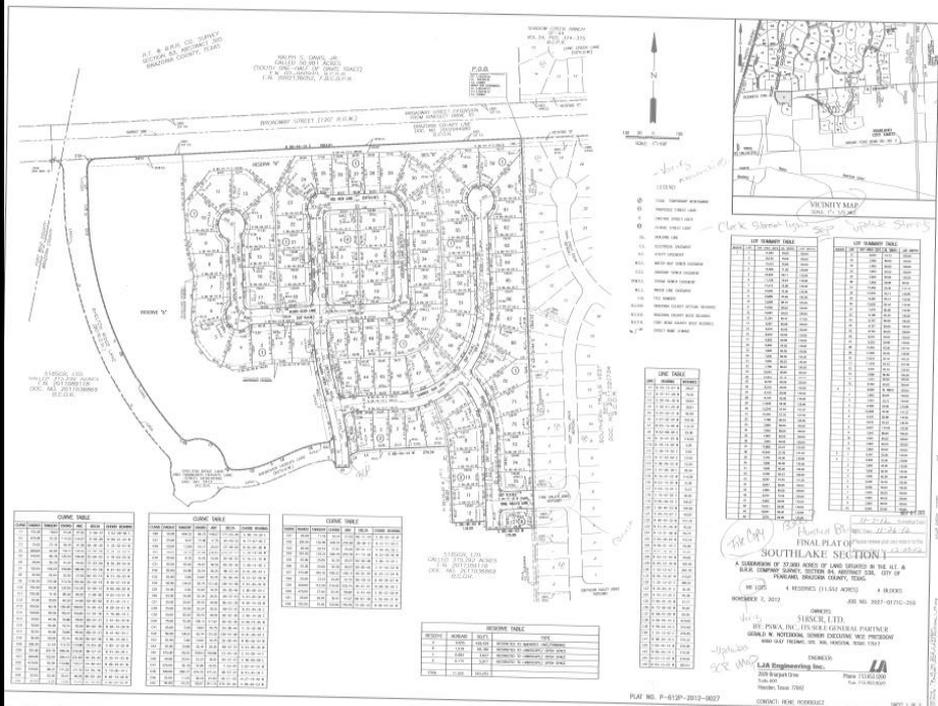
0 125 250 500 Feet



Aerial Map  
Final Plat - Southlake Sec. 1

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

0 125 250 500 Feet



## Southlake Section 1

13300 Block of Hanover Heights

Permit # 12-99900052

Plat Review

November 16, 2012

***-Please provide written response to all of these comments.***

### General:

- Layout does not appear to meet the layout in the Planned Development Document. Please provide an updated exhibit that shows the newly proposed layout.
- The Planned Development requires certain amenities, trails, and open space dedication. Please address this and show how requirements are met.
- Please remove all building lines from the plat.
- Make sure streetlight separation does not exceed 250'.
- Update vicinity map with correct street names
- Add hundred block to Title.

### Notes:

- Please add or correct the standard notes as found below:

#### DRAINAGE (RESIDENTIAL ONLY)

- a. Lot lines shall be the center of a 6 foot wide drainage easement. **(Add)**

#### MUNICIPAL UTILITY DISTRICT

- b. This property is located wholly within Municipal Utility District No.\_\_\_\_\_. **(Fort Bend Mud 1)**

#### DRIVEWAYS

- c. 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. **(Add)**

### Re-submittal:

- Please provide the following
  - 3 paper copies
  - 2 signed mylars
  - Remaining letters of no objection
  - Tax Certificates

**P&Z AGENDA  
ITEM**

**C**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 11/28/2012  
**AGENDA ITEM SUBJECT:** Final Plat of Southlake Section 1

---

Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Final Plat of Southlake Section 1, a 98 lot single-family residential subdivision, generally located a half mile west of the southwest corner of Broadway Street and Kingsley Drive.

**Staff Recommendation: No Action Required**

**P&Z AGENDA  
ITEM**

**D**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 11/28/2012  
**AGENDA ITEM SUBJECT:** Waiver Request for Final Plat of Southlake Section 2

---

Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner for approval of a Waiver of Decision on the Final Plat of Southlake Section 2, to allow for additional time to address staff comments. The site is located a half mile west of the southwest corner of Broadway Street and Kingsley Drive.

**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.*



2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3703

Phone 713.953.5200  
Fax 713.953.5026  
www.ljaengineering.com

November 26, 2012

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

Re: Final Plat of Southlake Section 2  
LJA Job No. 2027-0172 (6.1)

Dear Planning & Zoning Commission/Planning Director:

Please accept for consideration the following request for waiver of decision time pursuant to Section 3.1.1.4 (b) of Pearland's UDC. LJA Engineering, Inc., hereby request an additional 40 days before the Planning and Zoning must act upon the plat known as Southlake Section 2. This extension is to allow time to comply with city staff comments dated November 16, 2012.

LJA Engineering, Inc. (LJA) agrees that the 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 'Rene R.' with a stylized flourish at the end.

Rene Rodriguez  
Sr. Project Coordinator

RR/lb



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 11/28/2012  
**AGENDA ITEM SUBJECT:** Final Plat of Southlake Section 2

---

Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Final Plat of Southlake Section 2, a 69 lot single-family residential subdivision, generally located a half mile west of the southwest corner of Broadway Street and Kingsley Drive.

**Staff Recommendation: No Action Required.**



# PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 3, 2012

## Final Plat of Southlake Section 2

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Final Plat of Southlake Section 2, a 69 lot single-family residential subdivision, to wit

**Legal Description:** Being 19.530 acres of land located in the H. T. & B. R.R. Co. Survey, Sec. 84, Abstract Number 538, City of Pearland, Brazoria County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. by instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

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

**SUMMARY:** This is a request for a Final Plat of Southlake Section 2, a proposed 69 lot single-family residential subdivision on approximately 19.530 acres. This proposed subdivision is located within the Shadow Creek Ranch Addendum Planned Unit Development. The Shadow Creek Ranch Addendum was approved on February 23, 2006 for approximately 453 acres of land within the City of Pearland. This Final Plat is for a portion of the first phase of this Planned Unit Development.

The applicant has requested a waiver of decision for this plat due to a number of outstanding issues which have not been fully addressed at this time. Generally these issues deal with proposed amenities and overall site layout.

### SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	SD (Suburban Development)	Vacant Land
South	ETJ	Single Family Residential, Vacant Land
East	PUD (Planned Unit Development – Southern Trails), ETJ	Single Family Residential (Southern Trails)
West	ETJ	Vacant Land, Single Family Residential

**UNIFIED DEVELOPMENT CODE:** The Unified Development Code does not apply to the subject development as it is under the previous Subdivision Ordinance and Land Use and Urban Design Guidelines. These meet the requirements of the approved Shadow Creek Ranch Planned Development.

**SHADOW CREEK RANCH ADDENDUM:** The addendum to the Shadow Creek Ranch development allows for a combination of single family lots, parks, wet and dry detention and three drill sites. This Final Plat has two reserves, which are dedicated to landscaping and open space.

**SHADOW CREEK RANCH: R-4 SINGLE FAMILY RESIDENTIAL DISTRICT:** This Final Plat depicts a variety of lot sizes, which fall under the R-4 Single Family Dwelling District. The requirements of the R-4 Single-Family Dwelling District have been summarize in the table 2. The minimum proposed lot is 7,150 square feet, which is above the required lot size of 7,000 square feet.

Table 2: R-4 Single-Family Dwelling District	
<b>Area and Height Requirements</b>	
Minimum Lot Size:	7,000 square feet
Minimum Lot Width:	60 Feet
Maximum Lot Coverage:	60%
Maximum Height	35 Feet

**LAND USE & URBAN DEVELOPMENT ORDINANCE:** The Shadow Creek Ranch Planned Unit Development has its own land use regulations from the approved PUD, in addition to the Land Use and Urban Development Ordinance. The proposed plat does conform to the Land Use and Urban Development Regulations.

**PLATTING STATUS:** A preliminary plat under the name Shadow Creek Ranch SF-72 was approved in May of 2012. The applicant has renamed the final plat to reflect the new subdivision name, Southlake.

**COMFORMANCE TO THE COMPREHENSIVE PLAN:** The subject property is within the A-1/2 Acre Lots and Business Commercial land use designations. The A-1/2 Acre Lots land use designation is for larger lot single family development on ½ acre or larger lots. This submittal is not in conformance with this land use designation as the proposed lots are a minimum of 7,800 square feet or 0.18 acres. Additionally, the Future Land Use Plan designations a portion of the property as Business Commercial, which the proposed Master Plat does not incorporate any commercial lots. The City of Pearland uses the Future Land Use Plan as a guide to implement zoning, in this case, the approved Shadow Creek Ranch Addendum had a higher density then the Future Land

Use Plan allows. The Future Land Use Plan will have to be updated to reflect this approved Planned Unit Development.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property is served by Broadway Street which is a 120-foot Major Thoroughfare. Internally this development will be served by an 80-foot collector and 60-foot local roads.

**ADDITIONAL COMMENTS:** The Master Plat of Shadow Creek Ranch Village Seven has additional comments regarding this development. These comments will have to be addressed prior to the approval of this plat.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis has been reviewed and accepted by the Engineering Department.

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

**STORMWATER MANAGEMENT:** A Preliminary Drainage Plan will have to be approved by the Engineering Department.

**PARKS, OPEN SPACE, AND TREES:** Park fees are not required within the Shadow Creek Ranch Development.

**OUTSTANDING ISSUES:**

1. An approved Master Plat

**STAFF RECOMMENDATION:** No action is required at this time due to the requested waiver of decision in order for the applicant to address staff comments in regards to amenities and site layout.

**SUPPORTING DOCUMENTS:**

- Vicinity and Zoning Map
- Land Use Map
- Aerial Map
- Final Plat of Southlake Section 2
- Staff Comments
- Waiver Letter



## Southlake Section 2

13300 Block of Hanover Heights

Permit # 12-99900053

Plat Review

November 16, 2012

***-Please provide written response to all of these comments.***

### General:

- Layout does not appear to meet the layout in the Planned Development Document. Please provide an updated exhibit that shows the newly proposed layout.
- The Planned Development requires certain amenities, trails, and open space dedication. Please address this and show how requirements are met.
- Please remove all building lines from the plat.
- Make sure streetlight separation does not exceed 250'.
- Update vicinity map with correct street names
- Add hundred block to Title.

### Notes:

- Please add or correct the standard notes as found below:

#### DRAINAGE (RESIDENTIAL ONLY)

- a. Lot lines shall be the center of a 6 foot wide drainage easement. **(Add)**

#### MUNICIPAL UTILITY DISTRICT

- b. This property is located wholly within Municipal Utility District No.\_\_\_\_\_. **(Fort Bend Mud 1)**

#### DRIVEWAYS

- c. 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. **(Add)**

### Re-submittal:

- Please provide the following
  - 3 paper copies
  - 2 signed mylars
  - Remaining letters of no objection
  - Tax Certificates

**P&Z AGENDA  
ITEM**

**E**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 11/28/2012  
**AGENDA ITEM SUBJECT:** Final Plat of Southlake Section 2

---

Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Final Plat of Southlake Section 2, a 69 lot single-family residential subdivision, generally located a half mile west of the southwest corner of Broadway Street and Kingsley Drive.

**Staff Recommendation: No Action Required.**

**P&Z AGENDA  
ITEM**

**F**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 11/28/2012  
**AGENDA ITEM SUBJECT:** Waiver Request for Final Plat of Shelton Ridge-Hannover Heights

---

Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner for approval of a Waiver of Decision on the Final Plat of Shelton Ridge-Hannover Heights, to allow for additional time to address staff comments. The site is located a half mile west of the southwest corner of Broadway Street and Kingsley Drive.

**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.*

2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3703

Phone 713.953.5200  
Fax 713.953.5026  
www.ljaengineering.com

November 26, 2012

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

Re: Final Plat of Shelton Ridge Lane and Hannover Heights Lane Street Dedication  
LJA Job No. 2027-0701 (6.1)

Dear Planning & Zoning Commission/Planning Director:

Please accept for consideration the following request for waiver of decision time pursuant to Section 3.1.1.4 (b) of Pearland's UDC. LJA Engineering, Inc., hereby request an additional 40 days before the Planning and Zoning must act upon the plat known as Shelton Ridge Lane and Hannover Heights Lane Street Dedication. This extension is to allow time to comply with city staff comments dated November 16, 2012.

LJA Engineering, Inc. (LJA) agrees that the 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,



Rene Rodriguez  
Sr. Project Coordinator

RR/lb



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 11/28/2012  
**AGENDA ITEM SUBJECT:** Final Plat of Shelton Ridge - Hannover Heights

---

Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Final Plat of Shelton Ridge - Hannover Heights, a 3.499 acre street dedication located within the Shadow Creek Ranch Subdivision, generally located a half mile west of the southwest corner of Broadway Street and Kingsley Drive.

**Staff Recommendation: No Action Required.**



# PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 3, 2012

## Final Plat of Shelton Ridge – Hannover Heights

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Final Plat of Shelton Ridge – Hannover Heights, a 3.499 acre street dedication located within the Shadow Creek Ranch Subdivision, to wit

**Legal Description:** Being a subdivision of 3.499 acres of land located in the H. T. & B. R.R. Co. Survey, Sec. 84, Abstract Number 767, City of Pearland, Fort Bend County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. by instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

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

**SUMMARY:** This is a request for a Final Plat of Shelton Ridge – Hannover Heights a 3.499 acre street dedication located within the Shadow Creek Ranch Subdivision. The proposed street is located within the Shadow Creek Ranch Addendum Planned Unit Development. The Shadow Creek Ranch Addendum was approved on February 23, 2006 for approximately 453 acres of land within the City of Pearland. This Final Plat is for a portion of the first phase of this Planned Unit Development.

The applicant has requested a waiver of decision for this plat due to a number of outstanding issues which have not been fully addressed at this time. Generally these issues deal with proposed amenities and overall site layout.

### SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	SD (Suburban Development)	Vacant Land
South	ETJ	Single Family Residential, Vacant Land
East	PUD (Planned Unit Development – Southern Trails), ETJ	Single Family Residential (Southern Trails)
West	ETJ	Vacant Land, Single Family Residential

**UNIFIED DEVELOPMENT CODE:** The Unified Development Code does not apply to the subject development as it is under the previous Subdivision Ordinance and Land Use and Urban Design Guidelines.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** Southlake Section 1 and 2 will be served by the 80 foot street right-of-way called Shelton Ridge. This will connect with the 60 foot street right-of-way called Hannover Heights. These two roads are in conformance with the thoroughfare plan.

**ADDITIONAL COMMENTS:** The Master Plat of Shadow Creek Ranch Village Seven has additional comments regarding this development. These comments will have to be addressed prior to the approval of this plat.

**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis has been reviewed and accepted by the Engineering Department.

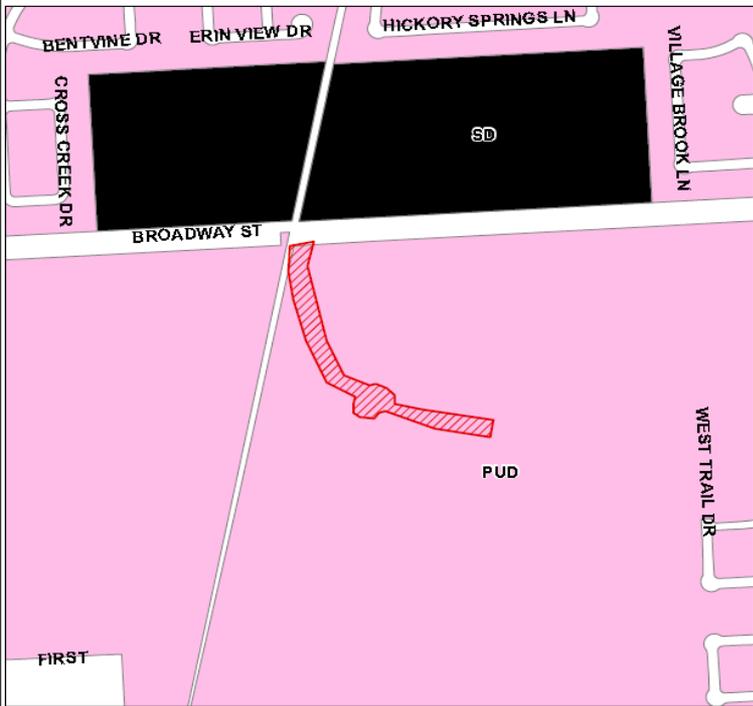
**OUTSTANDING ISSUES:**

1. An approved Master Plat

**STAFF RECOMMENDATION:** No action is required at this time due to the requested waiver of decision in order for the applicant to address staff comments in regards to amenities and site layout.

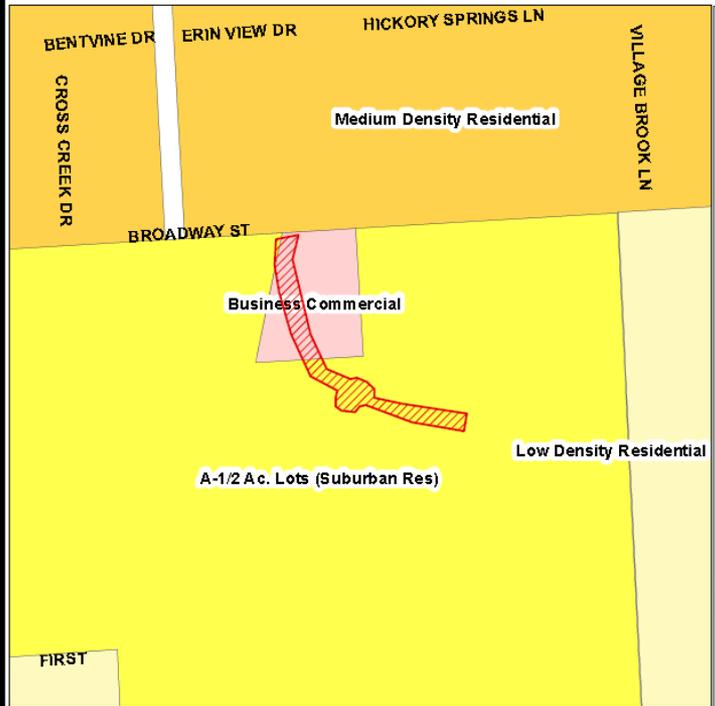
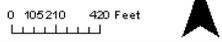
**SUPPORTING DOCUMENTS:**

- Vicinity and Zoning Map
- Land Use Map
- Aerial Map
- Final Plat of Shelton Ridge – Hannover Heights
- Staff Comments
- Waiver Letter



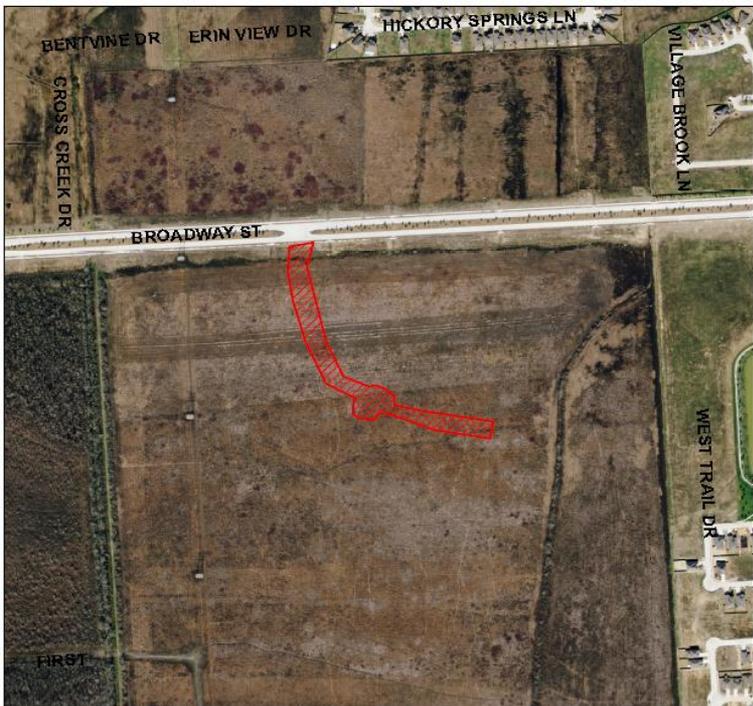
**Vicinity & Zoning Map**  
**Final Plat - Shelton Ridge-Hannover Heights**

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.



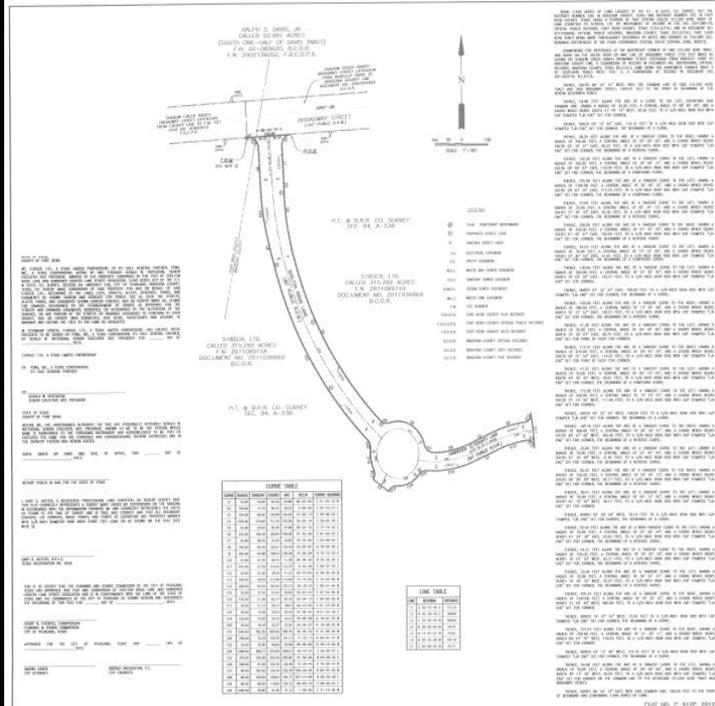
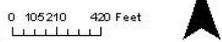
**FLUP Map**  
**Final Plat - Shelton Ridge-Hannover Heights**

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.



**Aerial Map**  
**Final Plat - Shelton Ridge-Hannover Heights**

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.



## **Shelton Ridge Hanover Heights**

Permit # 12-99900054

Plat Review

November 16, 2012

***-Please provide written response to all of these comments.***

### **General:**

-Please add the Hundred Bloc to the title.

-Update vicinity map streets as shown on redline copy of plat.

### **Re-submittal:**

-Please provide the following

-3 paper copies

-2 signed mylars

-Remaining letters of no objection

-Tax Certificates

**P&Z AGENDA  
ITEM**

**G**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 11/28/2012  
**AGENDA ITEM SUBJECT:** Final Plat of Shelton Ridge - Hannover Heights

---

Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Final Plat of Shelton Ridge - Hannover Heights, a 3.499 acre street dedication located within the Shadow Creek Ranch Subdivision, generally located a half mile west of the southwest corner of Broadway Street and Kingsley Drive.

**Staff Recommendation: No Action Required.**

**P&Z AGENDA  
ITEM**

**H**

**Zoning Update - July to December 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	Approval	M1 and M2	PD	Approved
2012-11Z	Barbara Covington/Chad Thurman	2014 Hillhouse	10/15/2012	10/15/2012	Approval of SR-12	RE	R-1	Approved
2012-12Z	Beltway 23, Ltd, Kerry Gilbert & Assoc.	SE Corner Broadway/Kingsley	10/15/2012	10/15/2012	Approval	SD	PD	Approved
2012-13Z	Parkside 59/288, Kerry Gilbert & Assoc	NW Corner SH288/CR59	10/15/2012	10/15/2012	Approval	BP288	PD	Approved
2012-14Z	SHT Kirby, LTD, Joe Powers	NE Corner Hooper/Spectrum	11/19/2012	11/19/2012	Approval	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	Approval	ETJ	PD, GB, R-3, TH	Pending
<b>CUP's</b>								
Appl No	Property Owner, Applicant	Proposed Use	Address or Location of Property	JPH	P & Z Meeting	P & Z Action	Current Zoning	City Council Status
CUP 2012-03	Narsh Inc.	Auto Repair (Major) - Maaco Auto Body and Paint	1011 N. Main	6/18/2012	6/18/2012	Approved	GC	Approved
CUP 2012-04	Guru Om Sai, Sudershan Jumbalpati	Child Daycare (Business)	7904 Broadway	10/15/2012	10/15/2012	Approved	NS	Approved
CUP 2012-05	Houston-Galveston Diocese/W Escovy	Church, Temple, or place of Worship	Riverstone Ranch Lane	10/15/2012	10/15/2012	Approved	R-1	Approved
CUP 2012-06	H. E. Halford/Edward Hersh	Outside Display/Storage	2205 N. Main	10/15/2012	10/15/2012	Approved	OT-GB	Denied
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	Approved	NS	Pending

**ADJOURN  
MEETING**