

# AGENDA

## CITY OF PEARLAND PLANNING & ZONING COMMISSION

MARCH 4, 2013

6:30 p.m.

Henry Fuertes  
P&Z CHAIRPERSON

Linda Cowles  
P&Z VICE-CHAIRPERSON

### COMMISSIONERS

Neil West

Ginger McFadden



Matthew Hanks

Mary Starr

Daniel Tunstall

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

**AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, MARCH 4, 2013, AT 6:30 P.M., CITY COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**

Approve the Minutes of the February 18, 2013, p.m. P&Z Regular Meeting, held at 6:30 p.m.

**III. EXCUSE ABSENCE**

Excuse the absence of P&Z Commissioner Matthew Hanks from the P&Z Regular Meeting of February 18, 2013.

**IV. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION – REQUEST FOR A WAIVER OF DECISION FOR PRELIMINARY PLAT OF SHELTON RIDGE LANE PHASE 2**

A request by Rene Rodriguez - LJA Engineering, INC., applicant, on behalf of 518SCR, LTD, owner for approval of a Waiver of Decision on the Preliminary Plat of Shelton Ridge Lane Phase 2, to allow time to resolve all outstanding items.

Being a subdivision of 8.163 acres of land located in the H. T. & B. R.R. Co. Survey, Sec. 84, Abstract Number 538, 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.).

**B. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SHELTON RIDGE LANE PHASE 2**

A request by Rene Rodriguez – LJA Engineering INC., applicant, on behalf of 518SCR, LTD, owner, for approval of a Preliminary Plat of Shelton Ridge Lane Phase 2, a 8.163 acre street dedication located within the Southlake Subdivision, to wit

<p><b>Decision Date: 3/08/2013</b></p>
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Being a subdivision of 8.163 acres of land located in the H. T. & B. R.R. Co. Survey, Sec. 84, Abstract Number 538, 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.).

### C. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Zoning Update
3. P&Z Strategic Plan
4. Planning Day – March 7, 2013
5. Next P&Z/JPH – March 25, 2013

### V. ADJOURNMENT

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

I, Debbie Cody, Administrative Clerk 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 1st day of March, 2013, A.D., at 5:30 p.m.

\_\_\_\_\_  
Debbie Cody, Administrative Clerk

Agenda removed \_\_\_\_\_ day of March 2013.

**APPROVAL**

**OF**

**MINUTES**

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, FEBRUARY 18, 2013, AT 6:30 P.M., CITY HALL COUNCIL CHAMBERS, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**CALL TO ORDER**

P&Z Chairperson Henry Fuertes called the meeting to order at 7:56 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 Mary Starr  
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, Assistant City Engineer Richard Mancilla, Deputy City Attorney Nghiem Doan and Office Coordinator Judy Brown.

**APPROVAL OF MINUTES**

P&Z Vice Chairperson Linda Cowles made the motion to approve the minutes of the P&Z Regular Meeting of February 4, 2013, and P&Z Commissioner Mary Starr seconded.

The vote was 6-0. The Minutes of the P&Z Regular Meeting of February 4, 2013 were approved.

**NEW BUSINESS**

**CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 2013-04Z**

A request of Lisa Marino, applicant and The Old Place Inc., owner, for approval of a zone change from the Neighborhood Service (NS) zone to the General Business (GB) zone for 9.930 acres 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

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

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

There were no comments.

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

**CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 2013-05Z**

A request of Christy Smidt (Kerry G. Gilbert & Assoc.), applicant and Beeman E. Strong (for the Settegast Family), owner, for approval of a zone change from the Planned Development (PD) zone to the General Business (GB) zone for 31.3165 acres on the following described property, to wit:

**Legal Description:** Being a 31.3165 acre (1,364,147 square foot) tract of land situated in the Thomas J. Green Survey, Abstract Number 198 in Brazoria County, Texas, and being out of and a part of the called 118.775 acre tract of land described in deed to Marion E. Settegast, et al as recorded in Volume 1421, Page 25 of the Brazoria County Deed Records, said 31.3165 acre tract of land.

**General Location:** Approximately 700' North of Broadway on Pearland Pkwy

City Planner Harold Ellis stated the applicant withdrew their application based on the feedback from City Council and the Planning and Zoning Commission during the joint public hearing.

No action was necessary.

**CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SAVANNAH BEND SECTION 4**

A request by Christy Smidt of Kerry R. Gilbert and Associates, applicant, on behalf of Savannah Development LTD., owner, for approval of a Preliminary Plat of Savannah Bend Section Four, a 26 lot single-family residential subdivision on the following described property, to wit

Being 7.2 acres of land located in the A.C.H. & B. Survey, Abstract 403 and J.S. Tamage Survey, Abstract 562, Brazoria County, Texas, more particularly being a portion of the residue of a called 161.460 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.

**General Location:** Savannah Bend Drive and Fieldcrest Lane

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 stating staff recommended approval. There were no outstanding items or conditions of approval.

The vote was 6-0. The Preliminary Plat of Savannah Bend Section 4 was approved.

### **CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SAVANNAH BEND SECTION 5**

A request by Christy Smidt of Kerry R. Gilbert and Associates, applicant, on behalf of Savannah Development LTD., owner, for approval of a Preliminary Plat of Savannah Bend Section Five, a 30 lot single-family residential subdivision on the following described property, to wit

Being 15.5 acres of land located in the A.C.H. & B. Survey, Abstract 403 and J.S. Tamage Survey, Abstract 562, Brazoria County, Texas, more particularly being a portion of the residue of a called 161.460 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.

**General Location:** Savannah Bend Drive and Fieldcrest Lane

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

Planner II Ian Clowes read the staff report stating staff recommended approval. There were no outstanding items or conditions of approval.

The vote was 6-0. The Preliminary Plat of Savannah Bend Section 5 was approved.

### **CONSIDERATION & POSSIBLE ACTION – COVINGTON ESTATES CLUSTER DEVELOPMENT PLAN**

A request by Covington Estates, LLC., applicant and owner, for approval of a Cluster Plan on a 9.637 acre tract of land for a single-family residential subdivision, generally located north of Hughes Ranch Road on Hillhouse Road.

**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:** North of Hughes Ranch Road on Hillhouse Road

P&Z Commissioner Daniel Tunstall made the motion to approve, and P&Z Commissioner Neil West seconded.

City Planner Harold Ellis read the staff report stating the development does not appear to be any different than traditional SR-12 zoning in terms of lot size, amenities and open space. He also reference the UDC stating that approval of the Cluster Development Plan would be contingent upon the Commission's approval of a variance extending the allowed cul-de-sac length from 600 feet to a maximum 750 feet.

Mr. Chad Thuman representing the applicant spoke of the cost of the lots being expensive with homes to be built in the \$300,000-\$400,000 range. He spoke of the history involved in acquiring the property and that the subdivision would be similar to Villa de Este with Brighton Homes as the builder.

Discussion ensued with questions pertaining to the cul-de-sac length being 725 feet, and that if the subdivision was done under the SR-12 zone, they would lose two (2) lots.

There was great discussion with regards to a Cluster Development typically being more like a 50 acre subdivision but not less than 10 acres. What was being proposed was approximately 9 acres.

P&Z Commissioner Daniel Tunstall stated he was concerned with the pump out detention pond and he was not in favor of it. Mr. Chad Thuman stated the pump would be maintained by the Municipal Utility District (MUD). Mr. Tunstall also added that numerous people protested the zone change and wanted bigger lots.

Director of Community Development spoke up stating the applicant was offering additional amenities thus making it a Cluster Development, emphasizing that they are accessible to all residents.

P&Z Commissioner Neil West called for the vote.

The vote was 4-2. The Cluster Development Plan for Covington Estates was approved.

P&Z Vice Chairperson Linda Cowles and P&Z Commissioner Daniel Tunstall voted in opposition.

## **DISCUSSION ITEMS**

Commissioners Activity Report – P&Z Vice Chairperson Linda Cowles stated she attended a SWAT meeting on electronic signs.

Cluster Development – Director of Community Development Lata Krishnarao stated she attended an alliance meeting where they spoke of detention basin.

Planning Day to be held on March 7, 2013 at 8:30 a.m. in the Council Chambers of City Hall.

March 4, 2013 is the next P&Z Regular Meeting.

The Joint Public Hearing Date has been revised to March 25, 2013, as Council will not be available on March 18, 2013.

## **ADJOURNMENT**

P&Z Chairperson Henry Fuertes adjourned the P&Z Regular meeting at 8:55 p.m.

These minutes are respectfully submitted by:

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**Judy Brown, Office Coordinator**

Minutes approved as submitted and/or corrected on this 4th day of March 2013, A.D.

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P&Z Chairperson Henry Fuertes

**EXCUSE ABSENCE**

# **NEW BUSINESS**

**P&Z AGENDA  
ITEM**

**A**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 02/25/2013  
**AGENDA ITEM SUBJECT:** Waiver Request - Preliminary Plat of Shelton Ridge Phase 2

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Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Rene Rodriguez - LJA Engineering, INC., applicant, on behalf of 518SCR, LTD, owner for approval of a Waiver of Decision on the Preliminary Plat of Shelton Ridge Lane Phase 2, to allow time to resolve all outstanding items. Outstanding Staff Comments have been provided in the packet for Planning and Zoning Commission Review.

**Staff Recommendation: Approval**

2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3703

Phone 713.953.5200  
Fax 713.953.5026  
www.ljaengineering.com

February 26, 2013

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

Re: Preliminary Plat of Shelton Ridge Lane Phase 2 Street Dedication  
LJA Job No. 2027-0702-309 (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 Phase 2 Street Dedication. This extension is to revise the plat which was shown as a 70-foot right-of-way to an 80-foot right-of-way and is in compliance with the PUD.

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/dl

## **Shelton Ridge Lane Phase 2**

Southlake

Permit # 13-99900011

Plat Review

February 14, 2013

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

### **General:**

- Please show a point of beginning
- Please fix the notes filling in required information.
- Please provide missing document numbers.
- Remove block numbers.
- ROW should be 80', not 70' wide.

**\*\*Check Click to gov and reference permit # 13-99900011 to check for comments from other departments\*\***

**P&Z AGENDA  
ITEM**

**B**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 02/25/2013  
**AGENDA ITEM SUBJECT:** Preliminary Plat of Shelton Ridge Lane Phase 2

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Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Rene Rodriguez – LJA Engineering Inc., applicant, on behalf of 518SCR, LTD, owner, for approval of a Preliminary Plat of Shelton Ridge Lane Phase 2 a 8.163 acre street dedication located within the Southlake Subdivision, generally located a half mile west of the southwest corner of Broadway Street and Kingsley Drive.

**Staff Recommendation:** No action required with the approval of the Waiver of Decision.



# PLANNING AND ZONING COMMISSION MEETING OF MARCH 4, 2013

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## Preliminary Plat of Shelton Ridge Lane Phase 2

A request by Rene Rodriguez – LJA Engineering, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Preliminary Plat of Shelton Ridge Lane Phase 2, a 8.163 acre street dedication located within the Southlake Subdivision, to wit

**Legal Description:** Being a subdivision of 8.163 acres of land located in the H. T. & B. R.R. Co. Survey, Sec. 84, Abstract Number 538, 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.

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**SUMMARY:** This is a request for a Preliminary Plat of Shelton Ridge Lane Phase 2, a 8.163 acre street dedication located within the Southlake 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 Preliminary Plat is for a portion of the road in phase 2 of this Development. This the second phase of the previously approved Shelton Ridge – Hannover Heights Final Plat, approved on January 7, 2013. This second phase will serve future sections of the Southlake Subdivision.

## 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, which is shown in this plat. This next phase of Shelton Ridge Lane will serve future sections of the Southlake Subdivision. This road is in conformance with the thoroughfare plan. The current plat shows a right-of-way of 70'. This is required to be an 80' right-of-way as per the approved Shadow Creek Ranch Planned Development.

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

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

1. The proposed preliminary 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 Shadow Creek Ranch Development as well as the Land Use and Urban Development Ordinance.

**CONDITION OF APPROVAL:**

1. Plat shall show an 80' right-of-way as opposed to the proposed 70' right-of-way.

**SUPPORTING DOCUMENTS:**

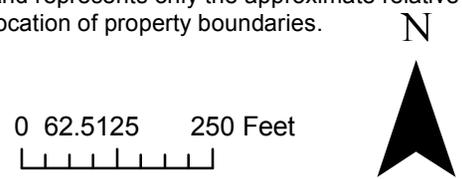
- Vicinity and Zoning Map
- Land Use Map
- Aerial Map
- Preliminary Plat of Shelton Ridge lane Phase 2



**Vicinity Map**

**Preliminary Plat of Shelton Ridge Lane Phase 2**

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.

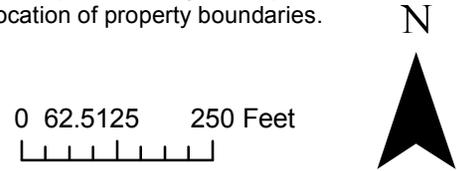




**FLUP Use Map**

**Preliminary Plat of Shelton Ridge Lane Phase 2**

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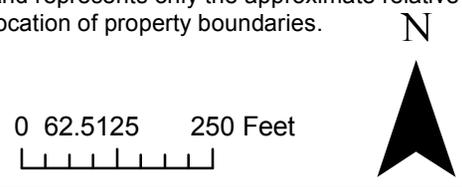


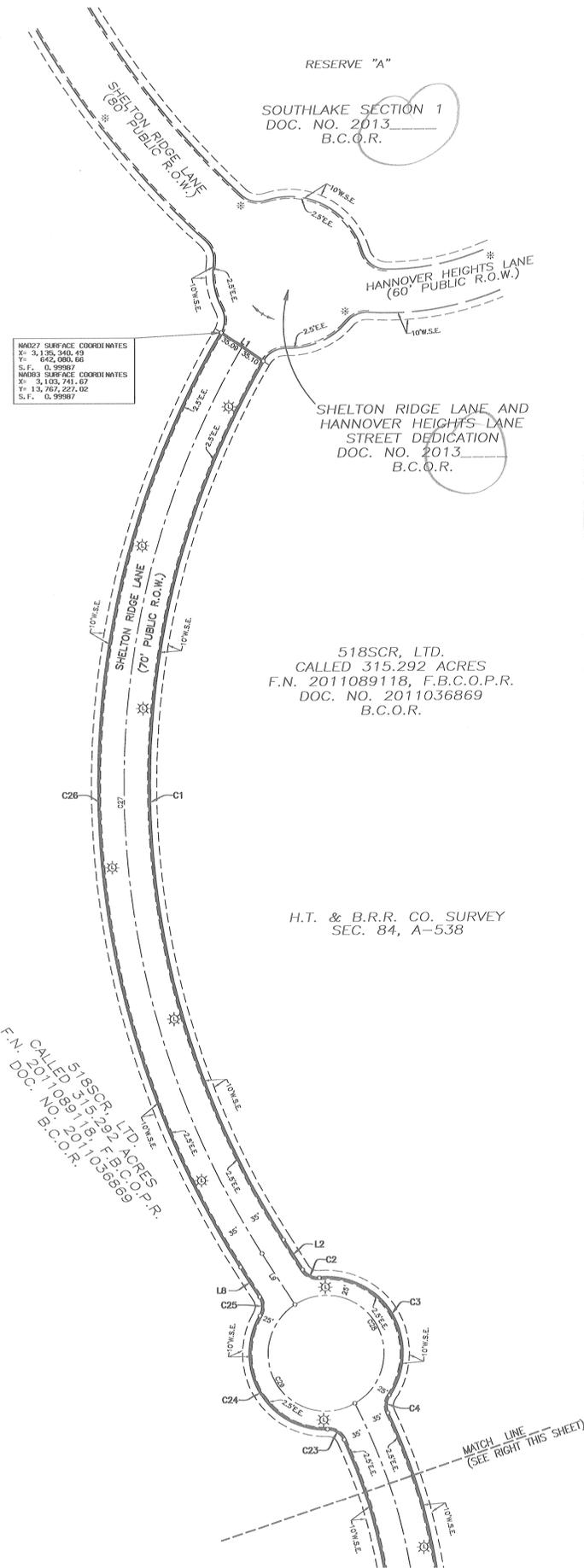


### Aerial Map

### Preliminary Plat of Shelton Ridge Lane Phase 2

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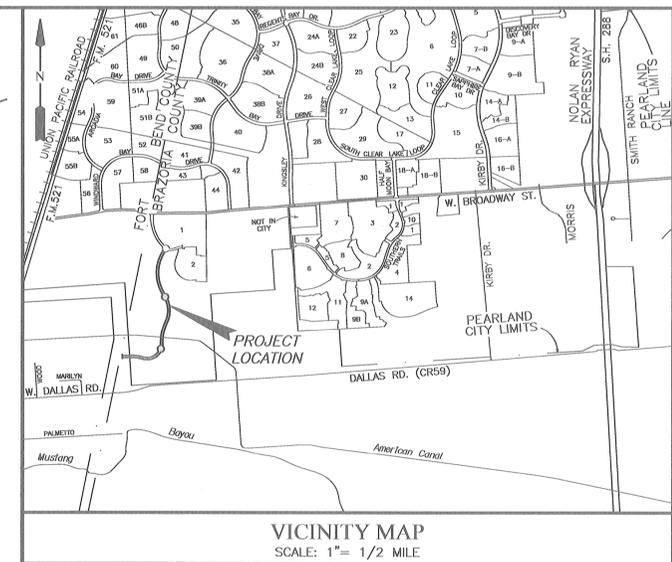
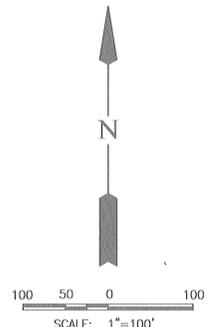


**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 55-29-04 E	70.19
L2	S 32-36-04 E	48.98
L3	S 03-00-13 E	104.43
L4	N 80-38-27 W	137.45
L5	N 03-13-07 W	120.00
L6	S 80-38-27 E	137.45
L7	N 03-00-13 W	104.43
L8	N 32-36-04 W	48.98
L9	S 32-36-04 E	48.31
L10	S 03-00-13 E	104.43

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	1165.00	62-45-14	1275.98	710.47	1213.15	S 01-13-28 E
C2	25.00	62-30-49	37.28	15.17	25.94	S 63-51-28 E
C3	105.00	128-51-02	236.13	219.40	188.42	S 30-41-22 E
C4	25.00	58-49-06	25.66	14.09	24.55	S 04-19-35 W
C5	885.00	44-21-54	685.27	360.85	668.29	S 02-54-01 E
C6	1165.00	22-17-09	453.14	229.47	450.29	S 02-08-22 W
C7	485.00	5-50-35	49.46	24.75	48.44	S 00-04-55 E
C8	25.00	55-49-01	24.35	13.24	23.40	S 25-04-08 E
C9	105.00	139-17-12	255.26	282.99	186.88	S 16-39-58 W
C10	25.00	55-49-01	24.35	13.24	23.40	S 58-24-04 W
C11	485.00	68-52-00	582.95	332.50	548.48	S 64-55-33 W
C12	1160.00	12-34-40	254.85	127.84	254.14	N 88-55-47 W
C13	25.00	89-59-59	39.27	25.00	35.36	S 41-46-53 W
C14	25.00	89-59-59	39.27	25.00	35.36	S 48-13-07 E
C15	1230.00	12-34-40	270.02	135.55	269.47	S 88-55-47 E
C16	415.00	66-02-12	484.35	274.01	457.32	N 65-55-27 E
C17	25.00	70-42-31	30.85	17.74	28.93	N 62-51-54 W
C18	105.00	109-46-15	201.17	149.32	171.79	N 16-39-58 E
C19	25.00	70-42-31	30.85	17.74	28.93	N 38-11-50 E
C20	415.00	3-50-47	27.86	13.94	27.86	N 01-04-40 W
C21	1235.00	22-17-09	480.37	243.29	477.34	N 08-08-22 E
C22	815.00	43-48-48	633.22	327.74	606.15	N 02-37-28 W
C23	25.00	66-37-21	29.07	16.43	27.46	N 57-50-32 W
C24	105.00	121-03-57	221.86	185.84	182.83	N 30-37-14 W
C25	25.00	62-30-49	37.28	15.17	25.94	N 01-20-40 W
C26	1235.00	63-00-05	1357.99	756.83	1290.60	N 01-06-02 W
C27	1200.00	62-52-53	1316.88	733.65	1251.88	S 01-09-30 E
C28	80.00	182-41-50	255.09	3398.12	159.96	S 31-15-09 E
C29	80.00	177-18-10	247.56	3398.12	159.96	S 31-15-09 E
C30	850.00	46-29-20	689.68	365.09	670.91	S 03-57-44 E
C31	1200.00	22-17-09	466.75	236.36	463.82	S 08-08-22 W
C32	450.00	9-28-13	74.38	37.27	74.29	S 01-43-54 W
C33	80.00	190-11-58	285.57	896.44	159.37	S 16-39-58 W
C34	80.00	168-48-02	237.09	896.44	159.37	S 16-39-58 W
C35	450.00	72-23-38	569.36	329.92	532.14	S 63-06-44 W
C36	1185.00	12-34-40	262.33	131.70	261.81	N 88-55-47 W



- LEGEND**
- T.B.M. TEMPORARY BENCHMARK
  - PROPOSED STREET LIGHT
  - EXISTING STREET LIGHT
  - E.E. ELECTRICAL EASEMENT
  - U.E. UTILITY EASEMENT
  - W.S.E. WATER AND SEWER EASEMENT
  - S.S.E. SANITARY SEWER EASEMENT
  - S.T.M.S.E. STORM SEWER EASEMENT
  - W.L.E. WATER LINE EASEMENT
  - F.N. FILE NUMBER
  - F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
  - F.B.C.O.P.R. FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
  - F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
  - B.C.O.P.R. BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
  - B.C.D.R. BRAZORIA COUNTY DEED RECORDS
  - B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
  - B.C.O.R. BRAZORIA COUNTY OFFICIAL RECORDS
  - F.B.C.M.R. FORT BEND COUNTY MAP RECORDS
  - STREET NAME CHANGE

2-6-13 Submittal Date  
 DRC Date 2-12-13  
 Please review plat and return to the  
 Planning Dept. by 2-14-13

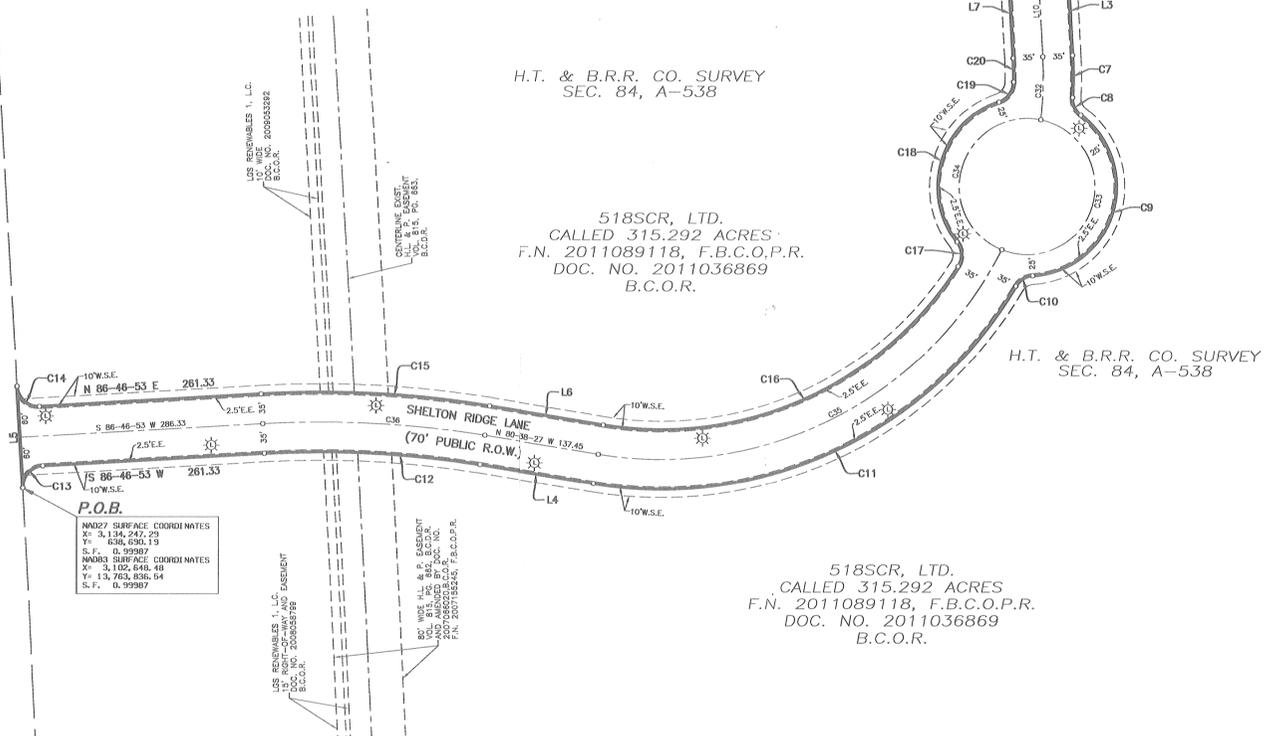
**PRELIMINARY PLAT OF  
 SHELTON RIDGE LANE PHASE 2  
 STREET DEDICATION**

A SUBDIVISION OF 8.163 ACRES OF LAND SITUATED IN THE  
 H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538,  
 CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

FEBRUARY 6, 2013 JOB NO. 2027-0702C-310

OWNERS:  
**518SCR, LTD.,**  
 A TEXAS LIMITED PARTNERSHIP  
 BY: PSWA, INC., A TEXAS CORPORATION  
 ITS SOLE GENERAL PARTNER  
 GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT  
 9000 GULF FREEWAY, STE. 300, HOUSTON, TEXAS 77017

ENGINEER:  
**LJA Engineering, Inc.**  
 2929 Briarpark Drive Suite 600  
 Houston, Texas 77042  
 Phone 713.953.5200  
 Fax 713.953.5026  
 CONTACT: RENE RODRIGUEZ



MALVERN TOWNSITE & OUT LOTS  
 VOL. 2, PG. 243  
 F.B.C.M.R.

**P.O.B.**  
 NAD83 SURFACE COORDINATES  
 X: 3,134,247.29  
 Y: 6,103,650.19  
 S.F. 0.99987  
 NAD83 SURFACE COORDINATES  
 X: 3,102,648.48  
 Y: 13,763,836.54  
 S.F. 0.99987

LOS REMEDIOS 1, L.C.  
 100' WIDE RIGHT-OF-WAY AND EASEMENT  
 DOC. NO. 2007040668  
 F.B.C.O.P.R.

LOS REMEDIOS 1, L.C.  
 80' WIDE H.L. & P. EASEMENT  
 VOL. 81 PG. 282, B.C.O.P.R.  
 2007040668  
 F.B.C.O.P.R.

STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, 518SCR, LTD., A TEXAS LIMITED PARTNERSHIP, BY ITS SOLE GENERAL PARTNER, PSWA, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SHELTON RIDGE LANE PHASE 2 STREET DEDICATION, 8.163 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID 518SCR, LTD., ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY HERETO, 518SCR, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PSWA, INC., A TEXAS CORPORATION, ITS SOLE GENERAL PARTNER, BY GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

518SCR, LTD., A TEXAS LIMITED PARTNERSHIP

BY: PSWA, INC., A TEXAS CORPORATION,  
ITS SOLE GENERAL PARTNER

BY: \_\_\_\_\_  
GERALD W. NOTEBOOM  
SENIOR EXECUTIVE VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT, OF PSWA, INC., A TEXAS CORPORATION, SOLE GENERAL PARTNER OF 518SCR, LTD., A TEXAS LIMITED PARTNERSHIP, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON THE PLAT (SEE NOTE 4).

KEITH W. MONROE, R.P.L.S.  
TEXAS REGISTRATION NO. 4797

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF SHELTON RIDGE LANE PHASE 2 STREET DEDICATION 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 \_\_\_\_\_, 2013.

HENRY N. FUERTES, CHAIRPERSON  
PLANNING & ZONING COMMISSION  
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

DARRIN COKER  
CITY ATTORNEY

ANDREA BROUGHTON, P.E., C.F.M.  
CITY ENGINEER

BEING 8.163 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SEC. 84, ABSTRACT NUMBER 538, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 315,292 ACRE TRACT OF LAND CONVEYED TO 518SCR, LTD. BY INSTRUMENT OF RECORD IN FILE NO. 201108118, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) AND IN DOCUMENT NO. 2011036868, OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 8.163 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BEARINGS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83):

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF SAID 315,292 ACRE TRACT, AND BEING ON THE EAST LINE OF MALVERN TOWNSITE AND OUTLOTS, A SUBDIVISION OF RECORD IN, VOLUME Z, PAGE 243 OF THE MAP RECORDS OF SAID FORT BEND COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINE OF AFOREMENTIONED 315,292 ACRE TRACT AND SAID MALVERN TOWNSITE & OUTLOTS, NORTH 03° 13' 07" WEST, 746.05 FEET TO THE POINT OF BEGINNING;

THENCE, NORTH 03° 13' 07" WEST, CONTINUING ALONG SAID COMMON LINE, 120.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, LEAVING SAID COMMON LINE, 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 59' 59", AND A CHORD THAT BEARS SOUTH 48° 13' 07" EAST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 46' 53" EAST, 261.33 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 270.02 FEET, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,230.00 FEET, A CENTRAL ANGLE OF 12° 34' 40", AND A CHORD THAT BEARS SOUTH 86° 55' 47" EAST, 269.47 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 80° 38' 27" EAST, 137.45 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 484.35 FEET, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 415.00 FEET, A CENTRAL ANGLE OF 66° 52' 12", AND A CHORD THAT BEARS NORTH 65° 55' 27" EAST, 457.32 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 30.85 FEET, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 70° 42' 31", AND A CHORD THAT BEARS NORTH 02° 51' 54" WEST, 28.93 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 201.17 FEET, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 109° 48' 15", AND A CHORD THAT BEARS NORTH 16° 39' 58" EAST, 171.78 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 30.85 FEET, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 70° 42' 31", OF AND A CHORD THAT BEARS NORTH 36° 11' 50" EAST, 28.93 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 27.86 FEET, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 415.00 FEET, A CENTRAL ANGLE OF 03° 50' 47", AND A CHORD THAT BEARS NORTH 01° 04' 49" WEST, 27.86 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 00' 13" WEST, 104.43 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 480.37 FEET, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,235.00 FEET, A CENTRAL ANGLE OF 22° 17' 09", AND A CHORD THAT BEARS NORTH 08° 08' 22" EAST, 477.34 FEET TO A POINT FOR CORNER;

THENCE, NORTH 19° 16' 56" EAST, 181.44 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 623.22 FEET, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 815.00 FEET, A CENTRAL ANGLE OF 43° 48' 48", AND A CHORD THAT BEARS NORTH 02° 37' 28" WEST, 608.15 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 29.07 FEET, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 66° 37' 21", AND A CHORD THAT BEARS NORTH 57° 50' 32" WEST, 27.46 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 221.88 FEET, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 121° 03' 07", AND A CHORD THAT BEARS NORTH 30° 14' WEST, 182.83 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 27.28 FEET, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 62° 30' 49", AND A CHORD THAT BEARS NORTH 01° 20' 40" WEST, 25.94 FEET TO A POINT FOR CORNER;

THENCE, NORTH 32° 36' 04" WEST, 48.98 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 1,357.99 FEET, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,235.00 FEET, A CENTRAL ANGLE OF 121° 03' 07", AND A CHORD THAT BEARS NORTH 01° 06' 02" WEST, 1,290.60 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 55° 29' 04" EAST, 70.19 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 1,275.98 FEET, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,165.00 FEET, A CENTRAL ANGLE OF 62° 45' 14", AND A CHORD THAT BEARS SOUTH 01° 13' 29" EAST, 1,213.15 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 32° 36' 04" EAST, 48.98 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 27.28 FEET, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 62° 30' 49", AND A CHORD THAT BEARS SOUTH 63° 51' 29" EAST, 25.94 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 236.13 FEET, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 129° 51' 02", AND A CHORD THAT BEARS SOUTH 30° 41' 22" EAST, 189.42 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 25.66 FEET, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 58° 49' 06", AND A CHORD THAT BEARS SOUTH 04° 19' 35" WEST, 24.55 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 685.27 FEET, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 885.00 FEET, A CENTRAL ANGLE OF 44° 21' 54", AND A CHORD THAT BEARS SOUTH 02° 54' 01" EAST, 686.28 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 19° 16' 56" WEST, 181.44 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 453.14 FEET, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,165.00 FEET, A CENTRAL ANGLE OF 22° 17' 09", AND A CHORD THAT BEARS SOUTH 08° 08' 22" WEST, 450.29 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 00' 13" EAST, 104.43 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 49.46 FEET, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 05° 50' 35", AND A CHORD THAT BEARS SOUTH 00° 04' 55" EAST, 49.44 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 24.35 FEET, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 55° 49' 01", AND A CHORD THAT BEARS SOUTH 25° 04' 08" EAST, 23.40 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 255.26 FEET, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 139° 17' 12", AND A CHORD THAT BEARS NORTH 16° 39' 58" WEST, 196.88 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 24.35 FEET, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 55° 49' 01", AND A CHORD THAT BEARS SOUTH 58° 24' 04" WEST, 23.40 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

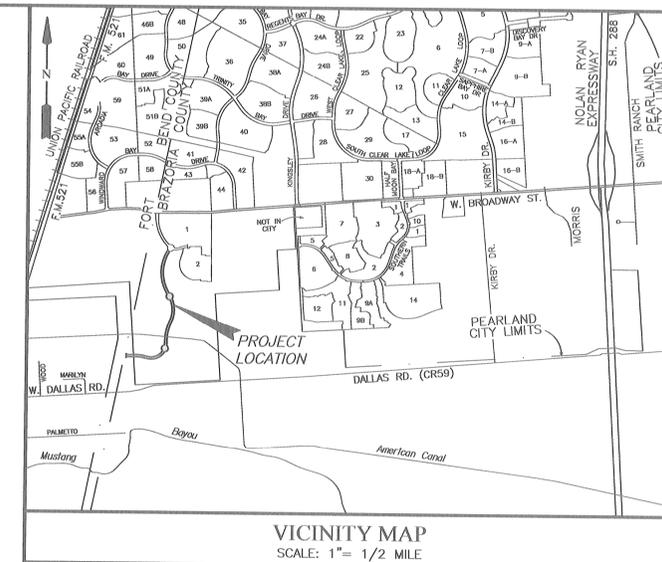
THENCE, 582.95 FEET, ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 68° 52' 00", AND A CHORD THAT BEARS SOUTH 64° 55' 33" WEST, 548.48 FEET TO A POINT FOR CORNER;

THENCE, NORTH 80° 38' 27" WEST, 137.45 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 254.65 FEET, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,130.00 FEET, A CENTRAL ANGLE OF 12° 34' 40", AND A CHORD THAT BEARS NORTH 86° 55' 47" WEST, 254.14 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 46' 53" WEST, 261.33 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 59' 59", AND A CHORD THAT BEARS SOUTH 41° 46' 53" WEST, 35.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.163 ACRES OF LAND.



NOTES:

- 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 COMPANY, FILE NO. \_\_\_\_\_, DATED \_\_\_\_\_, 2013. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27), WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE SURFACE FOR BOTH NAD 27 AND NAD 83 AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.99997.
- FIVE-EIGHTS INCH (5/8") IRON ROD THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- BENCHMARK: MONUMENT GPS - 9 BRASS CAP SET IN CONCRETE, STAMPED "CITY OF PEARLAND 9 GPS MONU, 1950". 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 SEWER DRAIN INLETS.  
ELEV = 59.03, NVD-29, 1987 ADJ.  
ADD 1.84 FEET FOR NVD-29, 1973 ADJ.
- T.B.M. = TOP OF 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG" LOCATED AT \_\_\_\_\_  
ELEV = \_\_\_\_\_ NVD-29, 1987 ADJUSTMENT
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48039C0020 H, WITH THE EFFECTIVE DATE OF JUNE 5, 1989 AND MAP NO. 48157C 0285A, MAP REVERSED JANUARY 3, 1997, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN).
- ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- 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.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNATED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- THERE ARE 22 STREET LIGHTS PROPOSED ON THIS PLAT.
- A 6 FOOT SIDEWALK SHALL BE BUILT ALONG SHELTON RIDGE LANE AT THE TIME OF DEVELOPMENT.

BLOCK OF  
PRELIMINARY PLAT OF  
SHELTON RIDGE LANE PHASE 2  
STREET DEDICATION

A SUBDIVISION OF 8.163 ACRES OF LAND SITUATED IN THE  
H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538,  
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

FEBRUARY 6, 2013

JOB NO. 2027-0702C-310

518SCR, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
BY: PSWA, INC., A TEXAS CORPORATION  
ITS SOLE GENERAL PARTNER  
GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT  
9000 GULF FREEWAY, STE. 300, HOUSTON, TEXAS 77017

ENGINEER:  
LJA Engineering, Inc.

2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
CONTACT: RENE RODRIGUEZ

**P&Z AGENDA  
ITEM**

**C**



**City of Pearland**

## **Discussion Item 1**

### Commissioners Activity Report



**City of Pearland**

## **Discussion Item 2**

Zoning Update  
(attachment)

**Zoning Update - October 2012 - March 2013**

**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
2012-10Z	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	Approved
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	Approved
2013-01Z	Marilyn Bullard, Mike Pollak	NE Corner Magnolia/Manvel Roads	1/18/2013	1/18/2013	Approval of NS with CUP's	R-1	GB	Approved
2013-02Z	Karen Ritchey, Kevin Cole	2553 Miller Ranch (33.28 ac b/t Miller Ranch/Silver Lk)	1/18/2013	1/18/2013	Approval	R-1	R-3	Approved
2013-03Z	Tranquility Plaza	7902/7904 Broadway	1/18/2013	1/18/2013	Approval	NS	GB	Approved
2013-04Z	The Old Place, Inc., Lisa Marino	8809 Broadway	2/18/2013	2/18/2013	Approval	NS	GB	Pending
2013-05Z	Beeman Strong, Kerry Gilbert & Assoc	Pearland Pkwy, 700' N/ of Broadway	2/18/2013	n/a	n/a	PD	GB	Withdrawn
<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 2012-04	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	Approved



**City of Pearland**

## **Discussion Item 3**

### **P&Z Strategic Plan**



**City of Pearland**

## **Discussion Item 4**

Planning Day – March 7, 2013  
(attachment)

# City of Pearland

## Planning Day Presentation



Our next Planning Day Presentation will be held on Thursday, March 7<sup>th</sup> in the Council Chambers located at City Hall, beginning at 8:30 a.m.

Please arrive early for refreshments and enjoy our presentation. We will conclude with door prize drawings and we are always available for questions and answers at the conclusion of our presentation.

The Planning Department has been hosting a series of informational meetings with the intent to educate and update those interested in living, working and playing in Pearland.

Please join us for the City of Pearland's 17<sup>th</sup> Planning Day Presentation since 2005.

**March 7, 2013**  
**8:30 a.m.**  
**Council Chambers**

*Please RSVP to Judy Brown by March 5<sup>th</sup>*  
*Telephone: 281 652 1768*  
*Email: [jbrown@ci.pearland.tx.us](mailto:jbrown@ci.pearland.tx.us)*  
*3519 Liberty Drive, Pearland, TX 77581*

**WWW.CITYOFPEARLAND.COM**



### Developing a Great City

#### TOPICS:

- *Redevelopment and Reuse of Existing Properties*
- *Subdivision Platting*
- *Permitting Process*



**City of Pearland**

## **Discussion Item 5**

Next P&Z/JPH – March 25, 2013

**ADJOURN  
MEETING**