

# AGENDA

## CITY OF PEARLAND PLANNING & ZONING COMMISSION

MARCH 25, 2013

6:00 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 25, 2013, AT 6:00 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 March 4, 2013, p.m. P&Z Regular Meeting, held at 6:30 p.m.

**III. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SHELTON RIDGE LANE PHASE TWO STREET DEDICATION**

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

**Decision  
Date:  
3/29/2013**

**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

**B. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SAVANNAH BEND SECTION FOUR**

A request by Rene Rodriguez – LJA Engineering, applicant, on behalf of Savannah Development LTD., owner, for approval of a Final Plat of Savannah Bend Section Four, a 26 lot single-family residential subdivision located on the following described property, to wit

**Decision  
Date:  
3/29/2013**

**Legal Description:** 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

### **C. CONSIDERATION & POSSIBLE ACTION – STRICKLAND CHEVROLET**

Approval of an exception to the Exterior Building Design Requirements of Section 2.6.2.1 (b) of the Unified Development Code for a franchise business with an established theme

**Legal Description:** A 18.5436 Acre (807,579 SQ. FT.) Tract of Land being out of Lot 51 and Lot 53 of the Allison-Richey Gulf Coast Home Company, Section 6, recorded in Vol. 135, PG. 501 H.C.D.R., located in the H.T. & B.R.R. Co. Survey, A-544, City of Pearland, Brazoria County, Texas

**General Location:** 5719 Broadway

### **D. CONSIDERATION & POSSIBLE ACTION – HUGHES ROAD CLUSTER DEVELOPMENT PLAN**

A request by Christy Smidt of Kerry Gilberts and Associates, applicant and Dan Olson, owner, for approval of a Cluster Plan on a 74.419 acre tract of land for a single-family residential subdivision, generally located on the south side of Hughes Road east of Pearland Parkway

**Legal Description:** Being 74.419 acre tract of land situated in the Thomas J. Green Survey, Abstract 290, Harris County, Texas located in Section "G" of the Allison-Richey Gulf Coast Home Company part of Suburban Gardens according to the plat recorded in Volume 4, Page 48 of the Harris County Map Records (H.C.M.R.) Harris County, Texas

**General Location:** South side of Hughes Road East of Pearland Parkway

**E. CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. 2013-01**

**Decision  
Date:  
3/29/2013**

A request of Mike Chance, applicant for Crown Warehouse Service, Inc., owner, for approval of a Conditional Use Permit to allow a Plumbing Shop (No Outside Storage) in the PD-GB zone, on the following described property:

**Legal Description:** Approximately 3.0 Acre Tract of land out of a 10 Acre Tract, a residue of D. H, Stripling 12.000 Acre Tract recorded Volume 868, Page 239 of the Brazoria County Deed Records. All being part of the South 99 Acres of the H.T. & B. R. R. Co. Survey, Sec. 7, A-219 as recorded in Volume 595, Page 63 of the Deed of Records of Brazoria County, Texas

**General Location:** 6301 Broadway Street

**F. DISCUSSION ITEMS**

1. Commissioners Activity Report
2. P&Z Strategic Plan
3. Next P&Z/Workshop (Cluster Development) – April 01, 2013
4. Friendswood EDC – Community Development Email
5. P&Z Survey Discussion
6. APA National Conference

**IV. ADJOURNMENT**

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

I, 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 22<sup>nd</sup> 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, MARCH 4, 2013, 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 6:31 p.m. with the following present:

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

Also in attendance were: City Planner Harold Ellis, Planner I Lauren Stanley, Director of Community Development Lata Krishnarao, Assistant City Manager Mike Hodge, Director of Engineering and Capital Projects Trent Epperson, and Administrative Clerk Debbie Cody.

**APPROVAL OF MINUTES**

P&Z Commissioner Mary Starr made the motion to approve the minutes of the P&Z Regular Meeting of February 18, 2013, and P&Z Vice-Chairperson Linda Cowles seconded.

The vote was 7-0 and the minutes of the Planning and Zoning Regular Meeting of February 18, 2013 were approved.

**NEW BUSINESS**

**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.).

Planner I Lauren Stanley presented the staff report and explained the reason for the request for waiver of decision was that the applicant needed more time to comply with staff comments. One of the comments was the need for the applicant to widen the right of way to 80 feet. She reinforced the applicants request by highlighting the supporting documents including the letter from LJA Engineering, Inc. requesting said waiver.

P&Z Commissioner Ginger McFadden made a motion to approve, and P&Z Chairperson Henry Fuertes seconded.

The vote was 7-0 approving the Waiver of Decision.

## **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

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.).

Due to the approval of the Waiver of Decision for the aforementioned plat, Chairperson Henry Fuertes stated there was no need to take action on this item.

## **DISCUSSION ITEMS**

1. Commissioners Activity Report – Chairperson Henry Fuertes stated that he had been in West Palm Beach, Florida on business and was at a “waste to fuel” facility that produces electrical power. He explained the process of how the trash is sorted for recycling purposes and the trash goes into a boiler which creates steam which starts the turbine, which turns the generator, which generates the power. He also stated that \$100,000 of coins and \$5 million of aluminum are thrown away annually. The basis of his report was food for thought in relation to the City of Pearland.

2. Zoning Update – City Planner Harold Ellis reported there were no CUPs, but three zone changes approved which were:
  - a. Change from Single Family Residential – 1 (R-1) to Neighborhood Service (NS) located at the Northeast corner of Magnolia and Manvel Roads with overlaid CUP for child daycare center and restaurant
  - b. Change from R-1 to R-3 located North of Summer Breeze Drive between Miller Ranch Road and Silver Lake Parkway
  - c. Change from NS to General Business (GB) located at 7902/7904 Broadway

Chairperson Henry Fuertes asked if the City Council all concurred with the Planning and Zoning Commission on these zone changes and City Planner Ellis said yes.

3. P&Z Strategic Plan Update - City Planner Harold Ellis stated the need to have all the team meetings finalized by March 15 and that the Plan should be finalized by July in order to stay on task with the timeline of discussions with Commission before proceeding to the Council. He stated he would be going over the schedule in the near future.
4. Planning Day – City Planner Ellis stated Planning Day would be on March 7<sup>th</sup> in the City Council Chambers. He gave a brief overview of the topics that would be covered including redevelopment and reuse of existing properties, subdivision platting, and the permitting process. Chairperson Henry Fuertes stated he would be in Atlanta on business at that time and unable to attend. Vice-Chairperson Linda Cowles said she would attend and mentioned that some people had inquired as to the purpose of Planning Day and who it applied to. She explained that it would be informative and give insight to our planning process. City Planner Ellis reiterated that the purpose was to address the processes based on the most prevalent activity within the city. He also stated that the targeted audience was the development community, builders, agents, and any interested citizens. Commissioner Matthew Hanks asked what time it started and City Planner Ellis said 8:30 a.m. Chairperson Fuertes asked if it was a quarterly event and Community Development Director Krishnarao stated it had become an annual event.
5. Next P&Z and JPH Meeting – March 25, 2013 – City Planner Ellis mentioned that there would be one Conditional Use Permit (CUP) to be presented at the Joint Public Hearing. There would also be a Joint Workshop regarding a potential multi-family development that had been revised and also on the agenda for the workshop would be Cluster Development. Chairperson Fuertes asked if anyone had a problem attending on that date and there was a consensus that all commissioners did not have a problem with attending the Joint Public Hearing on March 25<sup>th</sup>.

## **ADJOURNMENT**

P&Z Chairperson Henry Fuertes adjourned the P&Z Regular Meeting at 6:42 p.m.

These minutes are respectfully submitted by:

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**Debbie Cody, Administrative Clerk**

Minutes approved as submitted and/or corrected on this 25th day of March 2013, A.D.

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P&Z Chairperson Henry Fuertes

# **NEW BUSINESS**

**P&Z AGENDA  
ITEM**

**A**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 03/19/2013  
**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: Approval**



# PLANNING AND ZONING COMMISSION MEETING OF MARCH 25, 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.

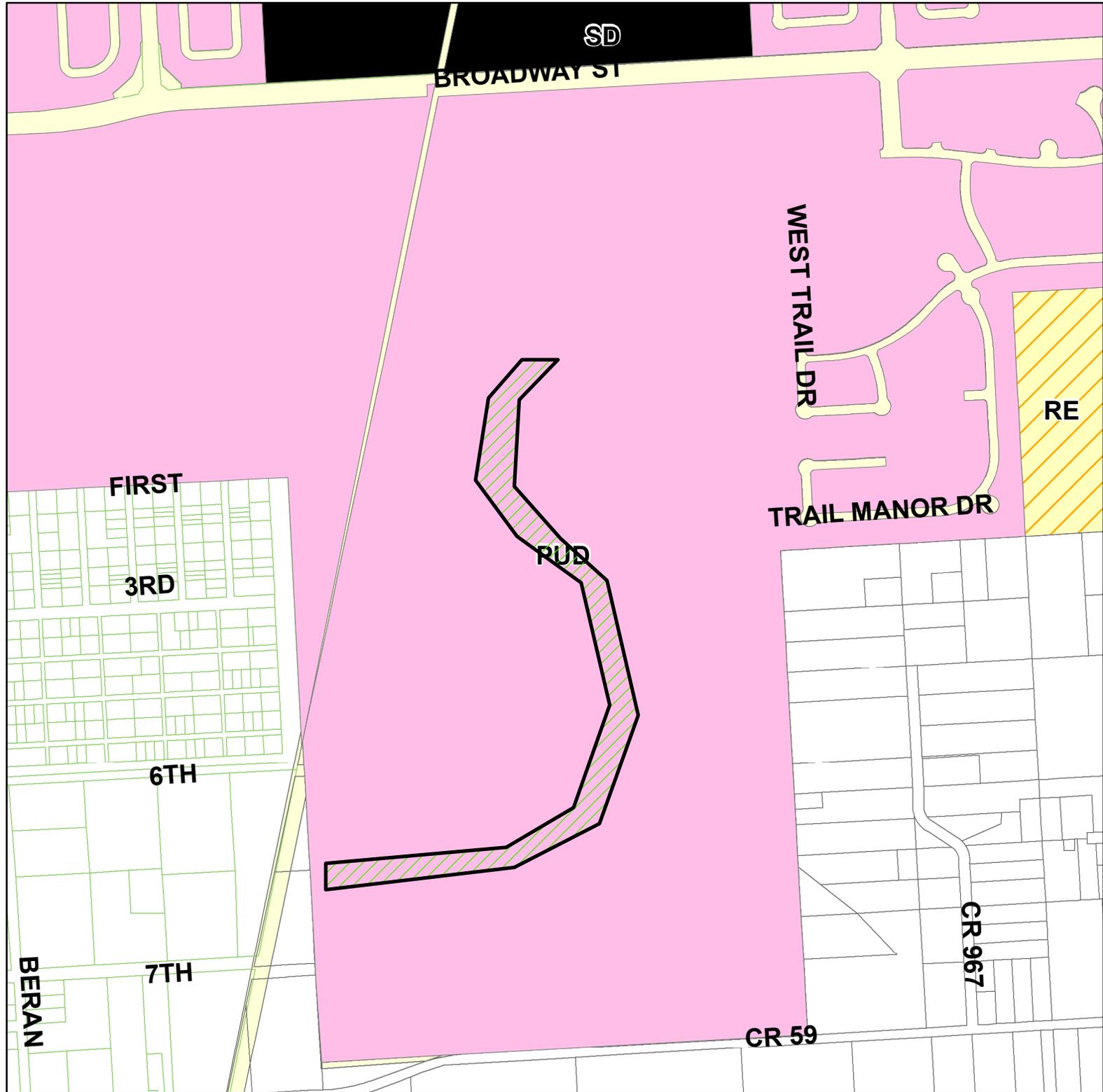
**TRAFFIC AND TRANSPORTATION:** A Traffic Impact Analysis has been reviewed and approved by the Engineering Department. All requirements have been addressed.

**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.
4. This request is in conformance with the thoroughfare plan.

**SUPPORTING DOCUMENTS:**

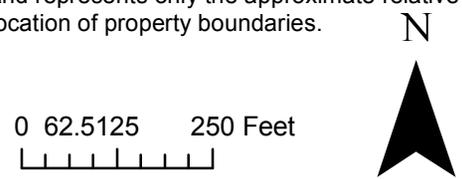
- Vicinity and Zoning Map
- Land Use Map
- Aerial Map
- Preliminary Plat of Shelton Ridge lane Phase 2



**Vicinity Map**

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

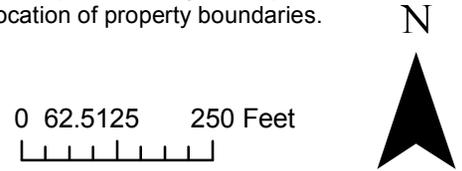
This product is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





**FLUP Use Map**  
**Preliminary Plat of Shelton Ridge Lane Phase 2**

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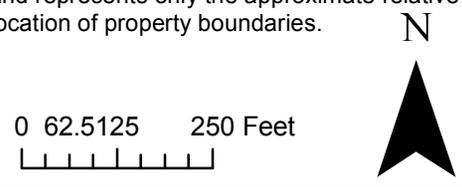


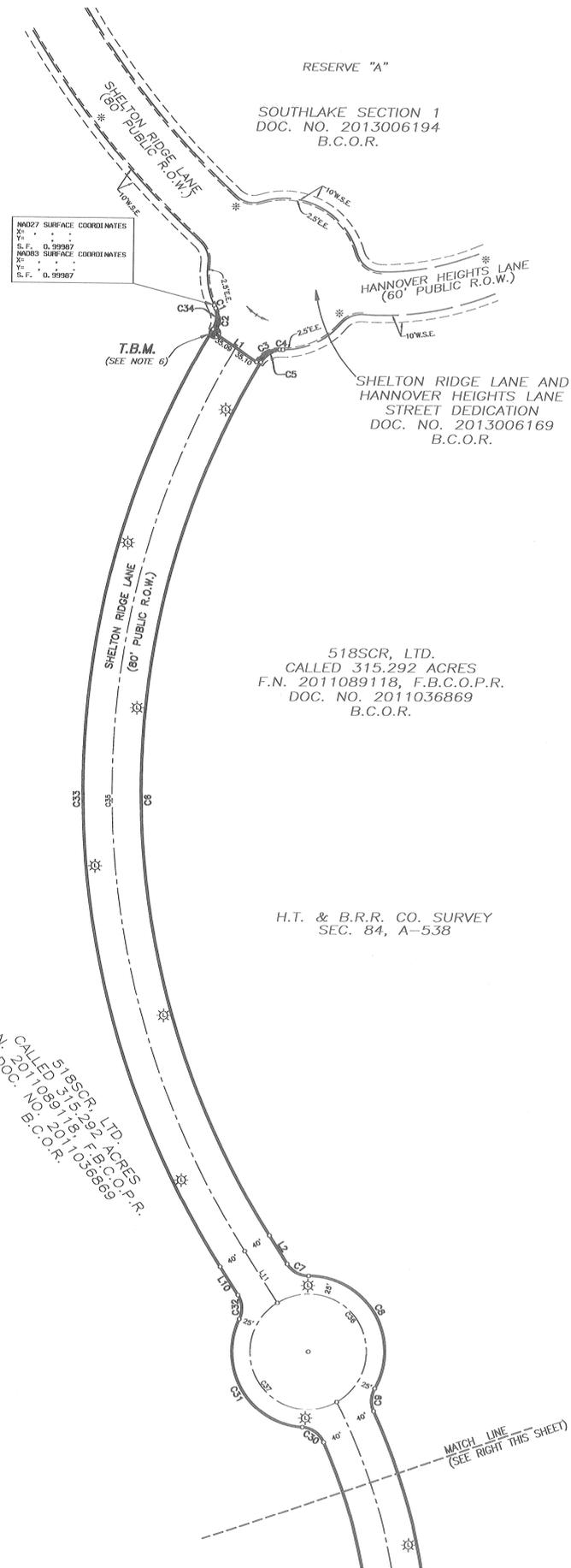


### Aerial Map

### Preliminary Plat of Shelton Ridge Lane Phase 2

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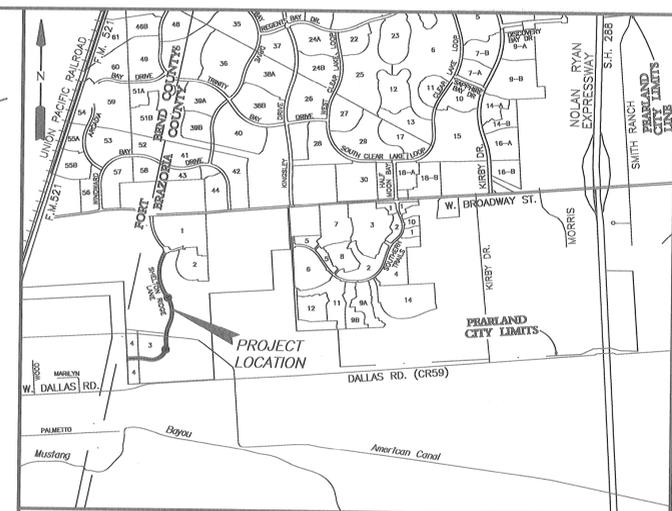
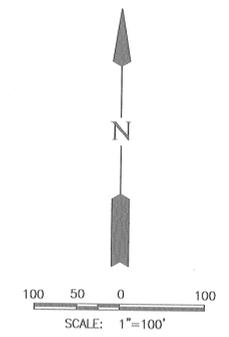


**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 55-29-04 E	70.19
L2	S 32-36-04 E	46.09
L3	S 04-43-48 W	172.26
L4	S 03-00-13 E	138.02
L5	N 80-38-27 W	137.45
L6	N 03-13-07 W	150.00
L7	S 80-38-27 E	137.45
L8	N 03-00-13 W	138.02
L9	N 04-43-48 E	172.26
L10	N 32-36-04 W	46.09
L11	S 32-36-04 E	84.31

**CURVE TABLE**

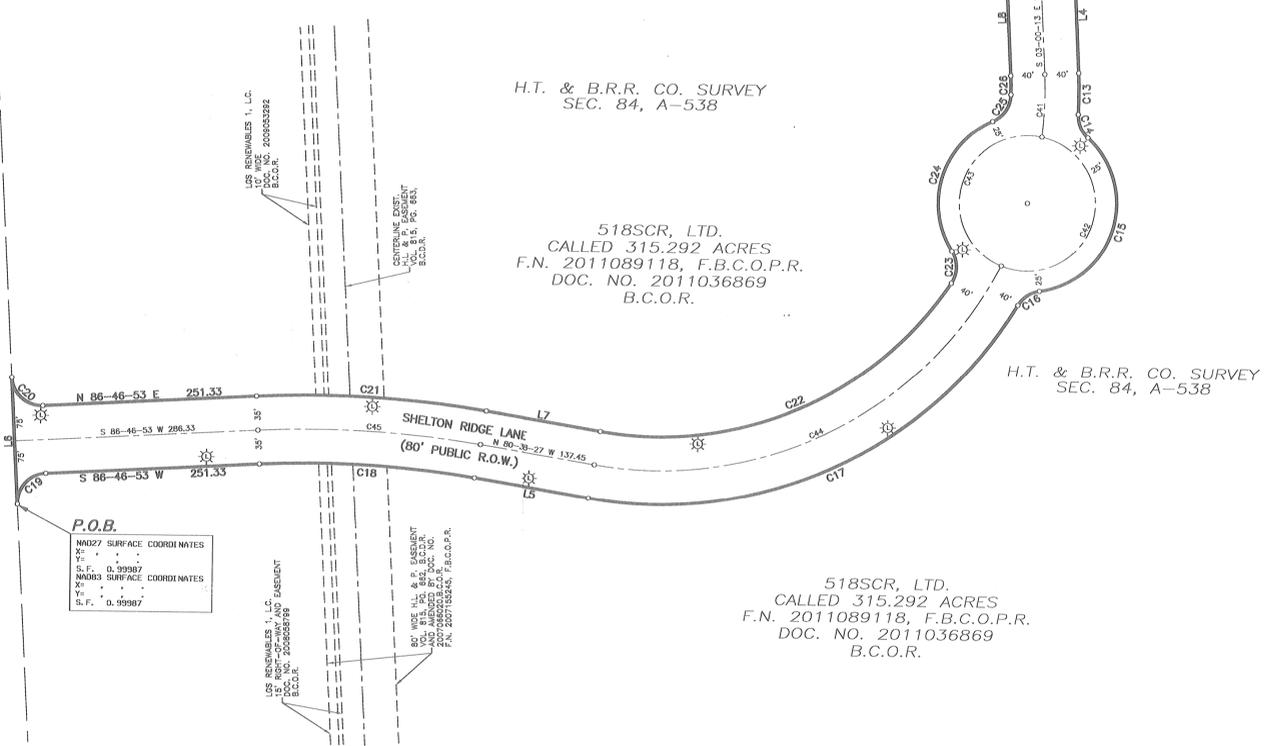
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	105.00	2-26-41	4.48	2.24	4.48	S 26-21-22 E
C2	35.00	57-58-44	35.42	19.39	33.93	S 01-24-39 W
C3	35.00	62-13-25	38.01	21.12	36.17	N 61-15-52 E
C4	105.00	2-20-25	4.29	2.14	4.29	N 88-47-38 W
C5	35.00	59-44-33	36.49	20.10	34.86	S 60-09-53 W
C6	1160.00	62-53-41	1273.35	709.36	1210.38	S 01-09-14 E
C7	35.00	57-36-27	35.19	19.24	33.73	S 61-24-18 E
C8	105.00	119-07-06	218.30	178.68	181.05	S 30-38-59 E
C9	35.00	53-51-59	32.91	17.78	31.71	S 01-58-34 W
C10	890.00	44-14-21	687.19	361.75	670.24	S 02-50-14 E
C11	410.00	14-33-08	104.13	52.35	103.85	S 12-00-22 W
C12	410.00	7-44-01	55.34	27.71	55.30	S 00-51-48 W
C13	490.00	5-41-59	48.75	24.39	48.73	S 00-09-13 E
C14	35.00	50-53-32	31.09	16.65	30.08	S 22-44-59 E
C15	105.00	129-43-26	237.73	223.76	190.11	S 16-39-58 W
C16	35.00	50-53-32	31.09	16.65	30.08	S 56-04-55 W
C17	490.00	68-43-24	587.73	335.03	553.13	S 64-59-51 W
C18	1155.00	12-34-40	253.55	127.29	253.04	N 86-55-47 W
C19	35.00	89-59-59	54.98	35.00	49.50	S 41-46-53 W
C20	35.00	89-59-59	54.98	35.00	49.50	S 48-13-07 E
C21	1235.00	12-34-40	271.11	136.10	270.57	S 86-55-47 E
C22	410.00	66-08-51	473.34	267.01	447.49	N 66-17-08 E
C23	35.00	66-15-29	40.47	22.84	38.26	N 00-04-58 E
C24	105.00	99-25-28	182.20	123.87	160.19	N 16-39-58 E
C25	35.00	66-15-29	40.47	22.84	38.26	N 33-14-58 E
C26	410.00	3-07-26	22.35	11.18	22.35	N 01-26-30 W
C27	490.00	7-44-01	66.14	33.12	66.09	N 00-51-48 E
C28	490.00	14-33-08	124.45	62.56	124.12	N 12-00-22 E
C29	810.00	43-31-51	615.40	323.41	600.71	N 02-28-59 W
C30	35.00	61-52-49	37.90	20.98	35.99	N 55-11-20 W
C31	105.00	111-08-08	203.67	153.16	173.21	N 30-33-41 W
C32	35.00	57-36-27	35.19	19.24	33.73	N 03-47-51 W
C33	1240.00	63-08-55	1366.67	762.09	1298.54	N 01-01-37 W
C34	35.00	55-40-52	34.01	18.49	32.69	N 02-42-25 E
C35	1200.00	62-52-53	1316.98	733.65	1251.88	S 01-09-38 E
C36	80.00	182-41-50	255.09	3398.12	159.96	S 31-15-09 E
C37	80.00	177-18-10	247.56	3398.12	159.96	S 31-15-09 E
C38	850.00	46-29-20	689.68	365.09	670.91	S 03-57-44 E
C39	450.00	14-33-08	114.29	57.48	113.99	S 12-00-22 W
C40	450.00	7-44-01	60.74	30.42	60.69	S 00-51-48 W
C41	450.00	9-28-13	74.38	37.27	74.29	S 01-43-54 W
C42	80.00	190-11-58	265.57	896.44	159.37	S 16-39-58 W
C43	80.00	169-48-02	237.09	896.44	159.37	S 16-39-58 W
C44	450.00	72-29-38	569.36	329.92	532.14	S 63-06-44 W
C45	1195.00	12-34-40	262.33	131.70	261.81	N 86-55-47 W



**VICINITY MAP**  
SCALE: 1"= 1/2 MILE

- 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
  - ST.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

MALVERN TOWNSITE & OUT LOTS  
VOL. 2 P.G. 243  
F.B.C.M.R.



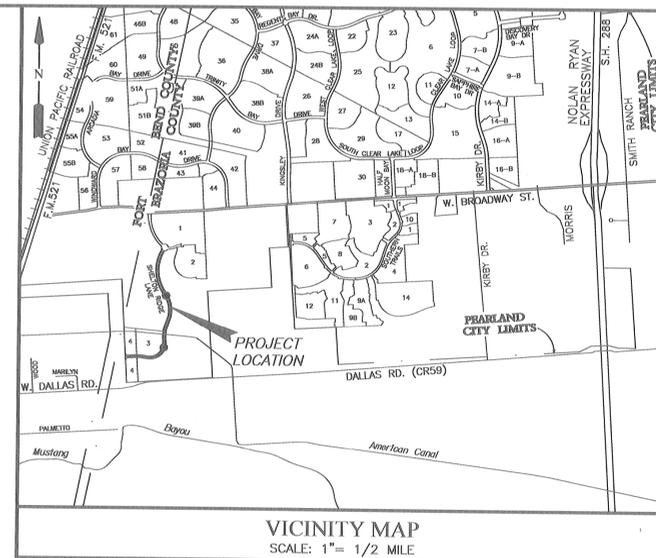
13000 BLOCK OF SHELTON RIDGE LANE  
**PRELIMINARY PLAT OF  
SHELTON RIDGE LANE PHASE 2  
STREET DEDICATION**

A SUBDIVISION OF 9.122 ACRES OF LAND SITUATED IN THE  
H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538,  
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

MARCH 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. NOTEBROOM, 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



BEING 9.122 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 NUMBER 2011089118, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) AND IN DOCUMENT NUMBER 2011036889, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 9.122 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD27);

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF SAID 315.292 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF THE H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT NUMBER 538, THE NORTHWEST CORNER OF THE J.S. TALMAGE SURVEY, ABSTRACT NUMBER 566 AND ON THE EAST LINE OF THE MANUEL ESCALERA SURVEY, ABSTRACT NUMBER 654, BRAZORIA COUNTY TEXAS, ALSO BEING ON THE EAST LINE OF MALVERN TOWNSITE & OUTLOTS, A PLAT OF RECORD UNDER VOLUME Z, PAGE 243, MAP RECORDS OF SAID FORT BEND COUNTY (F.B.C.M.R.) AND THE NORTHWEST CORNER OF THAT CERTAIN CALLED 120.672 ACRE TRACT CONVEYED TO POARCH/SWINBANK, L.P. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 02-061093, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, B.C.O.R.;

THENCE, NORTH 03° 13' 07" WEST, ALONG THE COMMON SURVEY LINE OF THE SAID MANUEL ESCALERA SURVEY AND THE H.T. & B.R.R. CO. SURVEY, SECTION 84, SAME BEING THE COMMON LINE OF SAID 315.292 ACRE TRACT AND MALVERN TOWNSITE AND OUTLOTS, 731.05 FEET TO THE POINT OF BEGINNING;

THENCE, NORTH 03° 13' 07" WEST, CONTINUING ALONG SAID COMMON LINES, 150.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, LEAVING SAID COMMON LINES, 54.98 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89° 59' 59", AND A CHORD THAT BEARS SOUTH 48° 13' 08" EAST, 49.50 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 46' 53" EAST, 251.33 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 271.11 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1235.00 FEET, A CENTRAL ANGLE OF 12° 34' 40", AND A CHORD THAT BEARS SOUTH 86° 55' 47" EAST, 270.57 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, 473.34 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 66° 08' 51", AND A CHORD THAT BEARS NORTH 66° 17' 08" EAST, 447.49 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 40.47 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 66° 15' 29", AND A CHORD THAT BEARS NORTH 00° 04' 58" EAST, 38.26 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 182.20 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 90° 25' 28", AND A CHORD THAT BEARS NORTH 16° 39' 58" EAST, 160.19 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 40.47 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 66° 15' 29", AND A CHORD THAT BEARS NORTH 33° 14' 58" EAST, 38.26 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 22.35 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 03° 07' 26", AND A CHORD THAT BEARS NORTH 01° 26' 30" WEST, 22.35 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 00' 13" WEST, 138.02 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 66.14 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 07° 44' 01", AND A CHORD THAT BEARS NORTH 00° 51' 48" EAST, 66.09 FEET TO A POINT FOR CORNER;

THENCE, NORTH 04° 43' 48" EAST, 172.26 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 124.45 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 14° 33' 08", AND A CHORD THAT BEARS NORTH 12° 00' 22" EAST, 124.12 FEET TO A POINT FOR CORNER;

THENCE, NORTH 19° 16' 56" EAST, 268.04 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 615.40 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 810.00 FEET, A CENTRAL ANGLE OF 43° 31' 51", AND A CHORD THAT BEARS NORTH 02° 28' 59" WEST, 600.71 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 37.80 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 61° 52' 49", AND A CHORD THAT BEARS NORTH 55° 11' 20" WEST, 35.99 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 203.67 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 111° 08' 08", AND A CHORD THAT BEARS NORTH 30° 33' 41" WEST, 173.21 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 35.19 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 57° 36' 28", AND A CHORD THAT BEARS NORTH 03° 47' 51" WEST, 33.73 FEET TO A POINT FOR CORNER;

THENCE, NORTH 32° 36' 04" WEST, 46.09 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 1,366.67 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,240.00 FEET, A CENTRAL ANGLE OF 63° 08' 55", AND A CHORD THAT BEARS NORTH 01° 01' 37" WEST, 1,298.54 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 34.01 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 55° 40' 52", AND A CHORD THAT BEARS NORTH 02° 42' 25" EAST, 32.69 FEET TO A POINT FOR CORNER BEING ON A SOUTHERLY LINE OF SHELTON RIDGE LANE AND HANNOVER HEIGHTS LANE STREET DEDICATION, A PLAT OF RECORD UNDER PLAT NUMBER 2013006169, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, THE BEGINNING OF A CURVE;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FIVE (5) COURSES:

1. 4.48 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 02° 26' 41", AND A CHORD THAT BEARS SOUTH 26° 21' 22" EAST, 4.48 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

2. 35.42 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 57° 58' 44", AND A CHORD THAT BEARS SOUTH 01° 24' 39" WEST, 33.93 FEET TO A POINT FOR CORNER;

3. SOUTH 55° 28' 04" EAST, 70.19 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

4. 38.01 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 62° 13' 25", AND A CHORD THAT BEARS NORTH 61° 15' 52" EAST, 36.17 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

5. 4.29 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 02° 20' 25", AND A CHORD THAT BEARS SOUTH 88° 47' 38" EAST, 4.29 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, LEAVING SAID SOUTHERLY LINE, 36.49 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 59° 44' 33", AND A CHORD THAT BEARS SOUTH 60° 09' 53" WEST, 34.86 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 1,273.35 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,160.00 FEET, A CENTRAL ANGLE OF 62° 53' 41", AND A CHORD THAT BEARS SOUTH 01° 09' 14" EAST, 1,210.38 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 32° 36' 04" EAST, 46.09 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 35.19 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 57° 36' 28", AND A CHORD THAT BEARS SOUTH 61° 24' 18" EAST, 33.73 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 218.30 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 119° 07' 06", AND A CHORD THAT BEARS SOUTH 30° 38' 59" EAST, 181.05 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 32.91 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 53° 51' 59", AND A CHORD THAT BEARS SOUTH 01° 58' 34" WEST, 31.71 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 687.19 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 44° 14' 21", AND A CHORD THAT BEARS SOUTH 02° 50' 14" EAST, 670.24 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 19° 16' 56" WEST, 268.04 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 104.13 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 14° 33' 08", AND A CHORD THAT BEARS SOUTH 12° 00' 22" WEST, 103.85 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 04° 43' 48" WEST, 172.26 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 55.34 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 07° 44' 01", AND A CHORD THAT BEARS SOUTH 00° 51' 48" WEST, 55.30 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 00' 13" EAST, 138.02 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 48.75 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 05° 41' 59", AND A CHORD THAT BEARS SOUTH 00° 09' 13" EAST, 48.73 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 31.09 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 50° 53' 32", AND A CHORD THAT BEARS SOUTH 22° 44' 59" EAST, 30.08 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 237.73 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 129° 43' 26", AND A CHORD THAT BEARS SOUTH 18° 39' 59" WEST, 190.11 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 31.09 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 50° 53' 32", AND A CHORD THAT BEARS SOUTH 56° 04' 55" WEST, 30.08 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 587.73 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 68° 43' 24", AND A CHORD THAT BEARS SOUTH 64° 59' 51" WEST, 553.13 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, 253.55 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,155.00 FEET, A CENTRAL ANGLE OF 12° 34' 40", AND A CHORD THAT BEARS NORTH 86° 55' 47" WEST, 253.04 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 46' 53" WEST, 251.33 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 54.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89° 59' 59", AND A CHORD THAT BEARS SOUTH 41° 46' 53" WEST, 49.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.122 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 0.999877.
- FIVE-EIGHTHS 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 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 0.999877. ELEV.= 59.03, NVD 29, 1987 ADJ. ADD 1.84 FEET FOR NGVD-29, 1973 ADJ.
- T.B.M. = TOP OF 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG" LOCATED AT NORTHEAST CORNER OF SHELTON RIDGE LANE (AS SHOWN BY SYMBOL). ELEV.= 62.21 NVD-29, 1987 ADJUSTMENT
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48030C020 H, WITH THE EFFECTIVE DATE OF JUNE 5, 1989 AND MAP NO. 48152C 0293A, MAP REVISED JANUARY 5, 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.
- THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA/FORT BEND MUNICIPAL UTILITY DISTRICT NO. 1 AT THE TIME OF PLATING.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND ASHITO 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.
- THERE A 6 FOOT SIDEWALK SHALL BE BUILT ALONG SHELTON RIDGE LANE AT THE TIME OF DEVELOPMENT.

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, 9.122 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

13000 BLOCK OF SHELTON RIDGE LANE  
PRELIMINARY PLAT OF  
SHELTON RIDGE LANE PHASE 2  
STREET DEDICATION

A SUBDIVISION OF 9.122 ACRES OF LAND SITUATED IN THE  
H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538,  
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

MARCH 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  
CONTACT: RENE RODRIGUEZ  
Phone 713.953.5200  
Fax 713.953.5026



DIR. COORD. MYLAR CHECK: 06 Mar 2013 11:28am Data/Name : I:\Project\2027\PREL\Southshore Collector Rd\_2\_Pp.dwg

**P&Z AGENDA  
ITEM**

**B**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 03/19/2013  
**AGENDA ITEM SUBJECT:** Final Plat of Savannah Bend Section Four

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Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Rene Rodriguez – LJA Engineering, applicant, on behalf of Savannah Development LTD., owner, for approval of a Final Plat of Savannah Bend Section Four, a 26 lot single-family residential subdivision located on Savannah Bend Dr, and Fieldcrest Ln.

**Staff Recommendation: Approval.**

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



## PLANNING AND ZONING COMMISSION MEETING OF MARCH 25, 2013

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### Final Plat of Savannah Bend Section Four

A request by Rene Rodriguez – LJA Engineering, applicant, on behalf of Savannah Development LTD., owner, for approval of a Final Plat of Savannah Bend Section Four, a 26 lot single-family residential subdivision located on the following described property, to wit

**Legal Description:** 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.

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**SUMMARY:** This request is for the approval of a Final Plat for a 26-lot single-family subdivision within Savannah Development. This proposed subdivision is within the City of Pearland's Extraterritorial Jurisdiction (ETJ) and has a development agreement with the City. As the property is in the ETJ, Zoning does not apply. However, this development is governed by a development agreement which adheres to the city ordinance dealing specifically with lot sizes, density, and setback requirements.

**UNIFIED DEVELOPMENT CODE:** The Unified Development Code does not apply for the Savannah Development Agreement as this was approved with the previous zoning ordinance, the Land Use and Urban Development Ordinance. The Development Agreement that is in place regulates the overall development of the subdivision and meets the guidelines of the Land Use and Urban Development Ordinance.

**SAVANNAH DEVELOPMENT AGREEMENT:** The submitted Savannah Bend Section 4 appears to be in conformance with the approved Savannah Development agreement.

<b>Exhibit 1: Savannah Development Agreement: R-3 (Single Family Dwelling District)</b>			
<b>Standard</b>	<b>Required</b>	<b>R-3 Standard</b>	<b>Minimum Provided</b>
Minimum lot width	N/A	60 Feet	Approximately 65 feet
Minimum lot depth	N/A	N/A	120 feet
Minimum lot area	N/A	6,000 Square feet	Greater than 7,000 Square feet
Maximum Density	7 dwelling units an acre or less	N/A	3.07 Dwelling Units an acre.

**SURROUNDING ZONING AND LAND USES:**

	<u>Zoning</u>	<u>Land Use</u>
North	ETJ (None)	Vacant Land, Single Family Residential
South	ETJ (None)	Vacant Land, Single Family Residential
East	ETJ (None)	Vacant land
West	ETJ (None)	Vacant Land, Single Family Residential

**COMFORMANCE TO THE COMPREHENSIVE PLACE:** The subject property is within the Low-Density Residential land use plan designation. The proposed subdivision is within the guidelines of Low-Density Residential land use designation as the average lot size is 8000 – 9000 sq. ft.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property is located within the Savannah development and served by local streets. The Savannah Development is served by a future 120-foot Major Thoroughfare of Post Road (CR 58).

**ADDITIONAL COMMENTS:** This plat has been reviewed by the City’s Development Review Committee and there have been no additional comments.

**TRAFFIC AND TRANSPORTATION:** A traffic impact analysis was submitted and approved by the city’s Engineering Department as part of the Savannah Development Agreement. All requirements of the analysis have been met.

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

**STORMWATER MANAGEMENT:** Detention will be provided in accordance to the Savannah Development Agreement. Plans have been reviewed and approved by the

Engineering Department.

**PARKS, OPEN SPACE, AND TREES:** Park fees have been paid in full for this section of the development.

**1% INSPECTION FEES:** One percent of the total cost of infrastructure has been paid to the city for the cost of inspections. An agreement has been reached with the city allowing the developer to pay previously unpaid inspection fees in installments.

**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat of Savannah Bend Section Four as proposed by the applicant, for the following reasons:

1. The proposed subdivision will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the Comprehensive Plan and Development Agreement.
3. The Savannah Development Agreement will assure the development of this property is in conformance with the goals of the city.

**SUPPORTING DOCUMENTS:**

- Vicinity Map
- Land Use Map
- Aerial Map
- Savannah Bend Section Four Final Plat

CROIX RD

SOUTHERN ORCHARD LN

KENDALL GLEN CT

GREEN SHORES LN



### Vicinity Map

### Final Plat of Savannah Bend Section 4

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 62.5125 250 Feet



N



CROIX RD

SOUTHERN ORCHARD LN

KENDALL GLEN CT

Low Density Residential

GREEN SHORES LN



## Future Land Use Map

### Final Plat of Savannah Bend Section 4

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 62.5125 250 Feet



N





### Aerial Map

### Final Plat of Savannah Bend Section 4

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 62.5125 250 Feet  
[Scale bar with 5 segments]



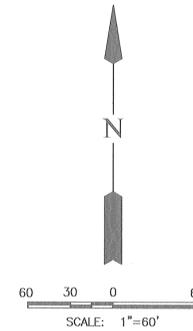
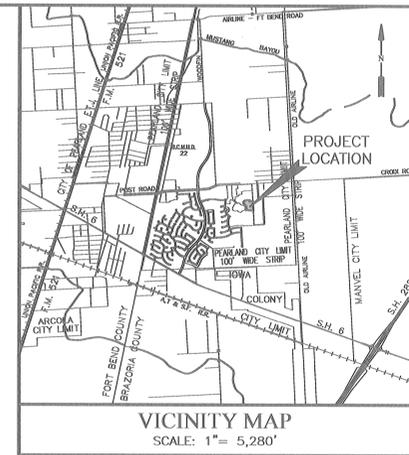
CALLED 2.63 ACRES  
F.N. 95 023455  
B.C.O.R.

CALLED 6.090 ACRES  
RAY EDWARD WILL HITE  
F.N. 94 012552  
B.C.O.R.

CALLED 5.00 ACRES  
FIDEL MARROQUIN, JR.  
VOL. 1129, PG. 501  
B.C.D.R.

RYAN D. CHEVEZ  
F.N. 95 014451  
B.C.O.R.

FRANCISCO O. VALDEZ  
VOL. 1316, PG. 59  
B.C.D.R.



LINE	BEARING	DISTANCE
L1	N 03-05-34 W	60.00
L2	S 86-54-26 W	19.97
L3	S 86-54-26 W	65.00
L4	N 87-20-31 W	5.27
L5	N 86-54-26 E	60.00
L6	N 35-46-58 W	17.11
L7	N 03-05-34 W	20.00
L8	N 48-05-29 W	14.15

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	25.00	90-00-00	39.27	25.00	35.36	N 41-54-26 E
C2	25.00	90-00-00	39.27	25.00	35.36	N 41-54-26 E
C3	55.00	90-00-00	86.36	55.00	77.78	N 41-54-26 E
C4	25.00	90-00-00	39.27	25.00	35.36	N 41-54-26 E
C5	25.00	90-00-00	39.27	25.00	35.36	N 48-05-34 W
C6	25.00	42-50-00	18.89	9.81	18.26	S 65-29-26 W
C7	50.00	205-40-01	231.84	53.83	73.33	S 03-05-34 E
C8	25.00	42-50-00	18.89	9.81	18.26	S 71-40-34 E
C9	25.00	90-00-00	39.27	25.00	35.36	N 41-54-26 E
C10	85.00	13-41-44	20.32	10.21	20.27	S 03-45-18 W
C11	25.00	42-36-56	17.72	9.25	17.35	S 09-42-18 E
C12	50.00	165-06-35	144.09	382.62	86.16	S 52-32-31 W
C13	25.00	48-11-23	21.03	11.18	20.41	N 68-59-53 W

RESERVE	TYPE	ACREAGE	SQ.FT.
"A"	RESTRICTED TO LANDSCAPE/OPEN SPACE	0.296	12,912
"B"	RESTRICTED TO LANDSCAPE/OPEN SPACE	0.024	1,040
TOTAL		0.320	13,952

2-20-13 Submittal Date  
DRC Date 2-26-13  
Please review plat and return to the  
Planning Dept. by 2-28-13

LEGEND

- EXIST. INDICATES EXISTING
- U.E. INDICATES UTILITY EASEMENT
- W.L.E. INDICATES WATERLINE EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- W.S.E. INDICATES WATER AND SEWER EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT
- B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
- B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
- B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
- TEMP. INDICATES TEMPORARY
- ⊙ INDICATES PROPOSED STREET LIGHT
- ⊙ INDICATES EXISTING STREET LIGHT
- INDICATES STREET NAME CHANGE

13000 BLOCK OF SAVANNAH BEND DRIVE

FINAL PLAT  
SAVANNAH BEND  
SECTION FOUR

A SUBDIVISION OF 7.152 ACRES OF LAND SITUATED IN THE  
J.S. TALMAGE SURVEY, ABSTRACT 562,  
BRAZORIA COUNTY, TEXAS.  
26 LOTS 2 RESERVES (0.320 ACRES) 2 BLOCKS  
FEBRUARY 20, 2013 JOB NO. 0388-1242-304

OWNERS:  
SAVANNAH DEVELOPMENT, LTD.  
BY: LENNAR TEXAS HOLDING COMPANY  
IT'S GENERAL PARTNER  
JOHN W. HAMMOND, VICE PRESIDENT  
550 GREENS PARKWAY, SUITE 100, HOUSTON, TEXAS 77067  
PH. (281) 875-1000

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

CONTACT: RENE RODRIGUEZ

STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JOHN W. HAMMOND, VICE PRESIDENT OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, GENERAL PARTNER OF SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SAVANNAH BEND SECTION FOUR, 7.152 ACRES OUT OF THE J.S. TALMAGE SURVEY, ABSTRACT 562, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID PARTNERSHIP, 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.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY HERETO, SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, ITS GENERAL PARTNER, BY JOHN W. HAMMOND, VICE PRESIDENT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

SAVANNAH DEVELOPMENT, LTD.  
A TEXAS LIMITED PARTNERSHIP

BY: LENNAR TEXAS HOLDING COMPANY,  
A TEXAS CORPORATION,  
ITS GENERAL PARTNER

BY: JOHN W. HAMMOND, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN W. HAMMOND, VICE PRESIDENT OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, GENERAL PARTNER OF SAVANNAH DEVELOPMENT, 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 WITH PLASTIC CAP MARKED "LJA ENG" THREE FEET LONG OR AS SHOWN ON THE PLAT (SEE NOTE 5).

KEITH W. MONROE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 4797

APPROVED BY BRAZORIA DRAINAGE DISTRICT NO. 4

JEFFERY H. BRENNAN, CHAIRMAN DAN KELLER, SECRETARY

HARRISON ROGERS, COMMISSIONER ALFRED E. LENTZ, P.E., R.P.L.S.  
DISTRICT ENGINEER

DATE

APPROVALS AS REFLECTED BY THE ABOVE SIGNATURES ARE VALID FOR ONE YEAR ONLY FROM THE DATE SHOWN. IF CONSTRUCTION HAS NOT COMMENCED BEFORE SAID APPROVAL EXPIRES, RE-APPROVAL BY THE DISTRICT IS REQUIRED.

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF SAVANNAH BEND SECTION FOUR 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  
CITY PLANNING & ZONING COMMISSION  
CITY OF PEARLAND, TEXAS

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

DARRIN COKER ANDREA BROUGHTON, P.E.  
CITY OF PEARLAND, CITY ATTORNEY CITY OF PEARLAND, CITY ENGINEER

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1203933561, DATED \_\_\_\_\_, 2013.
3. BEARINGS ARE BASED ON THE RECORDED PLAT OF SAVANNAH BEND SECTION THREE, RECORDED IN DOCUMENT NO. 2012032201 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.
4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND.
5. FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" THREE FEET IN LENGTH HAVE BEEN SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
6. BENCHMARK: CITY OF PEARLAND C.P. 10 BRASS CAP SET FLUSH IN CONCRETE STAMPED "CITY OF PEARLAND 10 GPS MONU, 1995". THE MONUMENT IS LOCATED NORTHERLY ALONG THE SOUTHBOUND LANES OF HIGHWAY 288, APPROXIMATELY 2,000 FEET SOUTHERLY FROM THE INTERSECTION OF F.M. 518 AND HIGHWAY 288. THE MONUMENT IS WESTERLY 21 FEET FROM THE WEST EDGE OF ASPHALT OF THE SOUTHBOUND HIGHWAY 288 AND APPROXIMATELY 185 FEET FROM A LARGE HIGHWAY LIGHT POLE #288 8.  
ELEVATION: 59.29 (NGVD 29, '87 ADJUSTMENT)

7. T.B.M. "LJA-1" CURB AT THE NOSE OF THE SOUTH MEDIAN OF SAVANNAH PARKWAY AT THE INTERSECTION OF COUNTY ROAD NO. 58. ELEVATION: 65.88 (NGVD 29, 1978 ADJUSTMENT)

T.B.M. "LJA-C3": 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA ENG" SET MARKING THE SOUTHWEST CORNER OF LOT 2, BLOCK 1 (AS SHOWN BY SYMBOL). ELEVATION: 63.54 (NGVD 29, 1978 ADJUSTMENT)

NOTE: TO CONVERT T.B.M.'S (NGVD 29, 1978 ADJUSTMENT) TO THE CITY OF PEARLAND VERTICAL DATUM (NGVD 29, '87 ADJUSTMENT) SUBTRACT 1.28 FEET

8. THIS TRACT LIES IN ZONE "X" OF THE F.I.R.M. FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED JUNE 5, 1989, MAP NO. 48039C 0020H. CONTACT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION.

ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

9. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY 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 OWNER.

10. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS OR (2) 12 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.

11. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT NO. 4.

12. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 21, AT THE TIME OF PLATTING.

13. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.

14. 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.

15. LOTS WHICH SIDE ONTO A PUBLIC STREET RIGHT-OF-WAY ARE DENIED DIRECT DRIVEWAY ACCESS TO THE SIDING PUBLIC STREET.

16. A FOUR-FOOT SIDEWALK IS REQUIRED ON BOTH SIDES OF ALL STREETS CONTAINED WITHIN THIS PLAT.

17. THIS SUBDIVISION IS CONSISTENT WITH A R-3/25' LOTS SINGLE FAMILY DWELLING DISTRICT AS DEFINED IN THE DEVELOPMENT AGREEMENT BETWEEN SAVANNAH DEVELOPMENT LTD., A TEXAS LIMITED PARTNERSHIP AND THE CITY OF PEARLAND DATED JUNE 13, 2005 AND AS AMENDED.

18. THERE ARE 5 PROPOSED STREET LIGHTS ON THIS PLAT.

19. ANY GOVERNMENTAL BODY, FOR PURPOSES OF DRAINAGE WORK, MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.

20. PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN DRAINAGE EASEMENT STRIPS.

21. MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY DISTRICT OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.

22. CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST THIRTY-SIX (36) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.

23. THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION AND AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY OF OPERATING PROPERLY.

24. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THE DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.

25. THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN AND FINAL PLAT DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAYS ACROSS THIRD PARTIES PROPERTIES FOR THE PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.

26. THERE ARE NO EXISTING OR PROPOSED DISTRICT FACILITIES ON OR ADJACENT TO THIS TRACT, THEREFORE, NO EASEMENTS ARE REQUIRED.

27. ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.

BEING 7.152 ACRES OF LAND LOCATED IN THE J.S. TALMAGE 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 IN FILE NO. 00-037203, OFFICIAL RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.O.R.) ALSO BEING RECORDED BY AN INSTRUMENT OF RECORD IN FILE NO. 2000080225, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, SAID 7.152 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO SAVANNAH MEADOWS SECTION EIGHT, A SUBDIVISION OF RECORD IN DOC. NO. 2011015746, B.C.O.R.):

BEGINNING AT THE NORTHEAST CORNER OF SAID SAVANNAH BEND SECTION TWO, A SUBDIVISION OF RECORD IN DOC. NO. 2007058922, B.C.O.R., SAME BEING THE NORTHEAST CORNER OF RESERVE "B" OF SAID SUBDIVISION;

THENCE, ALONG THE NORTH LINE OF SAVANNAH BEND SECTION TWO SUBDIVISION, THE FOLLOWING THREE (3) COURSES;

1. SOUTH 86° 54' 26" WEST, 169.59 FEET TO A POINT FOR CORNER;
2. NORTH 82° 48' 52" WEST, 188.43 FEET TO A POINT FOR CORNER;
3. SOUTH 86° 54' 26" WEST, 115.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 05' 34" WEST, DEPARTING SAID NORTH LINE, 90.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 41° 54' 26" EAST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 05' 34" WEST, 60.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 54' 26" WEST, 19.97 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 05' 34" WEST, 120.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 54' 26" WEST, 65.00 FEET TO A POINT FOR CORNER;

THENCE, NORTH 87° 20' 31" WEST, 5.27 FEET TO A POINT FOR CORNER;

THENCE, NORTH 25° 40' 11" WEST, 130.23 FEET TO A POINT FOR CORNER;

THENCE, NORTH 02° 56' 41" WEST, 104.47 FEET TO A POINT FOR CORNER;

THENCE, NORTH 38° 39' 28" EAST, 120.06 FEET TO A POINT FOR CORNER;

THENCE, NORTH 83° 56' 29" EAST, 100.13 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 54' 26" EAST, 205.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 05' 34" EAST, 85.00 FEET TO A POINT FOR CORNER;

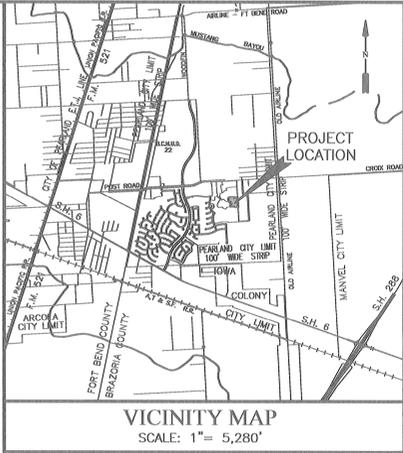
THENCE, NORTH 86° 54' 26" EAST, 60.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 41° 54' 26" EAST, 35.36 FEET TO A POINT FOR CORNER;

THENCE, NORTH 86° 54' 26" EAST, 115.00 FEET TO A POINT FOR CORNER, ON THE EAST LINE OF THE AFORESAID 161.460 ACRE TRACT;

THENCE SOUTH 03° 05' 34" EAST, ALONG THE EAST LINE OF SAID 161.460 ACRE TRACT, 588.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.152 ACRES OF LAND.

THIS DESCRIPTION IS BASED ON RECORD INFORMATION ONLY AND DOES NOT REFLECT AN ON THE GROUND SURVEY. ALL CORNERS WERE NOT SET AT THE CLIENT'S REQUEST.



13000 BLOCK OF SAVANNAH BEND DRIVE

FINAL PLAT  
SAVANNAH BEND  
SECTION FOUR

A SUBDIVISION OF 7.152 ACRES OF LAND SITUATED IN THE  
J.S. TALMAGE SURVEY, ABSTRACT 562,  
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ENGINEER:  
LJA Engineering, Inc.  
2929 Briarpark Drive Suite 600  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026

CONTACT: RENE RODRIGUEZ

SHEET 2 OF 2

**P&Z AGENDA  
ITEM**

**C**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes, Planner II  
**DATE:** 03/25/2013  
**AGENDA ITEM SUBJECT:** Exception to the Exterior Building Design Requirements

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Old Business     **New Business**     Discussion Item     Workshop

**Summary:** This is a request for an approval of an exception to the Exterior Building Design Requirements of Section 2.6.2.1 (b) of the Unified Development Code for a franchise business with an established theme for a Chevrolet Dealership located at 5719 Broadway, Pearland, TX

Strickland Chevrolet is interested in renovating their current facility and is required to meet corporate design guidelines. These guidelines indicate that the exterior façade material consist of a metal composite. As this is not included in our definition of masonry, the applicant is requesting an exception to this requirement.

**Staff Recommendation:** Approval of Exception



## PLANNING AND ZONING COMMISSION MEETING OF MARCH 25, 2013

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### Exception to Exterior Building Design Requirements

A request by Jason Guzak, applicant, on behalf Lee Mehta, General Manager of Strickland Chevrolet, owner, for approval of an exception to the Exterior Building Design Requirements of Section 2.6.2.1 (b) of the Unified Development Code

**Legal Description:** A 18.5436 Acre (807,579 SQ. FT.) Tract of Land being out of Lot 51 and Lot 53 of the Allison-Richey Gulf Coast Home Company, Section 6, recorded in Vol. 135, PG. 501 H.C.D.R., located in the H.T. & B.R.R. Co. Survey, A-544, City of Pearland, Brazoria County, Texas

**General Location:** 5719 Broadway, Pearland, TX

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**SUMMARY:** This is a request for an approval of an exception to the Exterior Building Design Requirements of Section 2.6.2.1 (b) of the Unified Development Code for a franchise business with an established theme for a Chevrolet Dealership located at 5719 Broadway, Pearland, TX

The Unified Development Code (UDC) requires that all commercial buildings located on a non local street (collector and larger) be clad in masonry materials. The UDC defines masonry as follow:

**MASONRY:** Brick, stone brick veneer, custom treated tilt wall, decorative or textured concrete block, split face block and stucco. EIFS (exterior insulation and finish systems) shall be included within this definition only for the purposes of masonry trim.

Strickland Chevrolet is interested in renovating their current facility and is required to meet corporate design guidelines. These guidelines indicate that the exterior façade material consist of a metal composite. As this is not included in our definition of masonry, the applicant is requesting an exception to this requirement.

The applicant has provided documentation (included in this report) indicating Chevrolet's design requirements, as well as images from recently removed or new Chevrolet dealerships which have been constructed of the metal composite being proposed for the Pearland dealership.

Section 2.6.2.1 (b) (d) of the Unified Development Code indicates:

*The Planning and Zoning Commission may make an exception to the requirements of Subsection (b)(1) above for franchise businesses that have an established theme. In order to make such exception, the franchise business cannot have varied from the established theme in any other instance or other city. Such information shall be provided by the City Planning Director and/or the franchise business representative.*

**SURROUNDING ZONING AND LAND USES:**

	<u>Zoning</u>	<u>Land Use</u>
North	General Commercial (GC)	Residential Home
South	General Commercial (GC) and Manufactured Home Park (MH)	Commercial/Mobile Home Park
East	General Commercial (GC)	Commercial
West	General Commercial (GC)	Commercial

**SITE HISTORY:** The site has received two prior Conditional Use Permits (CUP's), summarized below:

1) CUP 2008-20 – For the use of “aluminum composite materials” for the exterior façade of a business located in the General Commercial (GC) district where a masonry material is required by the Unified Development Code.

Strickland wanted to update the exterior façade of their main sales facility to a non-masonry material, discussed above. The request was approved to allow the requested material, however the amount of the façade clad in “aluminum composite” was limited to 35%. As this Conditional Use Permit was never acted on, it has since expired.

2) CUP 2012-02 – To expand the floor area of an existing structure while maintaining existing non-conforming front yard landscaping and perimeter fencing.

Strickland wanted to replace and enlarge their existing used car facility, however in order to do so, as the site had the two non-conformities above, a Conditional Use Permit was needed. This was granted in May 2012.

**STAFF RECOMMENDATION:** Staff recommends that the Planning and Zoning Commission consider the exception.

The applicant will be presenting the Commission with examples of recent new or remodeled stores and documentation that this style is not varied from in any other instance.

**SUPPORTING DOCUMENTS:**

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

3-11-13

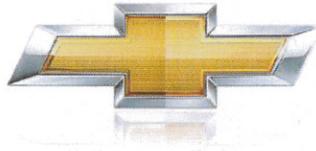
To Whom it may Concern,

Please accept this letter to further detail other letter enclosed with this packet from Jim Ryan, Chevrolet Dealer Network Manager. Jim states that currently 80% of dealers are enrolled to complete an image update. To further clarify this 80% number, there are approx. 4000 Chevrolet dealers across the United States. The remaining 20% of dealers that are not enrolled in this program will be required to undergo the same image upgrade using the same guidelines as the rest of the dealers if they wish to enroll in the EBE program. The proposed materials for the building is an Aluminum Composite Material which is not currently on The City of Pearland's approved building code. We have attached pictures in this packet of several dealerships in the surrounding areas that have undergone their facility upgrades. The pictures include Demondtrond Chevrolet in Texas City, Buckalew Chevrolet in Conroe, Finnegan Chevrolet in Rosenberg, LaRoche Chevrolet in Brenham, Autonation in Houston, and Classic Chevrolet in Sugarland. These are just a few dealerships that are complete with their image upgrades, but there are several more in our immediate vicinity. Being a Chevrolet franchised dealer, it is very beneficial to be part of the EBE program for the incentives and bonus programs Chevrolet has implemented in this image compliance. This upgrade to Strickland Chevrolet is necessary for the compliance from the manufacturer to receive the incentives that are due to Strickland. Currently, Strickland is due \$533,000.00 in incentive money that is being held due to the non-compliance of their facility. Please read through the enclosed information to help further your understanding of the necessary upgrades required for Strickland Chevrolet.

Thank You,



Jason Guzak  
G & G Construction



February 15, 2013

TO: City of Pearland, Texas

I've been asked to provide written confirmation of Chevrolet's image facility requirements.

As you may know, Chevrolet is in the midst of an historic transformation of our dealer network to upgrade the dealerships to a contemporary, inviting, and consistent look. Although the image upgrade process is optional for each dealer, GM has put in place a substantial bonus program (Essential Brand Elements or EBE) to incentivize dealers to complete these updates. And, as of today, 80% of our dealers are enrolled to complete an image update.

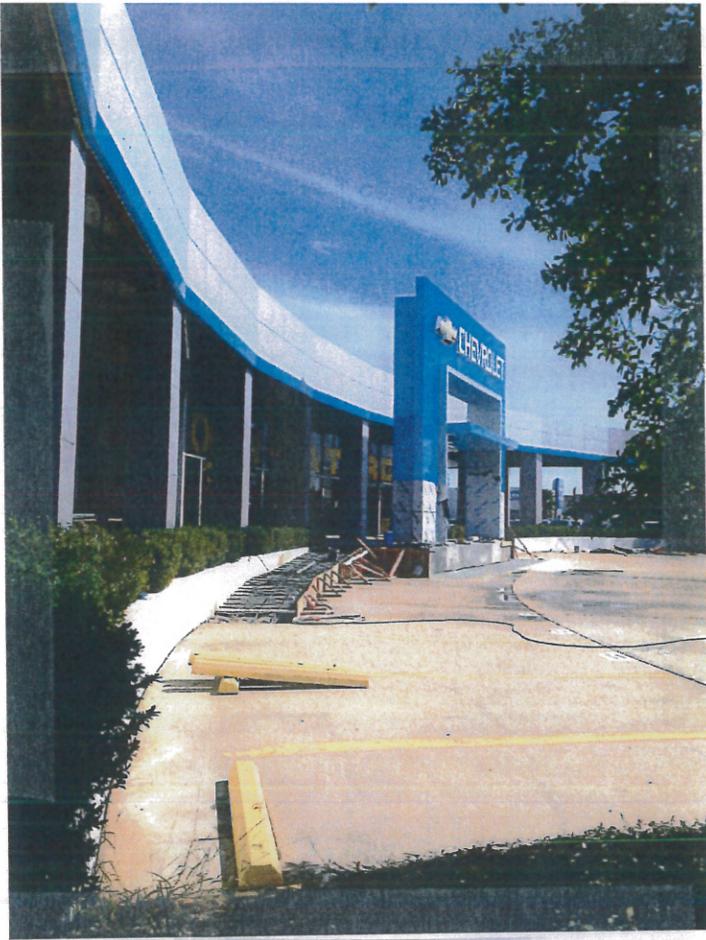
To earn the EBE bonus referenced above, dealers must build an image compliant facility. This includes very specific requirements on exterior and interior materials. If you'd like to see the details, please go to [gmfacilityimage.com](http://gmfacilityimage.com), click on "Chevrolet", and then "image program". You'll then be directed to a series of renderings that depict our exterior and interior image requirements. I specifically understand the City is questioning the grey ACM requirement for the showroom exterior. As shown on the renderings referenced here, this grey ACM is in fact a program requirement as it's been specifically designed and selected to align with and complement all the other image elements. It's also an extremely durable material, and relatively easy to maintain relative to other building materials.

Should you have any further questions, please feel free to contact me ([james.ryan@chevrolet.com](mailto:james.ryan@chevrolet.com) or 313-665-1669). I hope this information is helpful.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Ryan".

Jim Ryan  
Dealer Network Manager







HOME | DASHBOARDS | PROGRAM GUIDELINES | RESOURCES | CONTACT US | LOGOUT

Reports

Print

BAC: 114838

STRICKLAND CHEVROLET, INC.  
5719 BROADWAY ST, PEARLAND, TX 77581

Business Phone: (281) 485-1495

EBE PROGRAM SUMMARY - Q4, 2012 Preliminary

[EBE Data Update Frequency](#)

Reflects eligible new retail units invoiced through two business days prior to today. Please review the program guidelines for complete vehicle eligibility requirements.

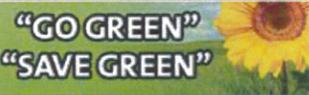
01/28/2013

REFERENCE KEY

Compliant  
Action Required  
Non-Compliant

Brand	CSSR	Digital	Training	Facility	Overall Status	Summary (roll over or click column headings for additional detail)					
						Paid on Invoice Total	Quarterly Invoice Total	Amount Earned Current Quarter	Cumulative Invoice Total	Potential Current Quarter Payout	Cumulative Reserved Funds
	Compliant	Compliant	Compliant	Action Required	Y	225	225	\$0	1111	\$0	\$533,000
Acknowledged Guidelines: Yes						Totals:	\$0		\$0	\$533,000	

[Q4\\_2009](#) [Q1\\_2010](#) [Q2\\_2010](#) [Q3\\_2010](#) [Q4\\_2010](#) [Q1\\_2011](#) [Q2\\_2011](#) [Q3\\_2011](#) [Q4\\_2011](#) [Q1\\_2012](#) [Q2\\_2012](#) [Q3\\_2012](#) [Q4\\_2012](#) [Current](#)  
Quarter

GMfacilityimage.com		Home	Who We Are	FAQ	Glossary	Contact Us
		GM BRAND FOCUSED MERCHANDISING (Link to DCI Marketing)		GM-DILEASING.COM	GM.COM	
		  				
<a href="#">Introduction</a>						
<a href="#">Image Program</a>						
<a href="#">Image Process</a> <ul style="list-style-type: none"> <li>• Best Practices</li> <li>• Pre-Enrollment</li> <li>• Enrollment</li> <li>• Consult</li> <li>• Construction Document Review</li> <li>• Construction / Verification</li> </ul>						
<a href="#">GMDI Pylon</a>						
<a href="#">Floor Plan</a>						
<a href="#">Program Requirements</a>						
<a href="#">Image Elements and Interior Signage</a>						
<a href="#">Required Facility Finishes &amp; Furnishings</a>						
<a href="#">Volt Green Zone</a>						
<a href="#">Facility Space Standards</a>						
<a href="#">Submit Facility Proposal to GM</a>						
<a href="#">GM Dealer Equipment</a>						
						
<h2>Introduction</h2> <p>Chevrolet is America's brand. Its expansive portfolio of cars and trucks is unsurpassed by any other automotive franchise in the world! For almost a century, Chevrolet has met America's transportation needs with a unique and powerful combination of style, performance, dependability and value.</p> <p>Building on its great heritage, Chevrolet has reinvented itself for the twenty-first century, offering its customers more-than-expected in both its products and service.</p> <p>The dealership experience must also measure up to the more-than-expected standard. Chevrolet dealerships are the home of the Chevrolet brand—the place that you invite your customers to meet and experience Chevrolet. Your dealership should be a direct reflection of you and the great American brand that you sell.</p> <p>We trust that you will be pleased with the new Chevrolet retail environment.</p>						
<p>2001 - 2013 © GM Facility Image Copyright &amp; Trademark. All Rights Reserved.</p>						

Chevrolet  
Facility Image Design  
Verification Report

DID v7.0

Dealership Name:

BAC:

Street Address:

City, State & Zip:

Phone:

Fax:

ZM/Region:

Dealer Operator/Rep:

Phone Number:



**CHEVROLET**

**Version 7.0**  
**Generic**

Facility Type	1: Exclusive Stand Alone	2: Separate Showrooms	2: Chevrolet as Out Lot	3 or 6: Duplex	7: Dual	8: Multi-Line	Requirements	Design Intent Binder	
								Yes	No
0. Exterior									
Entry Element	●	●	●	●	●	●	Blue ACM entry element with hairline brushed frame around opening and roof canopy hanging in opening. Preferably this element should be integral to the building wall or overhang canopy, but it may be freestanding if the site and/or existing structure requires. Dimensions and proportions must be as specified in Design Intent Document (DID) Section 4: Resources: <i>Detailed Drawings and Space Planning Examples.</i>		
ACM Construction	●	●	●	●	●	●	All ACM (both on the facade and on the entry element) must be either a rout and return or a rain screen system with ½" to ¾" wide reveals. Dry joint systems are preferred. Batten, molding or field-cut "sheet and stick" systems are not acceptable.		
ACM Fascia	●	●	●	●	●	●	The fascia (above the storefront) of the showroom perimeter to be silver metallic ACM with a blue ACM stripe on the bottom. At a minimum, the ACM fascia must extend to the rear wall of the showroom. It must also extend over the entire length of the service drive entrance exterior wall.		
ACM Stripe	●	●	●	●	●	●	The lower 8"-12" of the fascia must be blue ACM, flush with the metallic silver ACM above.		
Exterior Materials	●	●	●	●	●	●	Silver metallic, brushed aluminum and blue ACM at showroom. EIFS or other materials are not acceptable. The remainder of exterior of facility should be painted either EP1(white, for the service department)) or EP2(light gray, for the showroom only). See DID finish schedule.		
Clear Anodized Appearance Aluminum Storefront	●	●	●	●	●	●	Clear anodized aluminum appearance storefront is required for the showroom area. The storefront must extend from the showroom floor to the ceiling at a minimum - punched openings are not acceptable at the showroom.		
Clear Glazing	●	●	●	●	●	●	Exterior glass must be clear (i.e., non-tinted in terms of glass color), without interior blinds, drapes, etc along the interior. There must not be darkening or opaquing film applied to showroom glass. Posters, sales materials, etc. must not be affixed to the glass or glass doors.		
Vehicle Visibility	●	●	●	●	●	●	The facility must comply with all requirements for vehicle visibility described in DID Section 2: <i>Exterior and Site: Vehicle Visibility</i>		

**Signage**

Note: Dealer is required to use the approved GM sign vendor Pattison Sign Group

Chevrolet Wordmark	●	●	●	●	●	●	New low-profile LED Chevrolet sign required in correct Chevrolet font.		
Gold Bowtie	●	●	●	●	●	●	New low profile LED Gold Bowtie required.		
Dealer Name	●	●	●	●	●	●	New low profile Dealer Name sign in correct GM Gothic font.		
GMDI	●	●	●	●	●	●	GMDI pylon or monument signs required, unless prohibited by jurisdiction. Pylon to have new Gold Bowtie. Business Central dealers must have GMDI Business Central Signage.		
Directional	○	○	○	○	○	○	Directional signs should be utilized as necessary to assist customers in locating sales, service, body shop, etc.		
Existing Sign Removal	●	●	●	●	●	●	Existing signs must be removed unless they comply with the current facility image program.		
Sign over Service Entrance	●	●	●	●	●	●	"Certified Service" sign		

●	Required
○	Optional
NA	Not Applicable

Facility Type	1: Exclusive Stand Alone	2: Separate Showrooms	2: Chevrolet as Out Lot	3 or 6: Duplex	7: Dual	8: Multi-Line	Requirements	Design Intent Binder

**Site**

Service Exterior Curb Side Sign	<input type="radio"/>	Optional in addition to sign over service entrance							
Designated Customer Parking	<input checked="" type="radio"/>	An area near the showroom must be designated for customer parking.							

1. Showroom and Sales								Yes	No
Showroom	<input checked="" type="radio"/>	Facility must include a showroom that meets minimum space guides for size and display vehicles.							
Furniture	<input checked="" type="radio"/>	All furniture in customer areas to be as specified or approved alternate, with specified finishes.							
Finishes	<input checked="" type="radio"/>	All finishes in customer areas to be as specified or approved alternate.							
Ceramic Tile	<input checked="" type="radio"/>	Showroom & other customer areas are to have the specified ceramic tile or approved alternate. 16"x16" tile is preferred. The minimum allowable tile size is 12"x12".							
Striped Tile	<input type="radio"/>	Designated striped floor pattern as described in DID Section 2: <i>Design Intent: Showroom Floor Tile</i>							
Accent Paint	<input checked="" type="radio"/>	One of three options (P4, P5 or P7) must be used for accent paint on the rear wall of sales offices and other offices that face the showroom.							
Lighting	<input checked="" type="radio"/>	Showroom lighting must comply with the requirements described in DID Section 4: <i>Resources: Showroom Lighting Requirements</i> .							
Light Cove	<input type="radio"/>	This lighting feature may be included where ceiling height, geometry of showroom, and 2nd floor windows/balcony allow.							
High Ceiling	<input type="radio"/>	It is preferred that the showroom ceiling be 12'-0" or higher.							
Sales or General Manager Office	<input checked="" type="radio"/>	If this office is visible to customers, finishes must be as specified or approved alternates.							
Sales Offices or Stations	<input checked="" type="radio"/>	Closed offices, open office stations, freestanding tables or a combination are acceptable. Offices must have glass fronts. Closed offices must have glass doors and fronts. Furniture must be as specified or approved alternates. No sales workstations or other large fixed furniture (other than greeter desks) are allowed within 20 feet of customer entrances or in places that block the customer entry experience views of vehicles.							
Sales Management Area	<input type="radio"/>	If on the showroom floor, the sales management control area must utilize the same furniture and finishes as the showroom. If sales management area utilizes standup counters, it must be enclosed in separate space with glass walls. Neither new nor existing raised sales towers are allowed.							
Required Fixtures (Showroom/Customer Lounge)	<input checked="" type="radio"/>	Showroom/Customer Lounge required fixtures include: Reception Desk (with or without Optional Logo Cabinet), Chevrolet Logo Screen, Product Information Center, Chevrolet "Open Road" Wallpaper, Chevrolet Accessories Slatwall, Mobile Showroom Accessories Slatwall, Framed Wall Art Graphics, Chevrolet Promotion and Vehicle Launch Stands. <b>Fixtures must be purchased from DCI Marketing.</b> Please see the ordering information and a comprehensive list of required fixtures on <a href="http://gmfacilityimage.com">gmfacilityimage.com</a> .							

<input checked="" type="radio"/>	Required
<input type="radio"/>	Optional
NA	Not Applicable

Facility Type	1: Exclusive Stand Alone	2: Separate Showrooms	2: Chevrolet as Out Lot	3 or 6: Duplex	7: Dual	8: Multi-Line	Requirements	Design Intent Binder	
								Yes	No
<b>2. New Car Delivery</b>									
New Car Delivery	●	●	●	●	●	●	There must be a designated, covered area for New Car Delivery.		
New Car Delivery Enclosure	○	○	○	○	○	○	An enclosed New Car Delivery space/area is preferred. Covered only (not enclosed) is acceptable in appropriate climates.		
Finance Office	●	●	●	●	●	●	Facility must include offices for F&I functions. Offices must be enclosed with glass fronts and glass doors. Finishes must be as specified or approved alternatives.		
Furniture	●	●	●	●	●	●	All furniture in customer areas to be as specified or approved alternate with specified finishes.		
Finishes	●	●	●	●	●	●	All finishes in customer areas to be as specified or approved alternate.		

<b>3. Service Drive / Write-up</b>								Yes	No
Service Drive Visibility	●	●	○	●	●	●	Facility design must allow for adequate visual recognition of the service reception lane.		
Service Reception Lane	●	●	○	●	●	●	Service Reception must be at either a covered or enclosed area. It must be attached to the sales facility or immediately adjacent. A minimum of one lane is required, two is preferred. If enclosed, glass overhead service lane doors are required. If a glass storefront system is present, man doors are also required.		
Service Write-Up	●	●	○	●	●	●	Service consultant pods in an adjacent space. Service write-up should be located directly adjacent to showroom/lounge so that customers do not have to cross the service lane to enter these spaces.		
Service Writer Offices	○	○	○	○	○	○	Sit-down writers in individual offices is allowed. The finishes/ furniture to be as specified or approved alternate.		
Service Drive Separation	●	●	●	●	●	●	The service drive must be separated from the service bays by a full height wall. An overhead door for access to the service bays may be used.		
Required Fixtures (Service)	●	●	○	●	●	●	Service required fixtures include: Modular Service Advisor Desk(s), Menu Board, Key Drop Box, Hours of Operation Sign and Mobile and/or Wall-Mounted Tire, Battery and Wiper Merchandising Displays. <b>Fixtures must be purchased from DCI Marketing.</b> Please see the ordering information and a comprehensive list of required fixtures on <a href="http://gmfacilityimage.com">gmfacilityimage.com</a> .		
Furniture	●	●	●	●	●	●	All furniture in customer areas to be as specified or approved alternate with specified finishes.		
Finishes	●	●	●	●	●	●	All finishes in customer areas to be as specified or approved alternate.		

●	Required
○	Optional
NA	Not Applicable

Facility Type	1: Exclusive Stand-Alone	2: Separate Showrooms	2: Chevrolet as Out Lot	3 or 6: Duplex	7: Dual	8: Multi-Line	Requirements	Design Intent Binder	
								Yes	No
<b>4. Customer Amenities</b>									
Lounge	●	●	●	●	●	●	Facility must include a customer waiting area within the sales building. If service write-up occurs in a separate building, additional customer waiting must be provided in that building. All furniture and finishes to be as specified or approved alternates.		
Cashier Counter	●	●	●	●	●	●	Cashier counter required, preferably in lounge and retail display area. This function may be performed by service writers in lieu of cashier. Finishes must comply with required specifications.		
Refreshment Counter	●	●	●	●	●	●	Dealership must provide some source of refreshments for customers. Vending machines alone do not satisfy this requirement.		
Vending area	○	○	○	○	○	○	If included, vending machines must not be visible from the showroom.		
TV/Media Wall	●	●	●	●	●	●	A media wall with a large, flat screen television is required. For more details, see DID Section 4: Resources: <i>Detailed Drawings and Space Planning Examples</i> .		
Customer Work Area	●	●	●	●	●	●	An area with a work desk for customers must be included. This can be a counter or a round table.		
Internet access for customers	●	●	●	●	●	●	Dealer must provide Internet access for customers (wired or wireless is acceptable). Power outlets for battery chargers should be included.		
Retail Parts Counter	●	●	●	●	●	●	Retail counter required, preferably in lounge and retail display area. Finishes must comply with required specifications.		
Rest Rooms	●	●	●	●	●	●	Appropriate restroom facilities must be provided in or adjacent to the customer interface area. All finishes to be as specified or approved alternates.		
Baby Changing Station	○	○	○	○	○	○	Chevrolet suggests that at least one Men's and one Women's restroom have a baby changing station.		
Kids Area	●	●	●	●	●	●	A designated area for children is required, along with appropriate furniture. This can be placed within the showroom or lounge. It does not have to be separate, enclosed space. If enclosed, glass walls for parental visibility is preferred.		
Furniture	●	●	○	●	●	●	All furniture in customer areas must be as specified or approved alternates with specified finishes.		
Finishes	●	●	○	●	●	●	All finishes in customer areas must be as specified or approved alternates.		

●	Required
○	Optional
NA	Not Applicable

Facility Type	1: Exclusive Stand Alone	2: Separate Showrooms	2: Chevrolet as Out Lot	3 or 6: Duplex	7: Dual	8: Multi-Line	Requirements	Design Intent Binder	
								Yes	No
<b>5. Service Department</b>									
Service Manager	●	●	●	●	●	●	Service Manager office must be directly accessible to customers. If the office is not directly accessible, an accessible consultation office must be provided, preferably adjacent to service write-up. Furniture and finishes must be as specified or approved alternate.		
Furniture	●	●	●	●	●	●	All furniture in customer areas must be as specified or approved alternate.		
Finishes	●	●	●	●	●	●	All finishes in customer areas must be as specified or approved alternate.		

<b>6. Parts Department</b>									
	1: Exclusive Stand Alone	2: Separate Showrooms	2: Chevrolet as Out Lot	3 or 6: Duplex	7: Dual	8: Multi-Line	Requirements	Yes	No
Parts Manager	○	○	○	○	○	○	Furniture and finishes must be as specified or approved alternate.		
Furniture	●	●	●	●	●	●	All furniture that can be seen from customer areas to be as specified or approved alternates with specified finishes.		
Finishes	●	●	●	●	●	●	All finishes that can be seen from customer areas to be as specified or approved alternates.		

<b>7. Non-Customer Spaces</b>									
	1: Exclusive Stand Alone	2: Separate Showrooms	2: Chevrolet as Out Lot	3 or 6: Duplex	7: Dual	8: Multi-Line	Requirements	Yes	No
Dealer Office	○	○	○	○	○	○	The dealer office furniture and finishes, if included and visible from the showroom, must be as specified or approved alternates.		
BDC	○	○	○	○	○	○	The BDC or "bullpen" is optional. If included and located in view of showroom, finishes and furniture must be as specified or approved alternates.		
Conference/Training	○	○	○	○	○	○	The conference and/or training areas are optional. If included and located in view of showroom, finishes and furniture must be as specified or approved alternates.		
Break Room	○	○	○	○	○	○	The break room is optional. If included and located in view of showroom, finishes and furniture must be as specified or approved alternates.		
Furniture	●	●	●	●	●	●	All furniture that can be seen from customer areas to be as specified or approved alternates with specified finishes.		
Finishes	●	●	●	●	●	●	All finishes that can be seen from customer areas to be as specified or approved alternates.		

●	Required
○	Optional
NA	Not Applicable

Facility Type	Requirements						Design Intent Binder	
	1: Exclusive Stand Alone	2: Separate Showrooms	2: Chevrolet as Out Lot	3 or 6: Duplex	7: Dual	8: Multi-Line	Yes	No
<b>Chevrolet Cadillac Dual Facilities</b>								
Exterior	NA	NA	NA	NA	●	NA		
Interior Fixtures, Finishes, Furniture	NA	NA	NA	NA	●	NA		
Brand-Focused Merchandise	NA	NA	NA	NA	●	NA		
Art & Science	NA	NA	NA	NA	●	NA		
<b>Comments</b>								
<b>Multiline Facilities</b>								
Exterior	NA	NA	NA	NA	NA	●		
Interior Fixtures, Finishes, Furniture	NA	NA	NA	NA	NA	●		
Brand-Focused Merchandise	NA	NA	NA	NA	NA	●		
If Buick GMC is sold:	NA	NA	NA	NA	NA	●		
If Cadillac is sold:	NA	NA	NA	NA	NA	●		
<b>Comments</b>								

**Notes:** All of the above requirements, except the signs, are requirements to match the specified material or design, or an approved alternate. The signs must be purchased from Pattison.

●	Required
○	Optional
NA	Not Applicable

Please explain any "NO" answers to the referenced Chevrolet Retail Environment Design standards. Include explanations if they should be considered as an EXCEPTION to the standards.

1.

2.

3.

**NOTE: The Design Intent Deliverable binder has been reviewed and approved for compliance with the Chevrolet Retail Environment Design Standards. Requests for any variance or deviation to these requirements must be submitted to GM for review prior to implementation. Requests approved by GM will be verified in writing to the Dealer.**

\_\_\_\_\_  
Gensler/Date

I have reviewed the Chevrolet Retail Environment Design, Design Intent Survey Deliverable, and understand how it applies to my retail facility and how it conforms to the Chevrolet Retail Environment Design standards. I agree to complete my facility and conform to the Chevrolet Retail Environment Design standards within twenty-four months of this date in order to qualify for financial assistance. A final verification review of the Chevrolet Retail Environment Design standards will be conducted upon completion of construction. Approval of any exceptions to the Chevrolet Retail Environment Design standards must be authorized through General Motors Facility Image department.

\_\_\_\_\_  
Dealership Name

\_\_\_\_\_  
By: ( Name and Title )

\_\_\_\_\_  
ZM Signature/Date

**FINAL INSPECTION**

This is to certify that this dealership facility has met all Chevrolet Retail Environment Design Standards. Photo documentation must be included when forwarding to General Motors home office for approval.

\_\_\_\_\_  
Dealership Name

\_\_\_\_\_  
By: ( Name and Title )

\_\_\_\_\_  
Gensler/Date

\_\_\_\_\_  
General Motors Home Office Approval/Date

**P&Z AGENDA  
ITEM**

**D**



# PLANNING AND ZONING COMMISSION MEETING OF MARCH 25, 2013

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## Hughes Road Cluster Development Plan

A request by Christy Smidt of Kerry Gilberts and Associates, applicant and Dan Olson, owner, for approval of a Cluster Plan on a 74.419 acre tract of land for a single-family residential subdivision, generally located on the south side of Hughes Road east of Pearland Parkway.

**Legal Description:** Being 74.419 acre tract of land situated in the Thomas J. Green Survey, Abstract 290, Harris County, Texas located in Section "G" of the Allison-Richey Gulf Coast Home Company part of Suburban Gardens according to the plat recorded in Volume 4, Page 48 of the Harris County Map Records (H.C.M.R.) Harris County, Texas.

**General Location:** South side of Hughes Road East of Pearland Parkway.

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**SUMMARY:** This is a request for a Cluster Plan on Hughes Road. The proposal is for 182 single-family residential lots, with 7.5 acres of amenitized dry detention, a 1.1 acre park, 2 seating nodes, and a number of neighborhood enhancements, in the form of a primary entry feature, 6' trails throughout the development and an extension of the 10' regional trail along Clear Creek.

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

The property is currently zoned Low Density Residential R-1. The typical proposed lot size for the Cluster Development plan will be a mix of 65' x 120,' and 55' x 120' which equals 6,600 to 7,800 square feet. The minimum required lot size in the R-1 zone is 8,800 sq. ft. with minimum dimensions of 80' x 90' and a residential density 3.2 for a cluster development. The density being proposed is 2.46 units per acre. This information is further illustrated in the table below:

	<u>Proposed Cluster</u>	<u>R-1</u>
Minimum lot area:	6,600 sq ft	8,800 sq ft

Minimum lot width:	55'*	80'
Minimum lot depth:	120'*	90'
Density (units/acre)	2.46	3.2

\*breakdown of proposed lots:

55' X 120': 103

65' X 120': 80

Total lots achievable with R-1: 238

Total lots proposed with Cluster: 183

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

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

**SURROUNDING ZONING AND LAND USES:**

	<u>Zoning</u>	<u>Land Use</u>
North	R-1 Cluster	Preserve at Highland Glen Subdivision
South	OP	Vacant
East	R-1 Cluster	Riverstone Ranch Subdivision
West	R-3	City Treatment Facility

**UNIFIED DEVELOPMENT CODE:** The subject property is currently zoned Low Density Residential (R-1). If approved for this site, a cluster development plan would allow the developer to vary the size of lots as long as the overall density of the development does not go over 3.2 dwelling units an acre, as specified in Section 2.2.4.3 of the Unified Development Code. All other development requirements in the Unified Development Code will be required to be met.

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

***1. The Cluster Development Plan meets the standards for residential density***

**as outlined in the following in relation to each zoning district:**

*The proposed Cluster Plan submitted would meet the 3.2 units per acre requirement, as the proposed density is 2.46 units per acre.*

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

*The proposed Cluster Development Plan is consistent with the R-1 (Low Density Residential) zoning district, with the exception of the variations on lot size, width and depth.*

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

*The proposed Cluster Development Plan will abut R-1 (Low Density Residential) zoning to the north and the east, and Single Family Residential-3 (R-3) to the west. Clear Creek acts as a natural buffer from the Office Professional (OP) and General Business (GB) zoned property to the south. It is not anticipated that additional buffering will be necessary to mitigate any adverse impact.*

- 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 proposed Cluster Plan shows a total of 8.6 acres of park area and amenitized detention. This is equal to 12% of the entire development. Additional open space is shown but has not been calculated by the applicant. Staff has requested these additional numbers.*

**STAFF CONCERNS:** At this time, staff has a few concerns that need to be addressed prior to the approval of this cluster plan. A number of comments/concerns were relayed to the applicant, and the following are ones that remain unaddressed:

- 1) An exhibit was provided for the tubular fencing, but not for the upgraded wood fencing as requested in initial comments.
- 2) Acreage of open space, aside from parks areas and detention areas, is not calculated.
- 3) Staff is unclear what parkland dedication credits are being requested, if any. The current parkland dedication fee is \$750 per lot. A parkland dedication agreement needs to be executed, if requested.

4) Method of density calculation is not provided in cluster document. Total area of land used for density calculations should not include land that or improvements that will would get credit for parkland dedication requirement.

5) A parkland dedication agreement needs to be in place indicating credit allotted by the Parks Department and remaining fees to be paid by the developer.

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

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:** The Future Land Use designation for the subject land is Suburban Residential Development. The approved Comprehensive Plan further indicates that corresponding lot sizes for Suburban Residential would be 10,000, 12,000, or 15,000 square foot lots. Therefore, the proposed development is not in conformance with the Comprehensive Plan.

**CONFORMANCE WITH THE THOROUGHFARE PLAN:** The subject contains frontage on Hughes Road, a secondary thoroughfare with a minimum right-of-way of 100'. Hughes Road is currently constructed as a two lane road, with a width of approximately 30'.

**AVAILABILITY OF UTILITIES:** Public water and sewer are available for this site, but would have to be extended to the site by the applicant.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT:** It is not anticipated that the proposed Cluster Development Plan will have negative impact on existing surrounding developments or future development. Additionally, as the proposed Cluster Plan appears to meet the criteria of approval in the Unified Development Code, there are additional assurances that the proposed development should not have a negative impact on existing and future development in the area. The proposed amenities should have a positive impact on surrounding and future developments.

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed Cluster Development Plan, with the following conditions, for the following reasons:

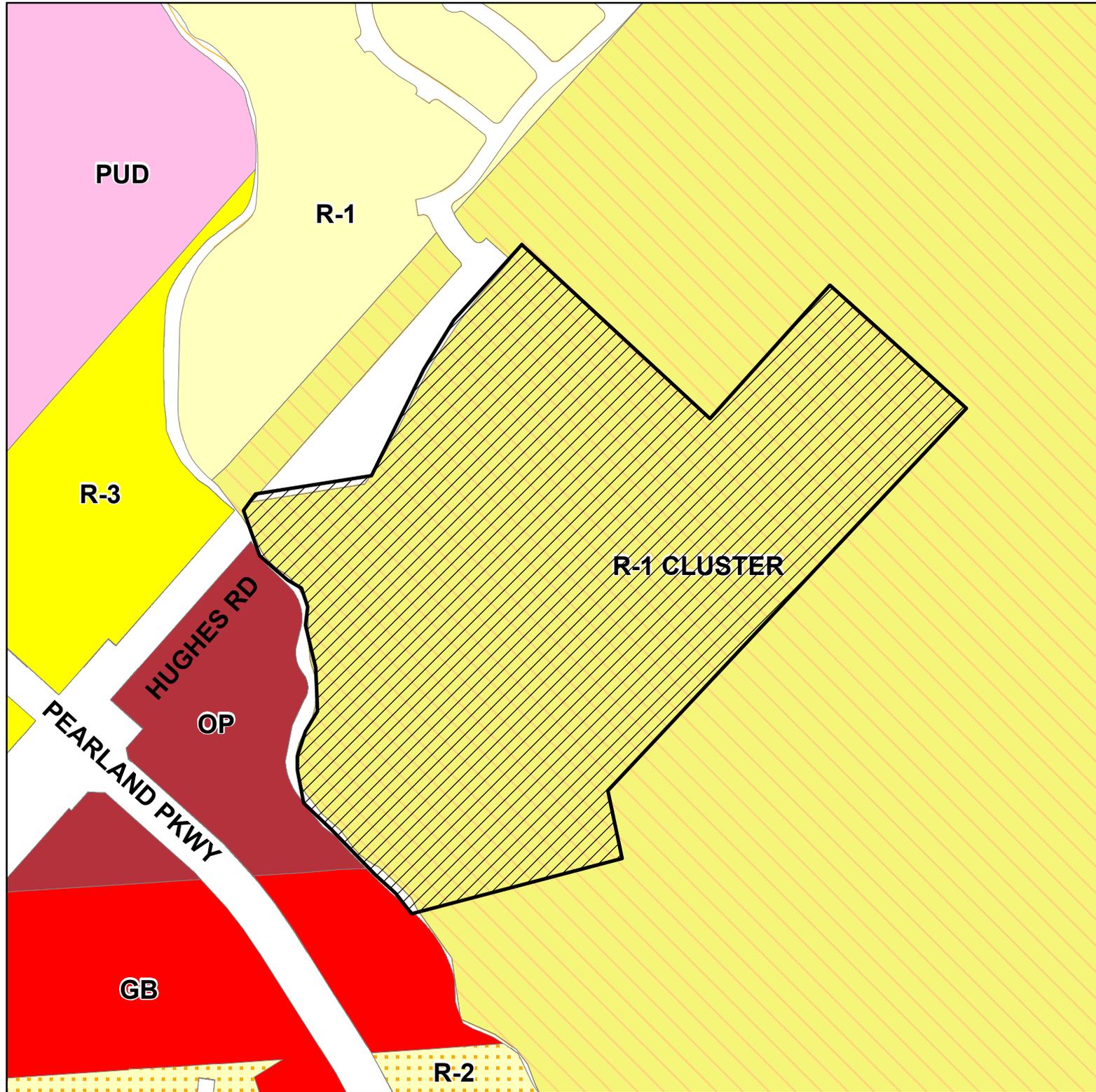
- 1) The proposed Cluster Development Plan appears to meet the criteria of approval in the Unified Development Plan.
- 2) The proposed Cluster Development Plan appears to be compatible with surrounding zoning and uses.
- 3) The proposed Cluster Development Plan does not appear to have any adverse impact on surrounding zoning and land uses.

Conditions of Approval:

1) Outstanding comments and remaining exhibits to be addressed and/or submitted to staff prior to preliminary plat submittal to the City.

**SUPPORTING DOCUMENTS:**

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

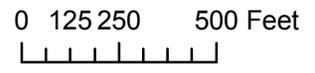


**Zoning and Vicinity Map**

**Hughes Road Cluster**

**Hughes Road @  
Pearland Parkway**

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**

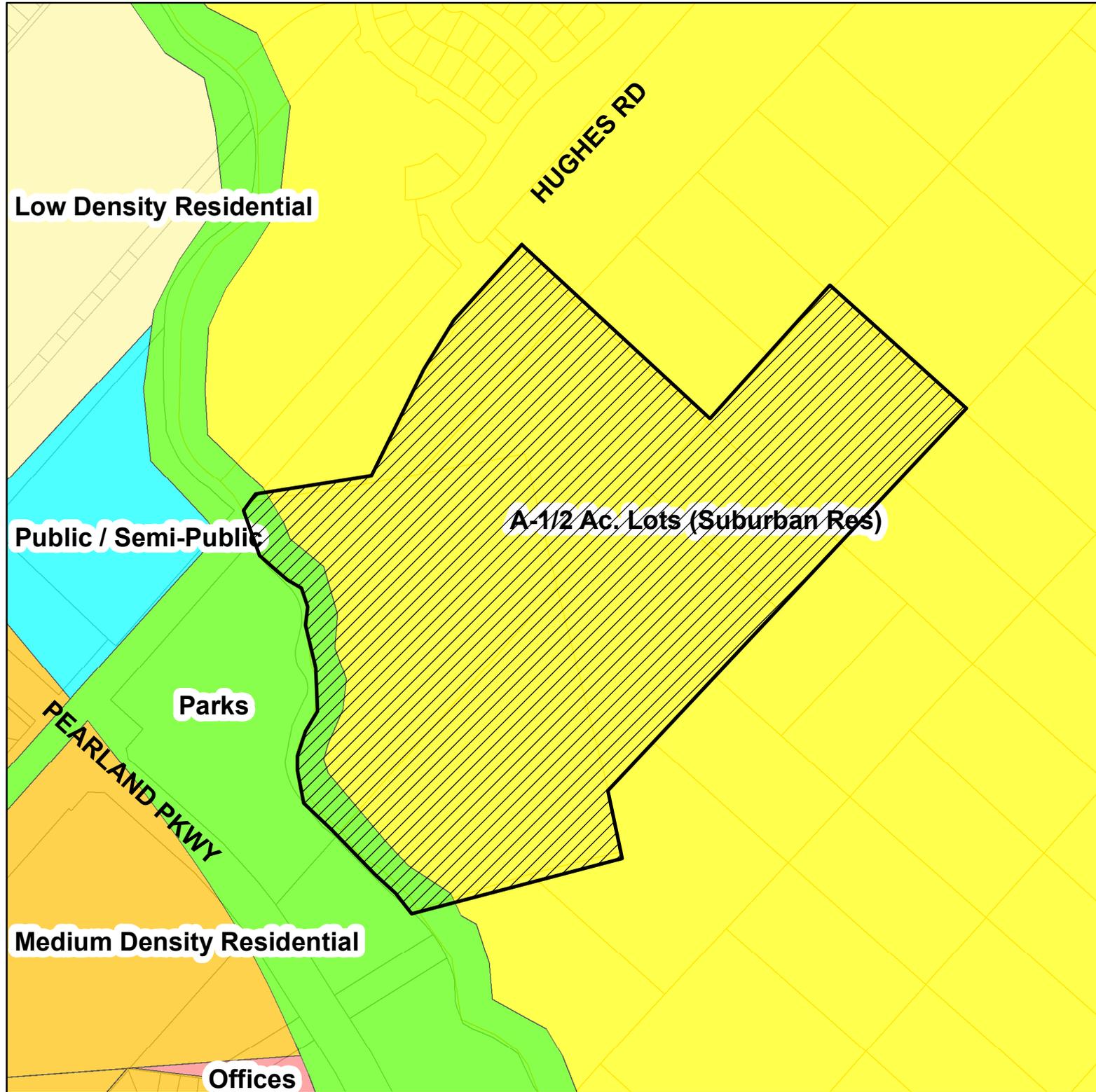
**Hughes Road Cluster**

**Hughes Road @  
Pearland Parkway**

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

N

0 125 250 500 Feet





**Aerial Map**

**Hughes Road Cluster**

**Hughes Road @  
Pearland Parkway**

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



N





# APPLICATION FOR A CLUSTER DEVELOPMENT PLAN

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

A Cluster Development Plan for: single-family  
(first proposed use from the Table of Uses of the UDC)

Current Zoning District: R-1

**Property Information:**

Address or General Location of Property: South of Hughes Road  
and east of Clear Creek (metes & bounds)  
attached

Tax Account No. \_\_\_\_\_

Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

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

**PROPERTY OWNER INFORMATION:**

NAME See attached  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
PHONE(\_\_\_\_\_) \_\_\_\_\_  
FAX(\_\_\_\_\_) \_\_\_\_\_  
E-MAIL ADDRESS \_\_\_\_\_

**APPLICANT/AGENT INFORMATION:**

NAME Christy Smith, Kerry Flaithbheart  
ADDRESS 23501 Cinco Ranch Blvd #250  
CITY Katy STATE TX ZIP 77094  
PHONE( 281 ) 579-0340  
FAX( 281 ) 579-8212  
E-MAIL ADDRESS csmith@yahoo.com

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

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

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant/Agent's Signature: Christy Smith Date: 2/18/13

**OFFICE USE ONLY:**

FEES PAID: <u>500.00</u>	DATE PAID: <u>3/14/13</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER: <u>166315</u>
--------------------------	---------------------------	---------------------------------	-------------------------------

Application No. \_\_\_\_\_

Lata Krishnarao, Director  
Planning Department  
3523 Liberty Drive  
Pearland, Texas 77581

RE: Owner Authorization plat

Dear Lata,

I, Carter Craig Crouch, owner of property located

south of Hughes Road/Barry Rose Road and east of Clear Creek, do authorize Kerry R. Gilbert & Assoc., Inc. to be our agent. They are authorized to submit on our behalf a Cluster Plan application, Master Plat and preliminary plat application on our behalf.

Sincerely,



Date: January 21, 2013

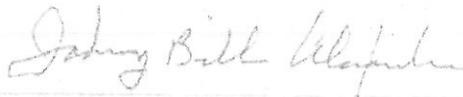
Lata Krishnarao, Director  
Planning Department  
3523 Liberty Drive  
Pearland, Texas 77581

RE: Owner Authorization plat

Dear Lata,

I, John Alexander Family Limited Partnership, owner of property located south of Hughes Road/Barry Rose Road and east of Clear Creek, do authorize Kerry R. Gilbert & Assoc., Inc. to be our agent. They are authorized to submit on our behalf a Cluster Plan application, Master Plat and preliminary plat application on our behalf.

Sincerely,



Johnny Bill Alexander  
Managing General Partner

Date: January 20, 2013

Lata Krishnarao, Director  
Planning Department  
3523 Liberty Drive  
Pearland, Texas 77581

RE: Owner Authorization plat

Dear Lata,

I, Robert L. Alexander, Jr., owner of property located

south of Hughes Road/Barry Rose Road and east of Clear Creek, do authorize Kerry R. Gilbert & Assoc., Inc. to be our agent. They are authorized to submit on our behalf a Cluster Plan application, Master Plat and preliminary plat application on our behalf.

Sincerely,

Robert L. Alexander, Jr., Exec.

Date: 1-27-13

Lata Krishnarao, Director  
Planning Department  
3523 Liberty Drive  
Pearland, Texas 77581

RE: Owner Authorization plat

Dear Lata,

I, Allan D. Goldstein, as attorney in fact for Sellers, CYNTHIA BERNSTEIN, F/K/A CYNTHIA BERNSTEIN SCHACHTER, JEFFREY BERNSTEIN, ALLAN D. GOLDSTEIN, LISSA STREUSAND, JERRY S. KANTOR AND GLORIA K. LEPOW, CO-TRUSTEES OF THE TESTAMENTARY TRUSTS CREATED UNDER THE LAST WILL AND TESTAMENT OF HOWARD KANTOR, DECEASED, AND DEANNA LEAH KANTOR, INDIVIDUALLY AND AS TRUSTEE OF THE TESTAMENTARY TRUSTS CREATED UNDER THE LAST WILL AND TESTAMENT OF LOUIS KANTOR, DECEASED, the owners of an approximate four (4) acre tract of property located south of Hughes Road/Barry Rose Road and east of Clear Creek, do authorize Kerry R. Gilbert & Assoc., Inc. to be our agent for the limited purpose of submitting on our behalf and for the benefit of the prospective purchaser of the property, Dan Olson, a Cluster Plan application, Master Plat and preliminary plat application on our behalf. No authorization is hereby given to approve or sign a final Plat.

This authorization is based on Dan Olson's agreement to pay any fees, and based on the City of Pearland's explanation that if the property is not purchased by Dan Olson, or his assigns, then the property could be excluded from the proposed Cluster Plan and Master Plat. The authorization is based on the subsequent purchase of the property from the owners by Dan Olson, or his assigns, in accordance with a pending earnest money contract between Mr. Olson and the owners.

Sincerely,



Allan D Goldstein  
As attorney in fact for Sellers

Date: 11/23/13

## **Reserve at Highland Glen Development Plan Description**

On behalf of Dan Olson, Kerry R. Gilbert, & Assoc., Inc., submits to the City of Pearland a Cluster Development Plan for single-family residential development of  $\pm 74.1$  acres. The location of the development is south of Barry Rose and east of Clear Creek. The base zone for the property is R-1 which requires lot sizes of 8,800 square feet. However, to allow for more flexibility and variety in the housing product offered in this neighborhood and to maximize the park space and open space areas, a plan based on density would be better suited to this small neighborhood. The development proposed has a density of 2.4, which is extensively less in density than what is allowed in the current zoning. The R-1 zone minimum density maximum is 3.2. The project proposes 184 total lots.

The proposed lot sizes include 55' x 120' (6,600 sq. ft.) and 65' x 120' (7,800 sq. ft.), and are labeled on the schematic landplan. The property is impacted by Clear Creek and the associated floodway and floodplain, and the unique shape of the subject tract. The design of the neighborhood incorporates several parks and open space areas and the two dry detention facilities, which meander centrally through the project. Park #1 is the Neighborhood Park of 1.1 acres and will include a shade structure, picnic tables, drinking fountain, play structure for ages 2-12 and a swing set. The meandering detention facility #1 will have landscaping along the high banks and will incorporate a 6' concrete trail on the south side. This work will be a part of Phase I development. In this corridor there will also be 2 seating nodes with trellis and benches. The detention facility #2 will also incorporate landscaping on the high banks and a 6' concrete trail along the north side providing pedestrian access to the future regional 10' concrete trail that is part of City of Pearland Trail along Clear Creek. The 10' trail will be installed by developer as part of Phase II.

Throughout the development, the developer will plant  $\pm 530$  caliper inches of trees that will provide shady areas for the residents. These trees will be of varying sizes (30 gallon to 4" caliper) and they will comply with UDC approved trees. These trees will be planted in parks, greenspaces, and along streets. This does not include the required 2 trees per lot. The required 2 trees per lot will be planted by the home builders per developer design guidelines.

The primary entry to the project will have monument signage made up of masonry (stone and or brick) with graphics naming the project "*The Reserve at Highland Glen*". The entry will have enhanced landscape that will include trees, shrubs, groundcover and annuals. The edge along Hughes Road will have an upgraded wood fence (cap rail and vertical pickets) with trees and understory plantings on top of berms. The landscaping throughout the open spaces and landscape reserves will incorporate berming to create ground plane undulation. Berms will range in height from 1 to 4' above finish grade. The lots that side or rear to the detention will have a 5' tubular steel fence (see image on

landscape plan). All of these areas provide for extensive open space and park areas for the enjoyment of the residents.

The proposed trail system will provide pedestrian connection throughout the development and provide access to the City of Pearland trail along Clear Creek. The developer will also construct the City Trail that is adjacent to the boundary of the development as part of Phase II, and will be constructed with concrete and will be 10' wide. All trails/sidewalks along reserves will be 6 feet wide concrete and will be constructed by the developer. The sidewalks in front of lots are 4 feet wide and will be constructed by the homebuilder after each house is constructed. Further, the 6' concrete developer trail/sidewalk will be constructed on at least one side of each detention area.

#### Cluster Plan Amenities

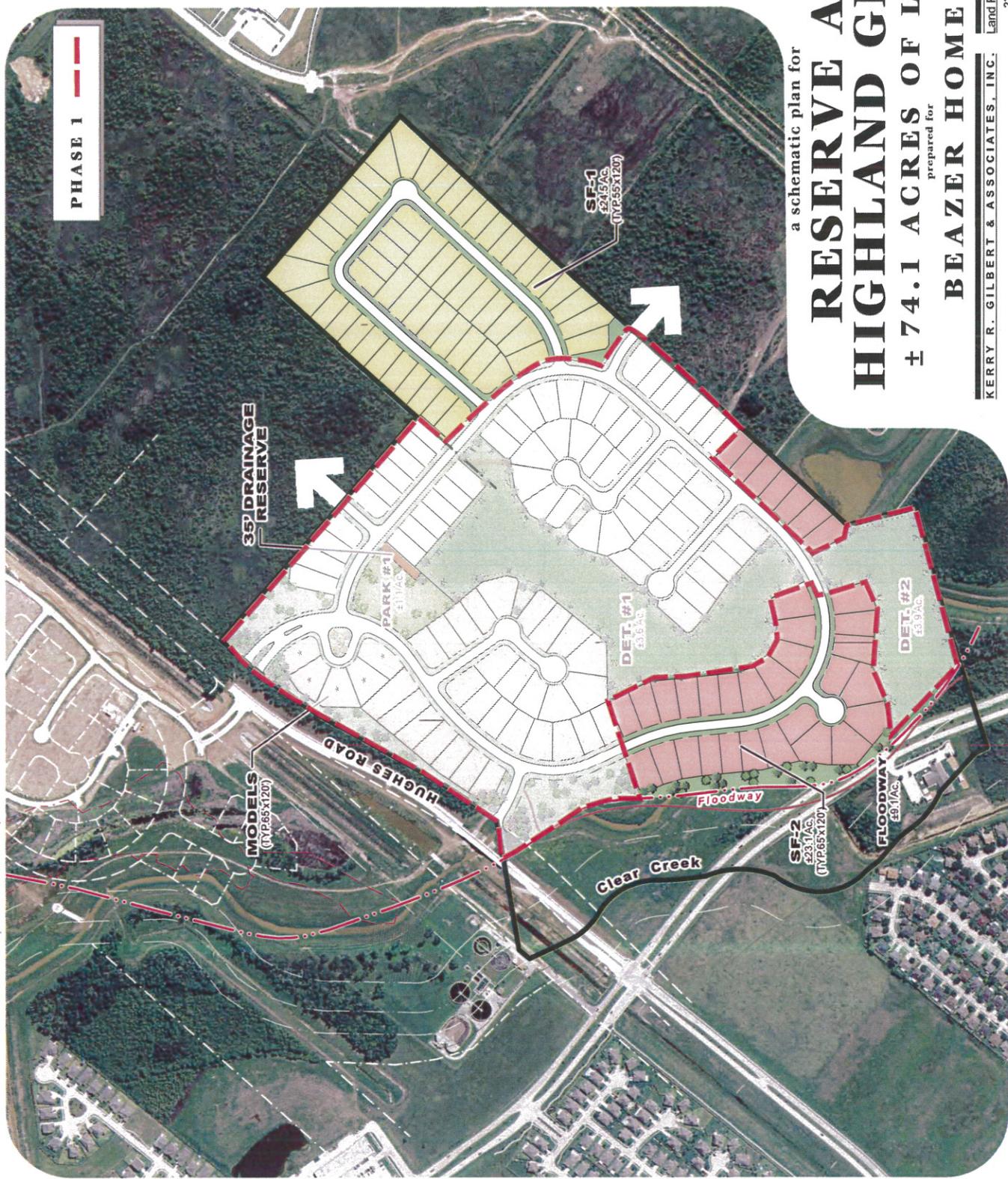
	Acres	Amenity	Phasing
Neighborhood Entry	Primary and Secondary Entries	Entry monuments with neighborhood identification and enhanced plantings.	PH I
Seating Nodes	2	Bench, shade structure, and a trash receptacle	PH I/PH II
Fencing		Upgraded wood fence along Hughes Road and tubular steel fence on the rear line of lots that back up to the detention.	PH I/PH II
Park #1	±1.1	Shade structure, 2 picnic tables, drinking fountain, play structure, swing set	PH I
Detention #1	±3.6	Trail (6 foot wide) along one side, tree plantings, 2 benches	PH I
Detention #2	±3.9	Trail (6 foot wide) along the north side providing access to the City of Pearland Trail (10 foot wide) along Clear Creek	PH I
Tree plantings	Park, detention, landscape reserves	±530 caliper inches of trees to be planted throughout the development.	PH I/PH II

#### Parkland Dedication Amenity

	Acres	Amenity	Phasing
Clear Creek Trail	1,850 linear feet	Construct the concrete City Trail (10' wide) along the east side of Clear Creek, the length of which border the subject tract.	PH II



PHASE 1



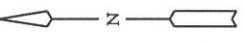
a schematic plan for  
**RESERVE AT  
HIGHLAND GLEN**  
± 74.1 ACRES OF LAND  
prepared for  
**BEAZER HOMES**

**KERRY R. GILBERT & ASSOCIATES, INC.**  
Land Planning Consultants  
23501 Cinco Ranch Blvd.  
Suite A-250  
Katy, Texas 77494  
(281) 579-0340  
Fax (281) 579-8212

**SCALE**  
0 100 200 300  
MARACH 19, 2013  
KGA #0429

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Scale: 1" = 500'

ALL ISON-RICHEY GULF COAST HOME CO.  
PART OF SUBURBAN GARDENS  
SECTION "G"  
(VOL. 4, PG. 48 H.C.M.R.)

Curve	Radius	Tangent	Chord	Arc	Delta	Chord Bearing
1	2060.00'	137.60'	274.58'	274.79'	07° 38' 34"	N30° 45' 47" E
2	1940.00'	250.57'	497.01'	498.38'	14° 43' 09"	N34° 18' 05" E

Line	Bearing	Distance
1	S13° 31' 58" E	224.60'
2	N48° 32' 14" W	14.72'
3	N53° 27' 18" W	112.51'
4	N51° 08' 48" W	98.32'
5	N34° 59' 31" W	103.85'
6	N43° 58' 37" W	84.23'
7	N43° 02' 40" W	154.24'
8	N33° 41' 24" W	61.35'
9	N13° 40' 17" W	40.49'
10	N01° 02' 30" W	58.50'
11	N08° 44' 46" E	41.96'
12	N25° 25' 56" E	168.39'
13	N14° 02' 10" E	30.69'
14	N08° 25' 37" W	29.03'
15	N23° 23' 07" W	85.74'
16	N13° 04' 10" W	61.14'
17	N00° 22' 19" E	163.77'
18	N24° 50' 33" W	63.28'
19	N44° 18' 35" W	124.84'
20	N38° 07' 31" W	106.80'
21	N16° 32' 05" W	71.00'
22	N35° 11' 51" W	50.52'
23	N41° 39' 39" E	43.52'
24	N26° 56' 30" E	100.00'
25	N41° 39' 39" E	110.80'

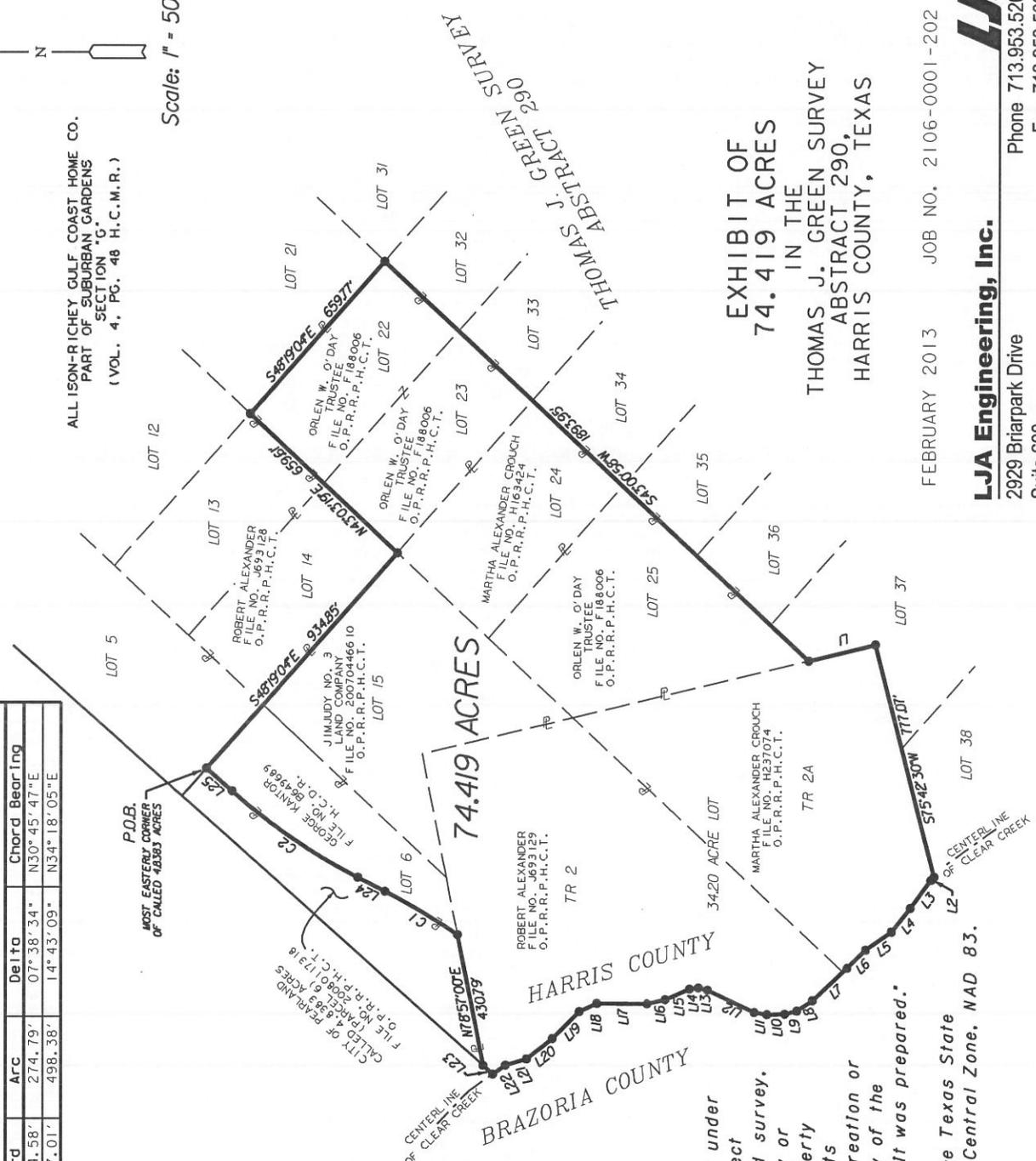


EXHIBIT OF  
74.419 ACRES  
IN THE  
THOMAS J. GREEN SURVEY  
ABSTRACT 290,  
HARRIS COUNTY, TEXAS

**NOTES:**

1. This document was prepared under 225TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

2. All bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83.

**NOTE:**

1. All bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83.

FEBRUARY 2013 JOB NO. 2106-0001-202

**LJA Engineering, Inc.**

2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042

Phone 713.953.5200  
Fax 713.953.5026



Revised February 27, 2013

DESCRIPTION OF  
74.419 ACRES

Being a 74.419 acre tract of land situated in the Thomas J. Green Survey, Abstract 290, Harris County, Texas, located in Section "G" of the Allison-Richey Gulf Coast Home Company Part of Suburban Gardens according to the plat recorded in Volume 4, Page 48 of the Harris County Map Records (H.C.M.R.) more particularly being a part of Lot 6 described to George Kantor by the instrument of record in File Number B649689 of the Harris County Deed Records, (H.C.D.R.), and part (Tract 2) of a 34.20 acre lot shown as an acreage tract on said plat described to Robert Alexander by the instrument of record in File Number J693129, Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), Lots 22, 23 and 25 described to Orlen W. O'Day, Trustee for the John Alexander Family, LP by the instrument of record in File Number F188006, Lot 24 described to Martha Alexander Crouch by the instrument of record in File Number H163424, O.P.R.R.P.H.C.T. and the remaining part (Tract 2A) of said 34.20 acre lot described to Martha Alexander Crouch by the instrument of record in File Number H237074, O.P.R.R.P.H.C.T., and 9.779 acre tract of land, being all of Lot 15 of the aforementioned Section "G" as described to JimJudy No. 3 Land Company by the instrument of record in File Number 20070446610, O.P.R.R.P.H.C.T., said 74.419 acre tract being more particularly described by metes and bounds as follows, all bearings referenced to the Texas Coordinate System, South Central Zone NAD 83;

BEGINNING at the most easterly corner of that certain called 4.8383 acre tract of land conveyed to The City of Pearland by the instrument of record in File Number 20080117318, O.P.R.R.P.H.C.T. on the common line of Lots 5 & 6 of said Section "G", from which a 5/8-inch found iron rod bears North 36° 53' 02" West, 0.13 feet;

Thence, along said common line and the common line of lots 14 and 15 of said Section "G", South 48° 19' 04" East, 934.85 feet to a point for the common corner of Lots 14, 15, 23 and 24, and 15;

74.419 Acres

Revised February 27, 2013  
February 15, 2013  
Job No. 2106-0001-202

Thence, along the common line of Lots 14 and 23, and the common line of lots 22 and 13, North 43° 03' 19" East, 659.61 feet to a 5/8-inch found iron rod for the common corner of Lots 12, 13, 21 and 22;

Thence, along the common line of Lots 21 and 22, South 48° 19' 04" East, 659.77 feet to a point for the common corner of Lots 21, 22, 31 and 32;

Thence, along the southeasterly line of Lots 22 through 25, South 43° 00' 58" West, 1,893.95 feet to a point for the common corner of Lots 25 and 37 on the northeasterly line of the aforementioned 34.20 acre lot shown on the Section "G" plat;

Thence, along the common line of Lot 37 and the 34.20 acre lot, South 13° 31' 58" East, 224.60 feet to a 1/2-inch found iron for the southeasterly corner of the 34.20 acre tract;

Thence, along the south line of the 34.20 acre lot along the north line of Lots 37 and 38, South 75° 42' 30" West, 777.07 feet to a point for corner at the approximate centerline of Clear Creek, same being the common county line of Harris and Brazoria Counties;

Thence, along the approximate centerline meanders of Clear Creek and said common county line, the following twenty one (21) courses;

- 1) North 48° 32' 14" West, 14.72 feet to a point for corner;
- 2) North 53° 27' 18" West, 112.51 feet to a point for corner;
- 3) North 51° 08' 48" West, 98.32 feet to a point for corner;

74.419 Acres

Revised February 27, 2013  
February 15, 2013  
Job No. 2106-0001-202

- 4) North  $34^{\circ} 59' 31''$  West, 103.85 feet to a point for corner;
- 5) North  $43^{\circ} 58' 37''$  West, 84.23 feet to a point for corner;
- 6) North  $43^{\circ} 02' 40''$  West, 154.24 feet to a point for corner;
- 7) North  $33^{\circ} 41' 24''$  West, 61.35 feet to a point for corner;
- 8) North  $13^{\circ} 40' 17''$  West, 40.49 feet to a point for corner;
- 9) North  $01^{\circ} 02' 30''$  West, 58.50 feet to a point for corner;
- 10) North  $08^{\circ} 44' 46''$  East, 41.96 feet to a point for corner;
- 11) North  $25^{\circ} 25' 56''$  East, 168.39 feet to a point for corner;
- 12) North  $14^{\circ} 02' 10''$  East, 30.69 feet to a point for corner;
- 13) North  $08^{\circ} 25' 37''$  West, 29.03 feet to a point for corner;
- 14) North  $23^{\circ} 23' 07''$  West, 85.74 feet to a point for corner;
- 15) North  $13^{\circ} 04' 10''$  West, 61.14 feet to a point for corner;
- 16) North  $00^{\circ} 22' 19''$  East, 163.77 feet to a point for corner;
- 17) North  $24^{\circ} 50' 33''$  West, 63.28 feet to a point for corner;
- 18) North  $44^{\circ} 18' 35''$  West, 124.84 feet to a point for corner;

74.419 Acres

Revised February 27, 2013  
February 15, 2013  
Job No. 2106-0001-202

19) North  $38^{\circ} 07' 31''$  West, 106.80 feet to a point for corner;

20) North  $16^{\circ} 32' 05''$  West, 71.00 feet to a point for corner;

21) North  $35^{\circ} 11' 51''$  West, 50.52 feet to a point for corner;

Thence, departing said centerline and said common county line, North  $41^{\circ} 39' 39''$  East, 43.52 feet to a 5/8-inch found iron rod with a plastic cap stamped CL DAVIS RPLS 4464 for the westerly corner of the aforementioned 4.8383 acre tract;

Thence, along the common line of said 4.8383 acre tract and the aforementioned 34.20 acre lot, North  $78^{\circ} 57' 00''$  East, 430.79 feet to a point for corner, the beginning of a curve, from which a bent 5/8-inch found iron rod bears North  $22^{\circ} 39' 34''$  East, 0.26 feet;

Thence, along the arc of said curve to the left having a radius of 2,060.00 feet, a central angle of  $07^{\circ} 38' 34''$ , an arc length of 274.79 feet and a chord that bears North  $30^{\circ} 45' 47''$  East, 274.58 feet to a 5/8-inch found iron rod with a plastic cap stamped CL DAVIS RPLS 4464 for corner;

Thence, North  $26^{\circ} 56' 30''$  East, 100.00 feet to a point for corner from which a bent 5/8-inch found iron rod bears South  $21^{\circ} 56' 32''$  West, 0.13 feet, the beginning of a curve;

Thence, along the arc of said curve to the right having a radius of 1,940.00 feet, a central angle of  $14^{\circ} 43' 09''$ , an arc length of 498.38 feet and a chord that bears North  $34^{\circ} 18' 05''$  East, 497.01 feet to a 5/8-inch found iron rod with a plastic cap stamped CL DAVIS RPLS 4464 for corner;

74.419 Acres

Revised February 27, 2013  
February 15, 2013  
Job No. 2106-0001-202

Thence, North 41° 39' 39" East, 110.80 feet to the POINT OF BEGINNING and containing 74.419 acres of land.

"This document was prepared under 22 TAC § 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared"

LJA Engineering, Inc.

## Cluster Development Plan – Hughes Road ~74.1 acres

### Staff comments:

- 55' X 120' and 65' X 120' lots are referred to, please indicate these lot sizes on proposed schematic plan
- Acreages of parks and detention space is shown on plan, however open space acreage is not. Please indicate this on proposed schematic plan. It may be helpful to also provide a chart which indicates detention, parks, and open space and respective area calculations.
- 530 caliper inches are proposed for trees within the development. Is this number above and beyond what is required by the UDC? For example, two trees per lot are required – does this number include that? Additionally – what type of trees are being proposed?
- Trees are indicated in amenity areas – provide a minimum caliper inches for each area for implementation purposes.
- Trees along Hughes Rd would serve as a good amenity for the area.
- Enhanced wood fencing is referenced – please provide exhibits which indicate material, areas of enhanced fencing, and specifications. Initial discussions indicated masonry was being considered along Hughes Rd. The Unified Development Code requires a 6' masonry wall where residential lots abut a thoroughfare street.
- Tubular fencing is referenced – please provide exhibits which indicate material, areas of tubular fencing, and specifications.
- A boulevarded entry is referenced with enhanced planting and neighborhood identification– please provide exhibits which indicate what is being proposed.
- Berming is proposed in landscaped and open area – please provide additional detail as to where, how high, etc? Berming along Hughes Road and landscape reserves may best serve as an amenity.
- A phasing plan is referred to for the City of Pearland 10' trail, please provide a phasing plan for development.
- Please indicate that the 10' COP trail, as well as other 6' trails being proposed will be concrete. As this trail is not actually part of the Cluster Development, this is not considered an amenity for the development.

- If amenities are to be phased, we need an agreement signed which addresses at what times specific amenities will be completed.
- Seating node pictures do not show seating areas – benches appear to be left out.
- We need an agreement which lays out parkland dedication, similar to past Cluster Development Plans.
- All open spaces in the development need to be counted as part of the Cluster Development and not part of parkland dedication area.
- The trail and related improvements may be calculated as part of parkland dedication.
- Provide a comparison chart between amenities being provided as part of the proposed Cluster plan and what would be required for a standard neighborhood development.
- How is the density being calculated? Does this include parkland dedication? Open space? Provide basis for calculation.
- All property owners need to sign the Cluster Development plan application.

**P&Z AGENDA  
ITEM**

**E**



## JOINT PUBLIC HEARING AGENDA ITEM MEETING OF MARCH 25, 2013

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### Conditional Use Permit No. CUP 2013-01

A request of Mike Chance, applicant for Crown Warehouse Service, Inc., owner, for approval of a Conditional Use Permit to allow a Plumbing Shop (No Outside Storage) in the PD-GB zone, on the following described property:

**Legal Description:** Approximately 3.0 Acre Tract of land out of a 10 Acre Tract, a residue of D. H. Stripling 12.000 Acre Tract recorded Volume 868, Page 239 of the Brazoria County Deed Records. All being part of the South 99 Acres of the H.T. & B. R. R. Co. Survey, Sec. 7, A-219 as recorded in Volume 595, Page 63 of the Deed of Records of Brazoria County, Texas

**General Location:** 6301 Broadway Street

**APPROVAL PROCESS:** After this Joint Public Hearing, the requested zone change application will be considered as follows:

Planning and Zoning Commission: March 25, 2013\*  
City Council for First Reading: April 8, 2013\*  
City Council for Second Reading: April 22, 2013\*

(\*dates subject to change if item is tabled)

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**SUMMARY:** The applicant is requesting approval of a Conditional Use Permit (CUP) for a Plumbing Shop with no outside storage. The property is currently zoned Planned Development (PD), which permits the proposed use with the approval of a CUP.

The current PD, Botanical Landscape Designs, was approved by City Council on April 8, 2002. The PD was approved for a landscape design business which the applicants to amend the fencing requirements on site, and utilize outside storage for landscaping materials. The property was previously zoned Suburban Development (SD). The approved PD document indicates that that the base zoning district is General Business (GB). The PD was amended by the City Council on November 8, 2010 to allow

additional uses and limit building height for any additional structures.

**SITE HISTORY:** Botanical Landscape Design ceased operations in November of 2009. In October of 2010, a fine arts studio was interested in occupying the existing facility. The PD at the time only permitted commercial landscape operations to operate on site. The applicant initially applied for a zone change to the General Business (GB) zone but later withdrew that request and amended the existing PD document to allow their proposed use. The amendment allowed for all uses permitted in the GB zone but omitted a number of uses that were determined by City Council to be in conflict with the surrounding residential uses. Any use within the GB zone that would require a conditional use permit (CUP) would be allowed in the PD with the approval of said CUP. The requested use of a Plumbing Shop (No outside storage) falls under this category.

The following is a list of the GB uses that are not permitted in the Botanical Landscape Design PD:

- All uses listed in the land use matrix under the Automobile-Related Use section
- Check Cashing Service
- Rehab Care Facility (Commercial or Halfway House)
- Convenience Store with or without gasoline sales
- Restaurant with Drive-In or Drive-Thru service
- Tavern
- Adult Day Care Center (Business)
- Mortuary/Cemetery (Including Mausoleum/Crematorium)
- Nursing/Convalescent Home
- Pet Care Facility/Animal Kennel
- Exterminator Service/Company
- Machine Shop

**SURROUNDING ZONING AND LAND USES:**

	<u>Zoning</u>	<u>Land Use</u>
North	Single Family Residential-1 (R-1)	Single Family
South	General Commercial (GC)	Office Building
East	General Commercial (GC) and Single Family Residential-1 (R-1)	Church
West	General Business (GB)	Single Family
		Dental Office

**CONFORMANCE TO THE UNIFIED DEVELOPMENT CODE (UDC):** The subject property is currently zoned Planned Development (PD). The parcel is 3 acres and meets the

minimum size for a non-residential PD which is 3 acres. The property will be required to meet all current requirements of the Unified Development Code for the proposed use (parking, screening, etc.).

**PLATTING STATUS:** The property is not currently platted. Future expansion on site would require the completion of a Minor Plat for the entire site.

**CONFORMANCE TO THE COMPREHENSIVE PLAN:** The Comprehensive Plan recommends *Business Commercial* for the subject property and the surrounding properties. The Comprehensive Plan further indicates that the appropriate zoning districts are General Business (GB) and General Commercial (GC). The existing planned development, with the allowed uses and listed prohibited uses, is in compliance with the Comprehensive Plan.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property has frontage on Broadway, a major thoroughfare with sufficient width for right-of-way of 120 feet. There are not any dedications required for Broadway. The proposed Conditional Use Permit is in conformance with the Thoroughfare Plan.

**AVAILABILITY OF UTILITIES:** The subject parcel is served by public water and sewer.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT:** The applicant is requesting approval of a Conditional Use Permit that would allow a Plumbing Shop to occupy the space. The base zone for the PD is GB and the requested use is not excluded by the planned development. All of the properties abutting the subject parcel, with the exception of the property to the north and portions to the east, are zoned either GB or GC and are used as such. The property to the north is zoned R-1 and currently has one single home on site that is located approximately 300 feet from the subject parcels property line. A fence already exists which acts as a screening element for the residential use. Fences also exist along the eastern portion of the property where two single family homes are located approximately 100 feet from the subject parcels property line.

The planned development would limit future growth on the site by limiting the height of any new buildings as they approach the surrounding residential property. Specifically, any building that is greater than 300' from Broadway may not exceed 20' in height. At this time the applicant has stated that they do not intend to add any additional structures to the property.

Upon redevelopment, the applicant will be required to ensure there are no code enforcement issues and any future use will have to meet all requirements of the Unified Development Code. Buffering and screening will be enforced along the areas where the subject property abuts residential uses.

**ADDITIONAL COMMENTS:** This request has been reviewed by the City's Development

Review Committee (DRC) and there are no additional or outstanding comments from other departments.

**SITE PLAN CONSIDERATIONS:** A site plan was not submitted with the application. The site contains an existing building and no new construction is planned at this time. At the time of review for a tenant occupancy or build out, a site plan will be required to ensure compliance with all development requirements including parking, screening, landscaping, and façade materials.

**PUBLIC NOTIFICATION:** Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a sign advertising the proposed Conditional Use Permit was placed on the subject property.

**OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST:** Staff has not received any comments either in opposition to or in support of the proposed Conditional Use Permit request at this time.

**STAFF RECOMMENDATION:** Staff recommends approval of the Conditional Use Permit No. CUP 2013-01 as proposed by the applicant for the following reasons:

1. The proposed Conditional Use Permit should not have any significant negative impact on the surrounding properties and developments.
2. The proposed Conditional Use Permit is in conformance with the current land use plan.
3. This proposed Conditional Use Permit is compatible with the neighboring properties zoning classification
4. The proposed use is permitted as part of the planned development with an approved Conditional Use Permit.

**SUPPORTING DOCUMENTS:**

- CUP Application
- Vicinity Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan
- Aerial Photograph
- Other Maps and Related Documents



## Vicinity and Zoning Map

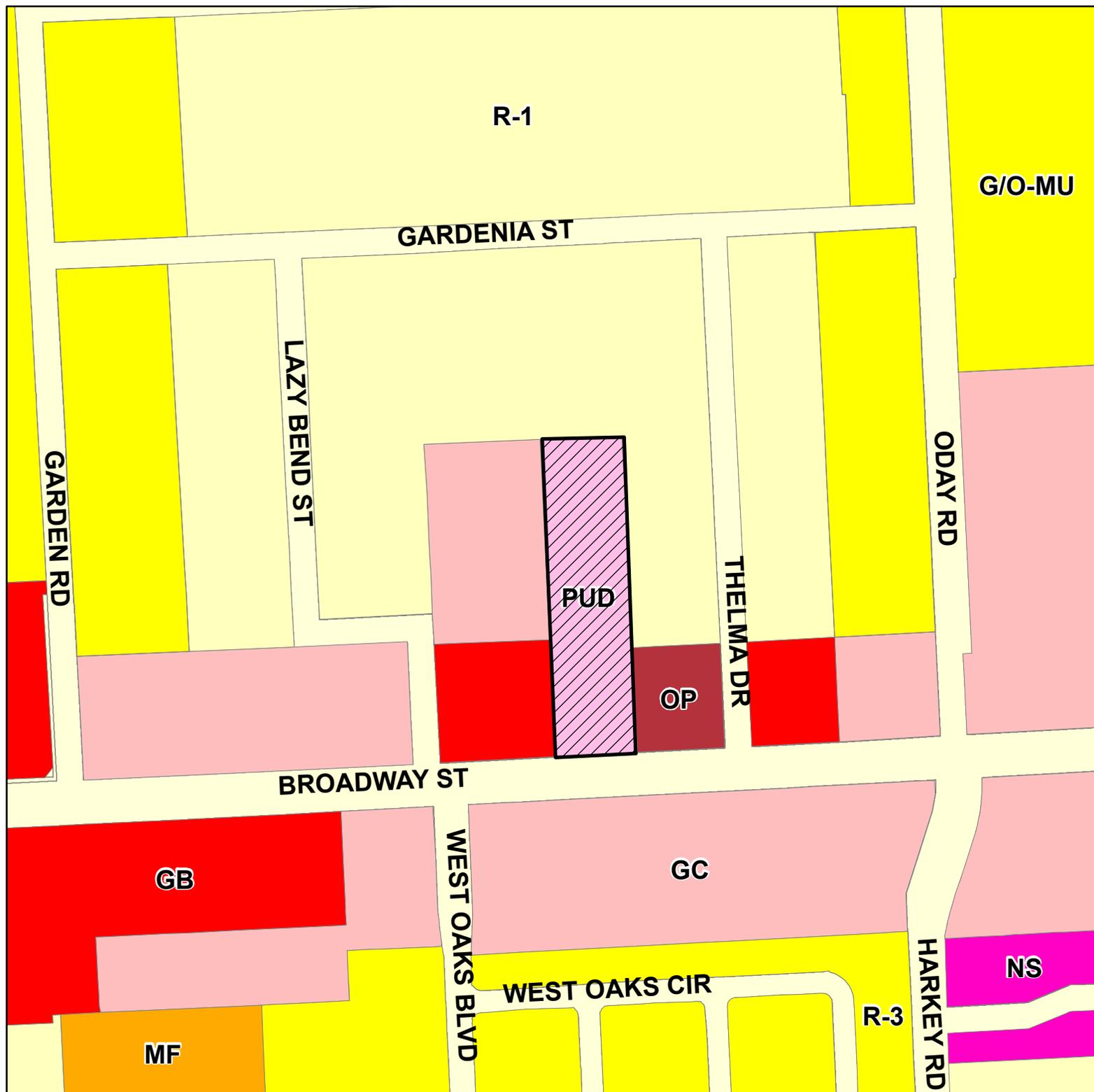
CUP 2013-01

6301 Broadway  
Crown Warehouse

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

N

0 75 150 300 Feet





**Abutter Map**

**CUP 2013-01**

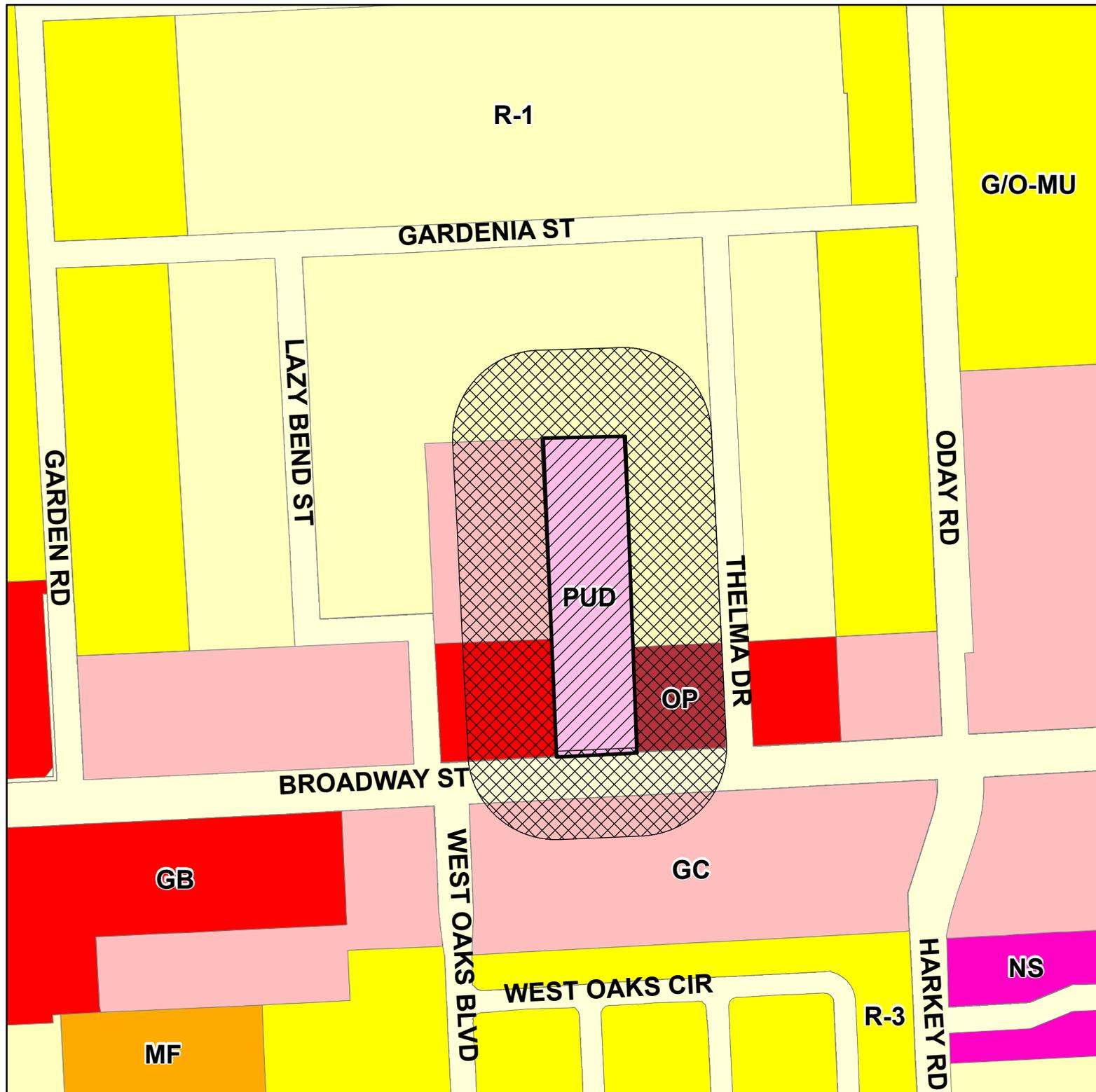
**6301 Broadway  
Crown Warehouse**

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N



0 75 150 300 Feet  
[Scale bar with tick marks]



**CUP 2013-01**

6301 Broadway

<b>Property Owner</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
AGUIRRE JOHNNY A & CRUZ J	2626 THELMA ST	PEARLAND	TX	77581
TIKVA INVESTMENTS LLC	4612 OLEANDER ST	BELLAIRE	TX	77401
QUAIL CHASE ASSOCIATES	438 CAMBRIDGE AVE	PALO ALTO	CA	94306
ASSOCIATED CREDIT UNION	PO BOX 9004	LEAGUE CITY	TX	77574
WEST OAKS H.O.A.	12000 WESTHEIMER #390	HOUSTON	TX	77077
OSTEEN ROBERT L	2550 THELMA ST	PEARLAND	TX	77581
PEARLAND ISD	PO BOX 7	PEARLAND	TX	77588
TDNT LLC	3114 W OAKS BLVD	PEARLAND	TX	77584
WESTSIDE CHURCH OF CHRIST-	6203 BROADWAY ST	PEARLAND	TX	77581
OVIEDO LARRY & ANA CECILIA & ENRIQUE DEL CID	PO BOX 2757	PEARLAND	TX	77588
ROSINSKI THOMAS EDWARD & MELINDA WALSH	6220 GARDENIA ST	PEARLAND	TX	77581
CLEAVER RONALD LEE & JUNE	6316 GARDENIA	PEARLAND	TX	77581
MCCORVEY ANDRE	2614 THELMA	PEARLAND	TX	77581
<b>Owner/Applicant</b>				
Crown Warehouse Service	7915 Montglen	Houston	TX	77061
Mike Chance	3117 Autumn Ct.	Pearland	TX	77584



**FLUP Map**

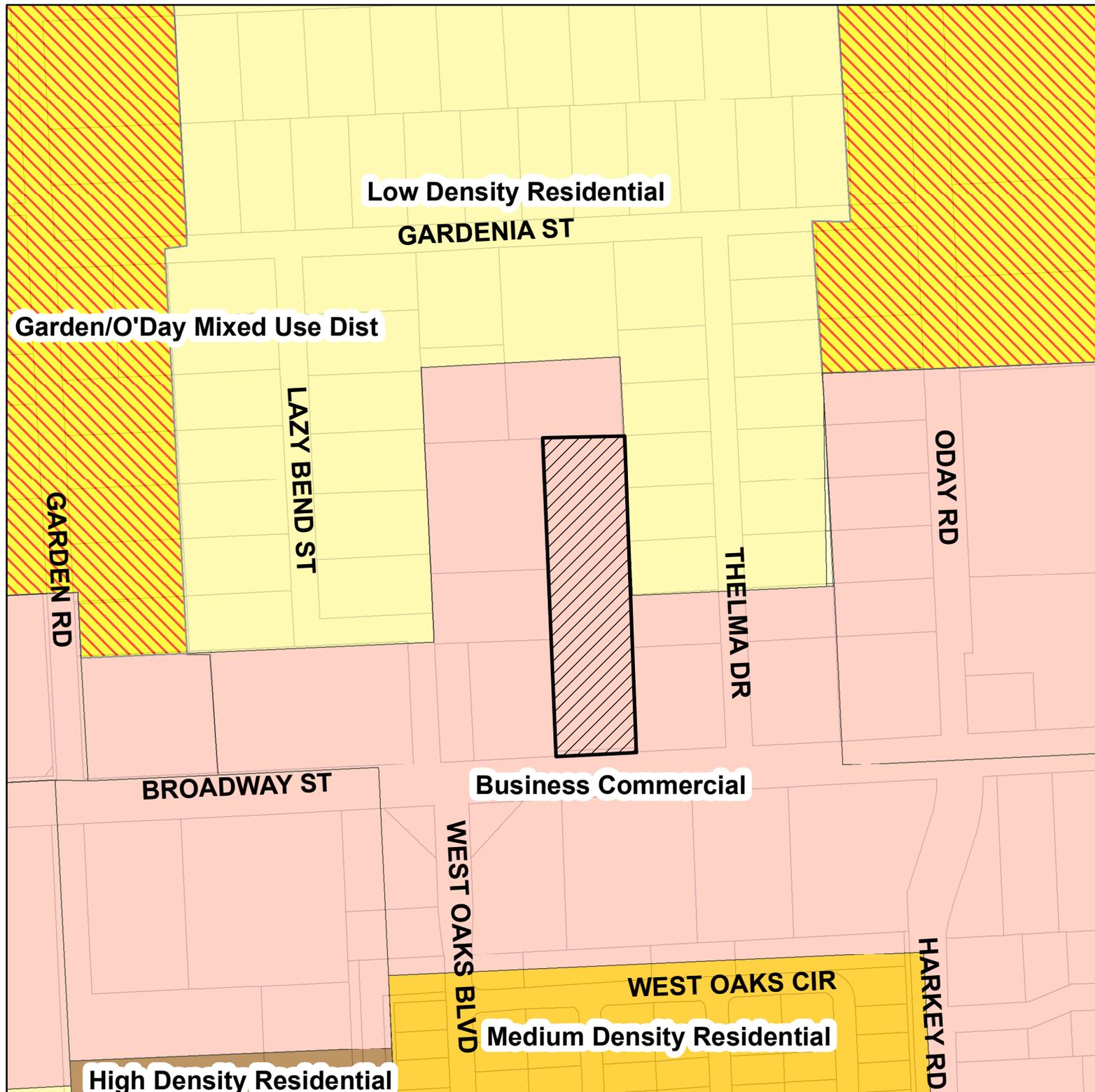
**CUP 2013-01**

**6301 Broadway  
Crown Warehouse**

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N

0 75 150 300 Feet





**Aerial Map**

**CUP 2013-01**

**6301 Broadway  
Crown Warehouse**

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N



0 75 150 300 Feet  
[Scale bar with tick marks]





# APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

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

Conditional Use Permit Request for: Plumbing (no outside Storage)  
(list proposed use from the Table of Uses of the UDC)

Current Zoning District: GB

**Property Information:**

Address or General Location of Property: 6301 Broadway

Tax Account No. 0219-0038-120

Subdivision: A0219 HT & BRR Lot: \_\_\_\_\_ Block: 1  
Tract 1

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

**PROPERTY OWNER INFORMATION:**

NAME Crown Warehouse Service, Inc  
ADDRESS 2017 Victoria Ct  
CITY League City STATE Tx ZIP 77573  
PHONE (832) 434-5201  
FAX ( ) \_\_\_\_\_  
E-MAIL ADDRESS nmurphy002@comcast.net

**APPLICANT/AGENT INFORMATION:**

NAME Mike Chance  
ADDRESS 3117 Autumn Ct  
CITY Pearland STATE Tx ZIP 77584  
PHONE (713) 870-5450  
FAX (713) 621-3303  
E-MAIL ADDRESS mchance@cbunited.com

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

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

Owner's Signature: Nancy Murphy Date: 2/2/13

Agent's/  
Applicant's Signature: Mike Chance Date: 2-2-2013

**OFFICE USE ONLY:**

FEES PAID: <u>\$250.00</u>	DATE PAID: <u>2/4/13</u>	RECEIVED BY: <u>IC</u>	RECEIPT NUMBER: <u>3976730</u>
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Application No. 2013-01

February 4, 2013

City of Pearland, TX  
Planning and Development Department  
3523 Liberty Dr.  
Pearland, TX 77581

Letter of Intent for Conditional Use Permit for 6301 Broadway, Pearland, TX 77581

The building and land is 6301 Broadway, Pearland, TX 77581 is presently owned by Crown Warehouse Services, Inc. The present zoning classification is GB. The proposed tenant is Texas Master Plumber. They plan on putting in a general plumbing business in the building. They will use the office area for their office personnel for bookkeeping, human resources, assignment of plumbers, payment of bills, office administration, and general management. In the warehouse portion they will be storing plumbing supplies and equipment. Everything to do with the business will be contained inside the building. The working plumbers take their plumbing trucks home with them at night so there will not even be any vehicles stored on site at night. The plumbers are out on call during the day so they will only be on site to pick up supplies or materials. Their customers do not come to the building. The only traffic they will have will be their employees, the plumbers, and delivery trucks.

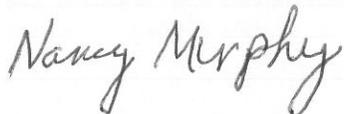
Texas Master Plumbers is an experienced company that is located at 8607 Mosley Road, Houston, TX 77075.

We are requesting a CUP to the GB classification to accommodate the plumbing classification, as indicated in the zoning code.

The owner will be making improvements in the building by cleaning up the property, painting, making minor repairs, and getting the building in better shape again. The tenant will continue maintaining the building, improving and changing the landscape and other areas of the building and grounds. There will not be any new construction done on or in the building. The tenant will use the existing rooms in the form they are in now.

Thank you for your assistance in this matter,

Nancy Murphy, Secretary of Corporation, for Crown Warehouse Service, Inc.

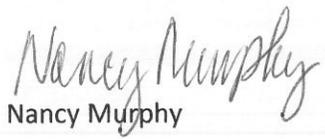
A handwritten signature in cursive script that reads "Nancy Murphy".

February 4, 2013

City of Pearland

Planning and Development Department

Crown Warehouse Services, Inc. does hereby authorize Mike Chance, agent to owner/applicant, to file this application for zoning change on their behalf.

  
Nancy Murphy

Crown Warehouse Services, Inc.

February 4, 2013

The applicant, Crown Warehouse Services, Inc. acknowledges that they will post the required sign on the property 10 days prior to the public hearing.

Crown Warehouse Services, Inc.

Elmer E. Coon, Surveyor  
6402 Acorn Forest, Houston, Texas 77088  
Off. 466-0958

Date: January 3, 1978

FIELD NOTES:

For a 3.000 Acre Tract of land out of a 10.000 Acre Tract, a residue of D. H. Stripling, 12.000 Acre Tract recorded in Volume 868, Page 239 of the Brazoria County Deed Records.

All being a part of the South 99 Acres of the H.T.& B.R.R. Co. Survey, Sec. 7, A-219 as recorded in Volume 595, Page 63 of the Deed Records of Brazoria County, Texas. Being more particularly described by metes and bounds as follows to-wit:

- BEGINNING: At a ½" iron rod found in the North Right-Of-Way of F.M. 518, the Southeast corner of the 10.000 Acre Tract, the same being the Southeast corner of this Tract.
- THENCE: N 89° 40' 00" W, 187.17 feet with the North Right-Of-Way of F.M. 518 to a ½" iron rod set for the Southwest corner of this Tract. In the South property line of the 10.000 Acre Tract.
- THENCE: North, 698.20 feet, severing the 10.000 Acre Tract, to a ½" iron rod set for the Northwest corner of this Tract.
- THENCE: S 89° 40' 00" E, 187.17 feet to a ½" iron rod set the East property line of the 10.000 Acre Tract, the Northeast corner of this Tract.
- THENCE: South, 698.20 feet, with the East property line of the 10.000 Acre Tract, the same being the East line of this Tract to the place of beginning. Containing 3.000 Acres of land.
- SUBJECT TO: A 5.0 foot utility easement to H.L.& P. Co. record in Volume 920, Page 534 of The Brazoria County Deed Records.

I, Elmer E. Coon, a Texas Registered Public Surveyor, Registration Number 1679, do hereby certify that I performed a true and accurate survey on the ground and set the necessary property pins, to establish said tract on this 26th day of December, 1977. I further certify that there are no encroachments either way across any property lines at this time.



Elmer E. Coon  
Texas Registered Public Surveyor  
Texas Registration No. 1679

**Brazoria CAD**

**Property Search Results > 164487 CROWN WAREHOUSE SERVICE IN for Year 2012**

**Property**

**Account**

Property ID: 164487      Legal Description: A0219 H T & B R R, BLOCK 1, TRACT 1, CROWN PLAT, ACRES 2.9498  
 Geographic ID: 0219-0038-120      Agent Code: ID:304  
 Type: Real  
 Property Use Code:  
 Property Use Description:

**Location**

Address: 6301 BROADWAY FM 518      Mapsco:  
 PEARLAND, TX  
 Neighborhood: COMM ACCTS      Map ID:  
 Neighborhood CD: COMM

**Owner**

Name: CROWN WAREHOUSE SERVICE IN      Owner ID: 32682  
 Mailing Address: 7919 MONTGLEN ST      % Ownership: 100.0000000000%  
 HOUSTON, TX 77061-1319

Exemptions:

**Values**

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$57,440	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$365,890	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$423,330	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$423,330	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$423,330	

**Taxing Jurisdiction**

Owner: CROWN WAREHOUSE SERVICE IN  
 % Ownership: 100.0000000000%  
 Total Value: \$423,330

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$423,330	\$423,330	\$0.00
CPL	CITY OF PEARLAND	0.705100	\$423,330	\$423,330	\$2,984.90
DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	0.156000	\$423,330	\$423,330	\$660.39
GBC	BRAZORIA COUNTY	0.425860	\$423,330	\$423,330	\$1,802.79
RDB	ROAD & BRIDGE FUND	0.060000	\$423,330	\$423,330	\$254.00
SPL	PEARLAND INDEPENDENT SCHOOL DISTRICT	1.419400	\$423,330	\$423,330	\$6,008.74
Total Tax Rate:		2.766360			
Taxes w/Current Exemptions:					\$11,710.82
Taxes w/o Exemptions:					\$11,710.83

**Improvement / Building**

**All improvments valued at income**

<b>Improvement #1:</b>	Commercial	<b>State Code:</b>	F1	<b>Living Area:</b>	6250.0 sqft	<b>Value:</b>	N/A
	Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
	406	STORAGE WAREHOUSE	S		1978	6250.0	
<b>Improvement #2:</b>	Misc Imp	<b>State Code:</b>	F1	<b>Living Area:</b>	sqft	<b>Value:</b>	N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
YPA1	ASPHALT PAVING	*		2003	15144.0

<b>Improvement #3:</b>	Commercial	<b>State Code:</b>	F1	<b>Living Area:</b>	sqft	<b>Value:</b>	N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
YSH2	ALUM SHED	*		1978	330.0
CP5	CANOPY ONLY	*		1978	660.0

<b>Improvement #4:</b>	Misc Imp	<b>State Code:</b>	F1	<b>Living Area:</b>	sqft	<b>Value:</b>	N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CP5	CANOPY ONLY	E-		1978	875.0

<b>Improvement #5:</b>	Misc Imp	<b>State Code:</b>	F1	<b>Living Area:</b>	sqft	<b>Value:</b>	N/A
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
519	Greenhouse, Shade Shelter	S		2000	3000.0
519	Greenhouse, Shade Shelter	S		2000	3000.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	S1	PRIMARY SITE	1.2500	54450.00	0.00	0.00	\$0	\$0
2	S2	SECONDARY SITE	1.6998	74043.29	0.00	0.00	\$0	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	N/A	N/A	N/A	N/A	N/A	N/A
2012	\$57,440	\$365,890	0	423,330	\$0	\$423,330
2011	\$77,730	\$365,890	0	443,620	\$0	\$443,620
2010	\$82,320	\$413,820	0	496,140	\$0	\$496,140
2009	\$104,470	\$432,040	0	536,510	\$0	\$536,510
2008	\$67,960	\$432,040	0	500,000	\$0	\$500,000
2007	\$67,960	\$432,040	0	500,000	\$0	\$500,000
2006	\$67,960	\$432,040	0	500,000	\$0	\$500,000
2005	\$110,170	\$392,040	0	502,210	\$0	\$502,210
2004	\$63,490	\$392,040	0	455,530	\$0	\$455,530
2003	\$54,950	\$261,360	0	316,310	\$0	\$316,310
2002	\$51,850	\$174,240	0	226,090	\$0	\$226,090
2001	\$51,850	\$174,240	0	226,090	\$0	\$226,090

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Questions Please Call (979) 849-7792



nd, TX 77581, USA

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feet  
meters





14458

**CROWN WAREHOUSE SERVICE, INC.**

7919 MONTGLEN ST. 644-0387  
HOUSTON, TX 77061

DATE 2/2/13

35-84/1130  
69

PAY  
TO THE  
ORDER OF

City of Pearland

\$ 250<sup>00</sup>/<sub>100</sub>

Two Hundred Fifty & 00/100

DOLLARS

Security features  
are included.  
Details on back.

THIS CHECK IS DELIVERED IN CONNECTION WITH THE FOLLOWING ACCOUNTS

	<u>6301 Broadway</u>		
	<u>Conditional Use Permit Fee</u>		

**CROWN WAREHOUSE SERVICE, INC.**

Nancy Murphy

MP

XX

**Frost National Bank**  
Harrisburg (713) 923-2801  
1001 Broadway  
Houston, Texas 77012



**P&Z AGENDA  
ITEM**

**F**



**City of Pearland**

## **Discussion Item 1**

### Commissioners Activity Report



**City of Pearland**

## **Discussion Item 2**

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



**City of Pearland**

## **Discussion Item 3**

Next P&Z Meeting– April 1, 2013



**City of Pearland**

## **Discussion Item 4**

**Friendswood EDC - Email**

# COMMUNITY DEVELOPMENT

## Fast Facts

910 S. Friendswood Dr.  
Friendswood, Tx 77546  
Dept: 281-996-3201  
Fax: 281-996-3260

City Hall will be closed on Good Friday, March 29

Office Hours  
Monday—Thursday  
7:30am—5:30pm  
Friday  
8am—5pm

### 4th Quarter Building Permit Activity

Month 2012	Single Family Homes		New Commercial		Commercial Additions & Alterations	
	# issued	value	# issued	value	# issued	value
October	25	\$9,183,221	0	0	4	\$102,310
November	8	\$2,015,614	1	\$130,000	3	\$91,500
December	21	\$6,383,501	0	0	5	\$198,000

### Capital Projects

Water Plant # 5 Replacement

Surface Water Plant #2, Phase 2 System Upgrades

Blackhawk (Oak Vista to Wandering Trail) Paving

### Approved Subdivisions

West Ranch Restricted Reserve E and Lake Mist Lane

West Ranch West Lake Section 3

The Reserve at WR Section 2

West Ranch Lakeside Section 2

Blue = roads, streets, detention areas  
Green = residential subdivisions

### Approved Site Plans

Chara Christian Dance Academy  
101 Hunters Lane

Dance Expressions  
204 W. Heritage Dr.

West Ranch Recreation Center No. 2  
1201 Lake Mist Lane

Visit Us Online

[www.friendswood.com](http://www.friendswood.com)

Schedule Inspections Online



### SIGN UP TODAY

To receive this newsletter and other pertinent information regarding Community Development or any other City topics, Click 'Alert Me' on the home page at [www.friendswood.com](http://www.friendswood.com).

### Recent Ordinance Changes

- **Ordinances 2012-24 and 2012-25:** Changed park fees to \$600 per dwelling unit for entire City rather than the fees being broken down into zones and Community and Neighborhood Park fees. The \$600 fee will be paid at the time of building permit.
- **Ordinance 2012-31:** Changed the Permitted Use Table to allow NAICS Use #713940 Fitness and Recreational Sports Centers in CSC, LI, and I and to require a Specific Use Permit in NC and DD.
- **Ordinance 2012-32:** Enhanced requirements of the Downtown District by amending the Zoning Ordinance and Appendix E in the Design Criteria Manual. Changes include requiring brick paved sidewalks (no stamped concrete), a minimum of 2 lights and 2 benches on each development, owners to maintain amenities including sidewalks, added specifications for types of light fixtures and specifications regarding the installation of the brick paved sidewalks.



**City of Pearland**

## **Discussion Item 5**

**P&Z Survey Discussion**



**City of Pearland**

## **Discussion Item 6**

APA National Conference

**ADJOURN  
MEETING**