

# AGENDA

## CITY OF PEARLAND PLANNING & ZONING COMMISSION

JUNE 3, 2013

6:30 p.m.

Henry Fuertes  
P&Z CHAIRPERSON

Linda Cowles  
P&Z VICE-CHAIRPERSON

### COMMISSIONERS

Matthew Hanks

Mary Starr



Daniel Tunstall

Ginger McFadden

Vacant

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, JUNE 3, 2013, AT 6:30 P.M., 2<sup>ND</sup> FLOOR CONFERENCE ROOM, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**

Approve the Minutes of the May 20, 2013, P&Z Regular Meeting, held at 6:30 p.m.

**III. NEW BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION - WAIVER OF DECISION OF TIME - PRELIMINARY PLAT OF SOUTHERN TRAILS SECTION 15**

A request by Christy Smidt of Kerry R. Gilberts and Associates, applicant, on behalf of CL Ashton Woods, LP, owner, for approval of a Preliminary Plat of Southern Trails Section 15, a 42 lot single-family residential subdivision.

**Legal Description:** Being 20.2 acres of land located in the H.T. & B.R.R. Co. Survey, Section 84 A-538 and Section 80 A-564, City of Pearland, Brazoria County, Texas, also being out of Allison-Richey Gulf Coast Home Company Subdivision as recorded in Volume 2, Page 98 B.C.P.R.

**General Location:** The northwest corner of Kirby Dr. and Magnolia Crossing.

**B. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF SOUTHERN TRAILS SECTION 15**

A request by Christy Smidt of Kerry R. Gilberts and Associates, applicant, on behalf of CL Ashton Woods, LP, owner, for approval of a Preliminary Plat of Southern Trails Section 15, a 42 lot single-family residential subdivision.

**Legal Description:** Being 20.2 acres of land located in the H.T. & B.R.R. Co. Survey, Section 84 A-538 and Section 80 A-564, City of Pearland, Brazoria County, Texas, also being out of Allison-Richey Gulf Coast Home Company Subdivision as recorded in Volume 2, Page 98 B.C.P.R.

**General Location:** The northwest corner of Kirby Dr. and Magnolia Crossing.

<b>Decision Date:</b>  6/7/13
-------------------------------------

**C. CONSIDERATION AND POSSIBLE ACTION - WAIVER OF DECISION OF TIME - PRELIMINARY PLAT OF SHADOW OAKS SECTION 1**

A request by Christy Smidt of Kerry R. Gilberts and Associates, applicant, on behalf of Richard Marek of KB Homes, owner, for approval of a Preliminary Plat of Shadow Oaks Section 1, a 130 lot single-family residential subdivision.

**Legal Description:** Being 52.1 acres of land located in the A.B. Langerman Survey, A-555, City of Pearland, Fort Bend County, Texas.

**General Location:** The southern intersection of Broadway St. and Windward Bay Dr.

**D. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF SHADOW OAKS SECTION 1**

A request by Christy Smidt of Kerry R. Gilberts and Associates, applicant, on behalf of Richard Marek of KB Homes, owner, for approval of a Preliminary Plat of Shadow Oaks Section 1, a 130 lot single-family residential subdivision.

**Legal Description:** Being 52.1 acres of land located in the A.B. Langerman Survey, A-555, City of Pearland, Fort Bend County, Texas.

**General Location:** The southern intersection of Broadway St. and Windward Bay Dr.

**E. CONSIDERATION AND POSSIBLE ACTION - WAIVER OF DECISION OF TIME - FINAL PLAT OF RIVERSTONE RANCH AT CLEAR CREEK SECTION 1**

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

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

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

**Decision Date:**

**6/7/13**

**F. CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF RIVERSTONE RANCH AT CLEAR CREEK SECTION 1**

**Decision  
Date:**

**6/7/13**

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

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

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

**G. DISCUSSION ITEMS**

1. Zoning Update
2. Commissioners Activity Report
3. National APA Conference Overview
4. Commission notification of upcoming cases (DRC agenda)
5. Next P&Z/JPH Regular Meeting – June 17, 2013
6. Election of Officers, July 1, 2013

**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 31<sup>st</sup> day of May, 2013, A.D., at 5:30 p.m.

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

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

**APPROVAL**

**OF**

**MINUTES**

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, MAY 20, 2013, AT 6:30 P.M., COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**CALL TO ORDER**

P&Z Chairperson Henry Fuertes called the P&Z regular meeting to order at 8:36 p.m. with the following present:

P&Z Chairperson Henry Fuertes  
P&Z Commissioner Daniel Tunstall  
P&Z Commissioner Matthew Hanks

P&Z Vice Chairperson Linda Cowles  
P&Z Commissioner Ginger McFadden  
P&Z Commissioner Mary Starr

**APPROVAL OF MINUTES**

P&Z Commissioner Daniel Tunstall made the motion to approve the Minutes of the February 18, 2013, Capital Improvements Advisory Committee Meeting; and, the Minutes of the May 6, 2013, P&Z Regular Meeting, while P&Z Vice Chairperson Linda Cowles seconded. The vote was 6-0. The minutes were approved.

**NEW BUSINESS**

**CONSIDERATION AND POSSIBLE ACTION - CONDITIONAL USE PERMIT NO. CUP 2013-04**

A request of James Elmore of Cisneros Design Group, applicant for Amegy Bank, owner, for approval of a Conditional Use Permit to allow for Auto Wash – Self Service in the General Business (GB) zone, on property located at the 8400 Block of Broadway, more specifically described as:

**Legal Description:** Being a 3.395 acre tract of land being a portion of land called “Tract Two” described in a deed from R.R. Viada and Agnes M. Viada to R. R. Viada or Agnes M. Viada, Trustee, under Viada Family Living Trust, as recorded under Brazoria County Clerk’s File Number (C.F.) 2005 003071, of the Official Public Records of Real Property of Brazoria County, Texas and being a portion of Lot 27, of the Allison-Richey Gulf Coast Home Co’s Part of Suburban Gardens Subdivision of Section 21, of the H.T.& B. Railroad Company Survey, Abstract Number 309, Brazoria County, Texas.

**General Location:** 8400 Block of Broadway St.

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

Planner II Ian Clowes read the staff report stating staff recommends approval with two conditions:

1. Auto wash bays be screened from Broadway per the submitted landscaping plans
2. Auto wash be developed in accordance with detailed site plan

P&Z Commissioner Daniel Tunstall amended his original motion to approve with conditions, and P&Z Commissioner Matthew Hanks seconded.

P&Z Vice-Chairperson Linda Cowles inquired if the site plan would come back to P&Z, and Planner II Ian Clowes stated no. He added that the screening shown is above and beyond the UDC requirements. P&Z Chairperson Henry Fuentes stated he liked the layout.

There was brief discussion with the applicant, Mr. James Elmore, with regards to the construction material, and staff stated they would discuss with Mr. Elmore the masonry requirement.

P&Z Vice Chairperson Linda Cowles asked about the detention, and Mr. Elmore replied it was on site in the rear portion of the property.

The vote was 6-0. Conditional Use Permit No. CUP 2013-04 was approved with conditions.

### **CONSIDERATION AND POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 2013-08Z**

A request of Collin Tadlock, applicant and The Grocers Supply Co., Inc., owner, for approval of a zone change from the General Business (GB) zone to the General Commercial (GC) zone on the following described property, to wit:

**Legal Description:** Being a 1.0090 acre tract of land out of the Allison-Richey Gulf Coast Home Company Subdivision of Section 9, H.T.& B. Railroad Company Survey, Abstract No. 234, Brazoria County, Texas, according to the plat recorded in Volume 2, Page 24, of the Brazoria County Plat Records; this tract being a portion of the Dan Keller, Trustee, et al, call 9.977 acre tract (Volume 1748, Page 448, Brazoria County Deed Records).

**General Location:** 7201 Broadway St.

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

Planner II Ian Clowes read the staff report stating staff was unable to make a recommendation for approval.

P&Z Chairperson Henry Fuertes reminded the Commission that their job was to zone the dirt. If zone was changed to GC, more intensive or less appropriate uses would be allowed. P&Z Commissioner Matthew Hanks stated he agreed.

Discussion ensued with regards to the uses allowed in a GC zone with comments that: Reid Boulevard to Max Road was a hard corner and a GC zone is not best; plenty of other vacant space in GC zoned areas; and because outside storage being allowed in a GC zone, this is not the best location.

The vote was 0-6. Zone Change Application No. 2013-08Z was denied.

### **CONSIDERATION AND POSSIBLE ACTION - UDC AMENDMENT T-15**

Consider proposed amendments to the Unified Development Code regarding electronic signs.

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

Director of Community Development Lata Krishnarao read the staff report that recommended approval with the three conditions that evolved as part of the workshop and joint public hearing.

There was much discussion with regards to the proposed changes and amendments. Members of the audience that also spoke were business owners: Tom Rasberry, Kris Schoeffler and Sean Murphy, who also spoke at the joint public hearing.

As the P&Z Commission discussed, they directed staff to add a fourth condition.

P&Z Commissioner Ginger McFadden amended her motion to approve with the following conditions, and P&Z Commissioner Daniel Tunstall seconded.

1. Add a requirement that all existing signs (scrolling and message boards) meet the brightness level requirement upon adoption of this amendment.
2. Add that flashing and blinking signs should address cyclical switching of colors, in addition to visual content, between on and off stages.
3. Add clarifications in definitions and diagrams regarding measurement of signs.

4. Add that all existing signs should meet the automatic dimming requirement if they are enlarged, replaced or upgraded.

The vote was 6-0 to approve the proposed amendments of the Unified Development Code T-15 with the following recommendations:

1. Add a requirement that all existing signs (scrolling and message boards) meet the brightness level requirement upon adoption of this amendment.
2. Add that flashing and blinking signs should address cyclical switching of colors, in addition to visual content, between on and off stages.
3. Add clarifications in definitions and diagrams regarding measurement of signs.
4. Add that all existing signs should meet the automatic dimming requirement if they are enlarged, replaced or upgraded.

#### **CONSIDERATION AND POSSIBLE ACTION - WAIVER OF DECISION FINAL PLAT OF SOUTHERN TRAILS SECTION 14**

A request by Warren Escovy of LJA Engineering, applicant, on behalf of CL Ashton Woods, LP, owner, for approval of a Waiver of Decision of Time for the Final Plat of Southern Trails Section 14, a 78 lot single-family residential subdivision, to allow for the approval and execution of a subdivision agreement, generally located 550 feet east of the southeast corner of Southern Trails Drive and Ashton Oak Drive.

**Legal Description:** Being 38.254 acres of land located in the H.T. & B.R.R. Co. Survey, Section 80, AKA J.S. Talmage Survey, Abstract No. 564, Brazoria County, Texas being all of Lot 32 and a portion of Lots 23, 24, 25, 31, 33, 34, 42, 43, and 44 of said Section 80, of the Allison Richey Gulf Coast Home Company part of Suburban Gardens, a subdivision of record in Volume 2, Page 98, Plat Records, of said Brazoria County, more particularly being a portion of residue of that certain 522.62 acre tract described in the deed from Ashton Southern Trails joint Venture to CL Ashton Woods, L.P., recorded under Doc. #2005016204, in the Official Records of Brazoria County, Texas (B.C.O.R.).

**General Location:** Approximately 550 feet east of the southeast corner of Southern Trails Drive and Ashton Oak Drive.

No action required, as the waiver was not needed.

#### **CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF SOUTHERN TRAILS SECTION 14**

Request by Warren Escovy of LJA Engineering, applicant, on behalf of CL Ashton Woods, LP, owner, for approval of a Waiver of Decision of Time for the Final Plat of Southern Trails Section 14, a 78 lot single-family residential subdivision, to allow for the

approval and execution of a subdivision agreement, generally located 550 feet east of the southeast corner of Southern Trails Drive and Ashton Oak Drive.

**Legal Description:** Being 38.254 acres of land located in the H.T. & B.R.R. Co. Survey, Section 80, AKA J.S. Talmage Survey, Abstract No. 564, Brazoria County, Texas being all of Lot 32 and a portion of Lots 23, 24, 25, 31, 33, 34, 42, 43, and 44 of said Section 80, of the Allison Richey Gulf Coast Home Company part of Suburban Gardens, a subdivision of record in Volume 2, Page 98, Plat Records, of said Brazoria County, more particularly being a portion of residue of that certain 522.62 acre tract described in the deed from Ashton Southern Trails joint Venture to CL Ashton Woods, L.P., recorded under Doc. #2005016204, in the Official Records of Brazoria County, Texas (B.C.O.R.).

**General Location:** Approximately 550 feet east of the southeast corner of Southern Trails Drive and Ashton Oak Drive.

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

Planner II Ian Clowes read the staff report stating there were no outstanding items.

The vote was 6-0. The Final Plat of Southern Trails Section 14 was approved.

#### **CONSIDERATION & POSSIBLE ACTION – FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM 2014 - 2018**

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

Discussion ensued with Commissioner Tunstall stating he would like to see the Mykawa Road project moved to a sooner date, and Chairperson Fuytes stated he would like to see an emphasis placed on the McHard & Mykawa Road projects, and to be moved along quicker.

P&Z Vice Chairperson Linda Cowles amended her original motion to approve with two recommendations, and P&Z Commissioner Matthew Hanks seconded.

1. Mykawa Road Project moved up
2. McHard Road Project moved up

The vote was 6-0. The Five-Year Capital Improvement Program 2014 – 2018 was approved with recommendations.

#### **DISCUSSION ITEMS**

1. Commissioners Activity Report – nothing reported.
2. Next P&Z Regular Meeting – June 03, 2013. Commissioner Matthew Hanks stated he would not be available to attend. City Planner Harold Ellis stated that Merrie Talley would also be attending and doing a workshop on amenitizing detention ponds.
3. APA National Conference – discussion with regards to staff and Commissions attendance at the conference in Chicago, Illinois was deferred to the June 3, 2013 meeting.

## **ADJOURNMENT**

Chairperson Henry Fuertes adjourned the meeting at 10:03 p.m.

These minutes are respectfully submitted by:

---

Judy Brown, Office Coordinator

Minutes approved as submitted and/or corrected on this 3rd day of June 2013, A.D.

---

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:** 05/28/2013  
**AGENDA ITEM SUBJECT:** Waiver Request - Preliminary Plat of Southern Trails Section 15

---

Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Christy Smidt of Kerry R. Gilberts and Associates, applicant, on behalf of CL Ashton Woods, LP, owner, for approval of a Waiver of Decision of Time for the Preliminary Plat of Southern Trails Section 15, a 42 lot single-family residential subdivision, to allow for the applicant to address all outstanding comments, generally located at the northwest corner of Kirby Dr. and Magnolia Oaks.

**Staff Recommendation: Approval**

Agenda Reviewed by:

\_\_\_\_\_

Date Reviewed:

\_\_\_\_\_

23501 Cinco Ranch Blvd.  
Suite A-250  
Katy, Texas 77494  
(281) 579-0340  
Fax (281) 579-8212  
landplan@krga.com

May 24, 2013

City of Pearland  
Planning Department  
5223 Liberty Drive  
Pearland, Texas 77581

RE: Southern Trails Sec 15

Dear Planning & Zoning Commission/Planning Director:

Please accept for consideration of the following request for waiver of decision time pursuant to Section 3.1.1.4 (b) of Pearland's UDC. *Kerry R. Gilbert & Assoc. Inc.*, hereby requests an additional 28 days before the Planning & Zoning Commission must act upon the plat known as *Shadow Oaks Section One*. This extension is to allow time to address Staff's comments on the preliminary plat.

Kerry R. Gilbert & Assoc., Inc., agrees that the above waiver, if granted, shall be construed as tolling the official date of the above plat by the number of days granted pursuant to this request.

Sincerely,



Geoff Freeman  
Planner

**P&Z AGENDA  
ITEM**

**B**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 05/28/2013  
**AGENDA ITEM SUBJECT:** Preliminary Plat of Southern Trails Section 15

---

Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Christy Smidt of Kerry R. Gilberts and Associates, applicant, on behalf of CL Ashton Woods, LP, owner, for approval of a Preliminary Plat of Southern Trails Section 15, a 42 lot single-family residential subdivision, generally located at the northwest corner of Kirby Dr. and Magnolia Crossing.

**Staff Recommendation:** No Action Required

Agenda Reviewed by:

HE  
\_\_\_\_\_

Date Reviewed:  
\_\_\_\_\_



# PLANNING AND ZONING COMMISSION MEETING OF JUNE 3, 2013

---

## Preliminary Plat of Southern Trails Section 15

A request by Christy Smidt of Kerry R. Gilberts and Associates, applicant, on behalf of CL Ashton Woods, LP, owner, for approval of a Preliminary Plat of Southern Trails Section 15, a 42 lot single-family residential subdivision.

**Legal Description:** Being 20.2 acres of land located in the H.T. & B.R.R. Co. Survey, Section 84 A-538 and Section 80 A-564, City of Pearland, Brazoria County, Texas, also being out of Allison-Richey Gulf Coast Home Company Subdivision as recorded in Volume 2, Page 98 B.C.P.R.

**General Location:** The northwest corner of Kirby Dr. and Magnolia Crossing.

---

**SUMMARY:** On behalf of C.L. Ashton Woods, Christy Smidt of Kerry R. Gilberts and Associates has submitted a Preliminary Plat for Southern Trails Section 15, a 42 lot single-family subdivision on 20.2 acres within the Southern Trails Planned Unit Development. This section surrounds approximately 1.17 acres of dedicated open space. This plat also includes a large section of Magnolia Oaks and the connection to Kirby.

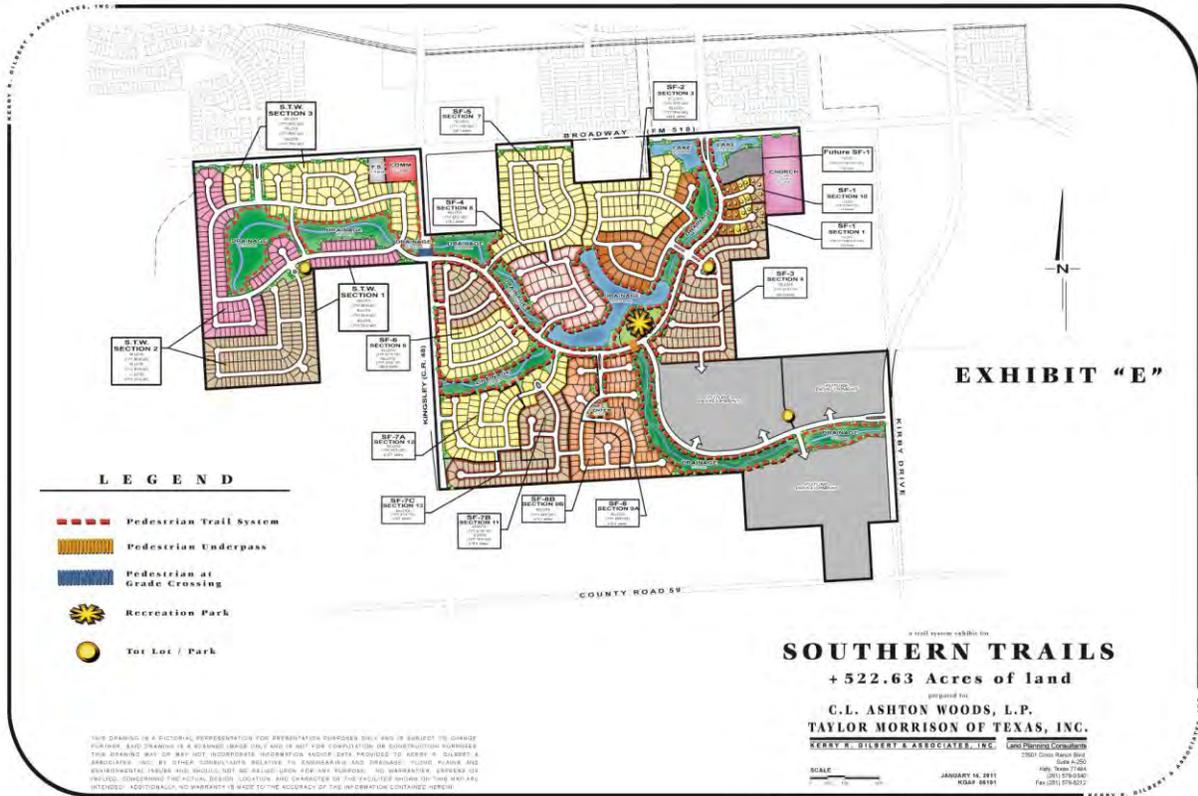
### SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	PUD (Ridge Rock)	Vacant
South	PUD (Southern Trails)	Vacant Land and Drainage
East	R-2	Southgate Subdivision
West	PUD (Southern Trails)	Under Development

**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 WITH THE SOUTHERN TRAILS PUD:** The above submittal is in conformance with the Southern Trails Planned Development. The required trail section along Magnolia Oaks will be in place by the time of Final Plat.

**Exhibit 1: Southern Trails Amenities**



**CONFORMANCE TO LOT REQUIREMENTS:** The proposed subdivision satisfies the minimum requirements for Southern Trails Planned Unit Development, under the R-1 (Single-Family Residential-1) designation (See Table 1: Area Regulations: R-1)

**Table 1: Area Regulations: R-1**

Size of Lots	Required	Proposed
a) Minimum Lot Area	8,800 SF	11,475 SF
b) Minimum Lot Width	80 Feet	85 Feet
c) Minimum Lot Depth	90 Feet	135 Feet
d) Maximum Lot Coverage	60%	< 60%

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:** The Future Land Use designation for the subject land is Low-Density Residential. This designation allows for a maximum of four dwelling units an acre. This Preliminary Plat for Southern Trail Section 15 is in conformance with the Low-Density Residential land use designation.

**PLATTING STATUS:** This is the first plat for this section of Southern Trails.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property is served by Kirby Dr. and local roads within this development.

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

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

**PARKS, OPEN SPACE, AND TREES:** Park fees will be paid at time of final plat.

**1% INSPECTION FEES:** One percent of the total cost of infrastructure will be paid at time of final plat.

**STAFF RECOMMENDATION:** Staff recommends approval of the Preliminary Plat of Southern Trails Section 15 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 Land Use and Urban Development Ordinance.
3. This plat is in conformance with the Southern Trails Planned Unit Development.

**SUPPORTING DOCUMENTS:**

- Vicinity and Zoning Map
- Land Use Map
- Aerial Map
- Preliminary Plat of Southern Trails Section 15

WILLOW BROOK LN

BRIGHT LANDING LN

PUD

R-2

SOUTHGATE DR

TARA PL

KIRBY DR

CARSON AVE

RE

NS

OP

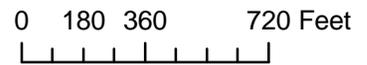
MANVEL



### Zoning and Vicinity Map

### Preliminary Plat of Southern Trails Section 15

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.



WILLOW BROOK LN

Major Nodes



Retail, Offices and Services

Parks

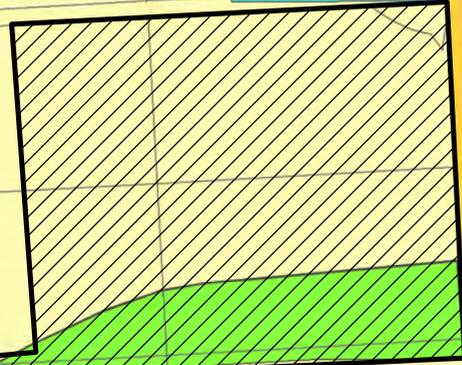
Public / Semi-Public

BRIGHT LANDING LN

FLUP Map

Preliminary Plat of Southern Trails Section 15

SOUTHGATE DR



Medium Density Residential

Low Density Residential

TARA PL

KIRBY DR

Minor Retail Node

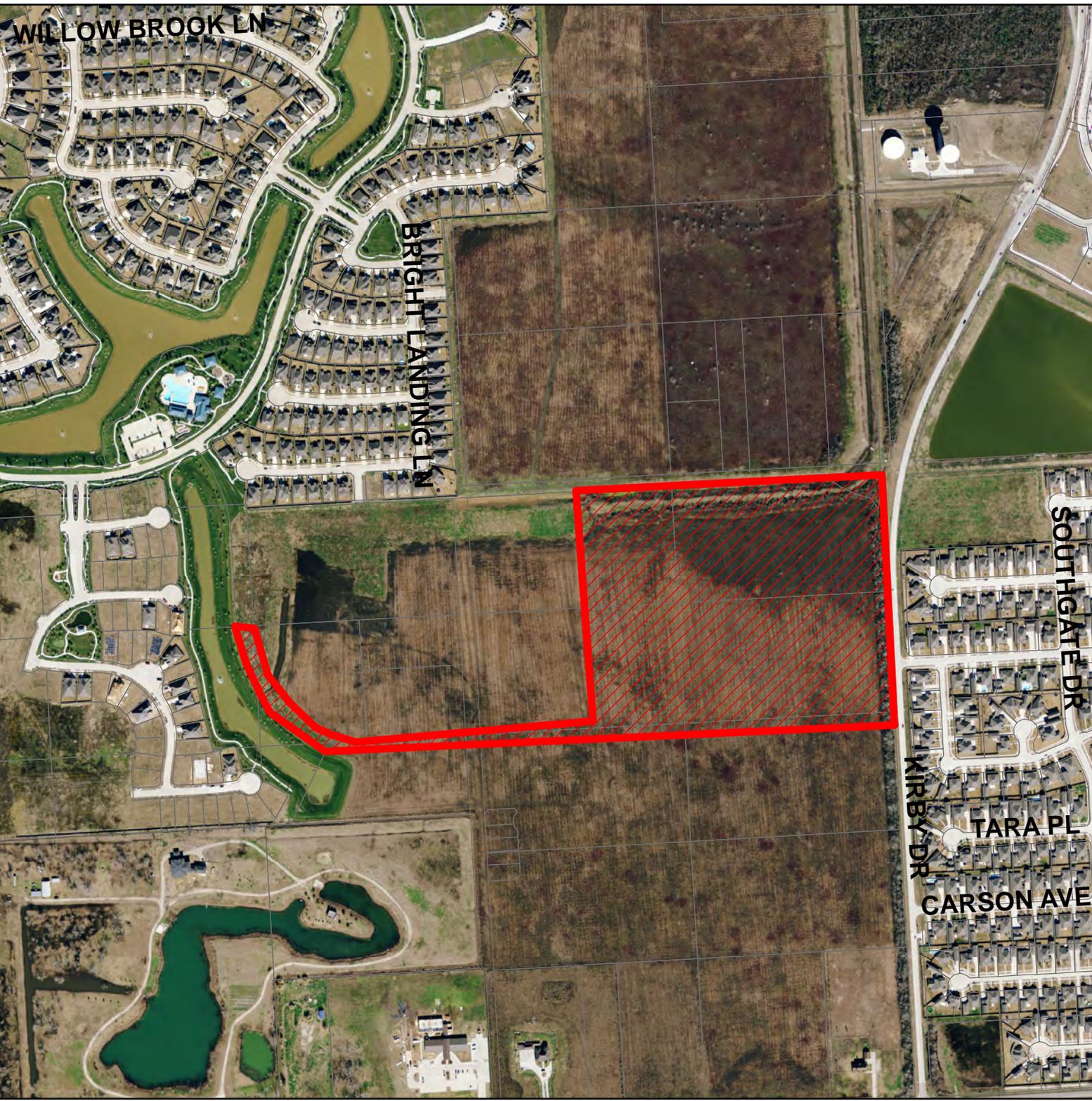
Minor Nodes

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.



0 180 360 720 Feet

MANVEL



**Aerial Map**

**Preliminary Plat of  
Southern Trails  
Section 15**

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.

0 180 360 720 Feet





**P&Z AGENDA  
ITEM**

**C**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 05/28/2013  
**AGENDA ITEM SUBJECT:** Waiver Request - Preliminary Plat of Shadow Oaks Section 1

---

Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Christy Smidt of Kerry R. Gilberts and Associates, applicant, on behalf of Richard Marek of KB Homes, owner, for approval of a Waiver of Decision of Time for the Preliminary Plat of Shadow Oaks Section 1, a 130 lot single-family residential subdivision, to allow for the applicant to address all outstanding comments, generally located at the intersection of Broadway St. and Windward Bay Dr..

**Staff Recommendation: Approval**

Agenda Reviewed by:

\_\_\_\_\_

Date Reviewed:

\_\_\_\_\_

23501 Cinco Ranch Blvd.  
Suite A-250  
Katy, Texas 77494  
(281) 579-0340  
Fax (281) 579-8212  
landplan@krga.com

May 24, 2013

City of Pearland  
Planning Department  
5223 Liberty Drive  
Pearland, Texas 77581

RE: Southern Trails Sec 15

Dear Planning & Zoning Commission/Planning Director:

Please accept for consideration of the following request for waiver of decision time pursuant to Section 3.1.1.4 (b) of Pearland's UDC. *Kerry R. Gilbert & Assoc. Inc.*, hereby requests an additional 28 days before the Planning & Zoning Commission must act upon the plat known as *Southern Trails Section Fifteen*. This extension is to allow time to address Staff's comments on the preliminary plat.

Kerry R. Gilbert & Assoc., Inc., agrees that the above waiver, if granted, shall be construed as tolling the official date of the above plat by the number of days granted pursuant to this request.

Sincerely,



Geoff Freeman  
Planner

**P&Z AGENDA  
ITEM**

**D**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 05/28/2013  
**AGENDA ITEM SUBJECT:** Preliminary Plat of Southern Trails Section 15

---

Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Christy Smidt of Kerry R. Gilberts and Associates, applicant, on behalf of Richard Marek of KB Homes, owner, for approval of a Preliminary Plat of Shadow Oaks Section 1, a 130 lot single-family residential subdivision, generally located at the intersection of Broadway St. and Windward Bay Dr.

**Staff Recommendation:** No Action Required

Agenda Reviewed by:

HE  
\_\_\_\_\_

Date Reviewed:  
\_\_\_\_\_



# PLANNING AND ZONING COMMISSION MEETING OF JUNE 3, 2013

---

## Preliminary Plat of Shadow Oaks Section 1

A request by Christy Smidt of Kerry R. Gilberts and Associates, applicant, on behalf of Richard Marek of KB Homes, owner, for approval of a Preliminary Plat of Shadow Oaks Section 1, a 130 lot single-family residential subdivision.

**Legal Description:** Being 52.1 acres of land located in the A.B. Langerman Survey, A-555, City of Pearland, Fort Bend County, Texas.

**General Location:** The southern intersection of Broadway St. and Windward Bay Dr.

---

**SUMMARY:** On behalf of Kb Homes, Christy Smidt of Kerry R. Gilberts and Associates has submitted a Preliminary Plat for Shadow Oaks Section 1, a 130 lot single-family subdivision on 52.1 acres within the Shadow Creek Ranch Planned Unit Development. This section contains approximately 12 acres of Lake and detention with a 2.44 acre recreation reserve.

## SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	PUD (Shadow Creek Ranch)	Single Family
South	Out of City Limits	Vacant Land
East	PUD (Shadow Creek Ranch)	Single Family
West	PUD (Shadow Creek Ranch)	Vacant Land

**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 WITH THE SHADOW CREEK RANCH PUD:** The above submittal is in conformance with the Shadow Creek Ranch Planned Development.

**COMFORMANCE TO LOT REQUIREMENTS:** The proposed subdivision satisfies the minimum requirements for the Shadow Creek Ranch Planned Unit Development, under the R-4 (Single-Family Residential-4) designation (See Table 1: Area Regulations: R-4)

<b>Table 1: Area Regulations: R-1</b>		
<b>Size of Lots</b>	<b>Required</b>	<b>Proposed</b>
a) Minimum Lot Area	5,000 SF	6,250 SF
b) Minimum Lot Width	50 Feet	50 Feet
c) Minimum Lot Depth	90 Feet	125 Feet
d) Maximum Lot Coverage	60%	< 60%

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:** The Future Land Use designation for the subject land is Suburban Residential. This designation allows for a maximum of two dwelling units an acre. This Preliminary Plat for Shadow Oaks Section 1 is not in conformance with the Suburban Residential land use designation.

**PLATTING STATUS:** This is the first plat for this section of Shadow Oaks Section 1.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property is served by Broadway St. and Windward Bay.

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

**AVAILABILITY OF UTILITIES:** The subject parcel is served by water and sewer lines that exist along Broadway St.

**PARKS, OPEN SPACE, AND TREES:** Parkland dedication and fees have been paid as part of the overall PD.

**1% INSPECTION FEES:** One percent of the total cost of infrastructure will be paid at time of final plat.

**STAFF RECOMMENDATION:** Staff recommends approval of the Preliminary Plat of Shadow Oaks Section 1 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 Land Use and Urban Development Ordinance.
3. This plat is in conformance with the Southern Trails Planned Unit Development.

**SUPPORTING DOCUMENTS:**

- Vicinity and Zoning Map
- Land Use Map

- Aerial Map
- Preliminary Plat of Shadow Oaks Section 1

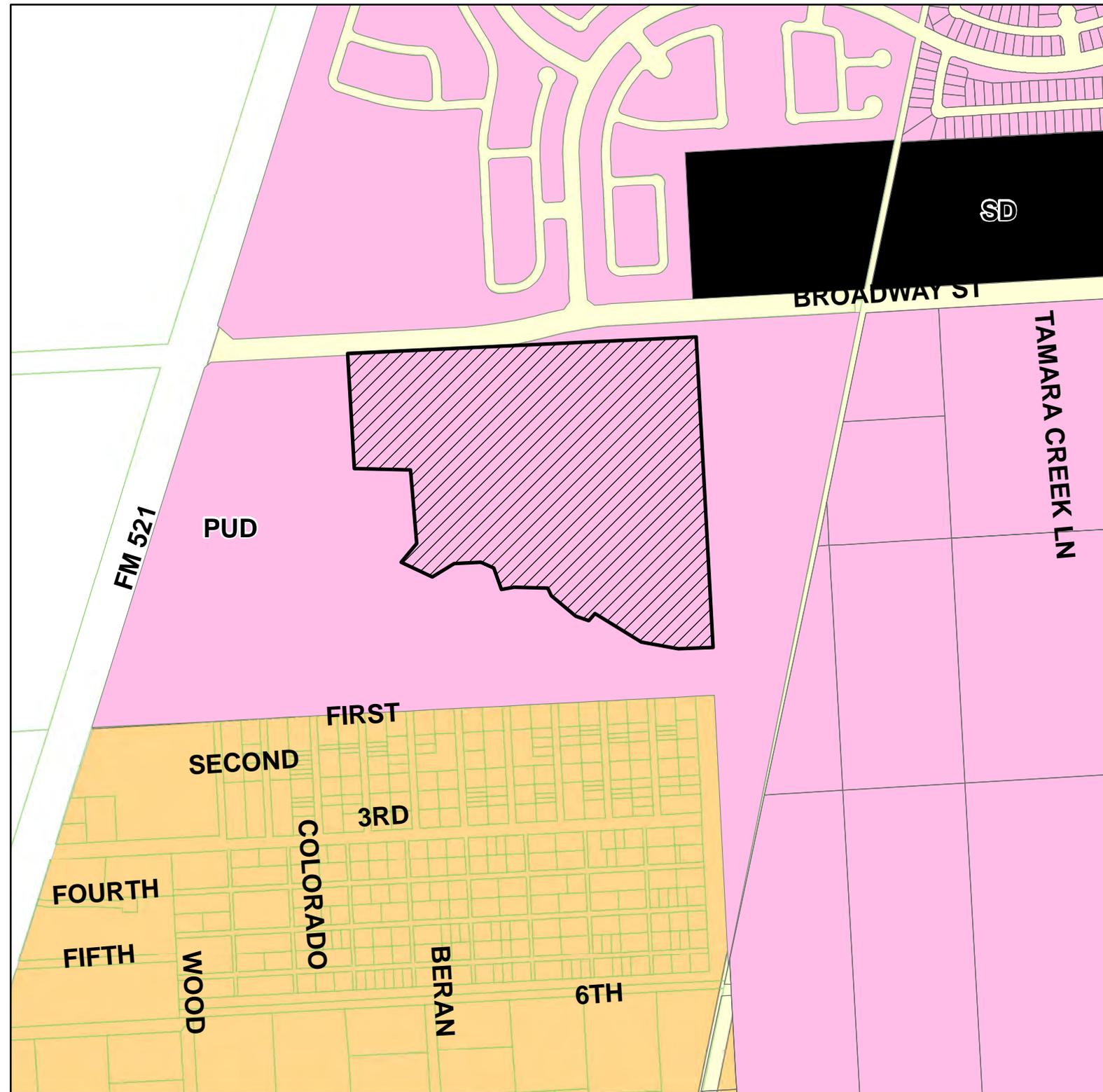


## Zoning and Vicinity Map

### Preliminary Plat of Shadow Oaks Section 1

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

0 235 470 940 Feet



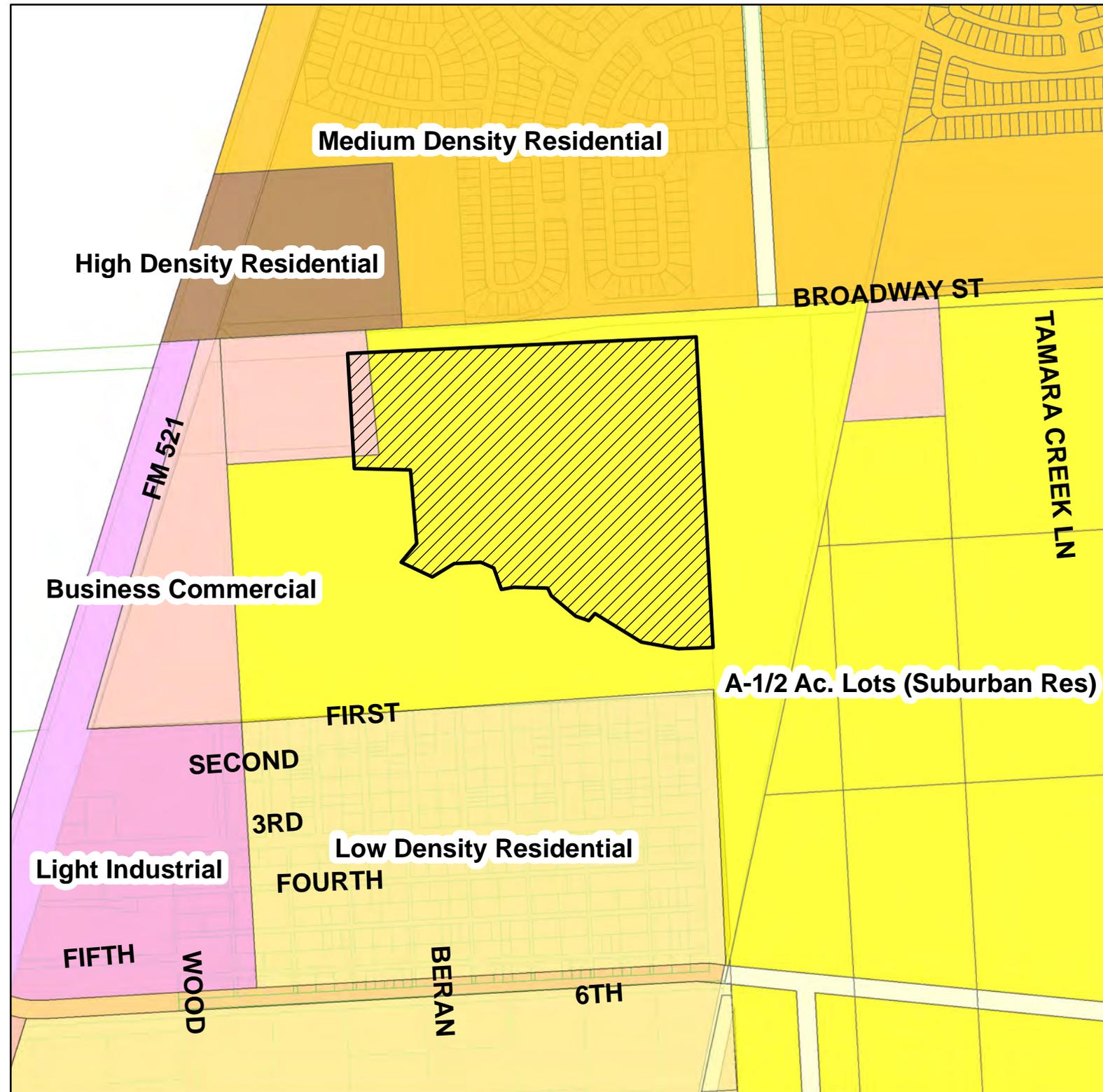
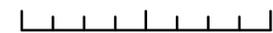


### FLUP Map

### Preliminary Plat of Shadow Oaks Section 1

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

0 235 470 940 Feet



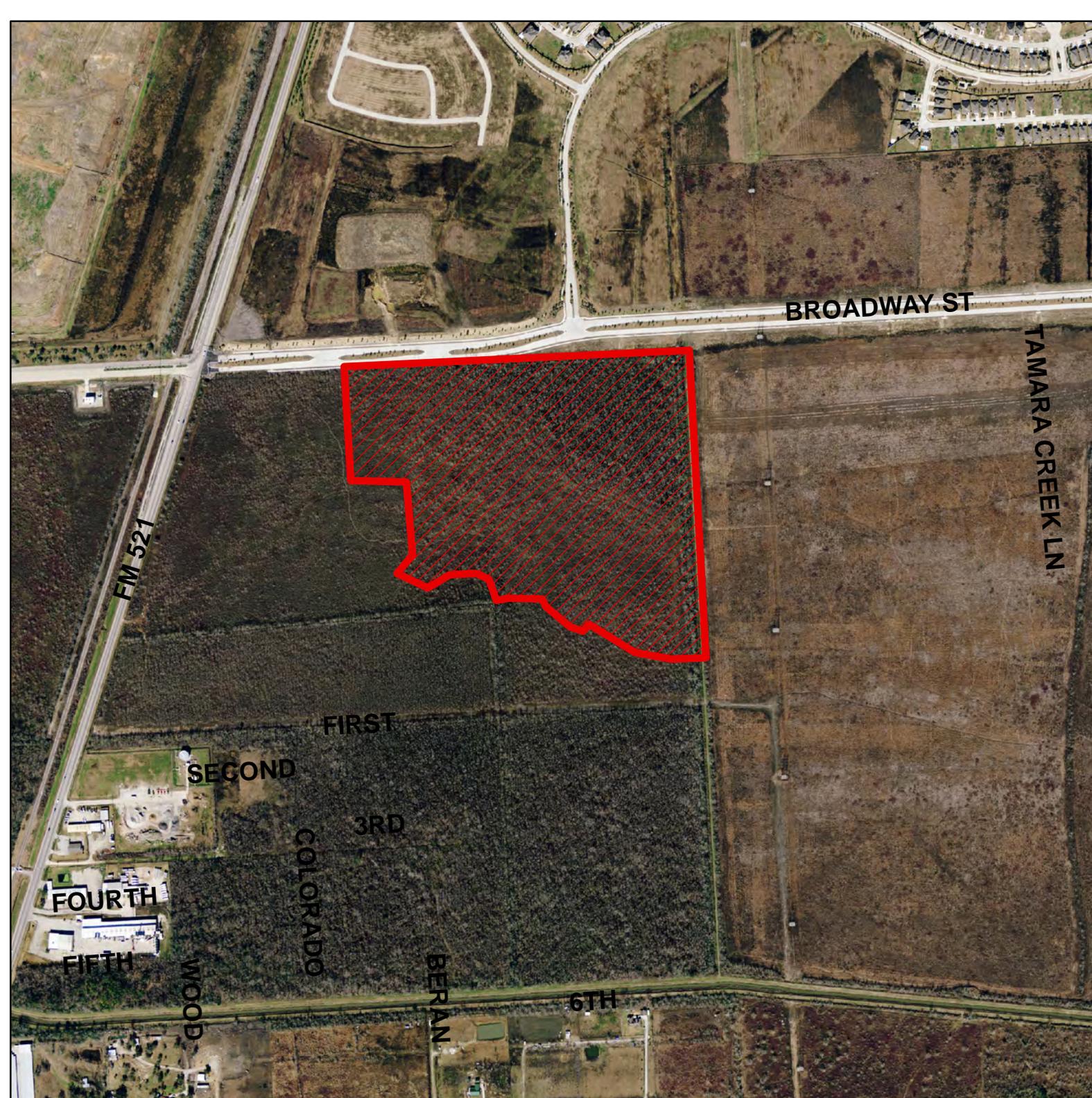


**Aerial Map**

**Preliminary Plat of  
Shadow Oaks  
Section 1**

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

0 235 470 940 Feet

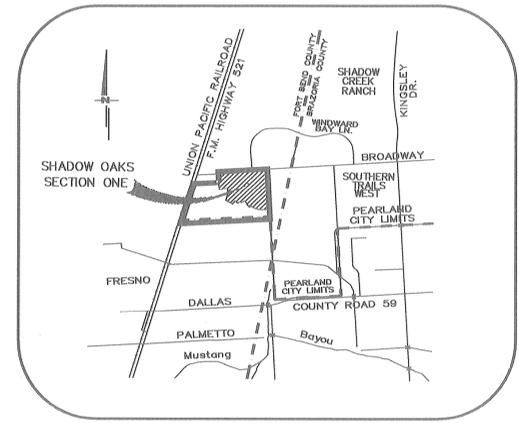




GENERAL NOTE:

- 1.) "C.L.R." INDICATES CENTERLINE RADIUS.
- 2.) "B.L." INDICATES BUILDING LINE.
- 3.) "U.E." INDICATES UTILITY EASEMENT.
- 4.) "W.L.E." INDICATES WATER LINE EASEMENT.
- 5.) "S.T.M. SWR. ESMT." INDICATES STORM SEWER EASEMENT.
- 6.) "S.S.E." INDICATES SANITARY SEWER EASEMENT.
- 7.) "W.S.E." INDICATES WATER LINE / SANITARY SEWER EASEMENT.
- 8.) "D.E." INDICATES DRAINAGE EASEMENT.
- 9.) "@ \* " = PROPOSED STREET LIGHT LOCATION.
- 10.) "E.E." INDICATES ELECTRICAL EASEMENT.
- 11.) "B.C.P.R." INDICATES BRAZORIA COUNTY PLAT RECORDS.
- 12.) "B.C.D.R." INDICATES BRAZORIA COUNTY DEED RECORDS.
- 13.) "B.C.C.F." INDICATES BRAZORIA COUNTY CLERK RECORDS.
- 14.) "B.C.R.P.R." INDICATES BRAZORIA COUNTY REAL PROPERTY RECORDS.
- 15.) THERE ARE 22 STREETLIGHTS ON THIS PLAT.
- 16.) THE FEDERAL EMERGENCY MANAGEMENT AGENCY HAS RELEASED PRELIMINARY FLOOD INSURANCE RATE MAPS SHOWN ON THE INTERNET AT [HTTP://FLOODMAP.CO.FORT-BEND.TX.US/FLOODPLAINMAP/INDEX.HTM](http://floodmap.co.fort-bend.tx.us/floodplainmap/index.htm). AS OF THE DATE OF THE SURVEY, ACCORDING TO MAP NO.'S 48157C0315L AND 48157C0320L, THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (500-YEAR FLOOD).
- 17.) ELEVATIONS SHOWN HEREON ARE BASED ON HGSD 73, STAINLESS STEEL ROD IN A SLEEVE AND CAP STAMPED "HGSD 73 1987" NEAR THE INTERSECTION OF MCKEEVER ROAD AND MICHAEL ROAD LOCATED 47 FEET EAST OF THE CENTER OF MCKEIGHT, 44 FEET SOUTH OF MICHAEL ROAD, AND 35 FEET SOUTHEAST OF A CONCRETE CULVERT IN KEYMAP PAGE 6500 WITH A PUBLISHED ELEVATION OF 61.5 FEET, NAVD 1988 (GEOD 12A) ADJUSTMENT.
- 18.) TEMPORARY BENCHMARK A BEING A "BOX" CUT IN CONCRETE AT BACK-OF-CURB OF A BULL NOSE IN THE MEDIAN OF W BROADWAY STREET LOCATED APPROXIMATELY 1,639 FEET EAST OF THE INTERSECTION OF FM 521 AND W BROADWAY.  
ELEVATION = 65.10 FEET, NAVD 1988 (GEOD 12A) ADJUSTMENT.
- 19.) TEMPORARY BENCHMARK B BEING A "BOX" CUT WITH AN "X" IN CONCRETE AT BACK-OF-CURB OF A BULL NOSE IN THE MEDIAN OF W BROADWAY STREET LOCATED APPROXIMATELY 1,639 FEET EAST OF THE INTERSECTION OF FM 521 AND W BROADWAY.  
ELEVATION = 64.78 FEET, NAVD 1988 (GEOD 12A) ADJUSTMENT.
- 20.) TEMPORARY BENCHMARK C BEING A "BOX" CUT IN CONCRETE IN NORTHWEST CORNER OF A STORM INLET ALONG W BROADWAY STREET LOCATED APPROXIMATELY 2,300 FEET EAST OF THE INTERSECTION OF FM 521 AND W BROADWAY.  
ELEVATION = 62.94 FEET, NAVD 1988 (GEOD 12A) ADJUSTMENT.
- 21.) ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- 22.) ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND FORT BEND COUNTY DRAINAGE DISTRICT.
- 23.) THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF 1) EITHER TWELVE (12) INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREETOR TWELVE (12) INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR 2) TWELVE (12) INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- 24.) DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTH AND OFFSET 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.
- 25.) 4 FOOT SIDEWALK REQUIRED ON ALL INTERNAL PUBLIC STREET RIGHTS-OF-WAY AND 6' SIDEWALKS ON RIGHTS-OF-WAY 80 FEET OR WIDER.
- 26.) THIS SUBDIVISION IS CONSISTENT WITH THE SHADOW CREEK RANCH AMENDED PUD.
- 27.) ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR FORT BEND COUNTY.
- 28.) THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY AND THE CITY OF PEARLAND.
- 29.) ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED 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 SHALL RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- 30.) ALL BEARINGS REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE SURFACE FOR NAD 83, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.999889813.
- 31.) THIS PLAT IS LOCATED IN BRAZORIA-FORT BEND MUD NO. 1.
- 32.) THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY \_\_\_\_\_ G.F. \_\_\_\_\_ EFFECTIVE DATE \_\_\_\_\_, 2013.

- Put into a legend.



Vicinity Map  
SCALE: 1"=6000'



A PRELIMINARY PLAT OF  
**SHADOW OAKS**  
SECTION ONE

BEING 52.1± ACRES OF LAND  
CONTAINING 130 LOTS (60'/60' X 125' TYP) AND  
TEN RESERVES IN FIVE BLOCKS.

OUT OF THE  
A.B. LANGERMAN SURVEY, A-555  
CITY OF PEARLAND, FORT BEND COUNTY, TEXAS

DEVELOPER:  
**KB HOMES**  
11320 RICHMOND AVENUE  
HOUSTON, TEXAS 77082  
ATTN: RICHARD MAREK, 281-668-3876

ENGINEER:  
**JONES & CARTER, INC.**  
6335 GULFTON, #100  
HOUSTON, TEXAS 77081  
ATTN: TERRY REEVES, 713-777-5337

DEVELOPER:  
**KB HOMES**

PLANNER:  
**KERRY R. GILBERT & ASSOCIATES, INC.** Land Planning Consultants

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

PAGE 2 OF 2  
SCALE: 1" = 100'  
0 50 100 200

MARCH 27, 2013  
KGA# 04803

**P&Z AGENDA  
ITEM**

**E**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 05/28/2013  
**AGENDA ITEM SUBJECT:** Waiver Request - Final Plat of Riverstone Ranch at Clear Creek Section 1

---

Old Business     **New Business**     Discussion Item     Workshop

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

**Staff Recommendation: Approval**

Agenda Reviewed by:

\_\_\_\_\_

Date Reviewed:

\_\_\_\_\_

**LJA Engineering, Inc.**



2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3703

Phone 713.953.5200  
Fax 713.953.5026  
www.ljaengineering.com

May 28, 2013

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

Re: Riverstone Ranch Section 1  
LJA Job No. 2040-5101 (5.1)

Dear Planning & Zoning Commission/Planning Director:

Please accept for consideration the following request for waiver of decision time pursuant to Section 3.1.1.4 (b) of Pearland's Unified Development Code. LJA Engineering, Inc., hereby requests an additional forty (40) days before the Planning & Zoning Commission/Planning Director must act upon the plat know as Riverstone Ranch Section 1. This extension is to allow time for staff and owner to resolve the completion of the trails within this subdivision.

LJA Engineering, Inc. agrees that the above waiver, if granted, shall be construed as tolling the official filing date of the above plat by the number of days granted pursuant to this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Warren Escovy'.

Warren Escovy  
Platting Group Manager

WE/lb

**P&Z AGENDA  
ITEM**

**F**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 05/28/2013  
**AGENDA ITEM SUBJECT:** Final Plat of Riverstone Ranch at Clear Creek Sect. 1

---

Old Business     **New Business**     Discussion Item     Workshop

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

**Staff Recommendation:** No Action Required

Agenda Reviewed by:

HE  
\_\_\_\_\_

Date Reviewed:  
\_\_\_\_\_



# PLANNING AND ZONING COMMISSION MEETING OF JUNE 3, 2012

---

## Final Plat of Riverstone Ranch at Clear Creek Section 1

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

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

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

---

**SUMMARY:** This is a request for a Final Plat of Riverstone Ranch at Clear Creek Section 1, a 59 lot single-family residential subdivision on 34.055 acres of land. This proposed subdivision is the first phase of the residential section of the Riverstone Ranch Cluster Plan. The Cluster Plan was approved in December of 2006. Phase 1 has an overall area of 63 acres and a total build out of 237 single-family lots. The entire cluster equals approximately 229.75 acres with a final build out of 869 lots. The Cluster Plan is intended to allow flexibility with lot sizes for the developer and in return they provide a larger amount of green space including pocket parks, trails, and amenitized detention areas.

### SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Houston ETJ	Single Family Residential
South	R-1 Cluster	Single Family Residential (Riverstone Ranch)
East	Houston ETJ R-1 Cluster	Single Family Residential (Riverstone Ranch)
West	R-1 Cluster	Single Family Residential (Riverstone Ranch)

**UNIFIED DEVELOPMENT CODE:** The subject property is currently zoned as Single-Family Residential (R-1). A cluster development plan was approved on December 4, 2006, which allows the developer to vary the size of lots as long as the overall density of the development does not go over 3.2 dwelling units an acre. This proposed lot layout and design is in accordance to the Cluster Development Plan for Riverstone Ranch. The minimum lot sizes and density requirements for the Single-Family Residential-1 (R-1) are as follows:

	<u>R-1</u>	<u>Cluster Average</u>
<u>Lot Area:</u>	8,800 sq. ft.	6,600 sq. ft.
<u>Lot Width:</u>	80'	55'
<u>Lot Depth:</u>	90'	120'
<u>Density for Cluster Development:</u>	3.2 units/acre	2.66 units/acre

**ANALYSIS OF THE PROPOSED PLAT AS IT RELATES TO THE CLUSTER DEVELOPMENT PLAN:**

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

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

For reference, gross residential density is calculated by including all retention/detention areas, platted streets, open space, recreational areas and parks, provided the applicant is able to indicate these areas will be amenities for the development. Areas excluded in calculating density are easements and thoroughfare rights-of-way.

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

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

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

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

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

The approved Cluster Development Plan will provide amenities and open space that may not be required in a typical single-family residential (R-1) development. These amenities include one recreation center within this development, a trail system thorough the development, including landscaping and seating, and numerous amenitized detention areas.

**PLATTING STATUS:** This request is for the Final Plat for Riverstone Ranch Section 1. Three preliminary plats have been approved, the first in May of 2007, a second in March of 2010 and the most recent being in December of 2012.

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

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

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

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

**STATUS OF AMMENITIES:** Phase 1 Section 1 provides the first amenity lake required as part of the Riverstone Ranch Cluster Plan. Future amenities will be provided as further sections are platted, as outlined in the approved cluster plan. The amenities have not been completed to date but are part of a subdivision agreement that has been executed between the developer and the city.

**PARKLAND:** The approved cluster plan requires land to be dedicated to the city for parkland. To date, no property has been dedicated to the city as part of this cluster plan. An agreement will have to be reached with city or an amendment to the cluster plan will need to be approved prior to the approval of this final plat.

**STAFF RECOMMENDATION:** Staff is unable to recommend approval of this Final Plat as proposed by the applicant for the following reasons:

1. Parkland dedication has yet to be resolved.

**SUPPORTING DOCUMENTS:**

- Vicinity and Zoning Map
- Future Land Use Plan
- Aerial Photograph
- Final Plat of Riverstone Ranch at Clear Creek Section 1



## Vicinity & Zoning Map

### Final Plat - Riverstone Ranch Section 1

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

N

0 162.525 650 Feet





### FLUP Map

### Final Plat - Riverstone Ranch Section 1

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

N



0 162.525 650 Feet



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

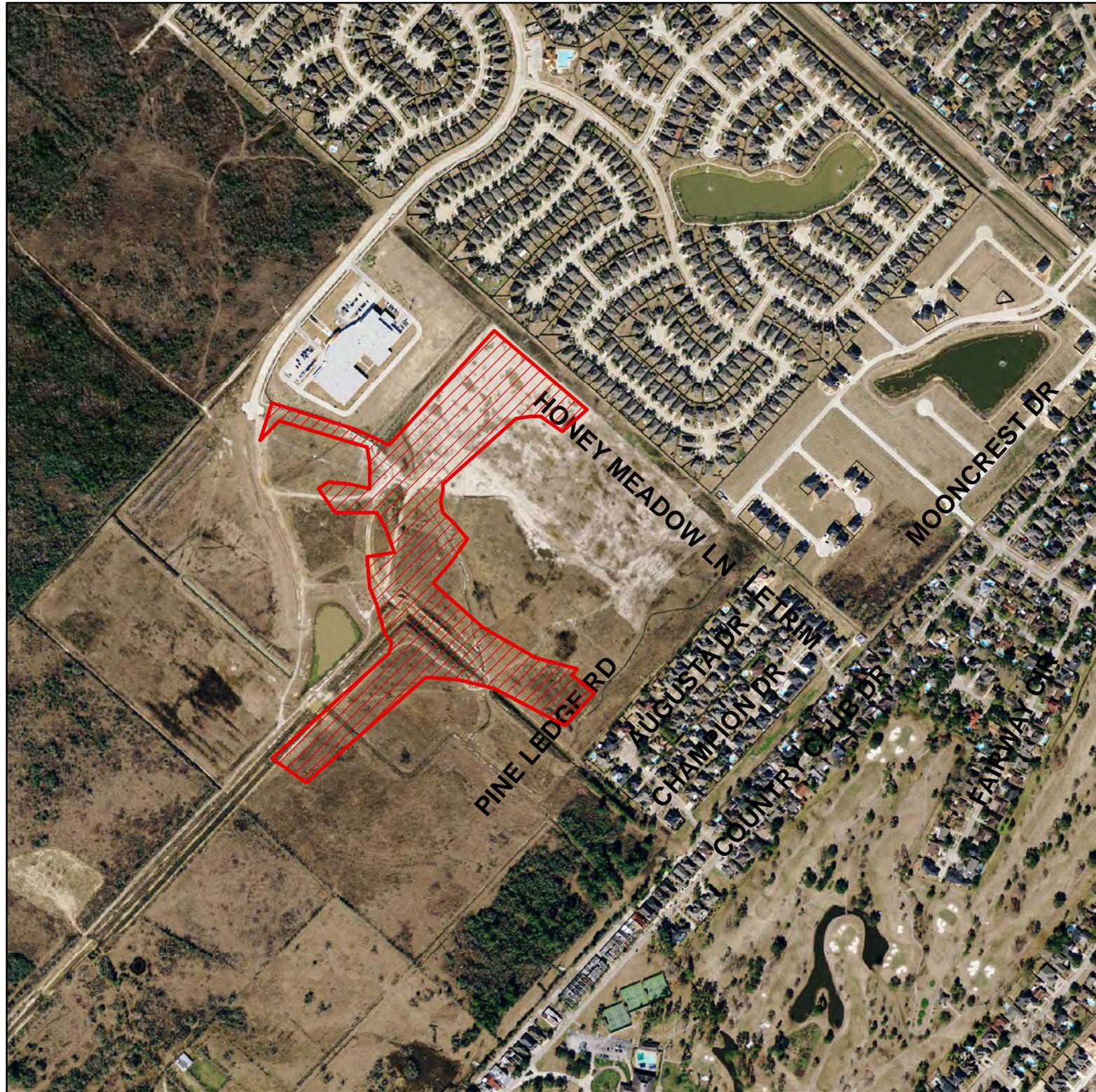
Low Density Residential

Medium Density Residential

Parks

HONEY MEADOW LN  
PINE LEDGE RD  
AUGUSTA DR  
CHAMPION DR

MOONCREST DR  
COUNTRY CLUB DR



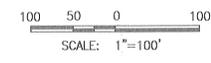
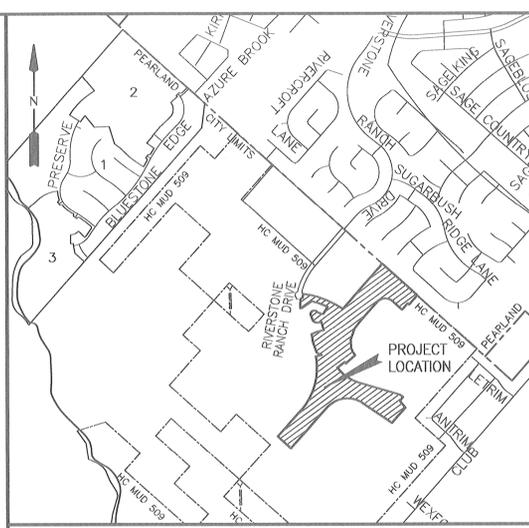
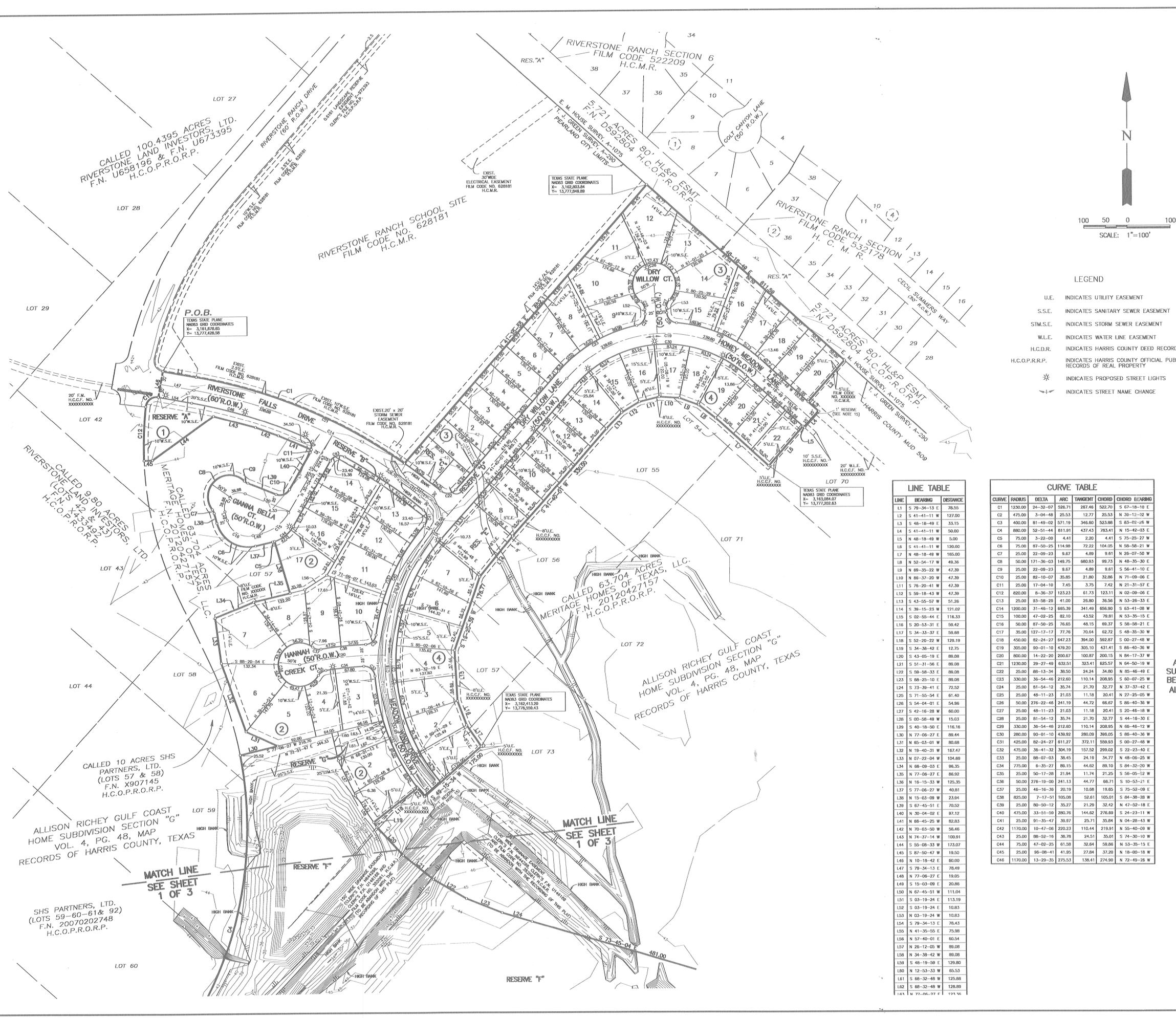
**Aerial Map**

**Final Plat -  
Riverstone Ranch  
Section 1**

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

0 162.525 650 Feet





- LEGEND**
- U.E. INDICATES UTILITY EASEMENT
  - S.S.E. INDICATES SANITARY SEWER EASEMENT
  - SIM.S.E. INDICATES STORM SEWER EASEMENT
  - W.L.E. INDICATES WATER LINE EASEMENT
  - H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS
  - H.C.O.P.R.R.P. INDICATES HARRIS COUNTY OFFICIAL RECORDS OF REAL PROPERTY
  - \* INDICATES PROPOSED STREET LIGHTS
  - +— INDICATES STREET NAME CHANGE

RESERVE TABLE			
RESERVE	TYPE	ACREAGE	SQ.FT.
"A"	RESTRICTED TO OPEN SPACE	0.442	19,256
"B"	RESTRICTED TO OPEN SPACE	0.064	2,787
"C"	RESTRICTED TO LIFT STATION SITE	0.145	6,314
"D"	RESTRICTED TO OPEN SPACE	0.083	3,607
"E"	RESTRICTED TO OPEN SPACE	0.344	15,014
"F"	RESTRICTED TO LAKE	16.352	712,272
"G"	RESTRICTED TO OPEN SPACE	0.160	6,965
TOTAL		17.590	766,215

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 78-34-13 E	78.55
L2	S 41-41-11 W	127.00
L3	S 48-18-49 E	33.15
L4	S 41-41-11 W	50.00
L5	N 48-18-49 W	5.00
L6	S 41-41-11 W	120.00
L7	N 48-18-49 W	165.00
L8	N 52-54-17 W	49.36
L9	N 68-35-22 W	47.30
L10	N 68-37-20 W	47.30
L11	S 76-20-41 W	47.30
L12	S 58-18-43 W	47.30
L13	S 43-55-57 W	51.26
L14	S 38-15-23 W	121.02
L15	S 02-55-44 E	116.33
L16	S 20-53-31 E	98.42
L17	S 34-33-57 E	98.88
L18	S 52-20-22 W	129.19
L19	S 34-38-40 E	127.75
L20	S 43-05-19 E	89.29
L21	S 51-31-56 E	89.29
L22	S 58-58-33 E	89.29
L23	S 68-25-10 E	89.29
L24	S 73-38-41 E	72.52
L25	S 71-55-54 E	61.40
L26	S 54-04-01 E	54.96
L27	S 42-16-28 W	60.00
L28	S 00-58-48 W	15.03
L29	S 40-18-50 E	116.16
L30	N 77-06-27 E	89.44
L31	N 65-03-01 W	80.68
L32	N 19-40-31 W	167.47
L33	N 07-22-04 W	104.69
L34	N 68-09-03 E	86.35
L35	N 77-06-27 E	86.92
L36	N 16-15-33 W	125.35
L37	S 77-06-27 W	40.81
L38	N 15-03-09 W	23.94
L39	S 67-45-31 E	70.92
L40	N 30-04-02 E	87.12
L41	N 68-45-25 W	82.83
L42	N 70-03-50 W	56.46
L43	N 74-37-14 W	100.91
L44	S 35-08-35 W	173.07
L45	S 87-58-47 W	18.50
L46	N 10-18-42 E	60.00
L47	S 79-34-13 E	78.49
L48	N 77-06-27 E	19.05
L49	S 15-03-09 E	20.86
L50	N 67-45-31 W	111.04
L51	S 03-19-24 E	113.19
L52	S 03-19-24 E	10.83
L53	N 03-19-24 W	10.83
L54	S 79-34-13 E	78.43
L55	N 41-35-55 E	75.98
L56	N 57-40-01 E	60.54
L57	N 26-12-05 W	89.08
L58	N 34-38-42 W	89.08
L59	S 48-19-59 E	129.80
L60	N 12-53-33 W	65.53
L61	S 68-32-48 W	128.89
L62	S 68-32-48 W	128.89
L63	N 77-06-27 E	129.16

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	1230.00	24-32-07	526.71	267.46	522.70	S 67-18-10 E
C2	475.00	3-04-48	25.53	12.77	25.53	S 39-12-02 W
C3	400.00	81-49-02	571.19	346.60	523.86	S 83-02-05 W
C4	880.00	52-51-44	611.91	437.43	783.41	N 15-42-03 E
C5	75.00	3-22-00	4.41	2.20	4.41	S 75-25-27 W
C6	75.00	87-50-25	114.98	72.22	104.05	N 58-58-21 W
C7	25.00	22-09-23	9.67	4.89	9.61	N 26-07-50 W
C8	50.00	171-36-03	149.75	680.83	99.73	N 48-35-30 E
C9	25.00	22-09-23	9.67	4.89	9.61	S 56-41-10 E
C10	25.00	82-10-07	35.85	21.80	32.86	N 71-09-06 E
C11	25.00	17-04-10	7.45	3.75	7.42	N 21-31-57 E
C12	820.00	8-36-37	123.23	61.73	123.11	N 02-09-06 E
C13	25.00	83-58-28	41.00	28.80	36.56	N 53-28-33 E
C14	1200.00	31-46-12	665.39	341.49	656.90	S 83-41-08 W
C15	100.00	47-02-25	82.10	43.52	79.81	N 53-35-15 E
C16	50.00	87-50-25	76.65	48.15	68.37	S 58-58-21 E
C17	35.00	177-17-17	77.76	70.54	62.72	S 48-35-30 W
C18	450.00	82-24-27	647.23	384.00	592.87	S 00-27-48 W
C19	305.00	80-01-10	478.20	305.10	431.41	S 88-40-36 W
C20	800.00	14-22-20	200.87	100.87	200.15	N 84-17-37 W
C21	1230.00	29-27-49	632.51	323.41	625.57	N 64-50-19 W
C22	25.00	86-13-34	38.50	24.24	34.80	N 85-46-48 E
C23	330.00	36-54-46	212.60	110.14	208.95	S 60-07-25 W
C24	25.00	81-54-12	35.74	21.70	32.77	N 37-37-42 E
C25	25.00	48-11-23	21.03	11.16	20.41	N 27-25-05 E
C26	50.00	276-22-46	241.19	44.72	66.67	S 88-40-36 W
C27	25.00	48-11-23	21.03	11.16	20.41	S 20-46-18 W
C28	25.00	81-54-12	35.74	21.70	32.77	S 44-16-30 E
C29	330.00	36-54-46	212.60	110.14	208.95	N 66-46-12 W
C30	280.00	00-01-10	439.92	280.09	398.05	S 88-40-36 W
C31	425.00	82-24-27	611.27	372.11	559.93	S 00-27-48 W
C32	475.00	36-41-32	304.19	157.52	299.02	S 22-23-40 E
C33	25.00	88-07-03	38.45	24.19	34.77	N 48-06-25 W
C34	775.00	6-35-27	88.15	44.62	89.10	S 84-32-20 W
C35	25.00	50-17-28	21.94	11.74	21.25	S 58-05-52 W
C36	50.00	276-19-00	241.13	44.77	66.71	S 10-53-21 E
C37	25.00	46-16-36	20.19	10.68	19.65	S 73-52-09 E
C38	825.00	7-17-51	105.08	52.61	105.01	S 84-38-28 W
C39	25.00	80-50-12	35.27	21.29	32.42	N 47-52-18 E
C40	475.00	33-51-59	280.76	144.62	276.69	S 24-23-11 W
C41	25.00	91-35-47	38.97	25.71	35.84	N 04-28-43 E
C42	1170.00	10-47-06	220.23	110.44	219.91	N 55-40-09 W
C43	25.00	88-52-16	38.76	24.51	35.01	S 74-30-10 W
C44	75.00	47-02-25	61.58	32.64	59.86	S 53-35-15 E
C45	25.00	96-08-41	41.85	27.84	37.20	N 18-00-18 W
C46	1170.00	13-29-35	275.53	138.41	274.90	N 72-49-26 W

**1900 BLOCK OF DRY WILLOW LANE  
FINAL PLAT OF  
RIVERSTONE RANCH  
AT CLEAR CREEK  
SECTION 1**

A SUBDIVISION OF 34.055 ACRES OF LAND SITUATED IN THE T.J.GREEN SURVEY, ABSTRACT 290, CITY OF PEARLAND, HARRIS COUNTY, TEXAS ALSO BEING A PART OF LOTS 41, 42, 54-61, 70, 73-78, 90 AND 91 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION, SECTION "G", A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 48, MAP RECORDS OF HARRIS COUNTY, TEXAS.

59 LOTS    7 RESERVES (17.590 ACRES)    4 BLOCKS  
MAY 24, 2013    JOB NO. 2040-5101-305

**OWNERS:**  
**MERITAGE HOMES OF TEXAS, LLC,**  
**HOUSTON DIVISION**  
NICK LUTON, LAND DEVELOPMENT MANAGER  
62901 W. SAM HOUSTON PKWY. N., SUITE C-250, HOUSTON, TEXAS 77043  
PH. (713) 621-6111

**SHS PARTNERS, LTD.**  
**SHS LAND COMPANY, LLC, GENERAL PARTNER**  
**RPDC, INC., MANAGER**  
JOHN SANTASIERO, PRESIDENT  
6115 SKYLINE DRIVE, SUITE A, HOUSTON, TEXAS 77057  
PH. (713) 621-6111

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

DATE: 5/24/13 12:48 PM    MISC CHECK: COORD    SHEET 1 OF 3



**P&Z AGENDA  
ITEM**

**G**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Harold Ellis, City Planner  
**DATE:** June 3, 2013  
**AGENDA ITEM SUBJECT:** 6 Month Zone Change and CUP Update

---

Old Business     New Business     Discussion Item     Workshop

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

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

**Zoning Update - January - May 2013**

**Zone Changes**

Appl No	Property Owner, Applicant	Address or Location of Property	JPH	P & Z Meeting	P & Z Action	Current Zoning	Proposed Zoning	City Council Status
2013-01Z	Marilyn Bullard, Mike Pollak	NE Corner Magnolia/Manvel Roads	1/18/2013	1/18/2013	Approval of NS with CUP's	R-1	GB	Approved
2013-02Z	Karen Ritchey, Kevin Cole	2553 Miller Ranch (33.28 ac b/t Miller Ranch/Silver Lk)	1/18/2013	1/18/2013	Approval	R-1	R-3	Approved
2013-03Z	Tranquility Plaza	7902/7904 Broadway	1/18/2013	1/18/2013	Approval	NS	GB	Approved
2013-04Z	The Old Place, Inc., Lisa Marino	8809 Broadway	2/18/2013	2/18/2013	Approval	NS	GB	Approved
2013-05Z	Beeman Strong, Kerry Gilbert & Assoc	Pearland Pkwy, 700' N/ of Broadway	2/18/2013	n/a	n/a	PD	GB	Withdrawn
2013-06Z	Richard Gonzales	4608 Walnut	4/15/2013	4/15/2013	Approval	R-2	NS	Pending
2013-07Z	Beeman Strong, Kerry Gilbert & Assoc	Pearland Pkwy, 700' N/ of Broadway	4/15/2013	4/15/2013	Approval	PD	PD	Approved
2013-08Z	Grocers Supply Co. Inc./Collin Tadlock	7201 Broadway	5/20/2013	5/20/2013	Approval	GB	GC	Pending
<b>CUP's</b>								
Appl No	Property Owner, Applicant	Proposed Use	Address or Location of Property	JPH	P & Z Meeting	P & Z Action	Current Zoning	City Council Status
CUP 2013-01	Crowne Warehouse/Mike Chance	Plumbing Shop (no outside storage)	6301 Broadway	3/25/2013	3/25/2013	Approved	GB	Approved
CUP 2013-02	Condor Auto Repair/Esteban Rodriguez	Minor Auto Repair	7929 Broadway	4/15/2013	4/15/2013	Approved	GB	Approved
CUP 2013-03	HEB Grocery Co./Lyle Henkel	Auto Wash - Self Service	NW Corner 518/Pearland Pkwy	4/15/2013	4/15/2013	Approved	GB	Approved
CUP 2013-04	Amegy Bank/James Elmore	Auto Wash - Self Service	8400 Block of Broadway	5/20/2013	5/20/2013	Approved	GB	Pending

**ADJOURN  
MEETING**