

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

AUGUST 5, 2013

6:30 p.m.

Henry Fuertes
P&Z CHAIRPERSON

Matthew Hanks
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Elizabeth McLane

Mary Starr



Daniel Tunstall

Ginger McFadden

Linda Cowles

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, AUGUST 5, 2013, AT 6:30 P.M., 2nd FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES

Approve the Minutes of the July 15, 2013, P&Z Regular Meeting, held at 6:30 p.m.

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT SHADOW CREEK RANCH – SF 63A

A request by Rene Rodriguez, from LJA, applicant, on behalf of 741 SCR, LTD, owner, for approval of a Preliminary Plat of Shadow Creek Ranch - SF 63A, a 29 lot single-family residential subdivision, to wit

**Decision
Date:
8/9/2013**

Legal Description: Being a subdivision of 11.080 acres of land situated in the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas (B.C.O.P.R.)

General Location: Approximately 600 feet south of the intersection of Shadow Creek Pkwy and Trinity Bay Dr.

B. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT SHADOW CREEK RANCH – SF 63B

A request by Rene Rodriguez, from LJA, applicant, on behalf of 741 SCR, LTD, owner, for approval of a Preliminary Plat of Shadow Creek Ranch - SF 63B, a 69 lot single-family residential subdivision,, to wit

**Decision
Date:
8/9/2013**

Legal Description: Being a subdivision of 18.094 acres of land situated in the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas

General Location: Approximately 600 feet west of Trinity Bay Dr. south of Shadow Creek Pkwy.

C. CONSIDERATION & POSSIBLE ACTION – OLD AVLIN ROAD CLUSTER DEVELOPMENT PLAN

A request by Chris Lynch of Gehan Homes, applicant for Thomas P. Alexander Jr. owner, for approval of a Cluster Plan on a 19.4462 acre tract of land for a single-family residential subdivision, generally located along the east side of Old Alvin Road and South of McHard Road.

Legal Description: All of that certain 1934462 acre tract of land located in the H.T. & B.R.R. Co. Survey, Abstract No. 76, Brazoria County, Texas, being a part of lot 42, Zychlinski Subdivision, a map or plat of which is recorded in Volume 29 on Page 43, and the remainder of Lot 4, Walcotts Pearland Subdivision, a map or plat of which is recorded in Volume 35 on Page 241, Deed Records of Brazoria County, Texas

General Location: East side of Old Alvin Road, south of McHard Road

D. CONSIDERATION & POSSIBLE ACTION – DIXIE FARM AND TALL OAK CLUSTER DEVELOPMENT PLAN

A request by Chris Lynch of Gehan Homes, applicant for Kathy Jan Freeman and Kim Freeman, owner (s), for approval of a Cluster Plan on a 14.3 acre tract of land for a single-family residential subdivision, generally located at the northeast corner of Dixie Farm Road and Tall Oak Drive.

Legal Description: Being 11.933 acres of land located in the W.D.C. Hall League, Abstract 70, Brazoria County, Texas, more particularly being a portion of Lot 3 and Lot 4 of the George W. Jenkins Subdivision, a subdivision of record in Volume 79, Page 616 of the Brazoria County Deed Records (B.C.D.R.), also being the residue of a 7.5 acre tract (described as the Southwest $\frac{3}{4}$ of Lot 3) of which an undivided one-half interest was conveyed to Kim Freeman by instrument of record in File Number 99-010744 of the Brazoria County Official Records (B.C.O.R.) and an un-divided $\frac{1}{4}$ interest, each, was to Kim Freeman and Kathy Jan Freeman, by instrument of record in File number 96-044065 of said B.C.O.R., and the residue of a 5 acre tract (described as southwest $\frac{1}{2}$ of Lot 4) of which an undivided one-half interest was conveyed to Kathy Freeman, by instrument of record in File number 99-0010744, of said B.C.O.R. and an undivided one fourth interest, each, was conveyed to Kim Freeman and Kathy Jan Freeman by instrument of record in File Number 96-044065, of said B.C.O.R., and;

Being 2.387 acres of land located in the W.D.C. Hall League, Abstract 70, Brazoria County, Texas, more particularly being a portion of Lot 3 of the George W. Jenkins Subdivision, a subdivision of record in Volume 79, Page 616 of the Brazoria County Deed Records (B.C.P.R.), and being the residue of a 2.5 acre tract (described as the Northeast ¼ of Lot 3) conveyed to Kathy Freeman by instrument of record in Volume 1009, Page 57 of said B.C.D.R.

General Location: Northeast corner of Dixie Farm Road and Tall Oak Drive

E. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Monthly Zoning Update
3. Next JPH/PZ Meeting – August 19, 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, Judy Brown, Office Coordinator of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 2nd day of August, 2013, A.D., at 5:30 p.m.

Judy Brown, Office Coordinator

Agenda removed _____ day of August 2013.

APPROVAL

OF

MINUTES

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, JUNE 17, 2013, AT 6:30 P.M., 2ND FLOOR CONFERENCE ROOM, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

CALL TO ORDER

P&Z Chairperson Henry Fuertes called the P&Z Regular Meeting to order at 7:39 p.m. with the following present:

P&Z Chairperson Henry Fuertes
P&Z Vice-Chairperson Matthew Hanks
P&Z Commissioner Elizabeth McLane

P&Z Commissioner Mary Starr
P&Z Commissioner Linda Cowles
P&Z Commissioner Daniel Tunstall

APPROVAL OF MINUTES

P&Z Commissioner Linda Cowles made the motion to approve the Minutes of the July 1, 2013, P&Z Regular Meeting, and P&Z Commissioner Mary Starr seconded.

The vote was 5-0, and 1 vote in abstention, from Commissioner McLane. The minutes of the July 1, 2013 P&Z Regular Meeting were approved.

NEW BUSINESS

CONSIDERATION AND POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 2013-12Z

A request of Erinn Brown, applicant and owner, for approval of a zone change from the Single Family Residential (R-2) zone to the Office Professional (OP) zone, on the following described property, to wit:

Legal Description: Being a tract of land 100 feet X 200 feet out of the Northwest Quarter of the Northwest Quarter of Section 11, of the H.T. & B. Railway Survey, Abstract 239, Brazoria County, Texas.

General Location: 4606 Walnut St.

P&Z Commissioner Daniel Tunstall made the motion to approve, and P&Z Commissioner Mary Starr seconded.

Planner II Ian Clowes read the staff report stating the applicant's intent is for a Law Office, with staff recommending approval of the zone change.

P&Z Commissioner Daniel Tunstall stated he was concerned the applicant was not present for the hearing. P&Z Commissioner Elizabeth McLane concurred. P&Z Chairperson Henry Fuertes stated that even though the use is not intrusive, the applicant should be present.

The vote was 6-0 with the P&Z Commission adding that the applicant should have been present. Zone Change Application No. 2013-12Z was approved.

CONSIDERATION AND POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 2013-13Z

A request of Keith Schoonover of Lennar Homes, applicant for Lennar Homes of Texas, Inc., owner, for approval of a zone change from the Single Family Residential (R-3) zone to the General Business (GB) zone, on the following described property, to wit:

Legal Description: Being 2.00 acres of land situated in the C.J. Hall Survey, Abstract No. 215, in Brazoria County, Texas; being a part of that same tract of land designated as Tract 8 and described in the deed of Lennar Homes of Texas, Inc. recorded in Brazoria County Clerks File No. 94-009151, Official Records of Brazoria County, Texas

General Location: Northwest corner of McHard Rd. and Cullen Blvd.

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

Planner II Ian Clowes read the staff report stating staff recommends approval of the zone change.

P&Z Commissioner Linda Cowles inquired briefly about the property being on the hard corner of McHard and Cullen Blvd, the R-O-W, and making it a nice look on the corner.

The vote was 6-0. Zone Change Application No. 2013-13Z was approved.

CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE PERMIT APPLICATION NO. 2013-05

A request of Raymond JJ Zhuo, applicant for Houston Chinese Church, owner, for approval of a Conditional Use Permit to allow for a Church, Temple, or Place of Worship in the Single Family Residential (R-1) zone, on the following described property, to wit:

Legal Description: Being 5.00 acres out of the G.T. & B.R.R. Company Survey, A-304 in Brazoria County, Texas. Being the same land described as 5.00 acres in a warranty deed from Steven C. Muth to Houston Chinese Church, dated July 5, 2007 and recorded as document No. 2007039242, official records of Brazoria County, Texas.

General Location: 2500 Block of Miller Ranch Rd.

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

Planner II Ian Clowes read the staff report stating staff recommended approval with the following condition:

- 1) The site be developed in accordance with the attached site plan provided by the applicant.

City Planner Harold Ellis added the possible recommendation that the detention be allowed in either the front or the back of the property.

There was discussion among the Commission and Staff with records to the future expansion of Miller Ranch Road, and Assistant City Manager Mike Hodge stated that it would eventually be repaved to concrete but no expansion in near future.

Other discussion ensued with regards to the 200 feet radius notification; and Commissioner Daniel Tunstall inquired if the detention would be wet or dry. Applicant Raymond JJ Zhuo was present and stated it would be dry detention

P&Z Commissioner Daniel Tunstall amended his original motion to approve with the following conditions, and P&Z Commissioner Linda Cowles seconded.

- 1) The site to be developed in accordance with the attached site plan provided by the applicant.
- 2) Allow detention to the front or back of the property with staff and cities approval

The vote was 5-1. Commissioner Elizabeth McLane voted in opposition citing concerns regarding traffic.

CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE PERMIT APPLICATION NO. 2013-06

A request of Renea Sartain, applicant for James C. Pace, owner, for approval of a Conditional Use Permit to allow for an Adult Daycare in the Old Townsite Mixed Use (OT-MU) zone, on the following described property, to wit:

Legal Description: Being lots 13, 14 and 15, Block E, Pearland, Brazoria County, Texas, according to the map or plat thereof recorded in the Office of the County Clerk of Brazoria County, Texas in Volume 29, Page 41 of the Deed Records, Brazoria County, Texas.

General Location: 3901 Plum St.

P&Z Commissioner Linda Cowles made the motion to approve, and P&Z Commissioner Elizabeth McLane seconded.

Planner II Ian Clowes read the staff report stating staff recommended approval of the Conditional Use Permit.

There was no discussion among the commission and staff.

The vote was 6-0. Conditional Use Permit Application No. 2013-06 was approved.

CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF HIGHLAND CROSSING SECTION 2

A request by Geoff Freeman of Kerry R. Gilbert and Associates, applicant, on behalf of Beazer Homes, owner for approval of the Preliminary Plat of Highland Crossing Section 2, generally located 600 feet northwest from the intersection of McHard Rd. and Old Alvin Rd. for 46 lots on 14.9 acres, on the following described property, to wit

Legal Description: Being 14.9 acres of land out of the H.T. &B.R.R. Co. Survey, A-233 and D.H.M. Hunter Survey, A-76 City of Pearland. Brazoria County, Texas.

General Location: Approximately 600 feet northwest from the intersection of McHard Rd. and Old Alvin Rd.

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

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

P&Z Commissioner Linda Cowles inquired how many phases there were and asked to view a large copy of the plat. Planner II Ian Clowes stated there are four (4) phases and passed the plat around for commission review. Commissioner Cowles also inquired about the fencing along the trail on the pipeline easement. Mr. Geoff Freeman, on behalf of Kerry R. Gilbert and Associates was present and stated there would be fences, and that the trail would meander along the 60 foot pipeline easement.

The vote was 5-1, with P&Z Commissioner Daniel Tunstall voting in opposition. The Preliminary Plat of Highland Crossing Section 2 was approved.

CONSIDERATION AND POSSIBLE ACTION – REVISED MASTER PLAT OF KIRBY CROSSING

A request by Rene Rodriguez of LJA Engineering, applicant, on behalf of New Broadway, LTD, owner for approval a Revised Master Plat of Kirby Crossing on 21.871 acres of land, on the following described property, to wit:

Legal Description: Being a 21.871 acres of land out of the H.T. & B.R.R Company Survey Section 81, abstract 300, City of Pearland, Brazoria County, Texas.

General Location: Southwest corner of Broadway Street and Kirby Drive.

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

Planner II Ian Clowes read the staff report stating the Master plat had previously been approved and allows for deviations if not significant. The revision is to move the detention which is not considered a minor deviation. The owner is looking at a larger retail that would need larger lots, and there was also an issue with the drill site on the property. Mr. Clowes added there were no outstanding items.

P&Z Chairperson Henry Fuertes asked about the detention and drainage easement. Assistant City Manager Mike Hodge stated there was a private storm center.

The vote was 6-0. The Revised Master Plat of Kirby Crossing was approved.

CONSIDERATION AND POSSIBLE ACTION – FINAL 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 Final 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.

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

Planner II Ian Clowes read the staff report stating there were no outstanding items and that staff recommended approval.

There was no discussion among the commission and staff.

The vote was 6-0. The Final Plat of Shelton Ridge Lane Phase 2 was approved.

CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SOUTHLAKE SECTION 3

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Final Plat of Southlake Section Three, a 41 lot single-family residential subdivision, to wit

Legal Description: A subdivision of 14.485 acres of land located in the H.T. & B.R.R. Co. Survey, Sec. 84, Abstract Number 538, City of Pearland, Brazoria County, Texas, being a portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. By instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

General Location: Approximately three quarters of a mile south of the intersection of Broadway and Shelton Ridge Lane.

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

Planner II Ian Clowes read the staff report stating there were no outstanding items and that staff recommended approval.

There was no discussion among the commission and staff.

The vote was 6-0. The Final Plat of Southlake Section 3 was approved.

CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SOUTHLAKE SECTION 4

A request by Rene Rodriguez, from LJA, applicant, on behalf of 518 SCR, LTD, owner, for approval of a Preliminary Plat of Southlake Section Four, a 52 lot single-family residential subdivision, to wit

Legal Description: A subdivision of 13.177 acres of land located in the H.T. & B.R.R. Co. Survey, Sec. 84, Abstract Number 538, City of Pearland, Brazoria County, Texas, being a

portion of that certain called 315.292 acre tract of land conveyed to 518SCR, LTD. By instrument of record in File No. 2011089118, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.) and in Document No. 2011036869, Official Public Records, Brazoria County, Texas (B.C.O.P.R.).

General Location: Approximately three quarters of a mile south of the intersection of Broadway and Shelton Ridge Lane.

P&Z Commissioner Elizabeth McLane made the motion to approve, and P&Z Commissioner Linda Cowles seconded.

Planner II Ian Clowes read the staff report stating there were no outstanding items, and staff recommended approval.

There was no discussion among the commission and staff.

The vote was 6-0. The Final Plat of Southlake Section 4 was approved.

DISCUSSION ITEMS

1. Commissioners Activity Report – there were no reports.
2. Texas APA Conference – October 2 – 5, 2013 – City Planner Harold Ellis stated this was to let the commission know of the upcoming conference and to begin thinking about the date and possible attendance.
3. Next P&Z/JPH Regular Meeting – August 5, 2013.

ADJOURNMENT

P&Z Chairperson Henry Fuertes adjourned the P&Z Regular meeting at 8:35 p.m.

These Minutes are respectfully submitted by:

Judy Brown, Office Coordinator

Minutes approved as submitted and/or corrected on this 5th day of August, 2013, A.D.

Henry Fuertes, P&Z Chairperson

NEW BUSINESS

**P&Z AGENDA
ITEM**

A



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 07/30/2013
AGENDA ITEM SUBJECT: Preliminary Plat of Shadow Creek Ranch - SF 63A

Old Business **New Business** Discussion Item Workshop

Summary: A request by Rene Rodriguez, from LJA, applicant, on behalf of 741 SCR, LTD, owner, for approval of a Preliminary Plat of Shadow Creek Ranch - SF 63A, a 29 lot single-family residential subdivision, generally located approximately 600 feet south of the intersection of Shadow Creek Pkwy and Trinity Bay Dr.

Staff Recommendation: Approval

Agenda Reviewed by:

HE

Date Reviewed:



PLANNING AND ZONING COMMISSION MEETING OF AUGUST 5, 2013

Preliminary Plat of Shadow Creek Ranch– SF 63A

A request by Rene Rodriguez, from LJA, applicant, on behalf of 741 SCR, LTD, owner, for approval of a Preliminary Plat of Shadow Creek Ranch - SF 63A, a 29 lot single-family residential subdivision, to wit:

Legal Description: A subdivision of 11.080 acres of land situated in the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas.

General Location: Approximately 600 feet south of the intersection of Shadow Creek Pkwy and Trinity Bay Dr.

SUMMARY: This is a request for a Preliminary Plat of Shadow Creek Ranch– SF 63A, a proposed 29 lot single-family residential subdivision on 11.080 acres. This proposed subdivision is located within the Shadow Creek Ranch Planned Unit Development. The Shadow Creek Ranch PUD was approved in September of 1999 for approximately 3305 acres of land within the City of Pearland.

This section of Shadow Creek will be served by Trinity Bay Dr. which is a secondary thoroughfare with a minimum right-of-way of 100'. A stub out to the west will be built for future connection to section 63B which will have access to Shadow Creek Pkwy.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	PUD (Planned Unit Development – Shadow Creek)	Vacant Commercial Land
South	PUD (Planned Unit Development – Shadow Creek)	Detention Lake
East	PUD (Planned Unit Development – Shadow Creek)	SCR – SF 31
West	PUD (Planned Unit Development – Shadow Creek)	SCR – SF 63B

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

SHADOW CREEK RANCH PUD: The Shadow Creek Ranch development allows for a combination of single family lots, multi-family, commercial sites, parks, and wet and dry detention. This Preliminary Plat has 1.434 acres of reserve open space.

SHADOW CREEK RANCH: R-5 SINGLE FAMILY RESIDENTIAL DISTRICT: This Preliminary Plat depicts a variety of lot sizes, which fall under the R-5 Single Family Dwelling District. The requirements of the R-5 Single-Family Dwelling District have been summarized in Table 2. This Preliminary Plat has a minimum lot size of 6,600 square foot lots (55' x 120'), which is above the required 6,000 SF that is required.

Table 2: R-5 Single-Family Dwelling District	
Area and Height Requirements	
Minimum Lot Size:	6,000 square feet
Minimum Lot Width:	50 Feet
Maximum Lot Coverage:	60%
Maximum Height	35 Feet

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

PLATTING STATUS: This is the first plat for Shadow Creek Ranch – SF 63A.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The subject property is within the Low and Medium Density Residential land use designations. The Low and Medium Density Residential land use designation is for medium lot single family development. This submittal is partially in conformance with this land use designation as the proposed lots are a minimum of 6,600 square feet. The City of Pearland uses the Future Land Use Plan as a guide to implement zoning, in this case, the approved Shadow Creek Ranch PUD had a higher density than the Future Land Use Plan allows.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Trinity Bay Dr., which is a 100-foot Secondary Thoroughfare. Internally this development will be served by Swift Creek Drive, a 50' local street.

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

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

STORMWATER MANAGEMENT: A Preliminary Drainage Plan will have to be

approved by the Engineering Department prior to the approval of any final plat.

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

STAFF RECOMMENDATION: Staff recommends approval of this Preliminary Plat of Shadow Creek Ranch – SF 63A as proposed by the applicant for the following reasons and with the following conditions:

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.

SUPPORTING DOCUMENTS:

- Vicinity Map
- Land Use Map
- Zoning Map
- Aerial Map
- Preliminary Plat of Shadow Creek Ranch – SF 63A



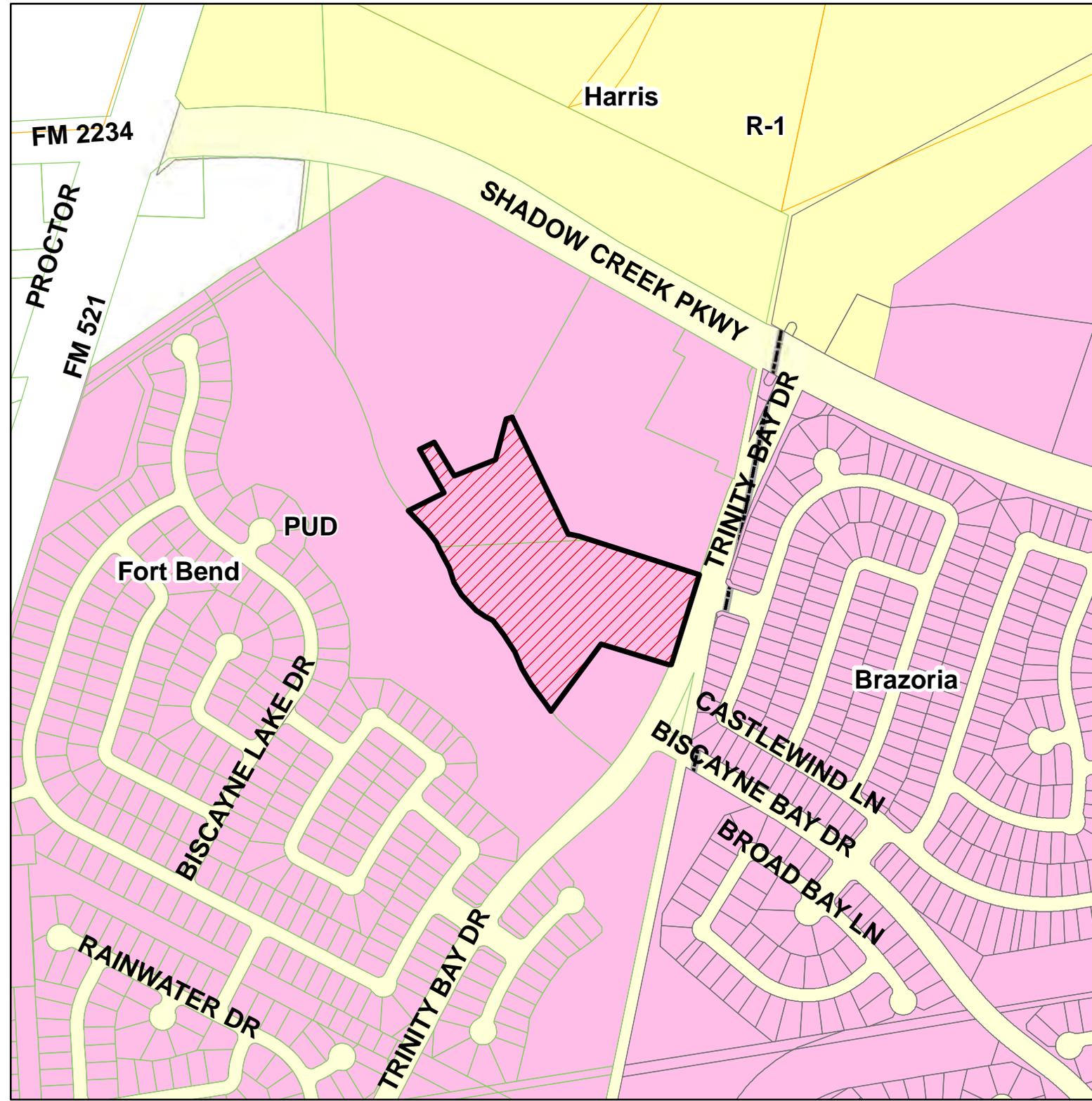
Zoning and Vicinity Map

Preliminary Plat of Shadow Creek Ranch - SF 63A

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 120240 480 Feet





FLUP Map

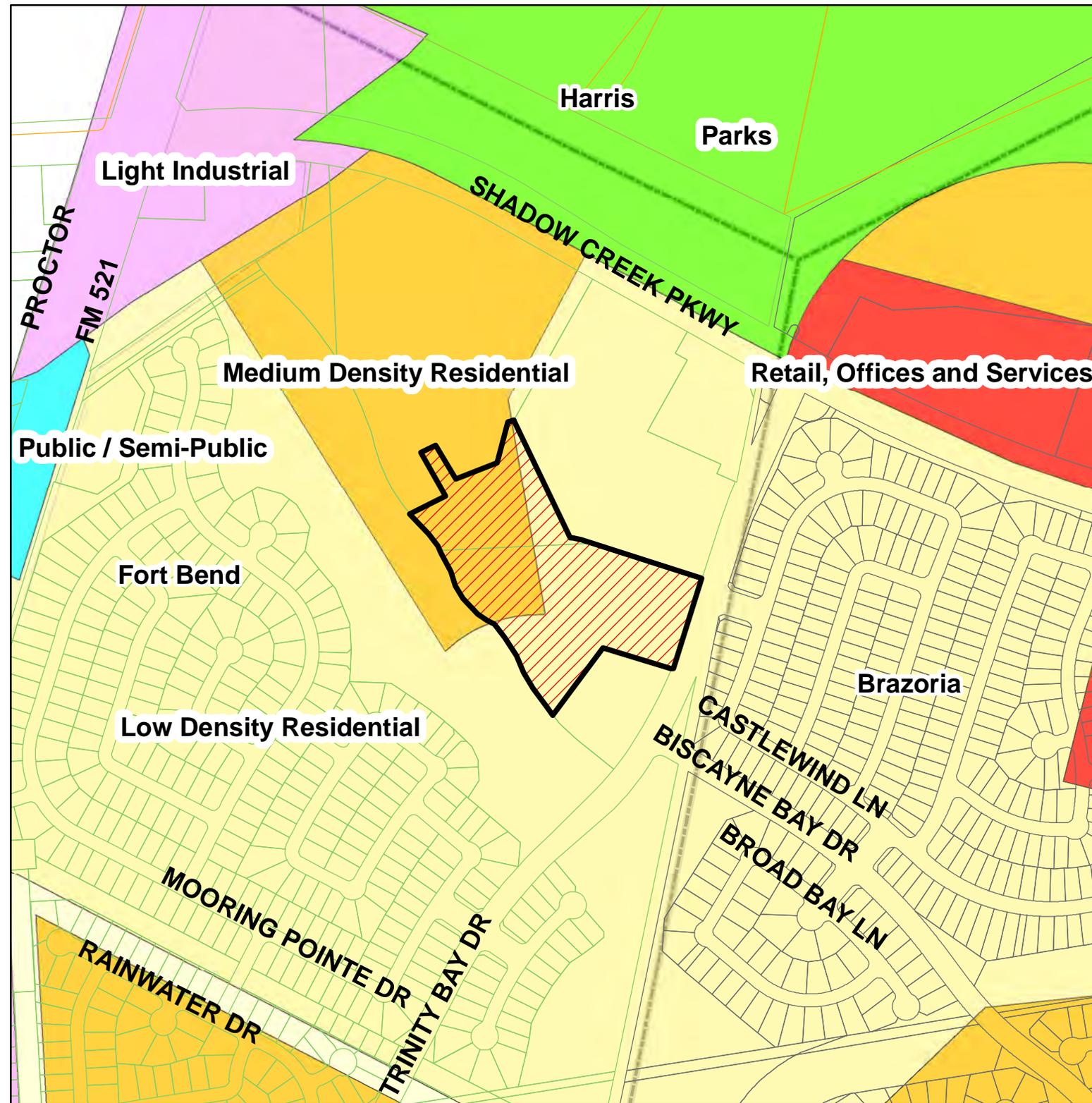
**Preliminary Plat of
Shadow Creek
Ranch - SF 63A**

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 120240 480 Feet





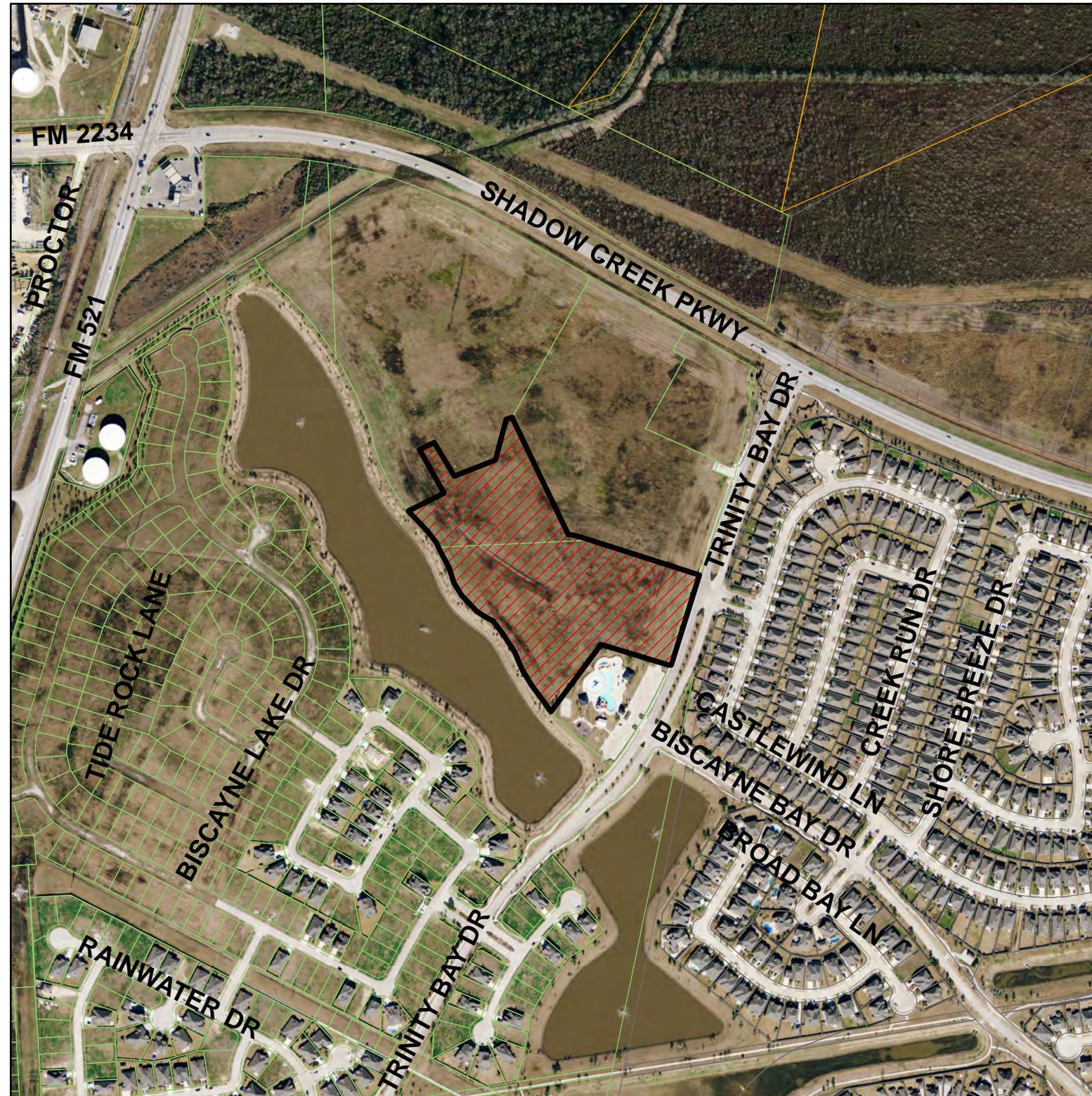
Aerial Map

Preliminary Plat of Shadow Creek Ranch - SF 63A

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.

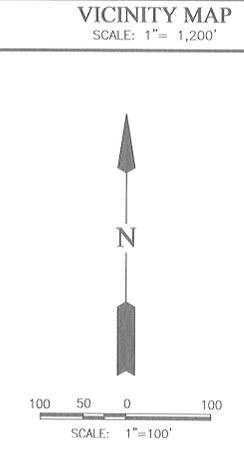
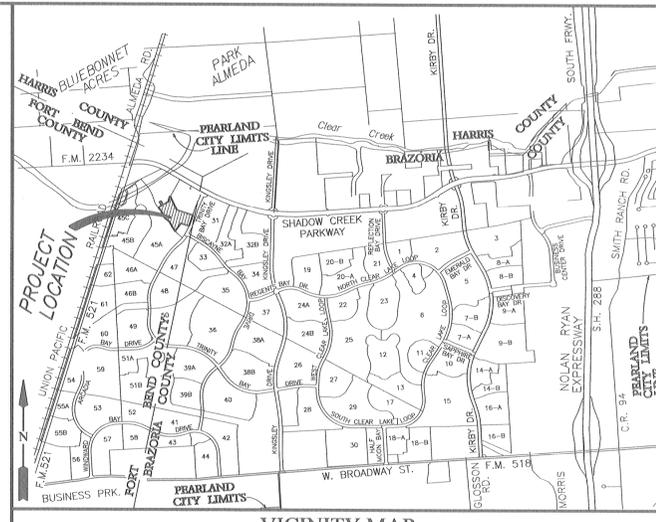
N

0 120240 480 Feet





CURVE TABLE						LINE TABLE			
CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING	LINE	BEARING	DISTANCE
C1	1750.00	76.05	151.95	152.00	4-56-35	N 20-08-31 E	L11	N 52-49-20 E	127.64
C2	900.81	128.57	254.55	255.41	16-14-43	S 31-45-20 E	L12	N 37-10-40 W	62.97
C3	300.00	93.79	178.04	181.81	34-43-23	N 40-59-40 W	L13	N 81-50-54 E	59.00
C4	299.79	107.17	201.83	205.85	39-20-31	S 38-41-06 E	L14	N 59-41-54 E	23.54
C5	500.00	106.22	207.81	209.34	23-59-17	N 31-09-29 W	L15	N 24-34-34 E	61.14
C6	780.00	61.57	122.75	122.88	9-01-34	S 32-39-53 E	L16	S 52-49-20 W	5.00
C7	730.00	54.32	108.34	108.44	8-30-40	S 32-24-25 E	L17	S 72-20-47 E	109.19
C8	25.00	23.41	34.17	37.62	86-13-33	S 79-46-32 E	L18	S 17-39-13 W	15.31
C9	725.00	41.55	82.95	83.00	6-33-34	S 60-23-29 W	L19	S 17-39-13 W	15.31
C10	25.00	6.67	12.89	13.04	29-53-09	N 48-43-41 E	L10	S 72-20-47 E	18.70
C11	50.00	35.37	57.75	61.57	70-33-04	S 69-03-39 W	L11	N 88-53-03 W	22.18
C12	700.00	101.73	201.35	202.05	16-32-16	N 80-36-55 W	L12	N 24-34-34 E	3.15
C13	25.00	18.16	29.38	31.41	71-58-43	S 46-34-57 E	L13	S 72-20-47 E	126.86
C14	400.00	193.83	348.65	360.98	51-42-23	S 63-01-51 E	L14	S 72-20-47 E	5.00
C15	750.00	59.59	118.62	118.94	9-01-34	S 32-39-53 E	L15	N 24-34-34 E	6.58
C16	700.00	61.78	123.08	123.24	10-05-15	S 58-46-19 W	L16	S 37-10-40 W	60.46
C17	50.00	23.22	37.29	39.36	90-56-07	N 70-43-01 W	L17	S 27-20-47 E	21.21
C18	50.00	23.22	37.29	39.36	90-56-07	N 70-43-01 W	L18	N 17-39-13 E	115.69
C19	900.00	175.11	343.78	345.90	22-01-15	N 10-44-15 E	L19	N 58-59-21 E	127.04
C20	25.00	25.00	35.36	39.27	90-00-00	N 27-20-47 W	L20	S 40-25-45 E	7.88
C21	25.00	25.00	35.36	39.27	90-00-00	S 62-39-13 W	L21	N 79-33-56 W	115.16
C22	25.00	11.18	20.41	21.03	48-11-23	S 06-26-29 E	L22	N 14-39-18 E	20.62
C23	25.00	11.18	20.41	21.03	48-11-23	N 41-44-54 E	L23	S 43-22-01 W	43.20
C24	25.00	25.00	35.36	39.27	90-00-00	N 27-20-47 W	L24	N 30-55-08 E	32.46
C25	670.00	97.37	192.72	193.39	16-32-16	N 80-36-55 W	L25	S 89-25-30 W	27.74
C26	25.00	24.14	34.73	38.40	87-59-53	S 47-07-01 W	L26	N 60-11-44 E	13.18
C27	925.00	123.14	244.12	244.84	15-09-56	N 10-42-02 E	L27	S 11-25-19 W	64.30
C28	25.00	10.74	19.73	20.28	46-28-51	S 04-57-26 E	L28	S 60-44-01 W	28.16
C29	50.00	44.76	66.70	71.18	276-19-47	S 70-01-58 E	L29	N 14-39-18 E	20.62
C30	25.00	11.67	21.15	21.84	50-02-50	N 43-06-31 E	L30	S 43-22-01 W	43.20
C31	875.00	114.56	227.18	227.82	14-50-04	N 10-37-34 E	L31	S 43-22-01 W	43.20
C32	25.00	23.21	34.62	37.41	85-44-21	N 39-42-08 W	L32	S 43-22-01 W	43.20
C33	430.00	179.85	331.84	340.68	45-23-39	S 59-52-29 E	L33	S 43-22-01 W	43.20
C34	50.00	193.28	368.81	371.77	150-59-33	N 70-43-07 W	L34	N 30-55-08 E	32.46
C35	25.00	6.70	12.95	13.10	30-01-36	S 10-14-09 E	L35	S 89-25-30 W	27.74
C36	75.00	34.83	63.19	65.22	49-49-31	N 00-20-12 W	L36	N 60-11-44 E	13.18
C37	25.00	29.95	38.39	43.76	100-18-01	S 25-34-27 E	L37	S 11-25-19 W	64.30
C38	370.00	42.68	84.80	84.98	13-09-36	S 82-18-15 E	L38	S 11-25-19 W	64.30
C39	25.00	12.50	22.36	23.18	53-07-48	N 81-05-19 E	L39	N 70-43-01 W	18.70
C40	25.00	11.61	21.06	21.74	49-49-31	N 00-20-12 W	L40	N 70-43-01 W	18.70
C41	25.00	27.95	37.27	42.05	96-22-33	N 72-45-50 E	L41	N 70-43-01 W	18.70
C42	370.00	71.49	140.38	141.23	21-52-14	S 48-06-47 E	L42	N 70-43-01 W	18.70
C43	25.00	27.26	36.85	41.43	94-56-54	S 10-17-47 W	L43	N 70-43-01 W	18.70
C44	675.00	35.64	71.18	71.22	6-02-42	S 60-47-35 W	L44	N 70-43-01 W	18.70
C45	25.00	25.41	35.64	39.68	90-56-07	N 70-43-01 W	L45	N 70-43-01 W	18.70
C46	50.00	44.72	66.67	71.19	276-22-46	S 72-20-47 E	L46	N 70-43-01 W	18.70
C47	730.00	108.09	209.97	210.71	16-32-16	N 80-36-55 W	L47	N 70-43-01 W	18.70
C48	25.00	20.99	32.16	34.93	80-02-40	N 51-05-32 E	L48	N 70-43-01 W	18.70



LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- W.S.E. WATER AND SEWER EASEMENT
- SIM.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- +— INDICATES STREET NAME CHANGE
- F.N. INDICATES FILE NUMBER
- S.N. INDICATES SEE NOTE
- ☉ PROPOSED STREET LIGHT
- ⊛ EXIST. STREET LIGHT

13500 BLOCK OF SWIFT CREEK DRIVE
**PRELIMINARY PLAT OF
 SHADOW CREEK RANCH
 SF-63A**

A SUBDIVISION OF 11.080 ACRES OF LAND SITUATED IN THE S.G. HAYNIE SURVEY, ABSTRACT 620, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS

29 LOTS 6 RESERVES (1.434 ACRES) 2 BLOCKS
 JULY 29, 2013 JOB NO. 2027-0163AC-309

OWNERS:
741SCR, LTD.
 BY: PSWA, INC., ITS SOLE GENERAL PARTNER
 GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT
 P.O. BOX 34306, HOUSTON, TEXAS 77234

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

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.435	18,941	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.270	11,773	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.166	7,214	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.041	1,797	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.034	1,501	RESTRICTED TO DRAINAGE/STORM SEWER EASEMENT
F	0.488	21,241	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	1.434	62,467	

PathName: I:\Programs\2027\PREL\SC63A_PP.dwg
 Date: 25 Jul 2013 9:45 AM
 SHEET 1 OF 2

**P&Z AGENDA
ITEM**

B



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 07/30/2013
AGENDA ITEM SUBJECT: Preliminary Plat of Shadow Creek Ranch – SF 63B

Old Business **New Business** Discussion Item Workshop

Summary: A request by Rene Rodriguez, from LJA, applicant, on behalf of 741 SCR, LTD, owner, for approval of a Preliminary Plat of Shadow Creek Ranch – SF 63B, a 69 lot single-family residential subdivision, generally located approximately 600 feet west of Trinity Bay Dr. south of Shadow Creek Pkwy.

Staff Recommendation: Approval

Agenda Reviewed by:

HE

Date Reviewed:



PLANNING AND ZONING COMMISSION MEETING OF AUGUST 5, 2013

Preliminary Plat of Shadow Creek Ranch– SF 63B

A request by Rene Rodriguez, from LJA, applicant, on behalf of 741 SCR, LTD, owner, for approval of a Preliminary Plat of Shadow Creek Ranch - SF 63B, a 69 lot single-family residential subdivision, to wit:

Legal Description: A subdivision of 18.094 acres of land situated in the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas.

General Location: Approximately 600 feet west of Trinity Bay Dr. south of Shadow Creek Pkwy.

SUMMARY: This is a request for a Preliminary Plat of Shadow Creek Ranch– SF 63B, a proposed 69 lot single-family residential subdivision on approximately 18.094 acres. This proposed subdivision is located within the Shadow Creek Ranch Planned Unit Development. The Shadow Creek Ranch PUD was approved in September of 1999 for approximately 3305 acres of land within the City of Pearland.

This section of Shadow Creek will be served by Shadow Creek Pkwy which is a major thoroughfare with a minimum right-of-way of 120'. A stub out to the east will be built for future connection to section 63A which will have access to Trinity Bay Dr.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	PUD (Planned Unit Development – Shadow Creek)	Vacant Land
South	PUD (Planned Unit Development – Shadow Creek)	Detention Lake
East	PUD (Planned Unit Development – Shadow Creek)	Vacant Commercial/SCR – SF 63A
West	PUD (Planned Unit Development – Shadow Creek)	Outside City Limits

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

SHADOW CREEK RANCH PUD: The Shadow Creek Ranch development allows for a combination of single family lots, multi-family, commercial sites, parks, and wet and dry detention. This Preliminary Plat has 1.124 acres of reserve open space.

SHADOW CREEK RANCH: R-5 SINGLE FAMILY RESIDENTIAL DISTRICT: This Preliminary Plat depicts a variety of lot sizes, which fall under the R-5 Single Family Dwelling District. The requirements of the R-5 Single-Family Dwelling District have been summarized in Table 2. This Preliminary Plat has a minimum lot size of 7,150 square foot lots (55' x 130'), which is above the required 6,000 SF that is required.

Table 2: R-5 Single-Family Dwelling District	
Area and Height Requirements	
Minimum Lot Size:	6,000 square feet
Minimum Lot Width:	50 Feet
Maximum Lot Coverage:	60%
Maximum Height	35 Feet

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

PLATTING STATUS: This is the first plat for Shadow Creek Ranch – SF 63B.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The subject property is within the Medium Density Residential land use designation. The Medium Density Residential land use designation is for medium lot single family development. This submittal is in conformance with this land use designation as the proposed lots are a minimum of 7,150 square feet. The City of Pearland uses the Future Land Use Plan as a guide to implement zoning, in this case, the approved Shadow Creek Ranch PUD had a higher density than the Future Land Use Plan allows.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Shadow Creek Pkwy, which is a 120-foot Major Thoroughfare. Internally this development will be served by Swift Creek Drive and Hartford Landing, both 50' local streets.

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

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

STORMWATER MANAGEMENT: A Preliminary Drainage Plan will have to be approved by the Engineering Department prior to the approval of any final plat.

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

STAFF RECOMMENDATION: Staff recommends approval of this Preliminary Plat of Shadow Creek Ranch – SF 63B as proposed by the applicant for the following reasons and with the following conditions:

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.

SUPPORTING DOCUMENTS:

- Vicinity Map
- Land Use Map
- Zoning Map
- Aerial Map
- Preliminary Plat of Shadow Creek Ranch – SF 63B



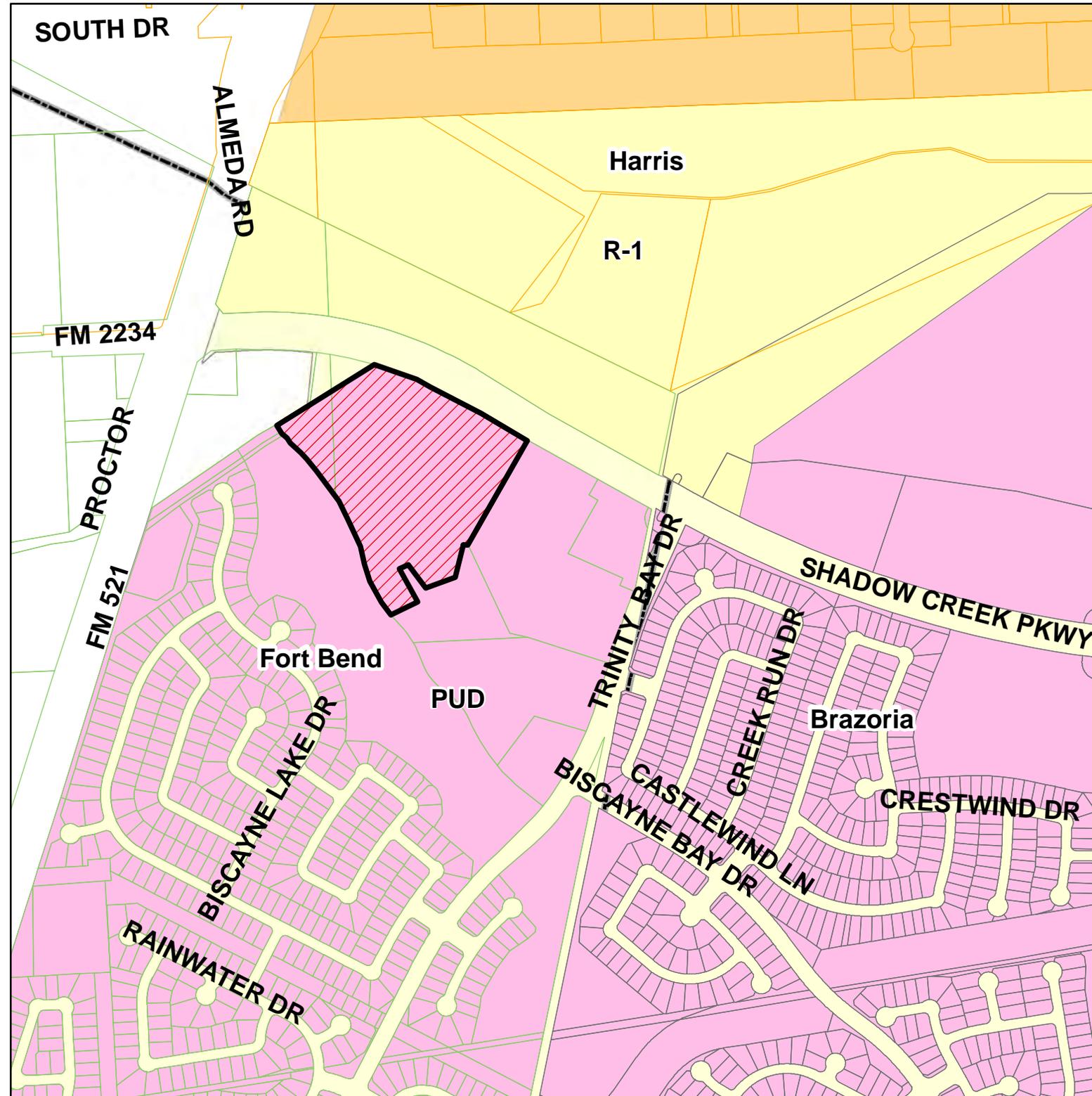
Zoning and Vicinity Map

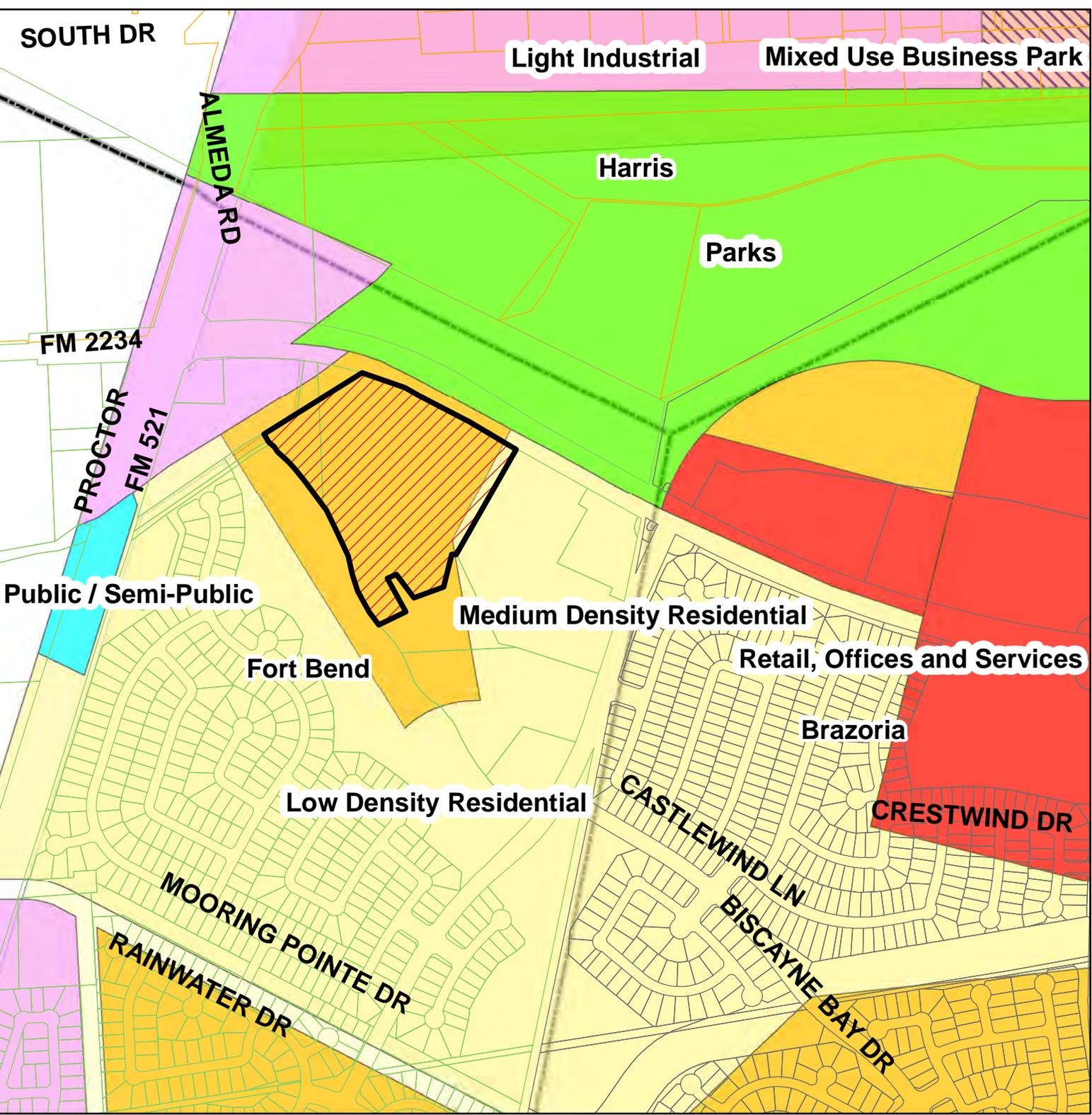
Preliminary Plat of Shadow Creek Ranch - SF 63B

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

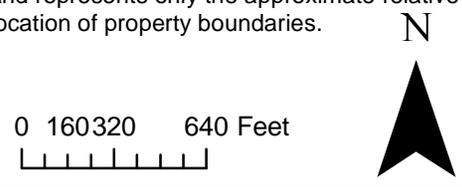
0 160320 640 Feet





FLUP Map
Preliminary Plat of
Shadow Creek
Ranch - SF 63B

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





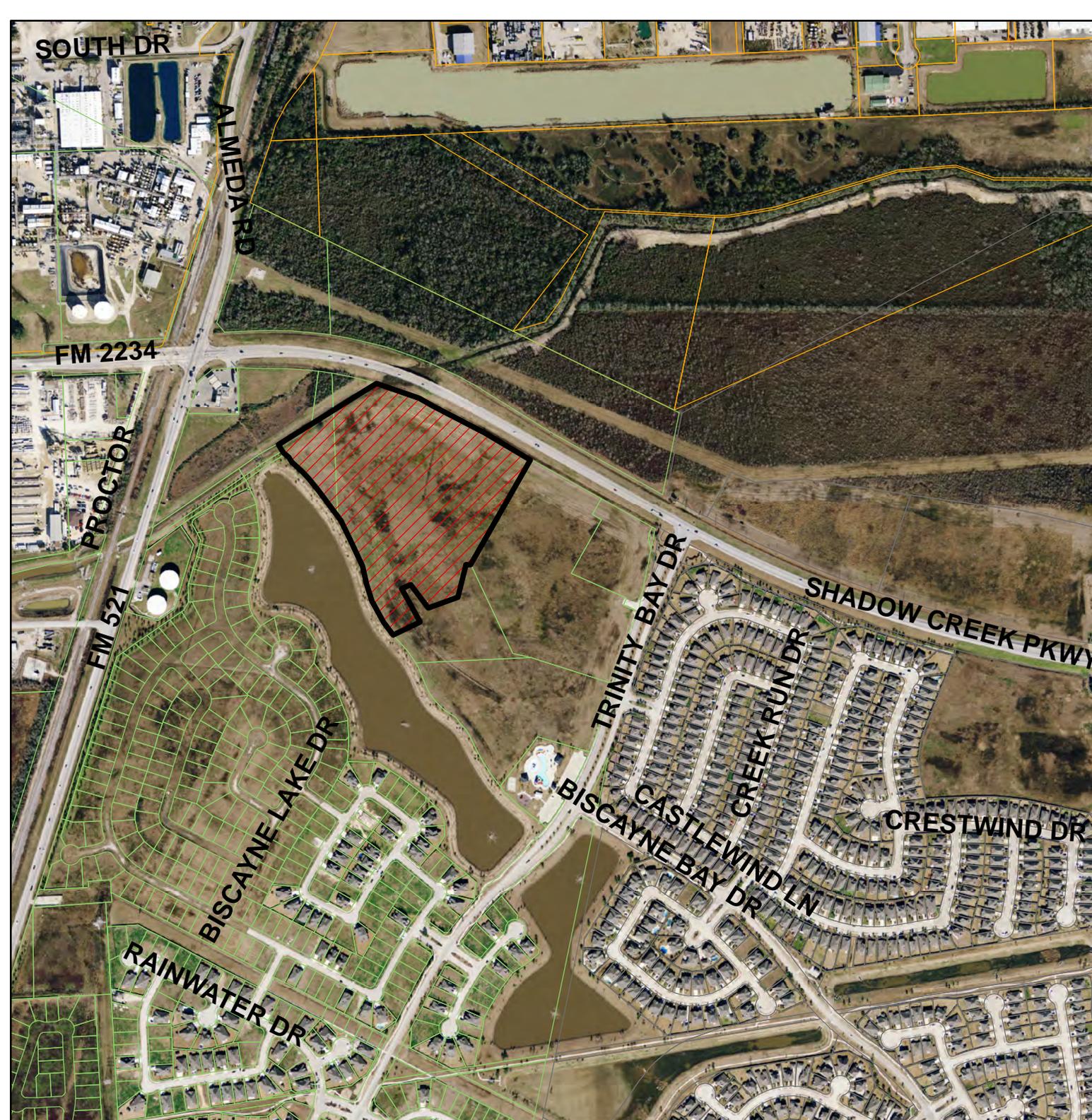
Aerial Map

Preliminary Plat of Shadow Creek Ranch - SF 63B

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 160320 640 Feet



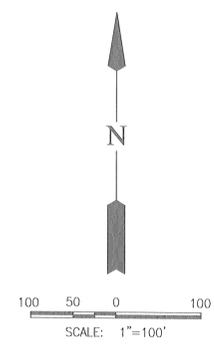
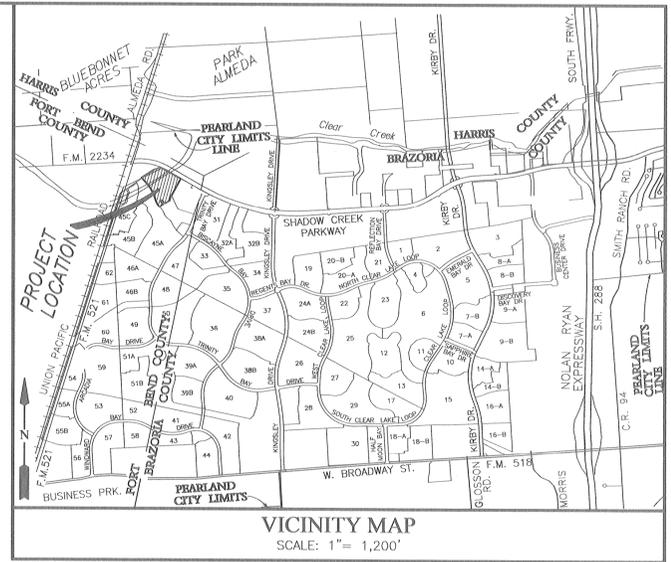


CURVE TABLE

CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
C1	50.00	35.37	57.75	61.37	70-33-04	S 69-03-39 W
C2	25.00	6.67	12.89	13.04	29-33-09	N 48-43-41 E
C3	725.00	41.55	82.95	83.00	6-33-34	S 60-23-29 W
C4	25.00	23.41	34.17	37.62	86-13-33	S 79-46-32 E
C5	730.00	54.32	108.34	108.44	8-30-40	S 32-24-25 E
C6	780.00	61.57	122.75	122.88	9-01-34	S 32-39-53 E
C7	598.44	177.72	340.73	345.51	33-04-48	S 28-56-26 E
C8	215.00	8.88	17.94	17.95	4-46-07	N 14-47-31 W
C9	1216.20	330.27	637.45	644.98	30-23-07	N 32-22-33 W
C10	500.00	55.56	110.44	110.67	12-40-53	S 41-13-40 E
C11	50.00	50.00	70.71	78.54	90-00-00	N 15-48-37 W
C12	300.00	107.61	202.58	206.64	39-27-56	N 48-55-20 E
C13	755.00	44.90	89.64	89.69	6-48-24	S 24-44-54 E
C14	1195.00	181.07	358.04	359.40	17-13-54	N 29-57-39 W
C15	50.00	50.00	70.71	78.54	90-00-00	S 06-25-24 W
C16	300.00	201.46	334.50	354.82	67-45-58	S 85-18-23 W
C17	25.00	25.00	35.36	39.27	90-00-00	S 74-11-23 W
C18	25.00	25.00	35.36	39.27	90-00-00	S 15-48-37 E
C19	25.00	6.81	13.14	13.29	30-27-58	S 76-02-37 E
C20	50.00	192.87	96.80	131.71	150-55-56	N 15-48-37 W
C21	25.00	6.81	13.14	13.29	30-27-58	S 44-25-22 W
C22	325.00	116.58	219.48	223.86	39-27-56	N 48-55-20 E
C23	25.00	25.00	35.36	39.27	90-00-00	S 23-39-18 W
C24	730.00	43.41	86.67	86.72	6-48-24	S 24-44-54 E
C25	780.00	46.39	92.61	92.66	6-48-24	S 24-44-54 E
C26	1170.00	177.28	350.55	351.88	17-13-54	N 29-57-39 W
C27	25.00	7.51	14.39	14.60	33-27-20	N 55-18-18 W
C28	50.00	340.91	98.94	142.52	163-18-44	S 09-37-27 W
C29	25.00	9.06	17.04	17.39	39-51-23	N 71-21-07 E
C30	325.00	218.25	362.36	384.39	67-45-58	S 85-18-23 W
C31	25.00	25.00	35.36	39.27	90-00-00	N 74-11-23 E
C32	25.00	25.00	35.36	39.27	90-00-00	N 15-48-37 W
C33	275.00	98.64	185.70	189.42	39-27-56	N 48-55-20 E
C34	25.00	25.00	35.36	39.27	90-00-00	S 66-20-42 E
C35	1220.00	60.76	121.37	121.42	5-42-09	N 24-11-46 W
C36	25.00	24.02	34.64	38.27	87-41-54	S 16-48-07 W
C37	25.00	12.01	21.65	22.39	51-19-04	S 86-18-36 W
C38	55.00	44.04	68.75	77.13	282-38-08	N 29-20-56 W
C39	25.00	12.01	21.65	22.39	51-19-04	N 34-59-32 E
C40	25.00	24.02	34.64	38.27	87-41-54	S 75-29-59 E
C41	1220.00	73.83	147.39	147.48	6-55-34	N 35-06-49 W
C42	25.00	25.00	35.36	39.27	90-00-00	S 06-25-24 W
C43	25.00	25.00	35.36	39.27	90-00-00	N 15-48-37 W
C44	1829.86	148.68	296.39	296.71	9-17-26	N 65-27-20 W
C45	25.00	15.40	26.23	27.61	63-16-39	N 02-26-57 W
C46	25.00	15.47	26.31	27.71	63-30-38	S 29-03-19 E
C47	275.00	184.67	306.63	325.25	67-45-58	S 85-18-23 W
C48	25.00	15.40	26.23	27.61	63-16-39	N 60-49-42 E
C49	500.00	10.82	21.63	21.63	2-28-43	N 44-14-29 W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 59-41-54 W	23.54
L2	S 61-50-54 W	50.00
L3	S 37-10-40 E	62.97
L4	N 68-39-18 E	155.37
L5	N 60-39-04 E	150.12
L6	S 38-34-36 E	51.80
L7	S 51-25-24 W	88.79
L8	S 29-11-23 W	100.00
L9	N 60-48-37 W	35.53
L10	N 68-39-18 E	105.37
L11	S 21-20-42 E	16.61
L12	S 38-34-36 E	52.88
L13	S 51-25-24 W	78.15
L14	N 60-48-37 W	149.35
L15	S 29-11-23 W	100.00
L16	N 68-39-18 E	105.37
L17	S 21-20-42 E	78.23
L18	N 60-39-04 E	38.67
L19	N 60-39-04 E	38.67
L20	S 38-34-36 E	51.80
L21	S 51-25-24 W	88.79
L22	N 29-35-58 W	92.75
L23	N 60-48-37 W	160.12
L24	S 74-11-23 W	14.14
L25	S 29-11-23 W	112.33
L26	S 29-11-23 W	112.29
L27	S 15-48-37 E	14.14
L28	S 60-48-37 E	110.00
L29	S 62-13-44 E	65.51
L30	N 29-11-23 W	13.80
L31	S 84-29-52 E	77.43
L32	S 67-00-33 E	80.78
L33	S 69-03-31 E	48.32
L34	N 06-18-46 W	138.95
L35	N 34-33-52 E	58.05
L36	N 54-54-31 E	56.48
L37	N 69-39-00 W	54.18
L38	N 89-40-56 W	53.87



13500 BLOCK OF SWIFT CREEK DRIVE
**PRELIMINARY PLAT OF
 SHADOW CREEK RANCH
 SF-63B**

A SUBDIVISION OF 18.094 ACRES OF LAND SITUATED IN THE S.G. HAYNIE SURVEY, ABSTRACT 620 AND H. LEVERING SURVEY, ABSTRACT 279, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS

69 LOTS 4 RESERVES (1.124 ACRES) 3 BLOCK

JULY 29, 2013 JOB NO. 2027-0163BC-309

OWNERS:
741SCR, LTD.
 BY: PSWA, INC., ITS SOLE GENERAL PARTNER
 GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT
 P.O. BOX 34306, HOUSTON, TEXAS 77234

- LEGEND**
- BL. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - W.S.E. WATER AND SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE
 - PROPOSED STREET LIGHT
 - EXIST. STREET LIGHT

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

**P&Z AGENDA
ITEM**

C



PLANNING AND ZONING COMMISSION MEETING OF AUGUST 5, 2013

Old Alvin Road Cluster Development Plan

A request by Chris Lynch of Gehan Homes, applicant, for Thomas P. Alexander, Jr. owner, for approval of a Cluster Plan on a 19.4462 acre tract of land for a single-family residential subdivision, generally located along the east side of Old Alvin Road and south of McHard Road.

Legal Description: All of that certain 19.4462 acre tract of land located in the H. T. & B. R. R. Co. Survey, Abstract No. 76, Brazoria County, Texas, being a part of lot 42, Zychlinski Subdivision, a map or plat of which is recorded in Volume 29 on Page 43, and the remainder of Lot 4, Walcott's Pearland Subdivision, a map or plat of which is recorded in Volume 35 on Page 241, Deed Records of Brazoria County, Texas.

General Location: East side of Old Alvin Road, south of McHard Road

SUMMARY: This is a request for a Cluster Plan on Old Alvin Road. The proposal is for 56 single-family residential lots, with 3.0 acres of non-amenitized detention. The development will have 4 acres of open space, in the form of green space with pedestrian circulation, picnic areas, playground, exercise stations, landscaping, and an upgraded wood fence with masonry columns.

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

The property is currently zoned Single Family Residential-1 (R-1). This zoning is a result of a zone change approved by City Council on July 22, 2013. Prior to this date the property was zoned General Commercial (GC), would not permit residential development.

The typical proposed lot size for the Cluster Development plan will be 55' x 120,' which equals 6,600 square feet. The minimum lot size in a traditional R-1 development would be 80' X 90' and 8,800 square feet. The density being proposed is 2.9 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)	2.9	3.2

*typical lot width and depth for the proposed Cluster Development Plan.

Total lots achievable with R-1: 62

Total lots proposed with Cluster: 56

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	GC	General Commercial
South	MF	Multi Family
East	PUD	Planned Development - Residential
West	GC	General Commercial

UNIFIED DEVELOPMENT CODE: The subject property is currently zoned Single-Family Residential-1 (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 requirements of 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:

It appears that the Cluster Plan submitted would meet the 3.2 units per acre requirement, as the proposed density is 2.9 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, and width.

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

This Cluster Development Plan will abut General Commercial (GC) zoning to the north and west, Multi-Family (MF) to the south, and a Single Family Residential PD to the east. The applicant is proposing a landscape buffer to the south for buffering, and a masonry wall to the north for buffering between the proposed development and potential future commercial development. 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 4 acres of park area and open space and 3 acres of non-amenitized detention. The park area and open space is equal to 21% of the entire development.

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 Retail, Offices, and Services, as well as high density residential. The approved Comprehensive Plan further indicates that appropriate zoning for these designations would be General Commercial, General Business, Office

Professional and Multi-Family. Therefore, the proposed development is not in conformance with the Comprehensive Plan, however, as indicated earlier, the City Council approved the Single Family Residential-1 (R-1) zone change on July 22, 2013.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject contains frontage on Old Alvin Road, a major collector with a minimum right-of-way of 80'. Old Alvin Road, where fronting the subject property is currently constructed as a two lane road, with a width of approximately 20'.

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 requested Cluster Development Plan for the following reasons and with the following conditions:

- 1) The proposed cluster development plan appears to meet the criteria of approval in the Unified Development Code.
- 2) The proposed cluster development plan should not have any negative impacts on surrounding properties or developments.
- 3) The proposed Cluster Development Plan appears to be compatible with surrounding zoning and uses.

Conditions

- 1) Label the overall layout exhibit.
- 2) Provide a legend for symbols on overall layout exhibit.

SUPPORTING DOCUMENTS:

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



Zoning Map

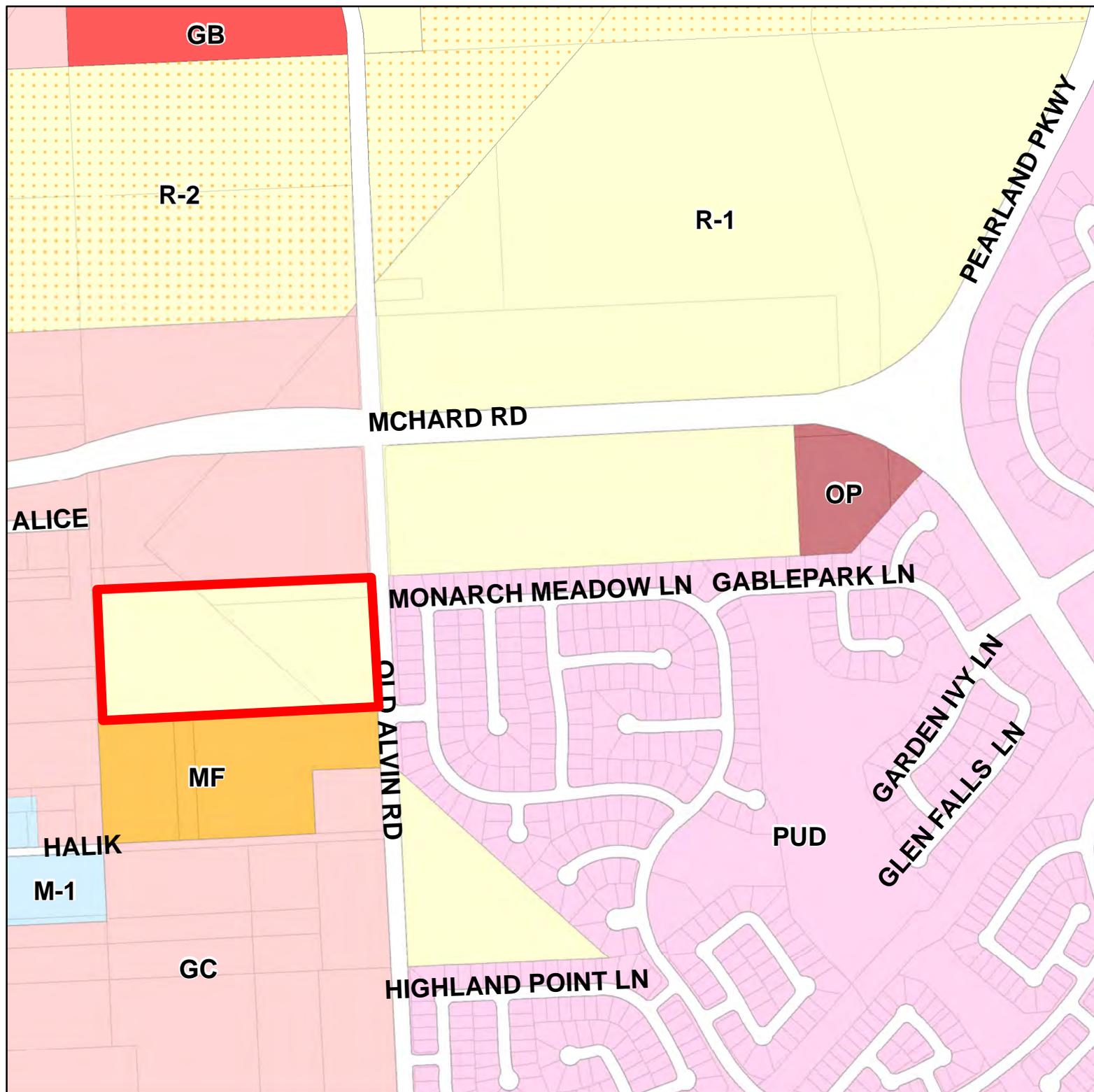
Cluster Development Plan

Old Alvin Road, south of McHard

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

0 210 420 840 Feet



Medium Density Residential

Parks

David L. Smith Project

McHARD RD

Offices

Public / Semi-Public

ALICE

Industrial

OLD ALVIN RD

GABLEPARK LN

High Density Residential

Low Density Residential

GARDEN IVY LN

HALIK

Retail, Offices and Services

D-10,000sf Lots (Suburban Res)

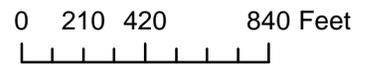


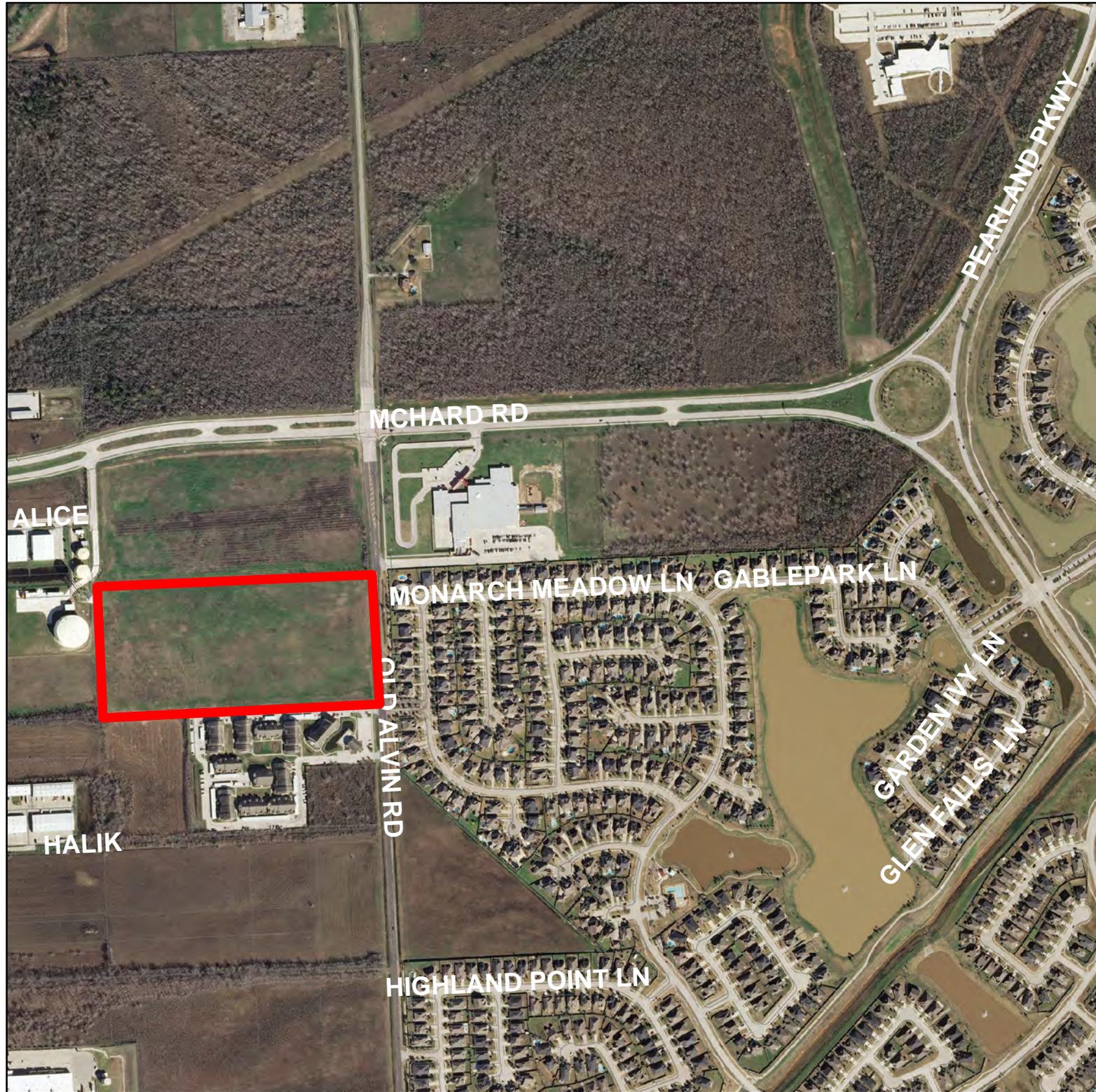
FLUP Map

Cluster Development Plan

Old Alvin Road, south of McHard

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



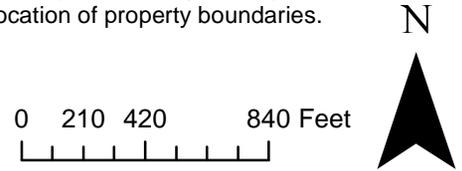


Aerial Map

Cluster Development Plan

Old Alvin Road, south of McHard

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.



CHARACTER IMAGES



Open Space & 6' Trail



Open Space & 6' Trail



Playground



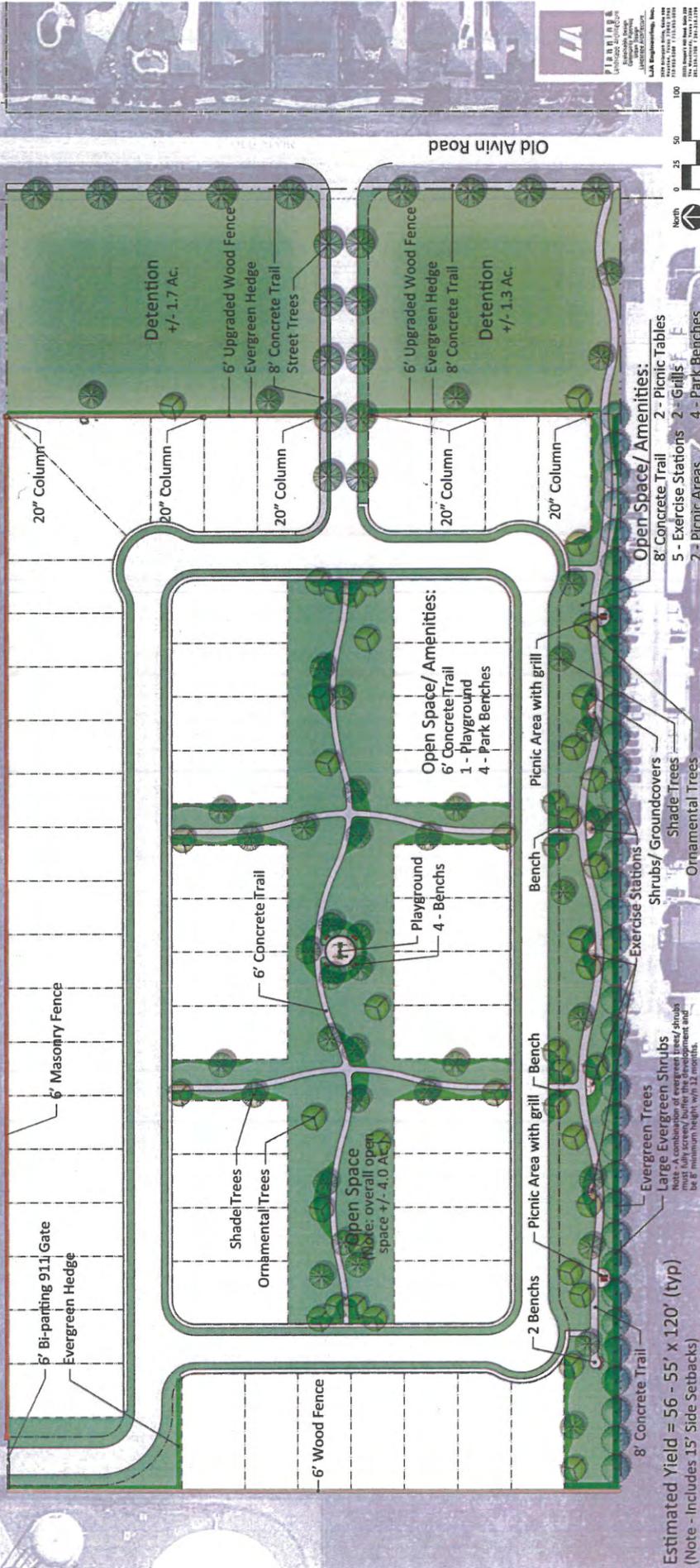
Exercise Stations



Site Furnishings



Bench



Estimated Yield = 56 - 55' x 120' (typ)
(Note - Includes 15' Side Setbacks)

Open Space/ Amenities:
8' Concrete Trail
5 - Exercise Stations
2 - Picnic Areas
2 - Picnic Tables
2 - Grills
4 - Park Benches

Open Space/ Amenities:
6' Concrete Trail
1 - Playground
4 - Park Benches

Open Space/ Amenities:
6' Upgraded Wood Fence
Evergreen Hedge
8' Concrete Trail
Street Trees

Open Space/ Amenities:
6' Upgraded Wood Fence
Evergreen Hedge
8' Concrete Trail
Detention +/- 1.3 AC

Gehan
Designed for Your Life. HOMES

LOTING & AMENITIES PLAN

Old Alvin Road
19.4 Acre Tract
Pearland, Texas

WHL

LVA
LVA Engineering, Inc.
2000 West Loop South, Suite 100
Houston, Texas 77056
Tel: 281.486.1100
Fax: 281.486.1101
www.lva-engineering.com
Reference: 06-1113

**P&Z AGENDA
ITEM**

D



PLANNING AND ZONING COMMISSION MEETING OF AUGUST 5, 2013

Dixie Farm and Tall Oak Cluster Development Plan

A request by Chris Lynch of Gehan Homes, applicant and Kathy Jan Freeman and Kim Freeman, owner (s), for approval of a Cluster Plan on a 14.3 acre tract of land for a single-family residential subdivision, generally located at the northeast corner of Dixie Farm Road and Tall Oak Drive.

Legal Description: Being 11.933 acres of land located in the W.D.C. Hall League, Abstract 70, Brazoria County, Texas, more particularly being a portion of Lot 3 and Lot 4 of the George W. Jenkins Subdivision, a subdivision of record in Volume 79, Page 616 of the Brazoria County Deed Records (B.C.D.R.), also being the residue of a 7.5 acre tract (described as the Southwest $\frac{3}{4}$ of Lot 3) of which an undivided one-half interest was conveyed to Kim Freeman by instrument of record in File Number 99-010744 of the Brazoria County Official Records (B.C.O.R.) and an undivided $\frac{1}{4}$ interest, each, was to Kim Freeman and Kathy Jan Freeman, by instrument of record in File number 96-044065 of said B.C.O.R., and the residue of a 5 acre tract (described as southwest $\frac{1}{2}$ of Lot 4) of which an undivided one-half interest was conveyed to Kathy Freeman, by instrument of record in File number 99-0010744, of said B.C.O.R. and an undivided one fourth interest, each, was conveyed to Kim Freeman and Kathy Jan Freeman by instrument of record in File Number 96-044065, of said B.C.O.R., and;

Being 2.387 acres of land located in the W.D.C. Hall League, Abstract 70, Brazoria County, Texas, more particularly being a portion of Lot 3 of the George W. Jenkins Subdivision, a subdivision of record in Volume 79, Page 616 of the Brazoria County Deed Records (B.C.P.R.), and being the residue of a 2.5 acre tract (described as the Northeast $\frac{1}{4}$ of Lot 3) conveyed to Kathy Freeman by instrument of record in Volume 1009, Page 57 of said B.C.D.R.

General Location: Northeast corner of Dixie Farm Road and Tall Oak Drive

SUMMARY: This is a request for a Cluster Plan on Dixie Farm Road. The proposal is for 40 single-family residential lots, on 14.3 acres of land, with 2.8 acres of open space. The development will have an entry park with open space, a number of neighborhood enhancements, in the form of a landscaped entry feature, 8' concrete trails system with exercise stations, and upgraded wood fencing with masonry columns. The property is expected to be development in one phase.

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 minimum of 55' X 12', and a minimum lot area of 6,600 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 2.9 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

*typical lot width and depth for the proposed Cluster Development Plan.

Total lots achievable with R-1: 46

Total lots proposed with Cluster: 40

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-2	Single Family Residential
South	R-1	Vacant
East	R-1	One Single Family Home/Vacant
West	PD	Single Family Residential

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 2.9 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, and width.

- 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-2 (Low Density Residential) zoning to the north and the east, and a Single Family Residential Planned Development to the west. Undeveloped single-family residential property is located 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 2.8 acres of park area and open space with landscaping, 8' concrete trails, and exercise stations. This is equal to approximately 20% of the entire development. Additionally there is .7 acres of easements and a 1 acre non-amenitized detention pond which will serve as open space.

The landscaping along Dixie Farm Road will comply with and exceed the Corridor Overlay District landscaping requirements.

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 Dixie Farm Road, a major thoroughfare with a minimum right-of-way of 120'. Dixie Farm Road is currently constructed as a four lane road, divided roadway with a width of approximately 120'.

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:

- 1) Label the overall layout exhibit.
- 2) Provide a legend for symbols on overall layout exhibit.
- 3) Masonry fences along the rear portions of the lots adjacent to Dixie Farm Road are required to be installed per 4.2.4.1 (c) (1) of the UDC.

SUPPORTING DOCUMENTS:

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



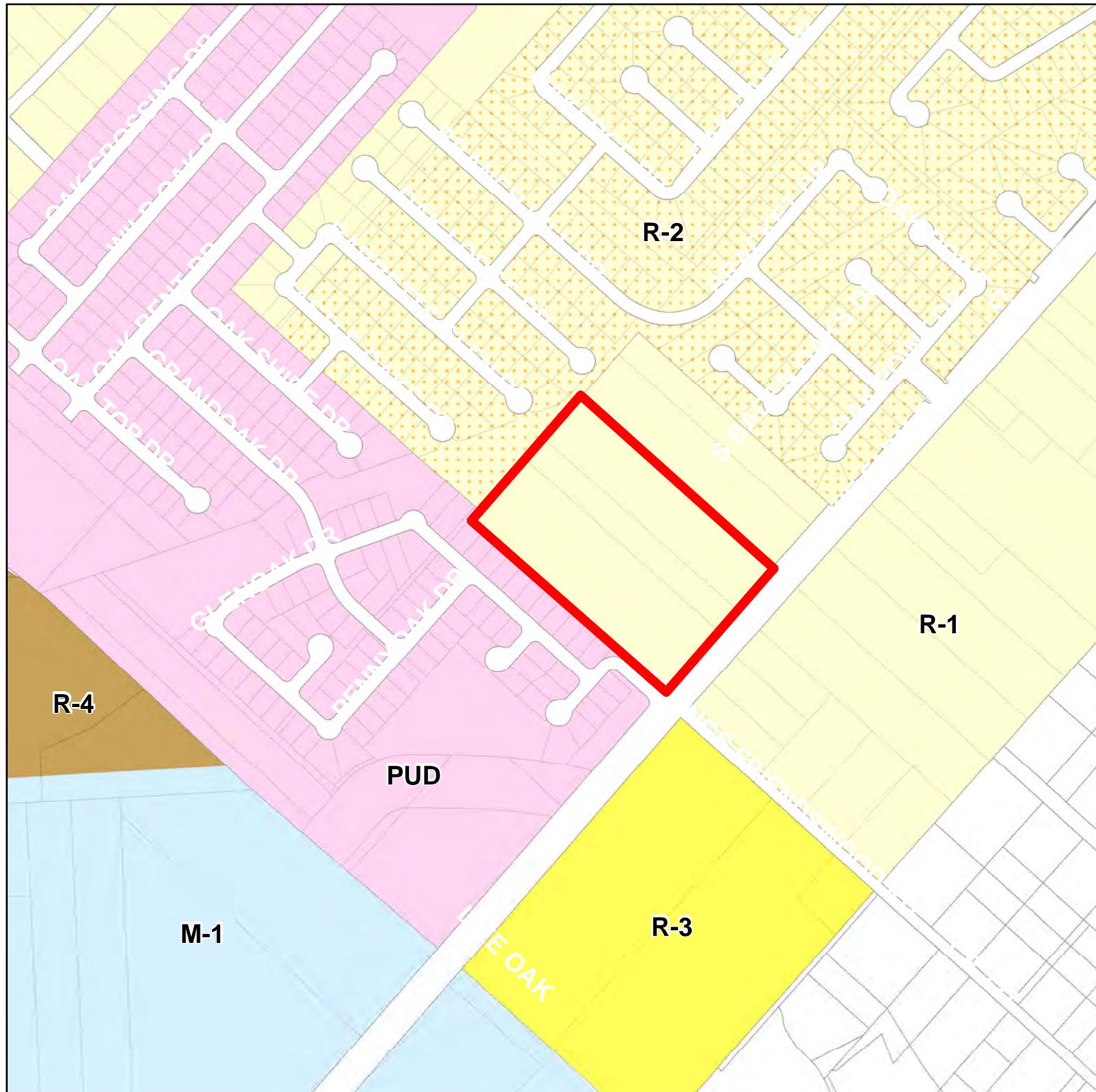
Zoning Map

Cluster Development Plan

Dixie Farm and Tall Oak Drive

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.

0 160 320 640 Feet





FLUP Map

Cluster Development Plan

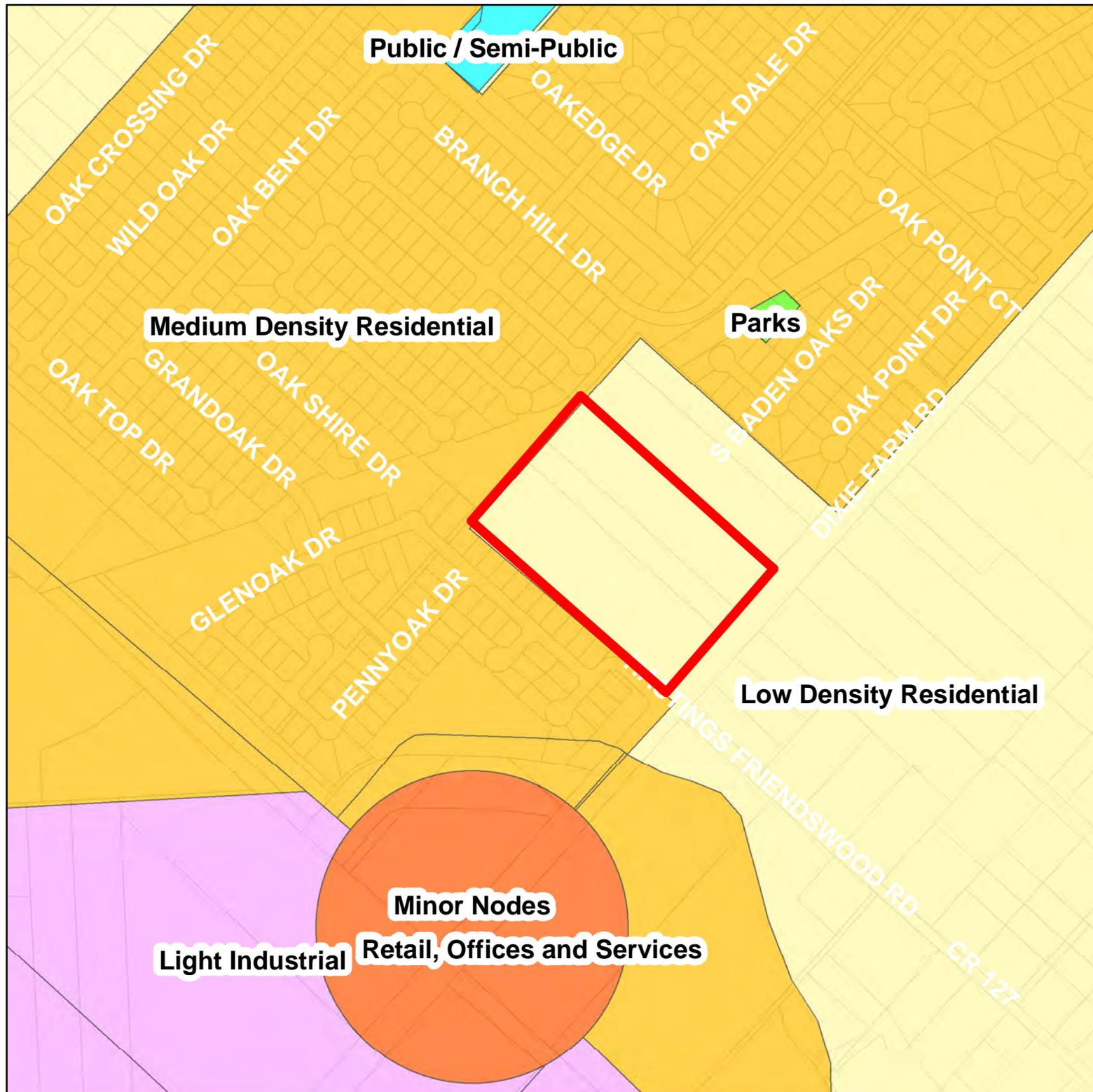
Dixie Farm and Tall Oak Drive

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.

0 160 320 640 Feet



N





Aerial Map

Cluster Development Plan

Dixie Farm and Tall Oak Drive

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.

0 160 320 640 Feet



CHARACTER IMAGES



Open Space & 8' Trail



Open Space & 8' Trail



Playground



Exercise Stations



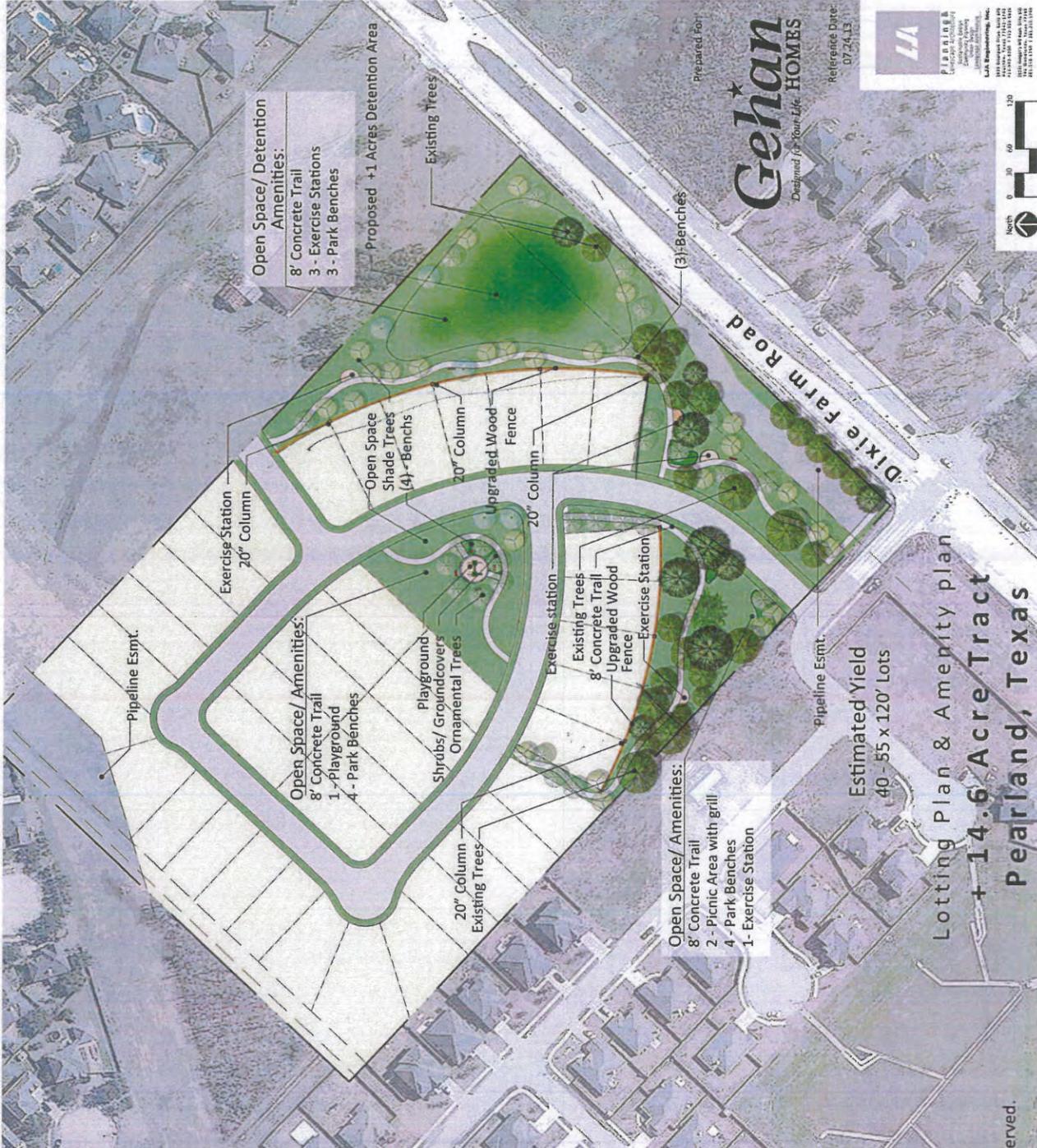
Site Furnishings

Detailed Area Calculation

- Total Site Area = 14.6 Acres
- Total Area of Easement = 0.74 Acres
- Total Open Space minus Easement = 2.81 Acres
- Total Area of Amenitized Detention = 0 Acres
- Total area of all non-amenitized detention = 1 Acres

Note

The site plan complies with the city overlay standards of 1" shade tree caliper per 10' of frontage and 1" of ornamental tree caliper per 10' of frontage plus an additional 14" of shade tree caliper and an additional 17" ornamental tree caliper more than required.
 * 35 Existing trees totaling +/- 525" of caliper will be preserved.



**Lotting Plan & Amenity plan
 + 14.6 Acre Tract
 Pearland, Texas**



Prepared For:

Reference Date:
07/24/13



**P&Z AGENDA
ITEM**

E



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes, Planner II
DATE: August 5, 2013
AGENDA ITEM SUBJECT: 6 Month Zone Change and CUP Update – August 2013

Old Business New Business Discussion Item Workshop

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

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

Zoning Update -March 2013 - August 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
2013-06Z	Richard Gonzales	4608 Walnut	4/15/2013	4/15/2013	Approval	R-2	NS	Approved
2013-07Z	Beeman Strong, Kerry Gilbert & Assoc	Pearland Pkwy, 700' N/ of Broadway	4/15/2013	4/15/2013	Tabled	PD	PD	Approved
2013-08Z	Grocers Supply Co. Inc./Collin Tadlock	7201 Broadway	5/20/2013	5/20/2013	Denial	GB	GC	Denial
2013-09Z	Expre Realty, LTD	SW corner of Bardet and Wagon Trail	6/17/2013	6/17/2013	Approved	GB	GC	Approved
2013-10Z	Bay Area Equestrian Properties	1908 Broadway	6/17/2013	6/17/2013	Approved	R-1	GB	Approved
2013-11Z	T&B Alexander Family, LTD, Gehan Homes	~500' South of McHard on West side of Old Alvin	6/17/2013	6/17/2013	Approved	GC	R-1	Approved

CUP's

Appl No	Property Owner, Applicant	Proposed Use	Address or Location of Property	JPH	P & Z Meeting	P & Z Action	Current Zoning	City Council Status
CUP 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	Approved

**ADJOURN
MEETING**