

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

AUGUST 19, 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 19, 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 August 5, 2013, P&Z Regular Meeting, held at 6:30 p.m.

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – WAIVER OF DECISION OF TIME FOR PRELIMINARY PLAT OF AVALON TERRACE SECTION 4

A request for a waiver of decision of time by Brent Lindelof of Jones and Carter, applicant, on behalf of MHI, owner, for approval of a waiver of decision for the Preliminary Plat of Avalon Terrace Section 4, a 57 lot single-family residential subdivision, to wit:

Legal Description: subdivision of 16.94 acres of land out of the H.T. & B.R.R. Co. Survey, Abstract-505 Brazoria County, Texas.

General Location: The northwest corner of Max Rd. and Hughes Ranch Rd.

B. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF AVALON TERRACE SECTION 4

A request by Brent Lindelof of Jones and Carter, applicant, on behalf of MHI, owner, for approval of a Preliminary Plat of Avalon Terrace Section 4, a 57 lot single-family residential subdivision, to wit:

Legal Description: subdivision of 16.94 acres of land out of the H.T. & B.R.R. Co. Survey, Abstract-505 Brazoria County, Texas.

General Location: The northwest corner of Max Rd. and Hughes Ranch Rd.

<p>Decision Date: 8/23/2013</p>
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C. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT SOUTHERN TRAILS SECTION 16

**Decision
Date:
8/23/2013**

A request by Geoff Freeman 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 16, a 12 lot single-family residential subdivision.

Legal Description: Being 3.6 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: 12000 Block of Southern Trails Dr.

D. CONSIDERATION & POSSIBLE ACTION – PLANNING AND ZONING VARIANCE 2013-01

A request by Warren Escovy of LJA Engineering, applicant, on behalf of Meritage Homes, owner, for approval a Variance from Section 3.2.6.4 to allow for a cul-de-sac to exceed the 600' maximum length, generally located along Snow Pine Dr and Darling Amy.

Legal Description: Being a subdivision of 60.052 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, 70-74, 73-78, 87-89, 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: Snow Pine Lane and Darling Amy Dr.

E. CONSIDERATION & POSSIBLE ACTION – PLANNING AND ZONING VARIANCE 2013-02

A request by Warren Escovy of LJA Engineering, applicant, on behalf of Meritage Homes, owner, for approval a Variance from Section 3.2.6.4 to allow for a cul-de-sac to exceed the 600' maximum length, generally located along Pine Meadow Creek Ln.

Legal Description: Being a subdivision of 60.052 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, 70-74, 73-78, 87-89, 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: Pine Meadow Creek Ln.

F. CONSIDERATION & POSSIBLE ACTION – MASTER PLAT OF RIVERSTONE RANCH

**Decision
Date:
8/23/2013**

A request by Warren Escovy – LJA Engineering Inc., applicant, on behalf of Meritage Homes of Texas, LLC, owner, for approval of a Master Plat of Riverstone Ranch, a 236 lot single-family residential subdivision, to wit

Legal Description: Being a subdivision of 60.052 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, 70-74, 73-78, 87-89, 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 south of the City of Houston ETJ border, Pearland, TX.

G. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT RIVERSTONE RANCH AT CLEAR CREEK SECTION 2

**Decision
Date:
8/23/2013**

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 2, a 90 lot single-family residential subdivision, to wit

Legal Description: Being a subdivision of 25.997 acres of land situated in the T.J. Green Survey, Abstract 290, City of Pearland, Harris County, Texas also being a Replat of lots 54, 55, 56, 57, 70-74, and 87-90 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.

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

H. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF OAKBROOK ESTATES SECTION 9

**Decision
Date:
8/23/2013**

A request by Alex Van Duzer of Cobb Fendley, applicant, on behalf of Oakbrook Estates, Ltd, owner, for approval of a Preliminary Plat of Oakbrook Section 9, a 28 lot single-family residential subdivision, to wit

Legal Description: A subdivision of 7.2962 acres in the W.D.C. Hall League, Abstract No. 70, Brazoria County MUD 17, City of Pearland, Brazoria County, Texas.

General Location: 1920 Grandoak Dr.

I. DISCUSSION ITEMS

1. Commissioners Activity Report
2. State APA Conference
3. No PZ Meeting on September 2, 2013
4. Next JPH/PZ Meeting – September 16, 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 16nd 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, AUGUST 5, 2013, AT 6:30 P.M., 2nd FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

CALL TO ORDER

P&Z Chairperson Henry Fuertes called the P&Z Regular Meeting to order at 6:40 p.m. on August 5, 2013.

The following were present:

P&Z Chairperson Henry Fuertes
P&Z Commissioner Mary Starr
P&Z Commissioner Ginger McFadden

P&Z Commissioner Linda Cowles
P&Z Commissioner Elizabeth McLane
P&Z Commissioner Daniel Tunstall

APPROVAL OF MINUTES

P&Z Commissioner Elizabeth McLane made the motion to approve the minutes of August 5, 2013, P&Z Regular Meeting, and P&Z Commissioner Mary Starr seconded.

The vote was 6-0. The Minutes of the P&Z Regular Meeting of August 5, 2013 were approved.

NEW BUSINESS

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

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.

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 conditions of approval and staff recommended approval.

There was brief discussion with regards to lot sizes.

The vote was 6-0. The Preliminary Plat of Shadow Creek Ranch – SF 63A was approved.

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

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.

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 conditions of approval and staff recommended approval.

There was brief discussion with regards to ingress and egress. A representative from LJA Engineering was present and stated it would be a right in and right out turn. There was also discussion regarding the 60 foot lots on the lake.

The vote was 6-0. The Preliminary Plat of Shadow Creek Ranch – SF 63B was approved.

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

P&Z Commissioner Mary Starr made the motion to approve, and P&Z Commissioner Elizabeth McLane seconded.

Planner II Ian Clowes read the staff report stating there were two conditions of approval but the conditions were met prior to the meeting. Staff recommended approval.

P&Z Commissioner Elizabeth McLane inquired if Old Alvin Road would be able to support the traffic of these homes and if it would be widened. There were also questions with regards to the masonry fence. Mr. Alan Mueller was present and stated that a masonry fence was being added to buffer on the northern boundary. The City has no current plans to widen Old Alvin Road.

The vote was 6-0. The Old Alvin Road Cluster Plan was approved.

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

P&Z Commissioner Mary Starr made the motion to approve, and P&Z Commissioner Ginger McFadden seconded.

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

P&Z Commissioner Ginger McFadden stated she liked that the applicant was saving the trees.

P&Z Commissioner Mary Starr stated she liked that the entrance would not be on Dixie Farm Road.

P&Z Commissioner Daniel Tunstall asked how many pipeline easements were on the property. Mr. Alan Mueller stated there was one at the front of the property, one on the back lot line and numerous behind the subdivision area.

P&Z Commissioner Mary Starr asked Deputy City Attorney Nghiem Doan to look into the city ordinance with regards to distance of building a home or business near pipelines.

P&Z Commissioner Daniel Tunstall stated he was opposed to developing on pipeline easements.

The vote was 5-1. The Dixie Farm and Tall Oak Cluster Development Plan was approved. P&Z Commissioner Daniel Tunstall voted in opposition stating the neighborhood looked great but declined to vote in favor due to closeness of pipelines.

DISCUSSION ITEMS

1. Commissioners Activity Report – there was no discussion
2. Monthly Zoning Update – Planner II Ian Clowes presented.
3. Next JPH/PZ Meeting – August 19, 2013

ADJOURNMENT

NEW BUSINESS

**P&Z AGENDA
ITEM**

A



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 08/14/2013
AGENDA ITEM SUBJECT: Avalon Terrace Section 4 Waiver Request

Old Business **New Business** Discussion Item Workshop

Summary: A request for a waiver of decision by Brent Lindelof of Jones and Carter, applicant, on behalf of MHI, owner, for approval of a waiver of decision to allow more time to address staff comments for the Preliminary Plat of Avalon Terrace Section 4, a 57 lot single-family residential subdivision, generally located at the northwest corner of Max Rd. and Hughes Ranch Dr.

Staff Recommendation: Approval

Agenda Reviewed by:

HE

Date Reviewed:

8/14/2013

August 14, 2013

Texas Board of Professional Engineers Registration No. F-439

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

Re: Avalon Terrace Section 4
Plat Submittal Extension

Dear Planning & Zoning Commission/Planning Director:

The following is a request to grant Jones & Carter, Inc. a waiver of decision time to address the plat comments for the plat known as Avalon Terrace Sec. 4. Jones & Carter, Inc. is hereby requesting a waiver be granted at the September 5, 2013 Planning & Zoning Meeting. Jones & Carter, Inc. will resubmit these plats to you by August 21, 2013 for a decision to be made at the September 16, 2013 Planning & Zoning Meeting.

Should you have any questions, or require additional information, please call.

Sincerely,



Brent Lindelof

ABL/jsw

P:\PROJECTS\05286\028-02\General\Letters\Pearland Extension Request_Avalon Section 4.doc

**P&Z AGENDA
ITEM**

B



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 08/14/2013
AGENDA ITEM SUBJECT: Preliminary Plat of Avalon Terrace Section 4

Old Business **New Business** Discussion Item Workshop

Summary: A request by Brent Lindelof of Jones and Carter, applicant, on behalf of MHI, owner, for approval of a Preliminary Plat of Avalon Terrace Section 4, a 57 lot single-family residential subdivision, generally located at the northwest corner of Max Rd. and Hughes Ranch Rd.

Staff Recommendation: Approval

Agenda Reviewed by:

HE

Date Reviewed:

8/14/2013



PLANNING AND ZONING COMMISSION MEETING OF AUGUST 19, 2013

Master Plat of Avalon Terrace

A request by Brent Lindelof of Jones and Carter, applicant, on behalf of MHI, owner, for approval of a Preliminary Plat of Avalon Terrace Section 4, a 57 lot single-family residential subdivision.

Legal Description: A subdivision of 16.94 acres of land out of the H.T. & B.R.R. Co. Survey, Abstract-505 Brazoria County, Texas.

General Location: The northwest corner of Max Rd. and Hughes Ranch Rd.

SUMMARY: On behalf of MHI Partnership, Brent Lindelhof of Jones and Carter has submitted a Preliminary Plat for Avalon Terrace Section 4, a 57 lot single-family subdivision on 16.94 acres of land west of Max Rd between Hughes Ranch Rd. and Cliffstone Rd. This plat will dedicate 40' of right-of-way which will allow the city to complete the full width of Hughes Ranch Rd.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	ETJ	Single Family Subdivision
South	ETJ	City Sports Complex
East	Single Family – 12,000 Lots (SF-12)	Single Family Residential
West	Single Family – 12,000 Lots (SF-12)	Single Family Residential

UNIFIED DEVELOPMENT CODE: The Unified Development Code does not apply to the subject development as it is located within the Extra Territorial Jurisdiction (ETJ) of the City of Pearland and not within the official city limits.

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 Master Plat for Avalon Terrace is in conformance with the Low-Density Residential land use designation.

PLATTING STATUS: This is the first plat for this section of Avalon Terrace. A Master plat was approved on July 1, 2013 showing a total of 4 sections.

CONFORMANCE TO THE MASTER PLAT: The submitted plat is in conformance with the approved Master Plat of Avalon Terrace.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Cliffstone a local street with minimum right-of-way of 60', Max Rd. a major thoroughfare with minimum right-of-way of 120' and Hughes Ranch Rd. a major collector with minimum right-of-way of 80'. The proposed subdivision will be dedicating 30' for future Max Rd. expansion, and 40' for future Hughes Ranch Rd. construction.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis has been reviewed and approved by the Engineering Department for the Avalon Terrace Development.

AVAILABILITY OF UTILITIES: The subject parcel is served by water and sewer lines provided through Municipal Utility District (MUD) 16.

PARKS, OPEN SPACE, AND TREES: Park fees, if required, will be paid at the time of Final Plat.

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat of Avalon Terrace Section 4 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.
3. This plat is in conformance with the approved development agreement.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Land Use Map
- Aerial Map
- Preliminary Plat of Avalon Terrace Section 4



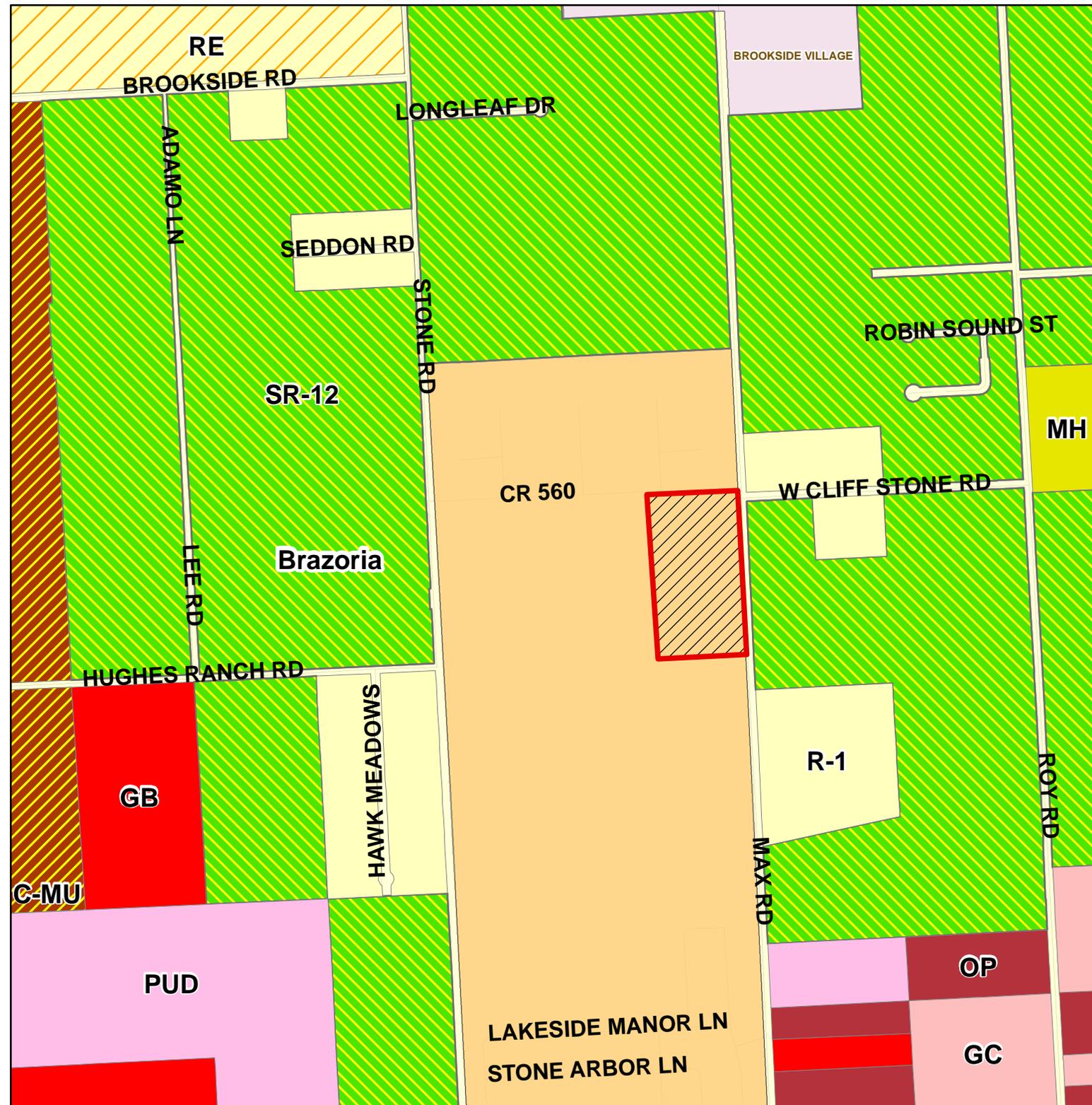
Zoning and Vicinity Map

Preliminary Plat of Avalon Terrace Sec. 4

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

N

0 220440 880 Feet





FLUP Map

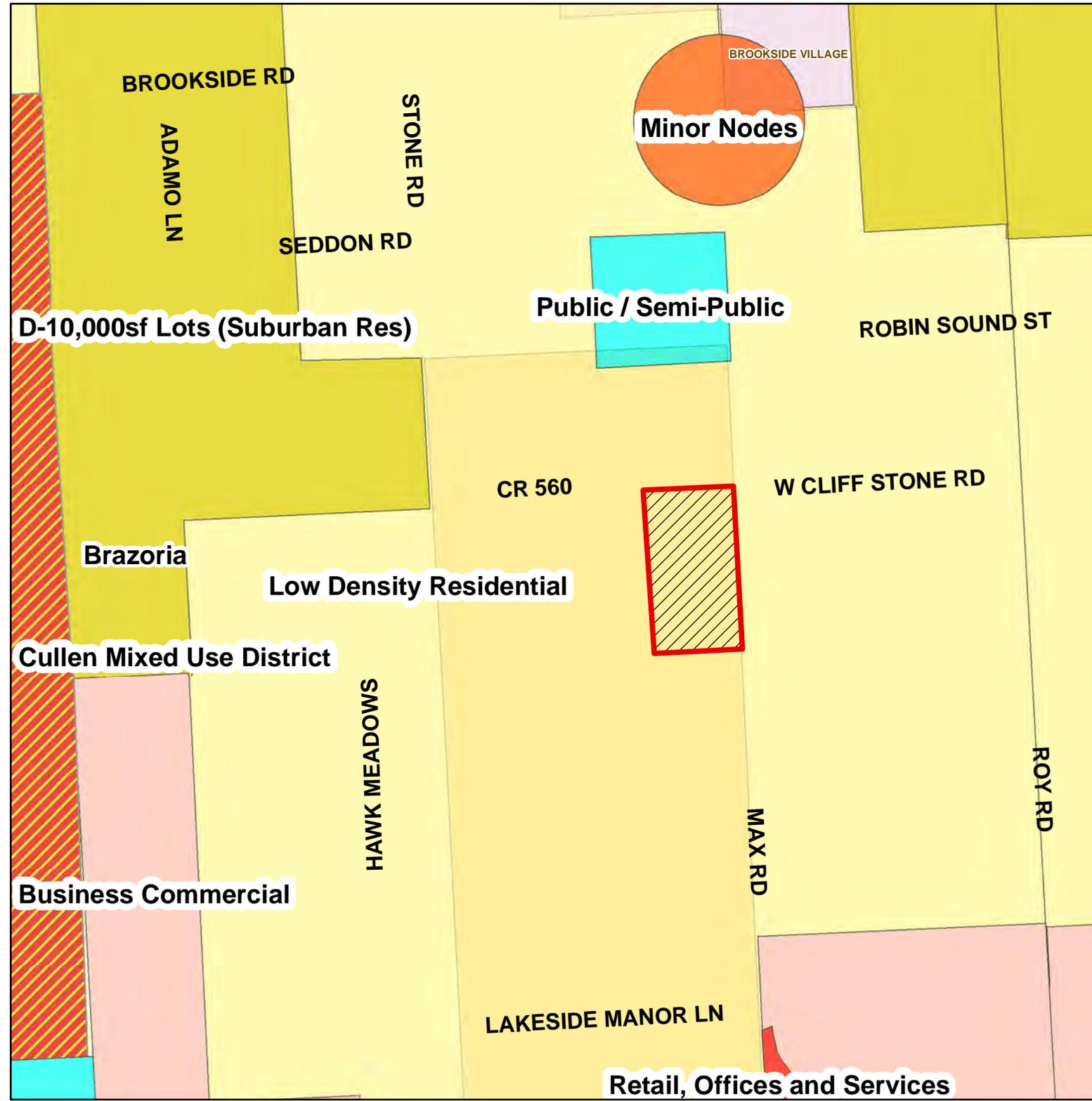
**Preliminary Plat of
Avalon Terrace Sec. 4**

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N



0 220440 880 Feet



Minor Nodes

Public / Semi-Public

Low Density Residential

Cullen Mixed Use District

Business Commercial

Retail, Offices and Services

D-10,000sf Lots (Suburban Res)

Brazoria

BROOKSIDE VILLAGE

BROOKSIDE RD

ADAMO LN

STONE RD

SEDDON RD

ROBIN SOUND ST

CR 560

W CLIFF STONE RD

HAWK MEADOWS

ROY RD

MAX RD

LAKESIDE MANOR LN



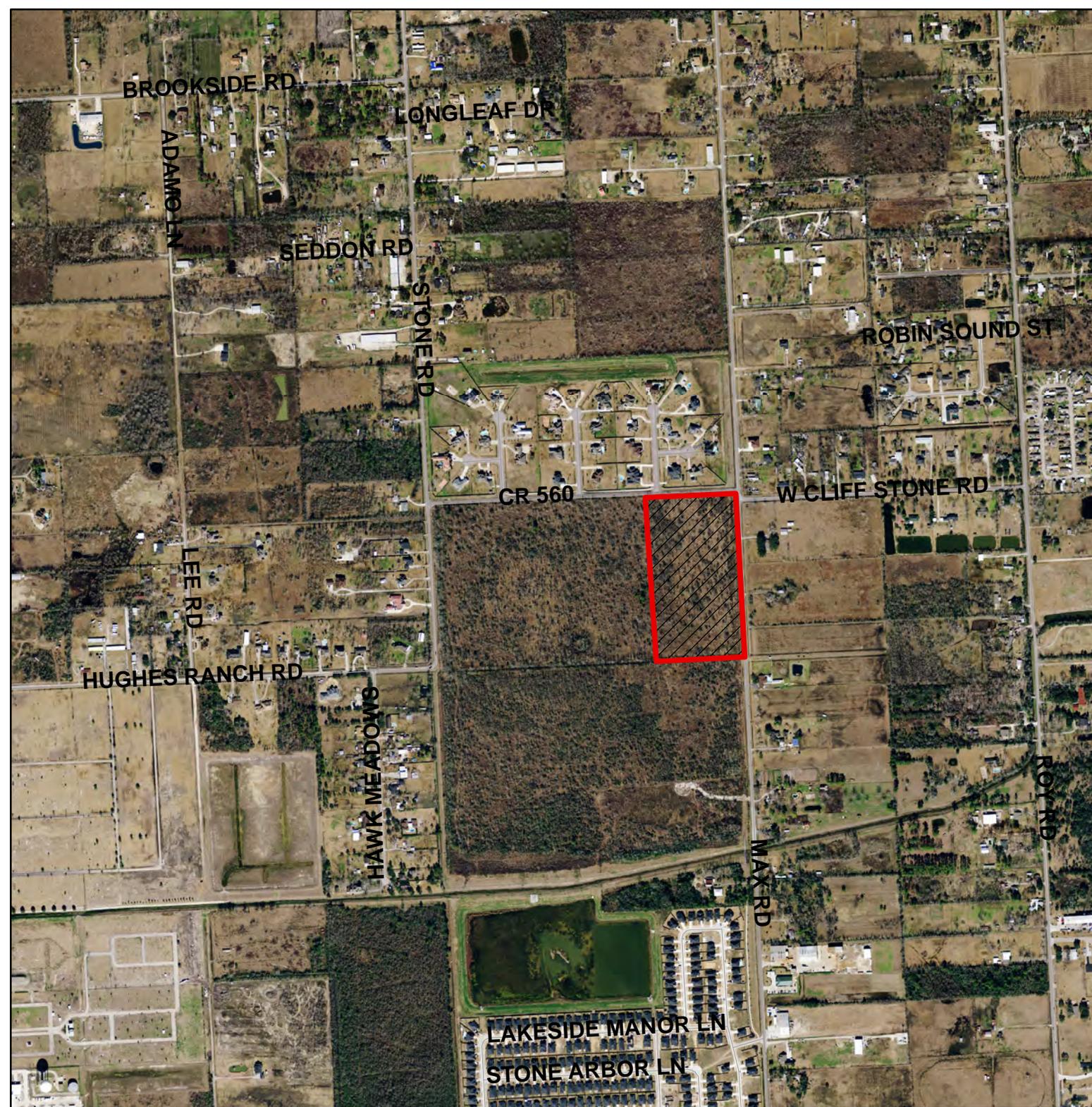
Aerial Map

**Preliminary Plat of
Avalon Terrace Sec. 4**

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N

0 220440 880 Feet



**P&Z AGENDA
ITEM**

C



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 08/14/2013
AGENDA ITEM SUBJECT: Preliminary Plat of Southern Trails Section 16

Old Business **New Business** Discussion Item Workshop

Summary: A request by Geoff Freeman 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 16, a 12 lot single-family residential subdivision, generally located at the 12000 Block of Southern Trails Dr.

Staff Recommendation: Approval

Agenda Reviewed by:

HE

Date Reviewed:

8/14/2013



PLANNING AND ZONING COMMISSION MEETING OF AUGUST 19, 2013

Preliminary Plat of Southern Trails Section 16

A request by Geoff Freeman 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 16, a 12 lot single-family residential subdivision.

Legal Description: Being 3.6 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: 12000 Block of Southern Trails Dr.

SUMMARY: On behalf of C.L. Ashton Woods, Geoff Freeman of Kerry R. Gilberts and Associates has submitted a Preliminary Plat for Southern Trails Section 16, a 12 lot single-family subdivision on 3.6 acres within the Southern Trails Planned Unit Development. This section has access off of Southern Trails Dr. and borders Restricted Reserve B, a 3.1 acre detention lake.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	PUD (Southern Trails)	Lake
South	PUD (Southern Trails)	Single Family Residential
East	PUD (Southern Trails)	Single Family Residential
West	PUD (Southern Trails)	Lake

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 submitted plat is in conformance with the Southern Trails Planned Development.

CONFORMANCE TO LOT REQUIREMENTS: The proposed subdivision satisfies the minimum requirements for Southern Trails Planned Unit Development, under the R-3 (Single-Family Residential-3) designation (See Table 1: Area Regulations: R-3)

Table 1: Area Regulations: R-1		
Size of Lots	Required	Proposed
a) Minimum Lot Area	6,000 SF	7,501 SF
b) Minimum Lot Width	60 Feet	61 Feet
c) Minimum Lot Depth	90 Feet	115 Feet
d) Maximum Lot Coverage	60%	n/a

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 16 is in conformance with the Low-Density Residential land use designation, as the proposed density is 3.33 units per acre.

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

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Southern Trails Dr. a Minor Collector with a minimum right-of-way width of 60'.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis has been reviewed and approved by the Engineering Department for the Southern Trails development.

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 16 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 16



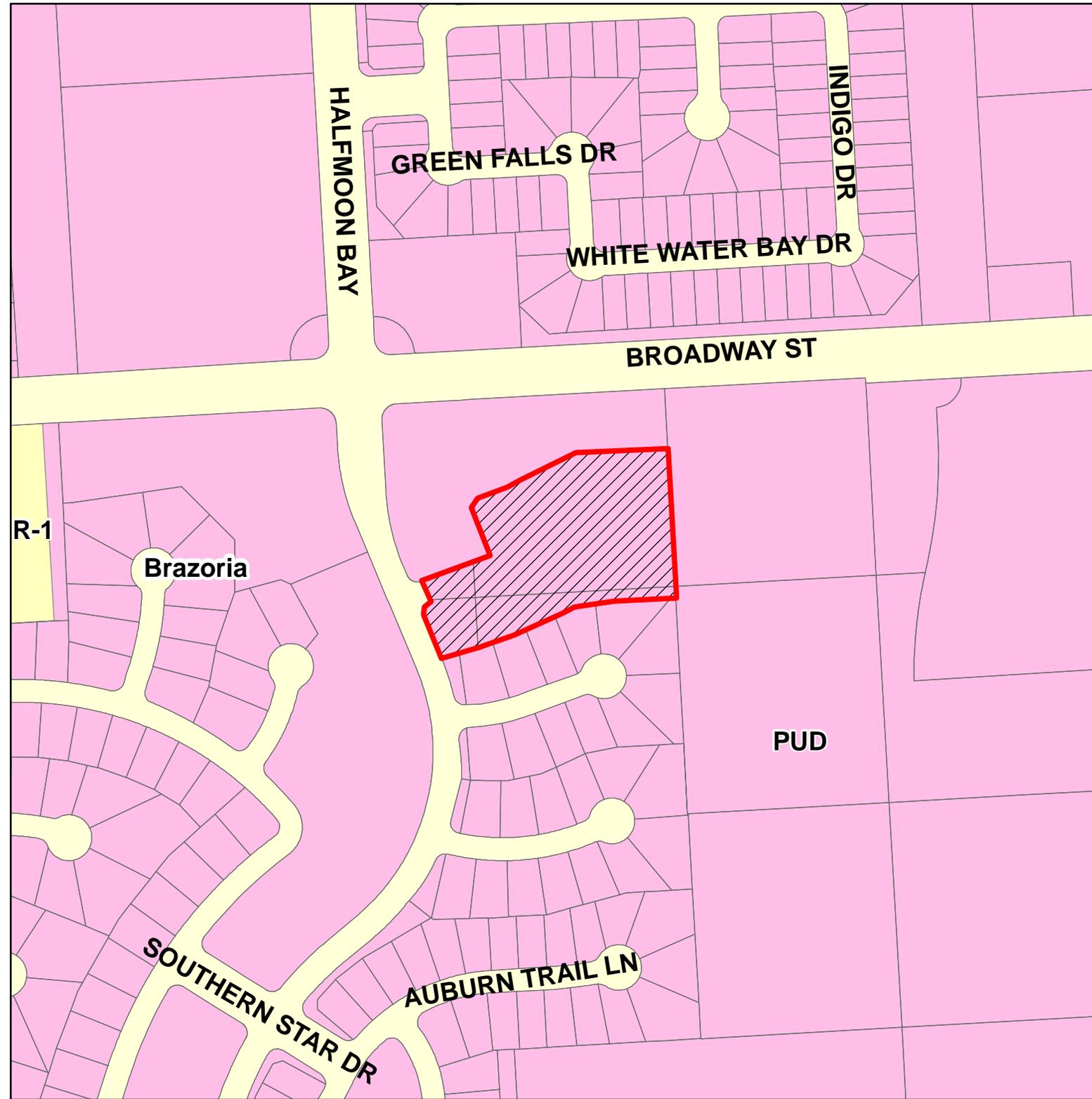
Zoning and Vicinity Map

Preliminary Plat of Southern Trails Sec. 16

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N

0 70 140 280 Feet





FLUP Map

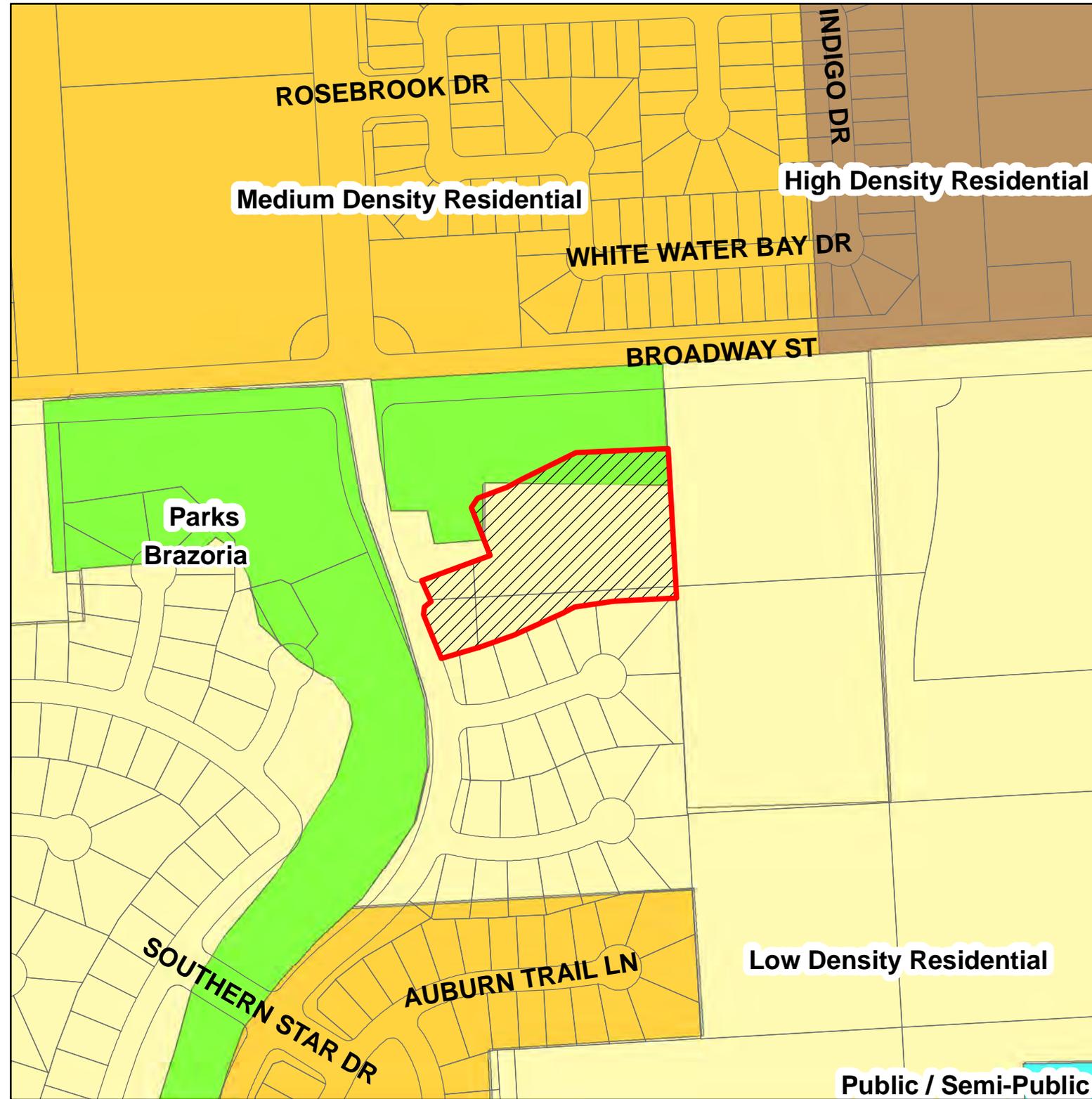
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0 70 140 280 Feet



N





Aerial Map

Preliminary Plat of Southern Trails Sec. 16

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N

0 70 140 280 Feet



**P&Z AGENDA
ITEM**

D



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 08/14/2013
AGENDA ITEM SUBJECT: P&Z Variance 2013-01

Old Business **New Business** Discussion Item Workshop

Summary: A request by Warren Escovy of LJA Engineering, applicant, on behalf of Meritage Homes, owner, for approval a Variance from Section 3.2.6.4 to allow for a cul-de-sac to exceed the 600' maximum length, generally located along Snow Pine Dr and Darling Amy.

Staff Recommendation: Approval

Agenda Reviewed by:

HE

Date Reviewed:

8/14/2013

PLANNING AND ZONING COMMISSION MEETING OF AUGUST 19, 2013



PLANNING AND ZONING VARIANCE 2013-01

A request by Warren Escovy of LJA Engineering, applicant, on behalf of Meritage Homes, owner, for approval a Variance from Section 3.2.6.4 to allow for a cul-de-sac to exceed the 600' maximum length, generally located along Snow Pine Dr and Darling Amy.

Legal Description: Being a subdivision of 60.052 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, 70-74, 73-78, 87-89, 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: Snow Pine Lane and Darling Amy Dr.

SUMMARY: This is a request for a variance to allow a cul-de-sac to exceed the allowed 600' length. The requested length for Snow Pine Lane/Darling Amy Lane is 612.84'. The proposed cul-de-sac could be connected to the north to Thunder Ridge Way, but this would eliminate a minimum of 4 lots.

The UDC states the following regarding the allowance of overlength cul-de-sacs:

Allowance for Overlength Streets or Cul-De-Sacs. The Planning and Zoning Commission may approve overlength streets or cul-de-sacs up to seven hundred and fifty feet (750') in length, whether temporary or permanent, upon considering the following:

- (1) If there are alternative designs that are feasible and that would, if used, reduce the proposed overlength street or cul-de-sac;
- (2) The effect of overlength streets upon access, congestion, delivery of municipal services, and upon convenience to residents of the subdivision in traveling to and from their homes; and
- (3) Means of mitigation, including but not limited to additional mid-block street connections, limitation on the number of lots to be served along an overlength street segment or cul-de-sac, temporary (or permanent) points of emergency access, and additional fire protection measures.
- (4) Whether the allowance of such overlength street or cul-de-sac preserves the spirit and intent of these regulations.

(5) Recommendation of the City Engineer.

STAFF RECOMMENDATION: Staff recommends approval of this Planning and Zoning Variance as proposed by the applicant for the following reasons:

1. The proposed length extension will not cause any adverse impacts on the surrounding properties.
2. The approval of this request will not impede circulation or create congestion throughout the development.
3. The Unified Development Code will assure the development of this property is in conformance with the goals of the city.

SUPPORTING DOCUMENTS:

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



Zoning and Vicinity Map

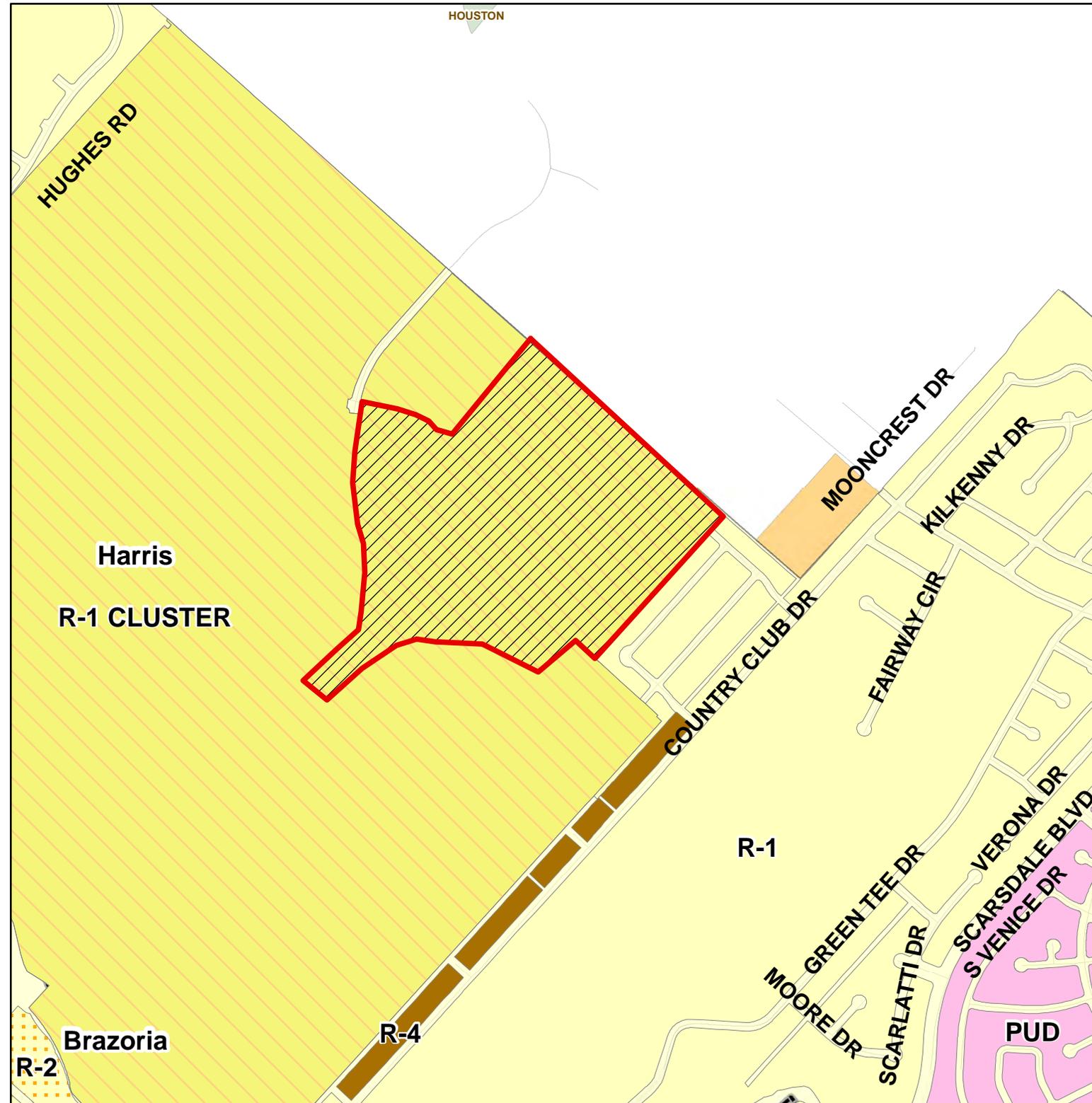
Master Plat of Riverstone Ranch

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 220440 880 Feet



HOUSTON

HUGHES RD

Harris

Public / Semi-Public

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

Medium Density Residential

Parks

Low Density Residential

MOONCREST DR
COUNTRY CLUB DR

KILKENNY DR

FAIRWAY CIR

GREEN TEE DR
VERONA DR
SCARSDALE BLVD



FLUP Map

Master Plat of
Riverstone Ranch

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N



0 220440 880 Feet



Brazoria



Aerial Map

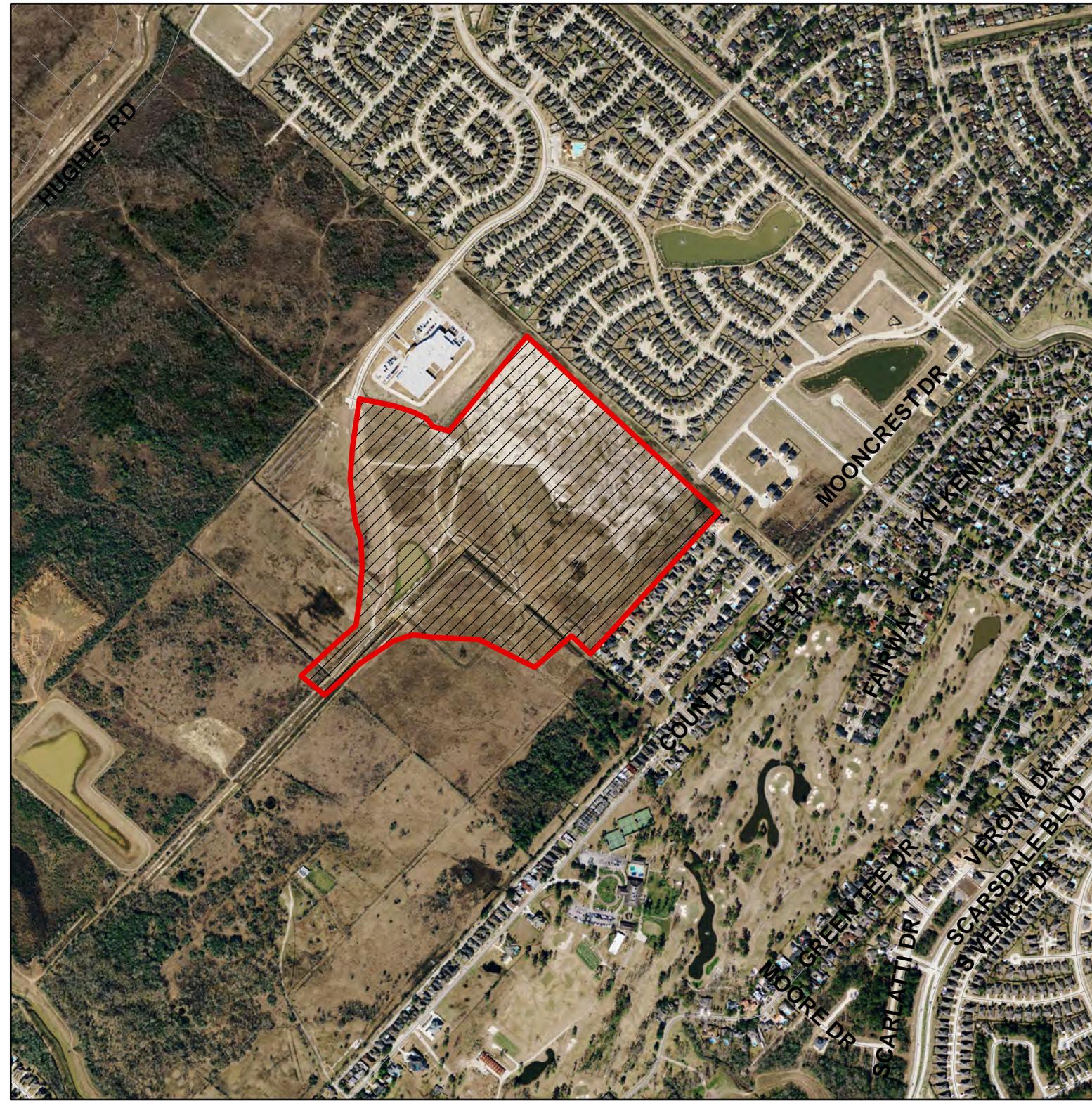
**Master Plat of
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N



0 220440 880 Feet



PLANNING & ZONING VARIANCE APPLICATION

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

Variance from Section No.: 3.2.6.4 specific street standards / 3.2.6.2 (D) two points of access
(list section number from the Unified Development Code that pertains to requested variance)

General Description: Riverstone Ranch Sec. 2 + Master plat are in Harris County. There are three variances 1. Allow Snow Pine/Darling Army to exceed 600' Block length 2. Pine Meadow Creek

Property Information: lane to exceed 600' Block length 3. allow temp access easmt to be second point of access fill
 Address or General Location of Property: 1900 Block Riverstone Ranch Dr. Sec. 3 is plat

In order for a variance to be considered, the property must be platted.
 Has the property ever been platted: Yes No

Subdivision: Riverstone Ranch Sec. 2 Proposed

Lot: _____ Block: _____

PROPERTY OWNER INFORMATION (required):

NAME Meritage Homes
 ADDRESS 2901 W. Sam Houston Pkwy Ste C-250
 CITY Houston STATE TX ZIP 77043
 PHONE (713) 621-1166
 FAX () _____
 E-MAIL ADDRESS Nick.Luton@meritagehomes.com

APPLICANT INFORMATION:

NAME LJA Engineering
 ADDRESS 2929 Briar Park St 600
 CITY Houston STATE TX ZIP 77042
 PHONE (713) 953-5212
 FAX () -5026
 E-MAIL ADDRESS wescory@ljaengineering.com

A Complete Application must include all of this information:

- Fee of \$250.00 - \$750 low
- Legal Description and/or Survey of the Property
- Site Plan, Plot Plan, or Drawing showing the requested variance
- Letter Explaining the variance in detail, including Description of Hardship
- Other necessary information (maps, drawings, pictures, etc.) to explain the variance

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

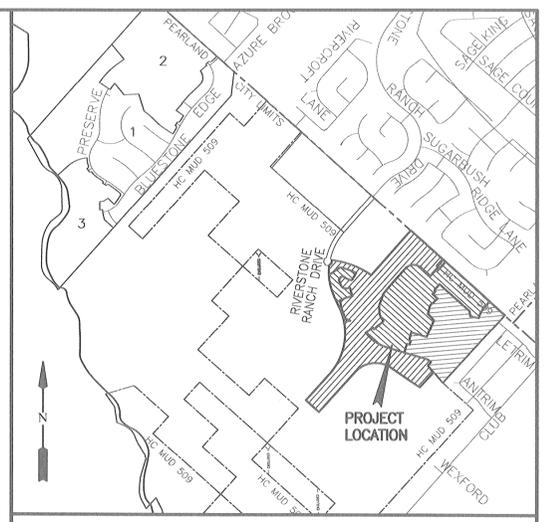
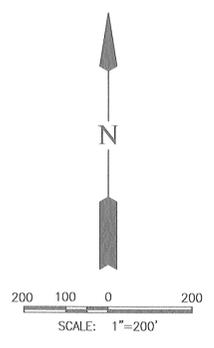
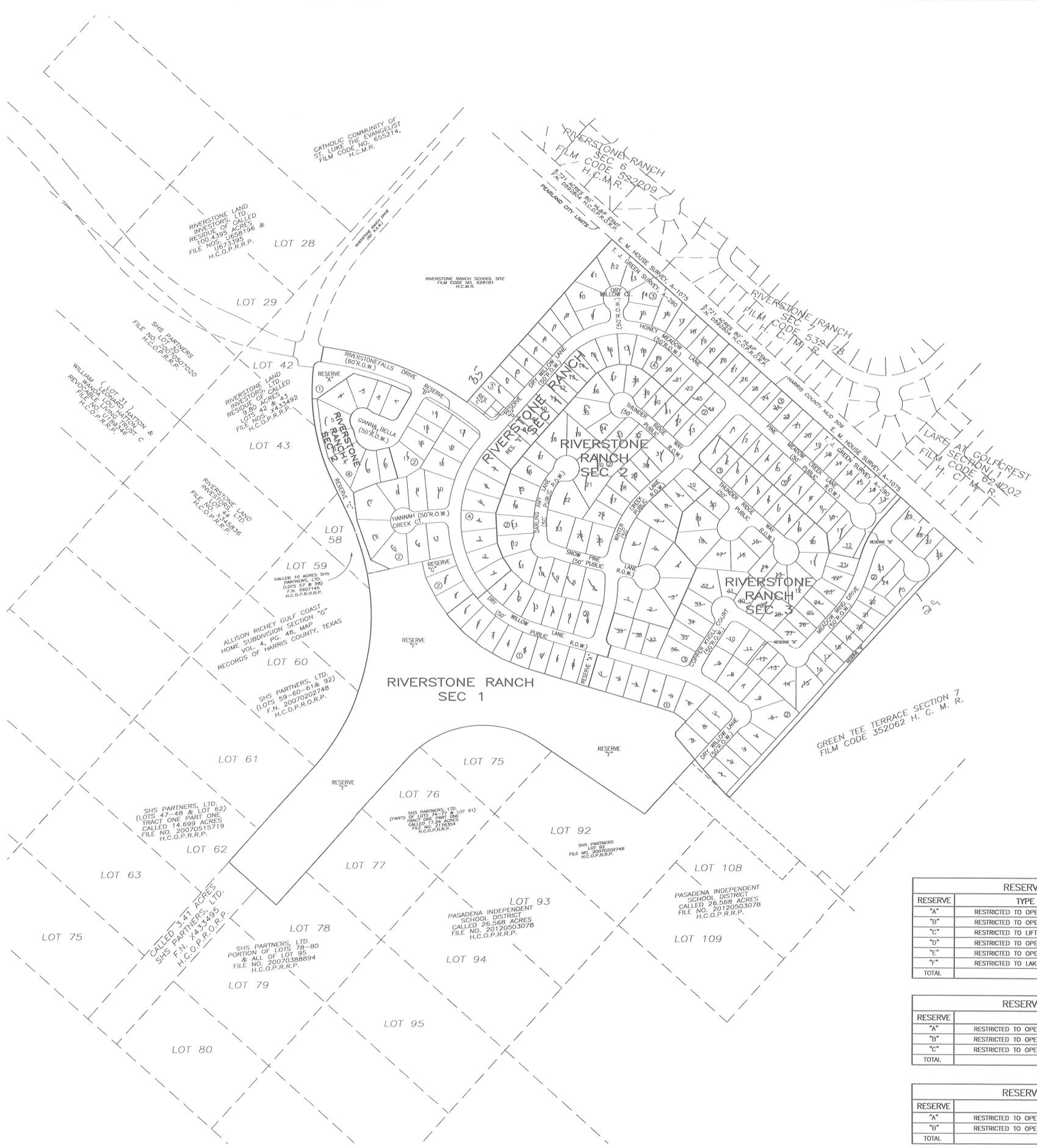
Owner's Signature: _____ Date: _____

Agent's Signature: W. J. E. Date: 8-14-13

OFFICE USE ONLY:

FEES PAID: <u>\$ 750</u>	DATE PAID: <u>8/14/13</u>	RECEIVED BY: <u>IC</u>	RECEIPT NUMBER: _____
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Application No. 2013-01,02/03



VICINITY MAP
SCALE: 1"= 1,200'
KEY MAP NO. 615H&M

MASTER PLAT OF RIVERSTONE RANCH

A SUBDIVISION OF 60.052 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, 70-74, 73-78, 87-89, 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.

AUGUST 12, 2013 JOB NO. 2040-5102-304

OWNERS:
MERITAGE HOMES OF TEXAS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

STEVE HARDING, DIVISION PRESIDENT
2901 W. SAM HOUSTON PKWY. N., SUITE C-250, HOUSTON, TEXAS 77043
PH. (713) 621-6111

ENGINEER:

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

RESERVE TABLE -- SECTION 1			
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
TOTAL		17.430	759,250

RESERVE TABLE -- SECTION 2			
RESERVE	TYPE	ACREAGE	SQ.FT.
"A"	RESTRICTED TO OPEN SPACE	0.143	6,240
"B"	RESTRICTED TO OPEN SPACE	0.128	5,574
"C"	RESTRICTED TO OPEN SPACE	0.504	21,945
TOTAL		0.775	33,759

RESERVE TABLE -- SECTION 3			
RESERVE	TYPE	ACREAGE	SQ.FT.
"A"	RESTRICTED TO OPEN SPACE	0.027	1,165
"B"	RESTRICTED TO OPEN SPACE	0.533	23,223
TOTAL		0.560	24,388

DIR. COORD. MYLAR CHECK. PROJECT: 2040 PREP: LJA Engineering, Inc. Date: 12 Aug 2013 1:13 PM Path: \\proj\2040\PREP\LJA\Riverstone_Ranch_Master_Plat.dwg

**P&Z AGENDA
ITEM**

E



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 08/14/2013
AGENDA ITEM SUBJECT: P&Z Variance 2013-02

Old Business **New Business** Discussion Item Workshop

Summary: A request by Warren Escovy of LJA Engineering, applicant, on behalf of Meritage Homes, owner, for approval a Variance from Section 3.2.6.4 to allow for a cul-de-sac to exceed the 600' maximum length, generally located along Pine Meadow Creek Ln.

Staff Recommendation: Staff is unable to recommend approval at this time.
(See Staff Report for supporting details)

Agenda Reviewed by:

HE

Date Reviewed:

8/14/2013



PLANNING AND ZONING COMMISSION MEETING OF AUGUST 19, 2013

PLANNING AND ZONING VARIANCE 2013-02

A request by Warren Escovy of LJA Engineering, applicant, on behalf of Meritage Homes, owner, for approval a Variance from Section 3.2.6.4 to allow for a cul-de-sac to exceed the 600' maximum length, generally located along Pine Meadow Creek Ln.

Legal Description: Being a subdivision of 60.052 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, 70-74, 73-78, 87-89, 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: Pine Meadow Creek Ln.

SUMMARY: This is a request for a variance to allow a cul-de-sac to exceed the allowed 600' length which is stated in section 3.2.6.4 (i) of the UDC. The requested length for Pine Meadow Creek Ln. 659.4' which exceeds the allowed distance by 59.4'. The original Master plat showed this road connecting to the proposed Meadow Wind Dr. to the east. Due to the location of other platted points of access, without this connection, the fire marshal was unable to approve the proposed plat.

The UDC states the following regarding the allowance of overlength cul-de-sacs:

Allowance for Overlength Streets or Cul-De-Sacs. The Planning and Zoning Commission may approve overlength streets or cul-de-sacs up to seven hundred and fifty feet (750') in length, whether temporary or permanent, upon considering the following:

- (1) If there are alternative designs that are feasible and that would, if used, reduce the proposed overlength street or cul-de-sac;
- (2) The effect of overlength streets upon access, congestion, delivery of municipal services, and upon convenience to residents of the subdivision in traveling to and from their homes; and
- (3) Means of mitigation, including but not limited to additional mid-block street connections, limitation on the number of lots to be served along an overlength street segment or cul-de-sac, temporary (or permanent) points of emergency access, and additional fire protection measures.
- (4) Whether the allowance of such overlength street or cul-de-sac preserves the spirit and intent of these regulations.

(5) Recommendation of the City Engineer.

STAFF RECOMMENDATION: Staff is unable to recommend approval of this Planning and Zoning Variance as proposed by the applicant for the following reasons:

1. The proposed length extension will eliminate a previously proposed connection leaving up to 140 lots with only 2 points of access.
2. The approval of this request will impede circulation and potentially create congestion throughout the development.
3. The Fire Marshal was unable to approve the proposed plat due to these access issues.

SUPPORTING DOCUMENTS:

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



Zoning and Vicinity Map

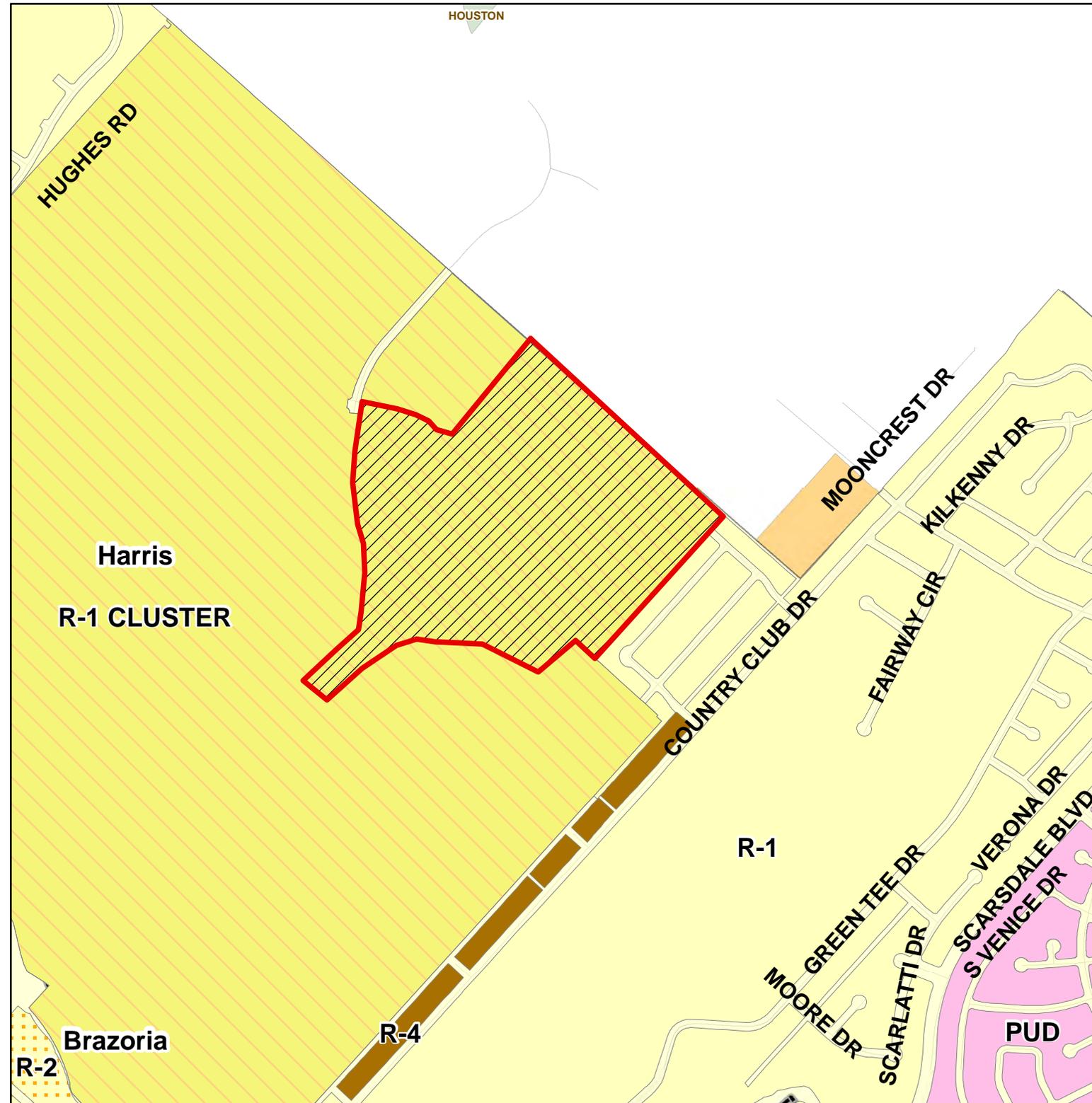
Master Plat of Riverstone Ranch

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N



0 220440 880 Feet



HOUSTON

HUGHES RD

Harris

Public / Semi-Public

MOONCREST DR
COUNTRY CLUB DR

KILKENNY DR

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

Medium Density Residential

FAIRWAY CIR

Parks

VERONA DR
SCARSDALE BLVD

Low Density Residential



FLUP Map

Master Plat of
Riverstone Ranch

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0 220440 880 Feet



Brazoria



Aerial Map

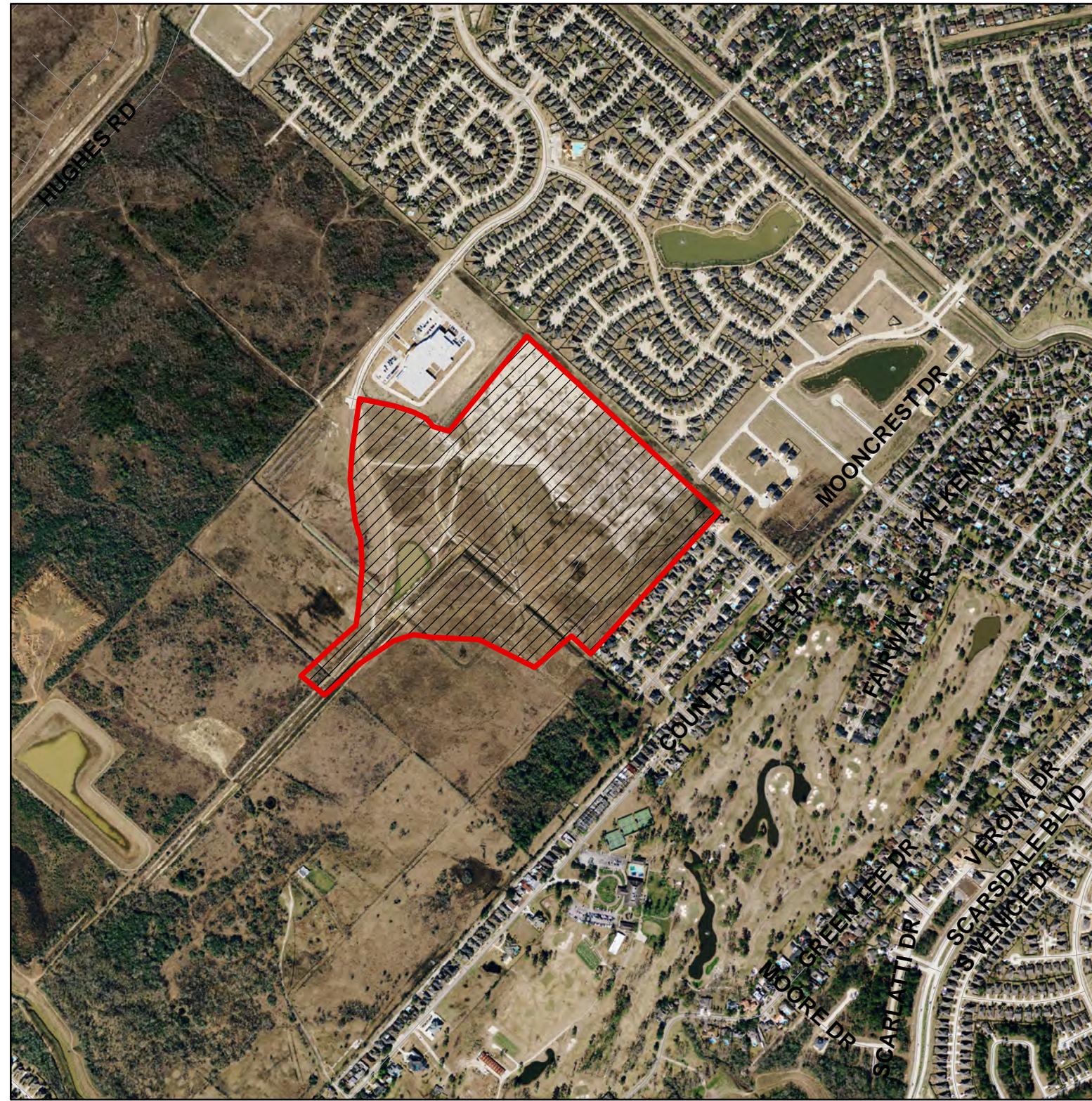
**Master Plat of
Riverstone Ranch**

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N



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PLANNING & ZONING VARIANCE APPLICATION

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

Variance from Section No.: 3.2.6.4 specific street standards / 3.2.6.2 (D) two points of access
(list section number from the Unified Development Code that pertains to requested variance)

General Description: Riverstone Ranch Sec. 2 + Master plat are in Harris County. There are three variances 1. Allow Snow Pine/Darling Army to exceed 600' Block length 2. Pine Meadow Creek

Property Information: lane to exceed 600' Block length 3. allow temp access easement to be second point of access fill
 Address or General Location of Property: 1900 Block Riverstone Ranch Dr. Sec. 3 is plat

In order for a variance to be considered, the property must be platted.
 Has the property ever been platted: Yes No

Subdivision: Riverstone Ranch Sec. 2 Proposed

Lot: _____ Block: _____

PROPERTY OWNER INFORMATION (required):

NAME Meritage Homes
 ADDRESS 2901 W. Sam Houston Pkwy Ste C-250
 CITY Houston STATE TX ZIP 77043
 PHONE (713) 621-1166
 FAX () _____
 E-MAIL ADDRESS Nick.Luton@meritagehomes.com

APPLICANT INFORMATION:

NAME LJA Engineering
 ADDRESS 2929 Briar Park St 600
 CITY Houston STATE TX ZIP 77042
 PHONE (713) 953-5212
 FAX () -5026
 E-MAIL ADDRESS wescory@ljaengineering.com

A Complete Application must include all of this information:

- Fee of \$250.00 - \$750 low
- Legal Description and/or Survey of the Property
- Site Plan, Plot Plan, or Drawing showing the requested variance
- Letter Explaining the variance in detail, including Description of Hardship
- Other necessary information (maps, drawings, pictures, etc.) to explain the variance

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

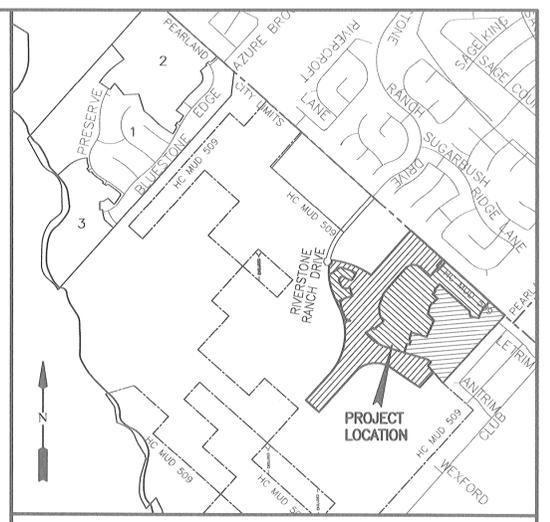
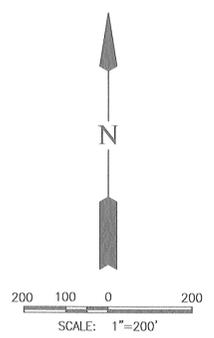
Owner's Signature: _____ Date: _____

Agent's Signature: W. J. E. Date: 8-14-13

OFFICE USE ONLY:

FEES PAID: <u>\$ 750</u>	DATE PAID: <u>8/14/13</u>	RECEIVED BY: <u>IC</u>	RECEIPT NUMBER: _____
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Application No. 2013-01,02/03



VICINITY MAP
SCALE: 1"= 1,200'
KEY MAP NO. 615H&M

MASTER PLAT OF RIVERSTONE RANCH

A SUBDIVISION OF 60.052 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, 70-74, 73-78, 87-89, 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.

AUGUST 12, 2013 JOB NO. 2040-5102-304

OWNERS:
MERITAGE HOMES OF TEXAS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

STEVE HARDING, DIVISION PRESIDENT
2901 W. SAM HOUSTON PKWY. N., SUITE C-250, HOUSTON, TEXAS 77043
PH. (713) 621-6111

ENGINEER:

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

RESERVE TABLE -- SECTION 1			
RESERVE	TYPE	ACREAGE	SQ.FT.
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"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
TOTAL		17.430	759,250

RESERVE TABLE -- SECTION 2			
RESERVE	TYPE	ACREAGE	SQ.FT.
"A"	RESTRICTED TO OPEN SPACE	0.143	6,240
"B"	RESTRICTED TO OPEN SPACE	0.128	5,574
"C"	RESTRICTED TO OPEN SPACE	0.504	21,945
TOTAL		0.775	33,759

RESERVE TABLE -- SECTION 3			
RESERVE	TYPE	ACREAGE	SQ.FT.
"A"	RESTRICTED TO OPEN SPACE	0.027	1,165
"B"	RESTRICTED TO OPEN SPACE	0.533	23,223
TOTAL		0.560	24,388

DIR. COORD. MYLAR CHECK. PROJECT: 2040-5102-304 PREP: LJA Engineering, Inc. Date: 12 Aug 2013 1:31 PM

**P&Z AGENDA
ITEM**

F



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 08/14/2013
AGENDA ITEM SUBJECT: Amended Master Plat of Riverstone Ranch

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 Amended Master Plat of Riverstone Ranch, a 236 lot single-family residential subdivision, generally located southeast of Riverstone Ranch Drive, south of the City of Houston.

Staff Recommendation: Staff is unable to recommend approval at this time.

Agenda Reviewed by:

HE

Date Reviewed:

8/14/2013



PLANNING AND ZONING COMMISSION MEETING OF AUGUST 19, 2013

Amended Master Plat of Riverstone Ranch

A request by Warren Escovy – LJA Engineering Inc., applicant, on behalf of Meritage Homes of Texas, LLC, owner, for approval of an Amended Master Plat of Riverstone Ranch, a 236 lot single-family residential subdivision, to wit

Legal Description: Being a subdivision of 60.052 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, 70-74, 73-78, 87-89, 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 south of the City of Houston ETJ border, Pearland, TX.

SUMMARY: This is a request for an Amended Master Plat of Riverstone Ranch, a 236 lot single-family residential subdivision on 60.052 acres of land. This proposed Master Plat is an amendment to the original Master Plat approved in 2007 and is part of the Riverstone Ranch Cluster Plan. The original master plat had a similar layout but showed Pine Meadow Creek connecting through to Meadow Wind Drive. The current proposal cuts off this access and turns Pine Meadow Dr. into a cul-de-sac, which is the only proposed change.

The Cluster Plan was approved in December of 2006. 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

PLATTING STATUS: This request is for an Amended Master Plat for Riverstone Ranch. The original Master Plat was approved in 2007. Each individual section will be require a preliminary and final plat prior to and home construction.

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 Cluster Plan 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 subject property is served by Riverstone Ranch Dr a minor collector with a minimum right-of-way of 60', and Meadow Wind Dr. (Hughes Ranch Rd. in Houston ETJ) a local street with minimum right-of-way of 50'.

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 Master Plat should not have any significant adverse impacts on any surrounding structures or uses. Approval of this plat would reduce the overall number of access points throughout the development and greatly hinder the flow of traffic. Furthermore, the elimination of the access point on Pine Meadow Creek creates a dead end which exceeds the allotted 600' length.

STAFF RECOMMENDATION: Staff has concerns with the Master Plat of Riverstone Ranch as proposed by the applicant, for the following reasons:

1. The proposed amended master plat eliminates a vital point of access and will

limit circulation throughout the development.

2. This proposed amended plat creates two cul-de-sac sections that exceed the allowed 600'.
3. Proposed layout and access points were not approved by the Fire Marshal.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Future Land Use Plan
- Aerial Photograph
- Master Plat of Riverstone Ranch



Zoning and Vicinity Map

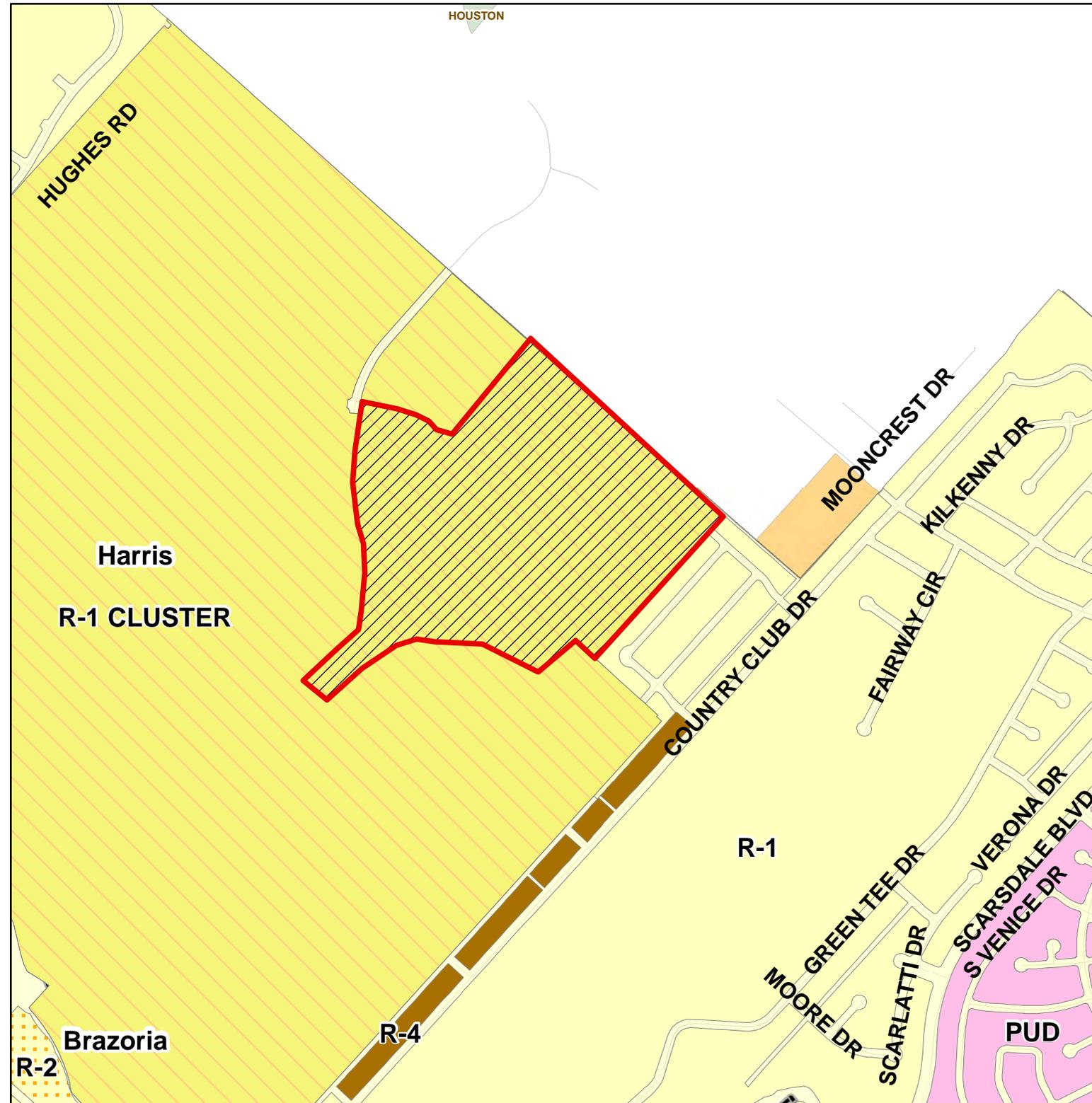
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N



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HOUSTON

HUGHES RD

Harris

Public / Semi-Public

MOONCREST DR
COUNTRY CLUB DR

KILKENNY DR

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

Medium Density Residential

FAIRWAY CIR

Parks

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Low Density Residential



FLUP Map

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Brazoria



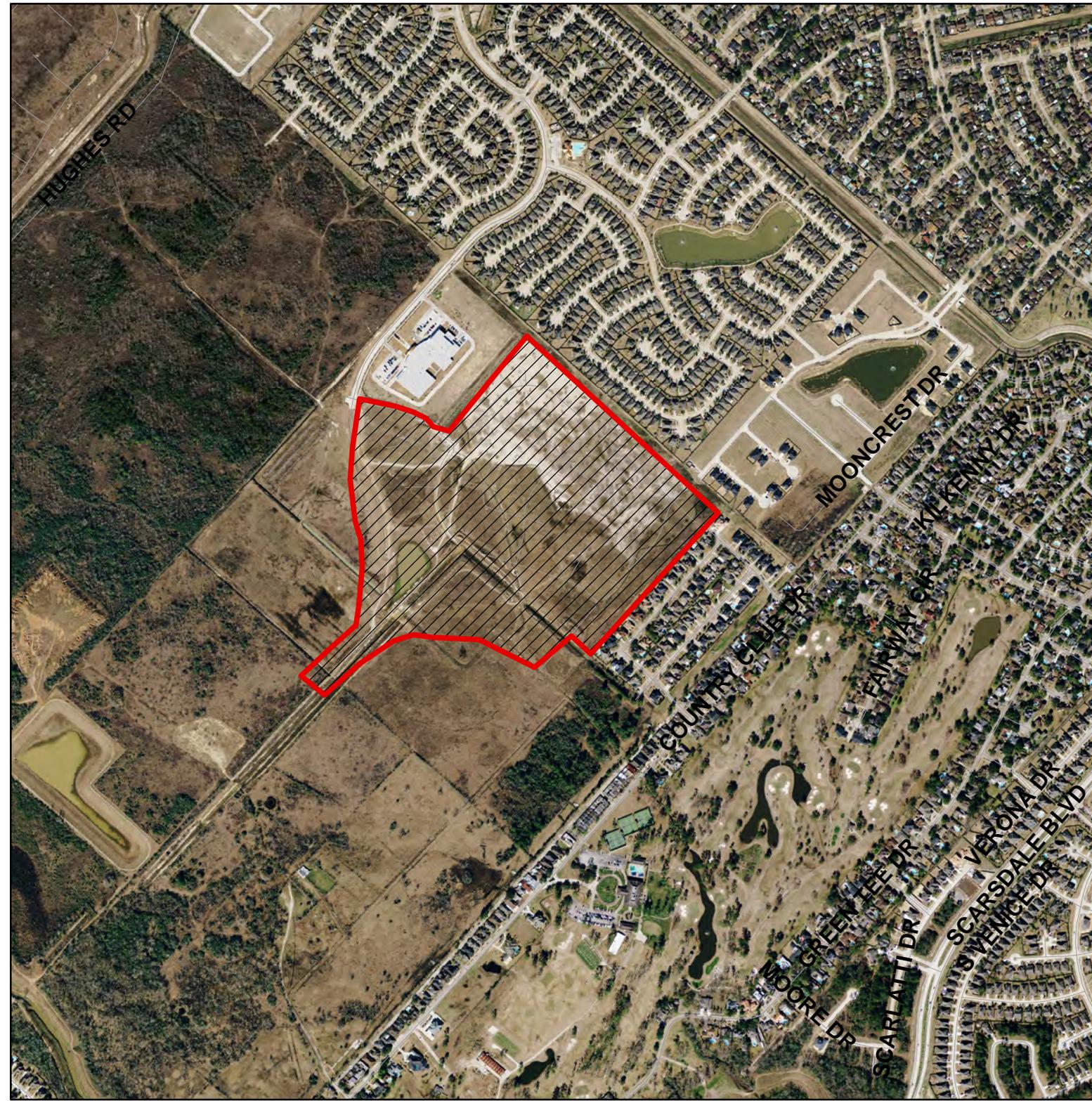
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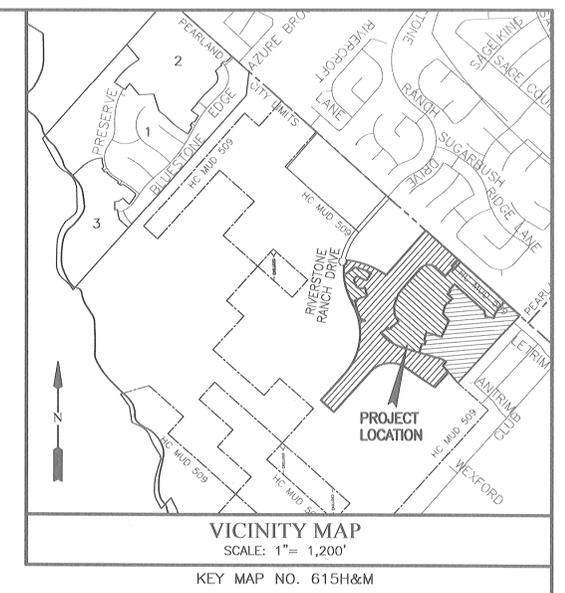
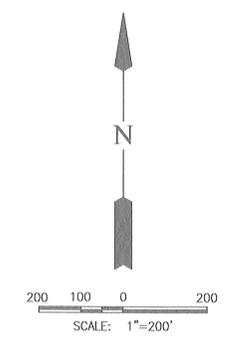
**Master Plat of
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**RIVERSTONE RANCH
SEC 1**

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"B"	RESTRICTED TO OPEN SPACE	0.533	23,223
TOTAL		0.560	24,388

A SUBDIVISION OF 60.052 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, 70-74, 73-78, 87-89, 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.

AUGUST 12, 2013 JOB NO. 2040-5102-304

OWNERS:
MERITAGE HOMES OF TEXAS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

STEVE HARDING, DIVISION PRESIDENT
2901 W. SAM HOUSTON PKWY. N., SUITE C-250, HOUSTON, TEXAS 77043
PH. (713) 621-6111

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

**P&Z AGENDA
ITEM**

G



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 08/14/2013
AGENDA ITEM SUBJECT: Preliminary Plat of Riverstone Ranch at Clear Creek Section 2

Old Business **New Business** Discussion Item Workshop

Summary: A request by Warren Escovy – LJA Engineering Inc., applicant, on behalf of Meritage Homes of Texas, LLC, owner, for approval of a Preliminary Plat of Riverstone Ranch at Clear Creek Section 2, a 90 lot single-family residential subdivision, generally located southeast of Riverstone Ranch Drive, south of the City of Houston.

Staff Recommendation: Staff is unable to recommend approval at this time.

Agenda Reviewed by:

HE

Date Reviewed:

8/14/2013



PLANNING AND ZONING COMMISSION MEETING OF AUGUST 19, 2013

Preliminary Plat of Riverstone Ranch at Clear Creek Section 2

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 2, a 90 lot single-family residential subdivision, to wit:

Legal Description: Being a subdivision of 25.997 acres of land situated in the T.J. Green Survey, Abstract 290, City of Pearland, Harris County, Texas also being a Replat of lots 54, 55, 56, 57, 70-74, and 87-90 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.

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

SUMMARY: This is a request for a Preliminary Plat of Riverstone Ranch at Clear Creek Section 2, a 90 lot single-family residential subdivision on 25.997 acres of land. This proposed subdivision is the second phase of the residential section of the Riverstone Ranch Cluster Plan. The Cluster Plan was approved in December of 2006. This is section 2 of Phase 1, which has a total of 3 sections and an overall area of 63 acres with a total build out of 236 single-family lots. The entire cluster equals approximately 229.75 acres with a total of 3 phases and a final build out of 869 lots. The Cluster Plan is intended to allow flexibility with lot sizes for the developer and in return a larger amount of green space including pocket parks, trails, and amenitized detention areas, are provided.

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

PLATTING STATUS: This request is for the Preliminary Plat for Riverstone Ranch Section 2. This is the first plat for Section 2 of Riverstone Ranch. Section 1 of Phase 1 has previously been Final Platted and will connect to Section 2.

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. The adjoining section 1 has direct access to Riverstone Ranch Dr. This will be the only means of access at this point. The applicant has requested an amendment to the Master Plat that would remove an access point from Pine Meadow Creek Ln. from the adjoining subdivision to the north.

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

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

STATUS OF AMMENITIES: Phase 1 Section 1 provided the first amenity lake required as part of the Riverstone Ranch Cluster Plan. Section 2 has a small portion that fronts onto the amenity lake. A trail will be required to be constructed prior to the approval of the Final Plat.

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 has been reached where the developer has paid parkland fees for section 1 at \$750 per lot. Prior to final plat approval for section 2, the developer will have either dedicated the required parkland per the cluster plan requirements or will have gained approval to amend the cluster plan to allow for parkland fees in lieu of parkland dedication.

STAFF RECOMMENDATION: Staff has concerns with the Preliminary Plat of Riverstone Ranch at Clear Creek Section 2 as proposed by the applicant, for the following reasons:

1. The proposed plat removes an point access from Pine Meadow Creek Ln. This greatly hinders access and circulation throughout the development.
2. This proposed plat creates two cul-de-sac sections that exceed the allowed 600'.
3. Proposed layout and access points were not approved by the Fire Marshal.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Future Land Use Plan
- Aerial Photograph
- Preliminary Plat of Riverstone Ranch at Clear Creek Section 2



Zoning and Vicinity Map

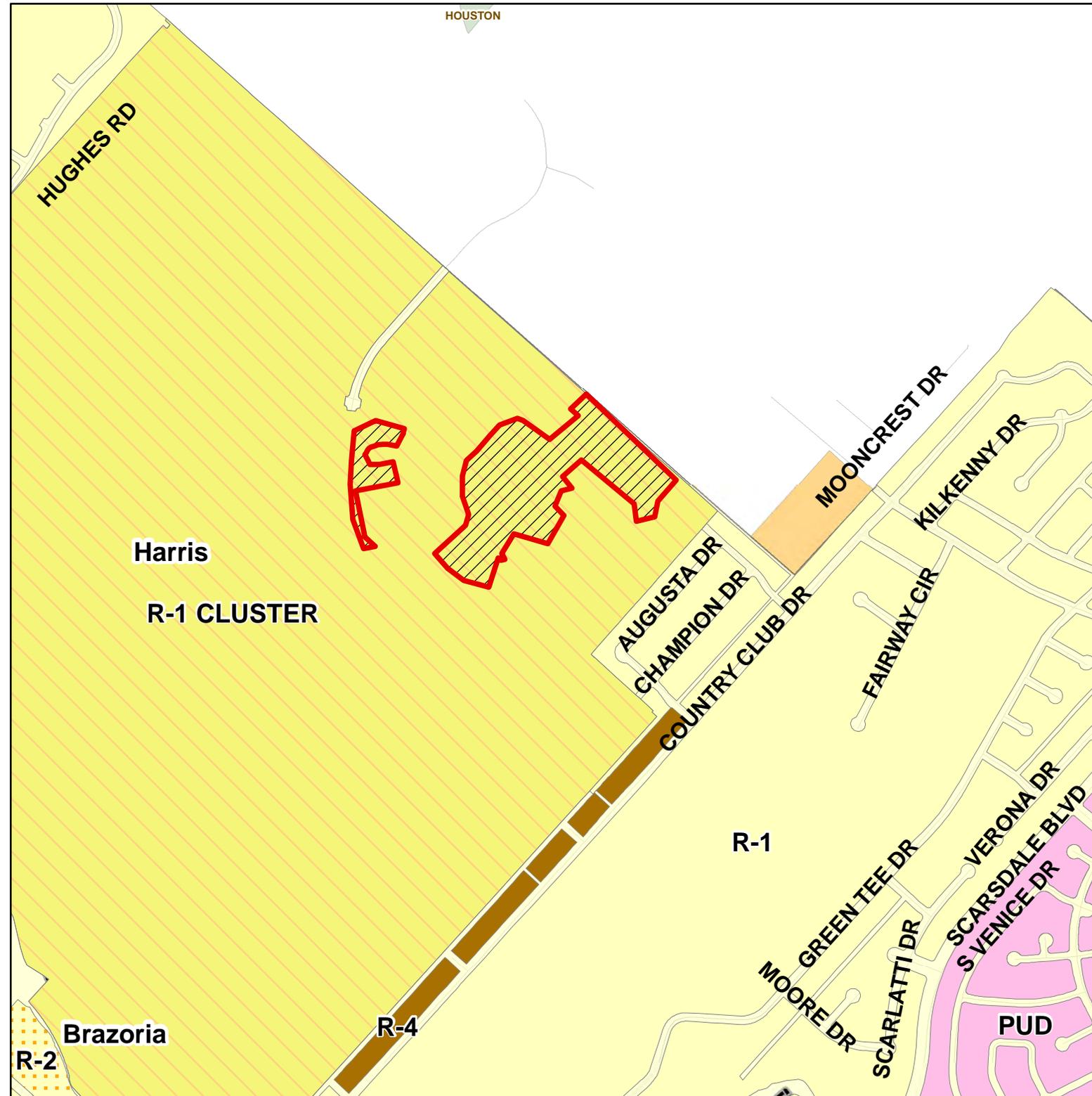
Preliminary Plat Riverstone Ranch Section 2

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

N



0 220440 880 Feet



HOUSTON

HUGHES RD

Harris
R-1 CLUSTER

Brazoria
R-2

R-4

R-1

PUD

HOUSTON

HUGHES RD

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



Public / Semi-Public

AUGUSTA DR
CHAMPION DR

MOONCREST DR
COUNTRY CLUB DR
KILKENNY DR

Medium Density Residential

FAIRWAY CIR

Parks

GREEN TEE DR
VERONA DR
SCARSDALE BLVD

Low Density Residential



FLUP Map

Preliminary Plat
Riverstone Ranch
Section 2

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

N



0 220440 880 Feet



Brazoria



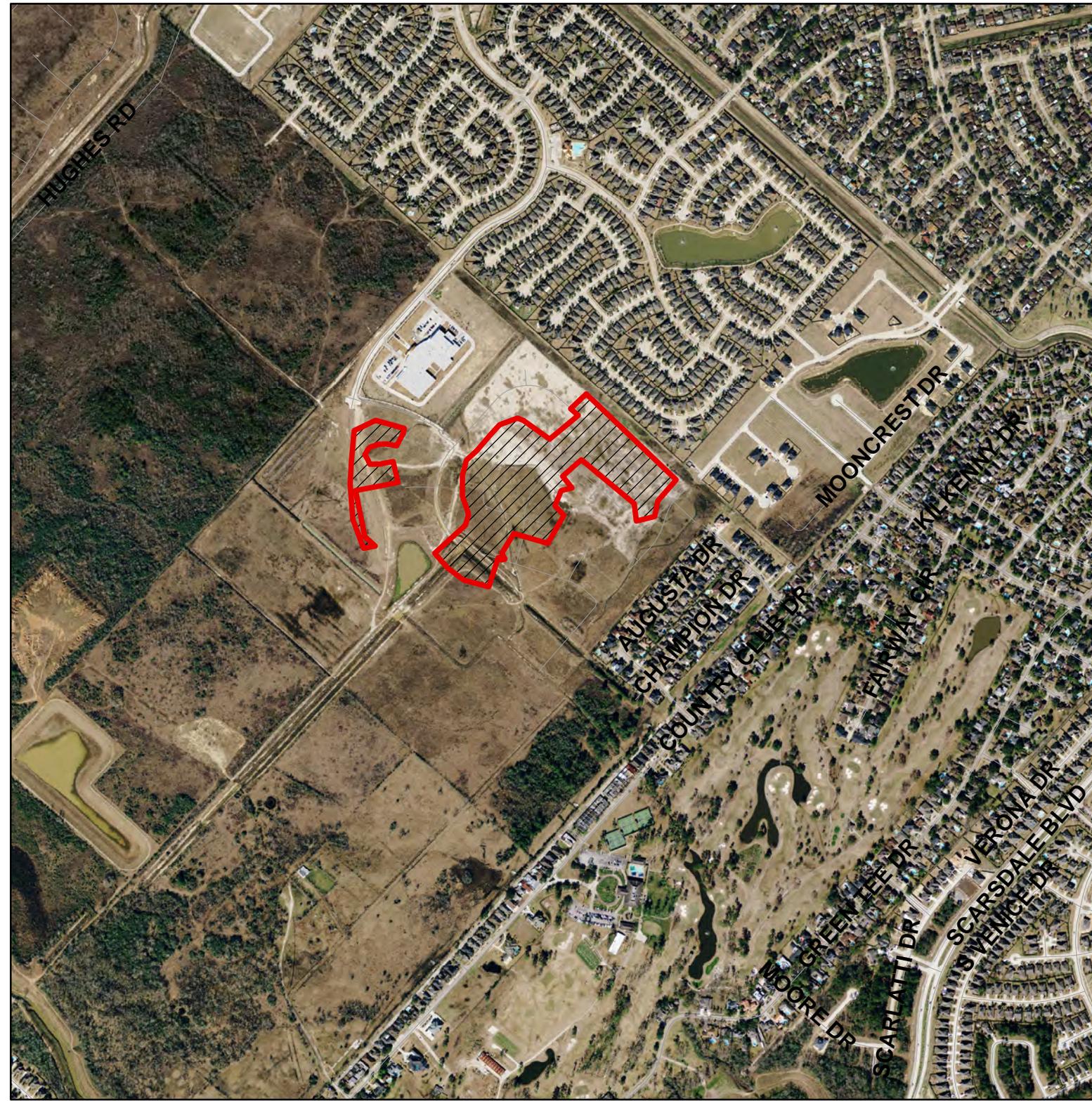
Aerial Map

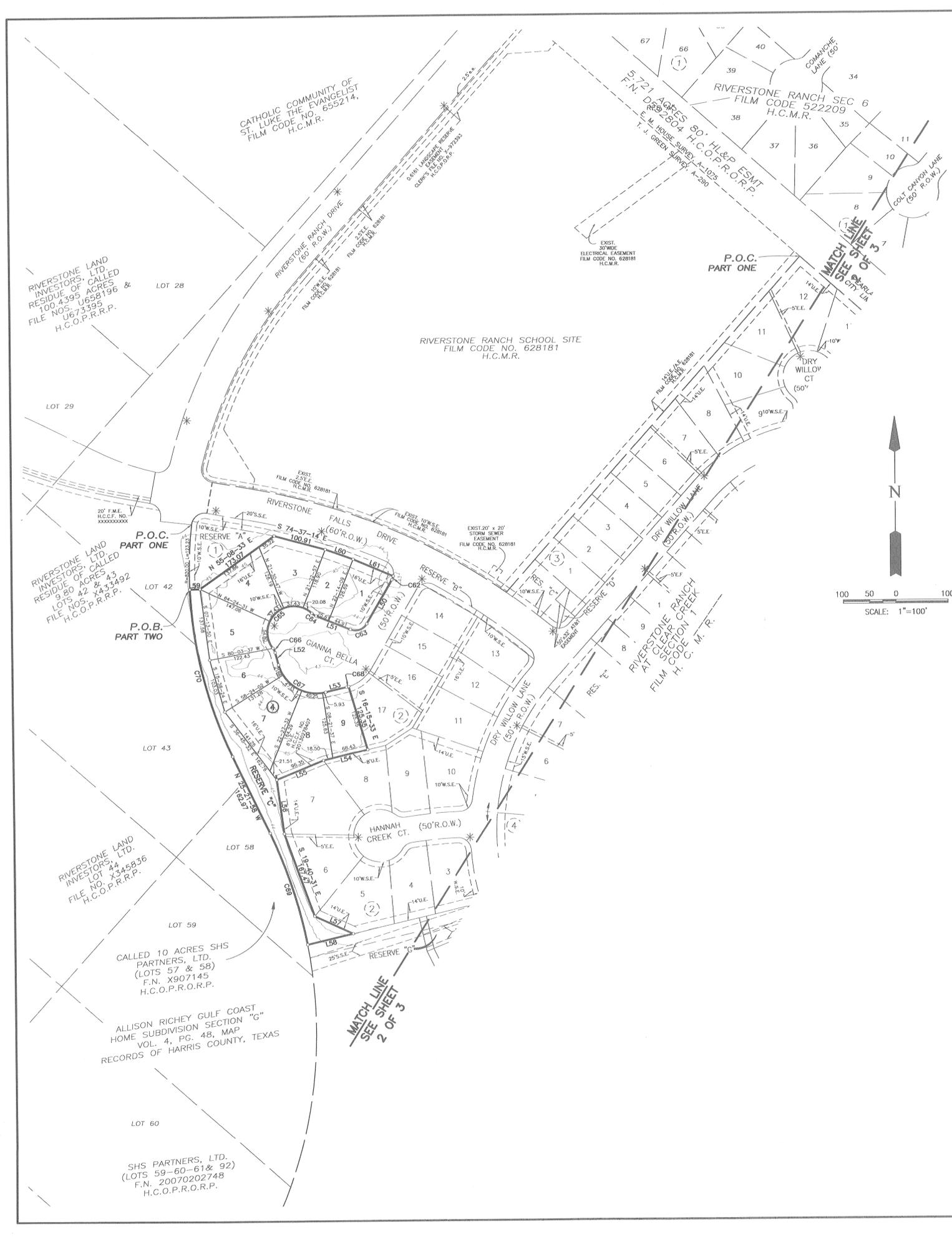
Preliminary Plat Riverstone Ranch Section 2

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N

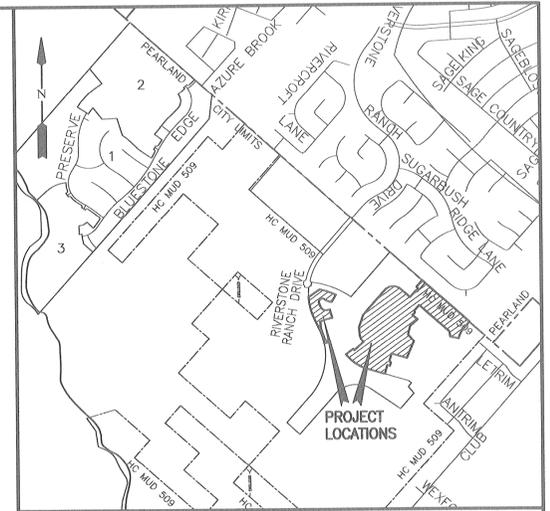
0 220440 880 Feet





CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	475.00	3-04-48	25.53	12.77	25.53	S 39-12-02 E
C2	375.00	24-13-31	158.55	80.48	157.38	S 29-59-23 W
C3	2025.00	2-21-17	83.22	41.62	83.22	N 42-51-49 E
C4	25.00	92-21-17	40.30	26.05	36.07	S 02-08-11 E
C5	375.00	0-29-24	3.21	1.60	3.21	N 18-00-15 E
C6	25.00	90-00-00	39.27	25.00	35.36	S 28-45-04 E
C7	450.00	33-00-38	259.26	133.34	255.69	S 57-14-45 E
C8	350.00	14-33-54	88.97	44.73	88.73	N 08-57-59 E
C9	1000.00	7-56-02	138.47	69.35	138.36	S 72-08-20 E
C10	50.00	60-29-07	52.78	29.15	50.37	S 38-45-45 E
C11	1000.00	8-08-10	142.00	71.12	141.88	N 72-52-17 W
C12	450.00	48-16-46	363.48	192.31	353.68	S 24-49-26 W
C13	2000.00	6-16-38	219.12	109.67	219.01	N 44-49-30 E
C14	350.00	16-50-06	102.84	51.79	102.47	N 56-43-52 W
C15	375.00	26-46-45	175.27	89.27	173.68	S 04-52-11 W
C16	200.00	38-59-46	136.12	70.82	133.51	S 37-45-26 W
C17	425.00	33-00-38	244.86	125.93	241.49	S 57-14-45 E
C18	25.00	90-00-00	39.27	25.00	35.36	N 61-14-56 E
C19	395.00	14-33-54	82.62	41.53	82.39	N 08-57-59 E
C20	25.00	78-37-24	34.31	20.47	31.68	N 37-37-40 W
C21	1025.00	6-37-06	118.40	59.27	118.34	S 73-37-48 E
C22	25.00	39-46-18	17.35	9.04	17.01	S 89-47-36 W
C23	50.00	143-09-51	124.93	150.15	94.88	S 38-30-38 E
C24	25.00	38-16-22	16.70	8.67	16.39	N 13-56-06 E
C25	400.00	23-27-38	163.79	83.06	162.64	S 06-31-44 W
C26	225.00	25-44-04	101.06	51.40	100.21	S 31-07-36 W
C27	25.00	36-36-52	15.98	8.27	15.71	N 25-41-12 E
C28	50.00	273-34-01	238.73	46.98	68.48	N 35-50-14 W
C29	25.00	63-53-46	27.88	15.59	26.46	S 68-59-53 W
C30	175.00	18-47-27	57.39	28.96	57.14	S 27-39-17 W
C31	350.00	26-46-45	163.58	83.31	162.10	S 04-52-11 W
C32	25.00	60-29-07	26.39	14.58	25.18	S 38-45-45 E
C33	975.00	7-56-02	135.01	67.61	134.90	S 72-58-20 E
C34	25.00	91-01-52	39.72	25.45	35.67	N 57-32-42 E
C35	475.00	35-56-02	297.90	154.03	293.05	S 29-59-48 W
C36	1975.00	0-51-22	29.51	14.76	29.51	N 47-32-08 E
C37	25.00	95-25-16	41.64	27.48	36.99	N 00-36-11 W
C38	325.00	6-56-18	39.36	19.70	39.33	N 51-46-58 W
C39	25.00	53-19-44	23.27	12.55	22.44	N 01-54-58 W
C40	50.00	276-02-56	240.90	44.98	66.88	S 29-28-38 W
C41	25.00	44-02-55	19.22	10.11	18.75	S 34-33-22 E
C42	375.00	8-16-00	54.11	27.10	54.06	N 52-26-49 W
C43	25.00	87-31-28	38.19	23.94	34.58	N 87-55-27 E
C44	1975.00	2-28-32	85.33	42.67	85.32	N 42-55-27 E
C45	25.00	90-00-00	39.27	25.00	35.36	N 03-18-49 W
C46	25.00	48-11-23	21.03	11.18	20.41	S 72-24-30 E
C47	50.00	276-22-46	241.19	44.72	66.67	N 41-41-11 E
C48	25.00	48-11-23	21.03	11.18	20.41	N 24-13-08 W
C49	25.00	90-00-00	39.27	25.00	35.36	S 86-41-11 W
C50	25.00	84-50-39	37.02	22.85	33.73	S 89-15-52 W
C51	2025.00	1-07-17	39.63	19.82	39.63	N 47-24-11 E
C52	425.00	36-20-16	269.54	139.48	265.05	S 29-47-41 W
C53	25.00	86-02-28	37.54	23.33	34.11	S 31-23-41 E
C54	1025.00	2-29-09	44.47	22.24	44.47	N 73-10-20 W
C55	25.00	46-38-44	20.35	10.78	19.80	N 84-44-52 E
C56	50.00	276-20-21	241.15	44.75	66.69	N 19-35-40 E
C57	25.00	49-51-15	21.75	11.62	21.07	N 47-09-48 W
C58	975.00	1-12-11	20.47	10.24	20.47	N 72-41-29 W
C59	25.00	105-01-23	45.82	32.59	39.67	S 54-11-44 W
C60	375.00	14-33-54	85.33	47.92	95.07	N 08-57-59 E
C61	475.00	33-00-37	273.67	140.75	269.90	S 57-14-45 E
C62	25.00	17-04-10	7.45	3.75	7.42	N 21-31-57 E
C63	25.00	82-10-07	35.85	21.80	32.86	N 71-09-06 E
C64	25.00	22-09-23	9.67	4.89	9.61	S 56-41-10 E
C65	50.00	171-36-03	149.75	680.93	99.73	S 48-35-30 W
C66	25.00	22-09-23	9.67	4.89	9.61	N 26-07-50 W
C67	75.00	87-50-25	114.98	72.22	104.05	S 58-58-21 E
C68	75.00	3-22-00	4.41	2.20	4.41	N 75-29-27 E
C69	880.00	14-38-09	224.79	113.01	224.18	N 18-02-54 W
C70	820.00	23-12-45	332.21	168.42	329.94	S 13-45-36 E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 73-39-41 W	72.52
L2	N 68-25-10 W	89.08
L3	N 59-58-33 W	89.08
L4	N 51-31-56 W	89.08
L5	N 43-05-19 W	89.08
L6	N 34-38-42 W	12.75
L7	N 34-33-37 W	59.68
L8	N 20-53-31 W	59.42
L9	N 43-55-57 E	51.26
L10	N 59-18-43 E	47.39
L11	N 76-20-41 E	47.39
L12	S 86-37-20 E	47.39
L13	S 69-35-22 E	47.39
L14	S 52-54-17 E	49.36
L15	N 41-41-11 E	120.00
L16	S 48-18-49 E	5.00
L17	N 41-41-11 E	50.00
L18	N 48-18-49 W	33.15
L19	S 17-52-37 W	20.54
L20	N 07-23-46 W	74.11
L21	S 41-41-11 W	10.77
L22	S 41-41-11 W	50.00
L23	S 48-18-49 E	92.15
L24	S 16-14-56 W	96.79
L25	S 16-14-56 W	50.00
L26	N 73-45-04 W	39.60
L27	N 01-41-03 E	60.49
L28	N 76-56-22 W	116.92
L29	S 47-57-49 W	110.61
L30	S 41-41-11 W	155.77
L31	S 32-44-41 E	5.00
L32	N 16-14-56 E	96.79
L33	N 01-41-03 E	49.91
L34	N 76-56-22 W	74.95
L35	N 76-56-22 W	63.12
L36	S 47-57-49 W	110.61
L37	S 41-41-11 W	105.77
L38	S 48-18-49 E	95.00
L39	S 41-41-11 W	105.77
L40	S 48-18-49 E	6.56
L41	S 47-57-49 W	110.61
L42	N 01-41-03 E	27.83
L43	N 78-34-40 W	26.75
L44	S 48-18-49 E	18.49
L45	S 68-11-07 E	60.41
L46	S 57-52-48 E	59.73
L47	S 46-27-13 E	59.73
L48	S 07-17-23 E	20.00
L49	S 79-01-18 W	20.00
L50	S 30-04-02 W	97.12
L51	N 67-45-51 W	70.52
L52	S 15-03-09 E	23.94
L53	N 77-06-27 E	40.81
L54	S 77-06-27 W	86.92
L55	S 68-09-03 W	96.35
L56	S 07-22-04 E	104.69
L57	S 65-03-01 E	80.68
L58	S 77-06-27 W	89.44
L59	N 87-50-47 E	19.50
L60	S 70-03-50 E	56.46
L61	S 86-45-25 E	82.83



VICINITY MAP
SCALE: 1" = 1,200'
KEY MAP NO. 615H&M

- LEGEND**
- E.U. INDICATES UTILITY EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS
 - H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS
 - H.C.O.P.R.R.P. INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - E.E. INDICATES ELECTRICAL EASEMENT
 - F.M.E. INDICATES FORCE MAIN EASEMENT
 - F.N. INDICATES FILE NUMBER
 - ⊙ INDICATES TEMPORARY BENCHMARK
 - ⊛ INDICATES PROPOSED STREET LIGHTS
 - ⊛ INDICATES EXISTING STREET LIGHTS
 - ⊛ INDICATES STREET NAME CHANGE

RESERVE TABLE			
RESERVE	TYPE	ACREAGE	SQ.FT.
"A"	RESTRICTED TO OPEN SPACE	0.143	6,240
"B"	RESTRICTED TO OPEN SPACE	0.128	5,574
"C"	RESTRICTED TO OPEN SPACE	0.504	21,945
TOTAL		0.775	33,759

1900 BLOCK OF RIVERSTONE RANCH DRIVE
PRELIMINARY PLAT OF
RIVERSTONE RANCH
AT CLEAR CREEK
SECTION 2

A SUBDIVISION OF 25.997 ACRES OF LAND SITUATED IN THE T.J.GREEN SURVEY, ABSTRACT 290, CITY OF PEARLAND, HARRIS COUNTY, TEXAS ALSO BEING A PART OF LOTS 54, 55, 56, 57, 58, 59, 70, 71, 72, 73, 74, 87, 88, 89, AND 90 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION, SECTION "C", A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 48, MAP RECORDS OF HARRIS COUNTY, TEXAS.

90 LOTS 3 RESERVES (0.775 ACRES) 5 BLOCKS
AUGUST 12, 2013 JOB NO. 2040-5102-304

OWNERS:
MERITAGE HOMES OF TEXAS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

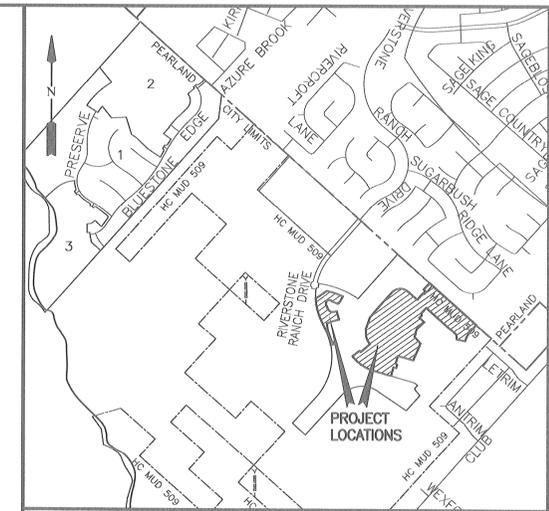
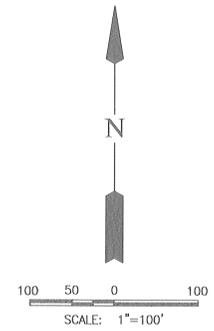
STEVE HARDING, DIVISION PRESIDENT
2901 W. SAM HOUSTON PKWY. N., SUITE C-250, HOUSTON, TEXAS 77043
PH. (713) 621-6111

ENGINEER:

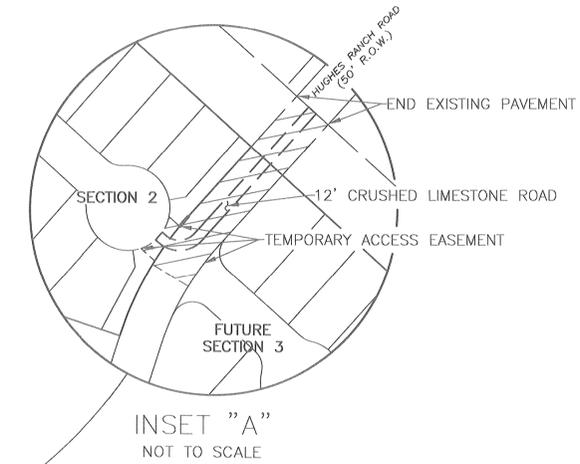
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026

LEGEND

- U.E. INDICATES UTILITY EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
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- ⊛ INDICATES EXISTING STREET LIGHTS
- ↔ INDICATES STREET NAME CHANGE



VICINITY MAP
SCALE: 1"= 1,200'
KEY MAP NO. 615H&M



**1900 BLOCK OF RIVERSTONE RANCH DRIVE
PRELIMINARY PLAT OF
RIVERSTONE RANCH
AT CLEAR CREEK
SECTION 2**

A SUBDIVISION OF 25.997 ACRES OF LAND SITUATED IN THE T.J.GREEN SURVEY, ABSTRACT 290, CITY OF PEARLAND, HARRIS COUNTY, TEXAS ALSO BEING A PART OF LOTS 54, 55, 56, 57, 70, 71, 72, 73, 74, 87, 88, 89, AND 90 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.

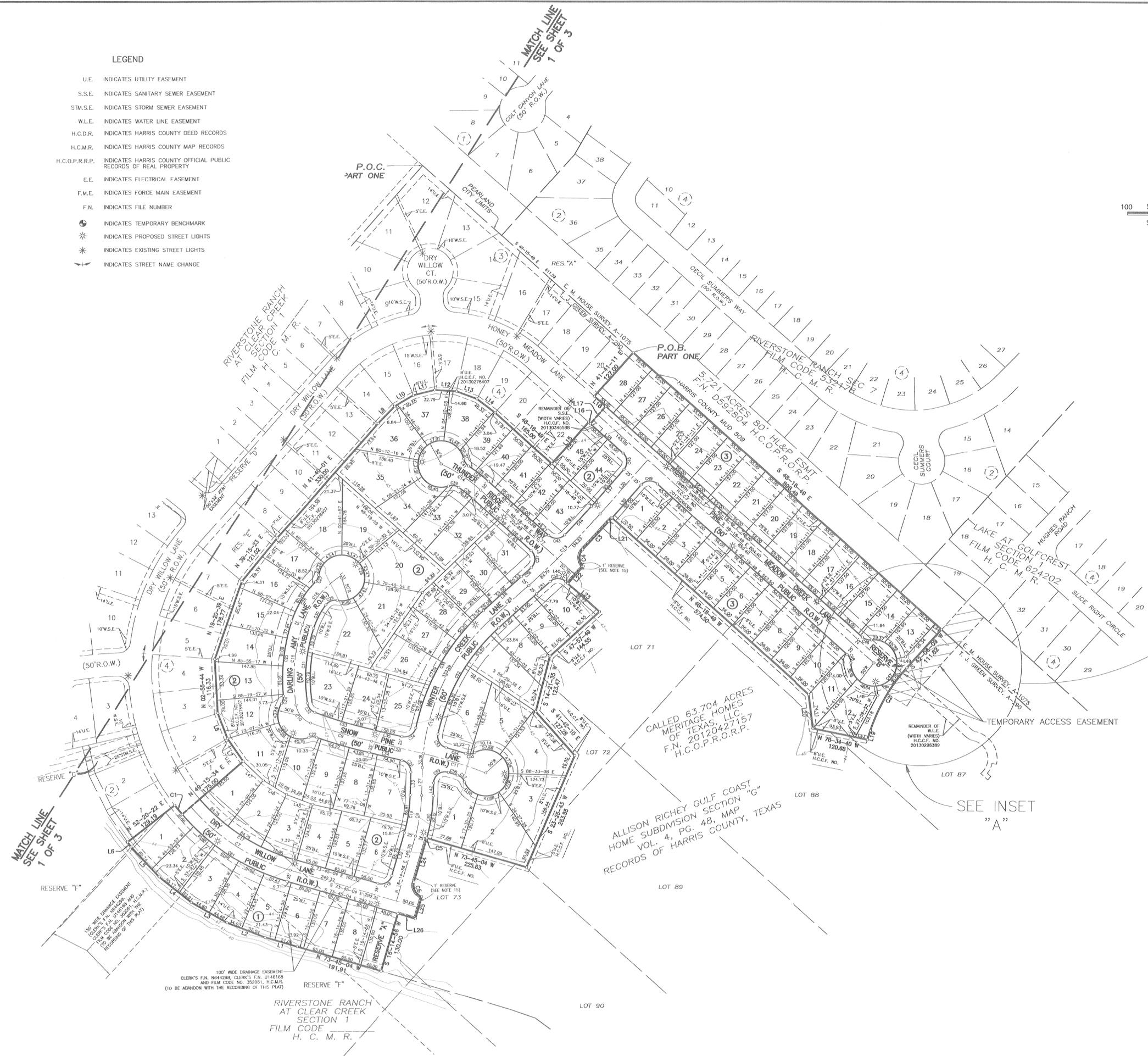
90 LOTS 3 RESERVES (0.775 ACRES) 5 BLOCKS
AUGUST 12, 2013 JOB NO. 2040-5102-304

OWNERS:
MERITAGE HOMES OF TEXAS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY

STEVE HARDING, DIVISION PRESIDENT
2901 W. SAM HOUSTON PKWY. N., SUITE C-250, HOUSTON, TEXAS 77043
PH. (713) 621-6111

ENGINEER:

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



MATCH LINE
SEE SHEET
1 OF 3

MATCH LINE
SEE SHEET
1 OF 3

MATCH LINE
SEE SHEET
1 OF 3

RIVERSTONE RANCH
AT CLEAR CREEK
SECTION 1
FILM CODE
H. C. M. R.

63.704 ACRES
CALLED MERITAGE HOMES
OF TEXAS, LLC.
F.N. 20120427157
H.C.O.P.R.O.R.P.

ALLISON RICHEY GULF COAST
HOME SUBDIVISION SECTION "G"
VOL. 4, PG. 48, MAP
RECORDS OF HARRIS COUNTY, TEXAS

SEE INSET
"A"

100' WIDE DRAINAGE EASEMENT
CLERK'S F.N. 1844306, CLERK'S F.N. 1146108
AND FILM CODE NO. 352081, H.C.M.R.
(TO BE ABANDON WITH THE RECORDING OF THIS PLAT)

DIR. COORD. MTLAR CHECK: COORD. DATE: 12 AUG 2013 2:28PM FILE: \\proj\lax\2040\m\p\l\Riverstone Ranch_Sec_2_PP.dwg

**P&Z AGENDA
ITEM**

H



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 08/14/2013
AGENDA ITEM SUBJECT: Preliminary Plat of Oakbrook Section 9

Old Business **New Business** Discussion Item Workshop

Summary: A request by Alex Van Duzer of Cobb Fendley, applicant, on behalf of Oakbrook Estates, Ltd, owner, for approval of a Preliminary Plat of Oakbrook Section 9, a 28 lot single-family residential subdivision, generally located at 1920 Grandoak Dr.

Staff Recommendation: Staff is unable to recommend approval at this time

Agenda Reviewed by:

HE

Date Reviewed:

8/14/2013



PLANNING AND ZONING COMMISSION MEETING OF AUGUST 19, 2013

Preliminary Plat of the Oakbrook Estates Section 9

A request by Alex Van Duzer of Cobb Fendley, applicant, on behalf of Oakbrook Estates, Ltd, owner, for approval of a Preliminary Plat of Oakbrook Section 9, a 28 lot single-family residential subdivision, to wit

Legal Description: A subdivision of 7.2962 acres in the W.D.C. Hall League, Abstract No. 70, Brazoria County MUD 17, City of Pearland, Brazoria County, Texas.

General Location: 1920 Grandoak Dr.

SUMMARY: On behalf of Oakbrook Estates, Alex Van Duzer of Cobb Fendley has applied for a Preliminary Plat for Section Eight of Oakbrook Estates, which includes 31 single family lots and three reserves. The property is located north of the northwest corner of Dixie Farm and the proposed Pearland Parkway expansion, and is a continuation of the Oakbrook Estates subdivision.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	PUD (Oakbrook)	Single Family Subdivision
South	Single Family – 2 (R-2)	Single Family Subdivision
East	PUD (Oakbrook)	Single Family Residential
West	Single Family – 1 (R-1)	Single Family Residential

CONFORMANCE WITH THE OAKBROOK PLANNED UNIT DEVELOPMENT (PUD):

The above submittal is in conformance with the Oakbrook Planned Unit Development. This single family residential development at build-out has a total of 388 dwelling units.

PLATTING STATUS: This is the Preliminary Plat for Oakbrook Section Nine, if approved the applicant can go forward with the further development of this subdivision and the next stop will be to file a Final Plat for the subject property.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The Future Land Use designation for the subject land is Medium Density Residential. This designation allows for a maximum of 10 dwelling units an acre. As the Oakbrook Planned Unit Development States, this development will have a gross residential density of 3.22 units an acre.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property is served by two local roads within the existing Oakbrook Planned Development. These local roads include Oakridge Drive which connects to Oak Top Dr., both local roads with minimum right-of-way of 50'. The future alignment of Pearland Parkway, a major thoroughfare, will be on the southwest boundary of this section with Oakridge Dr. connecting to it. The right-of-way requirement for a major thoroughfare is 120' and the required right-of-way for the Pearland Parkway expansion is required to be dedicated by this plat.

AVAILABILITY OF UTILITIES: The subject parcel is served by public water and sewer lines, from the existing Oakbrook Subdivision.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed Preliminary Plat, once finalized by addressing outstanding staff concerns, should not have any significant adverse impacts on any surrounding structures or uses.

ADDITIONAL COMMENTS: There are comments from other City reviewing departments regarding this subdivision plat. These comments include the future expansion of Pearland Parkway and requiring the dedication of 120-foot of right-of-way and also a possible issue with the Brazoria County Drainage Easement on the southerly portion of this subdivision. Furthermore, state law requires that the entire parcel be platted at this time.

STAFF RECOMMENDATION: Staff recommends denial of the Preliminary Plat of Oakbrook Section 9 as proposed by the applicant for the following reasons:

1. The following comments have not been addressed:
 - a) Detail A referenced on plat is not included
 - b) Width of existing Pearland Pkwy ROW is not called out or identified.
 - c) ROW line call out is not specific: currently shows 3 lines, totaling approximately 5' in width
 - d) Acreage/land area of indicted Pearland Pkwy ROW dedication is not shown.
 - e) Language for ROW dedication should be:
"This _____ acres of land is hereby dedicated to the public for right-of-way for Pearland Pkwy"
 - f) Remaining acreage of parent parcel must be included in the plat boundary.
 - g) Overlaid text on page 2 of plat needs to be corrected

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Future Land Use Plan
- Aerial Photograph
- Preliminary Plat of Oakbrook Section Nine



Zoning and Vicinity Map

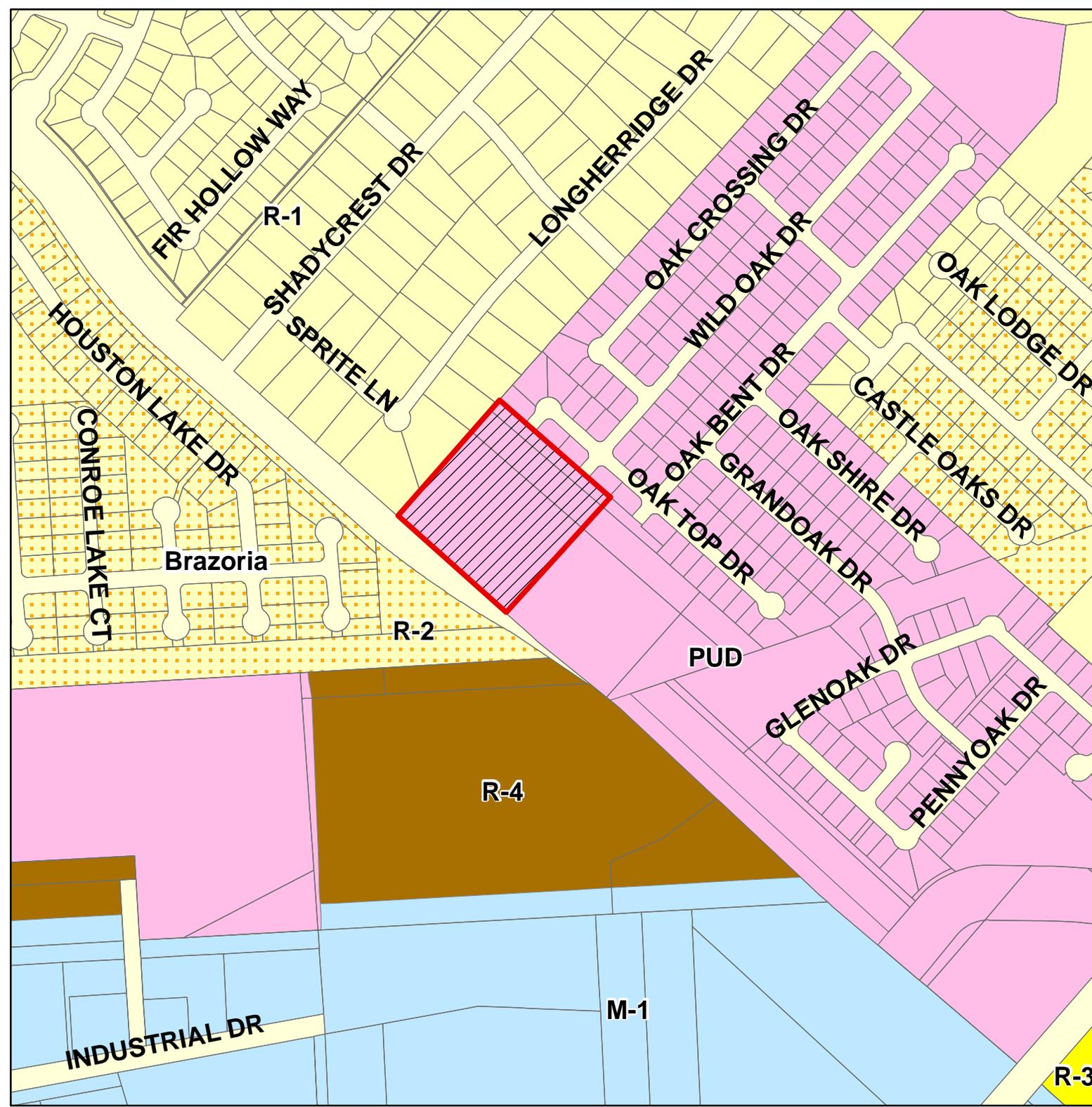
Preliminary Plat of Oakbrook Section 9

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



0 120 240 480 Feet



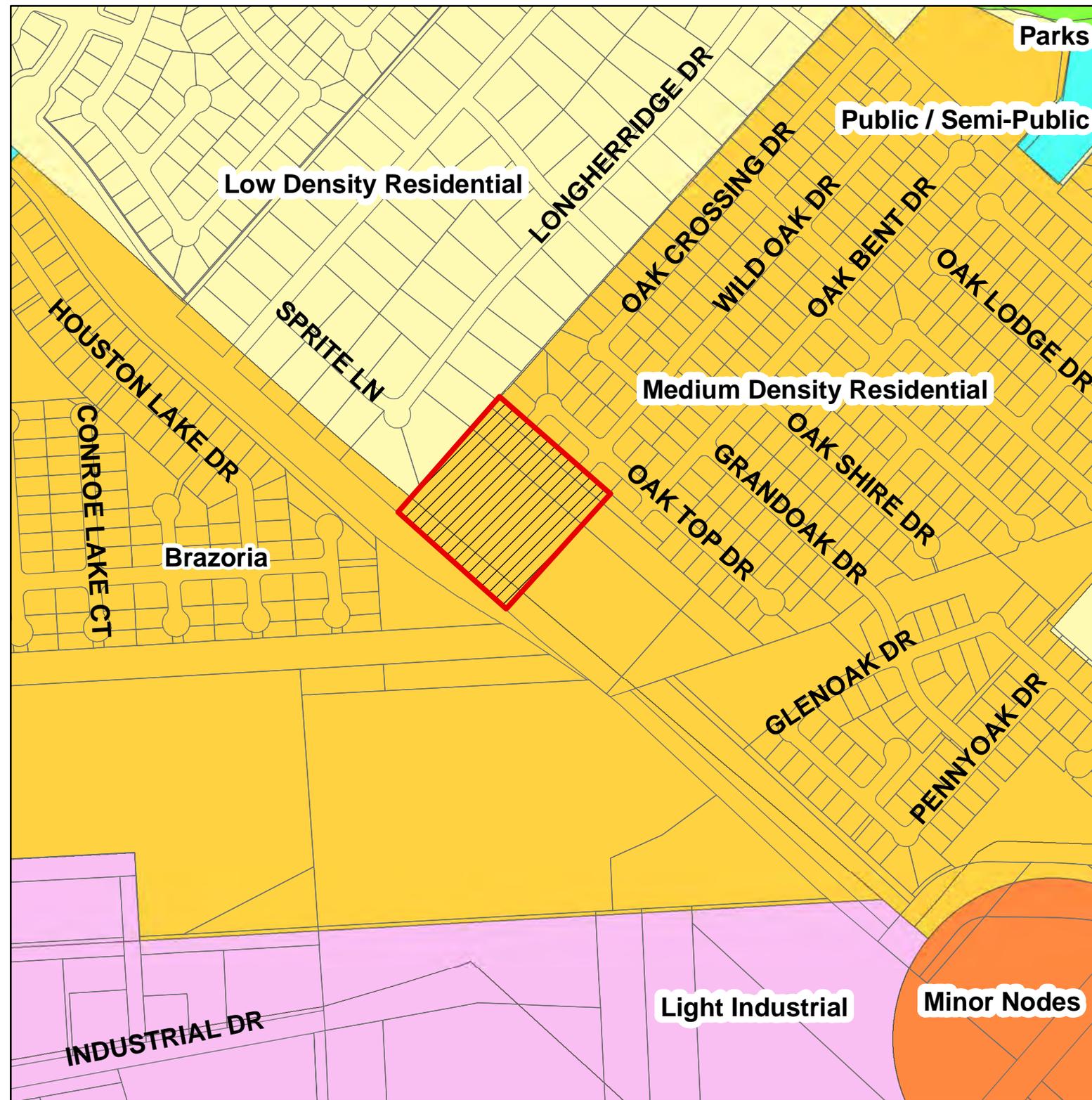


FLUP Map

Preliminary Plat of
Oakbrook Section 9

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0 120240 480 Feet





Aerial Map

**Preliminary Plat of
Oakbrook Section 9**

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

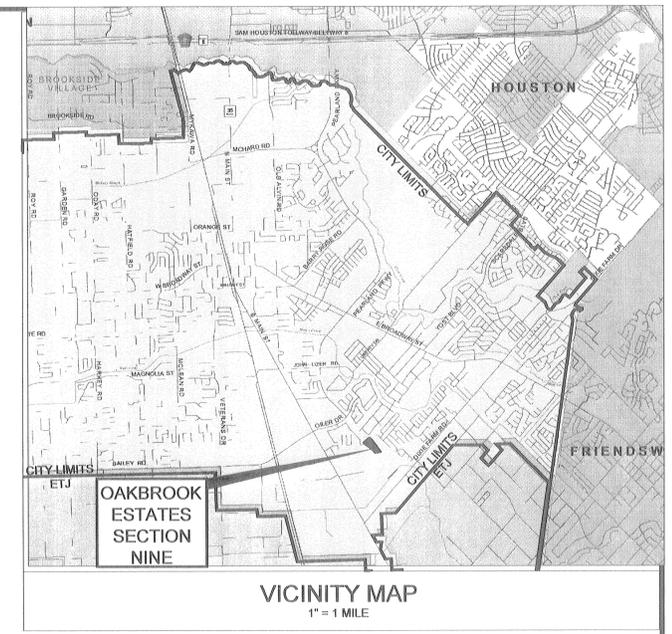
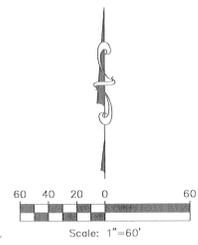


LEGEND:

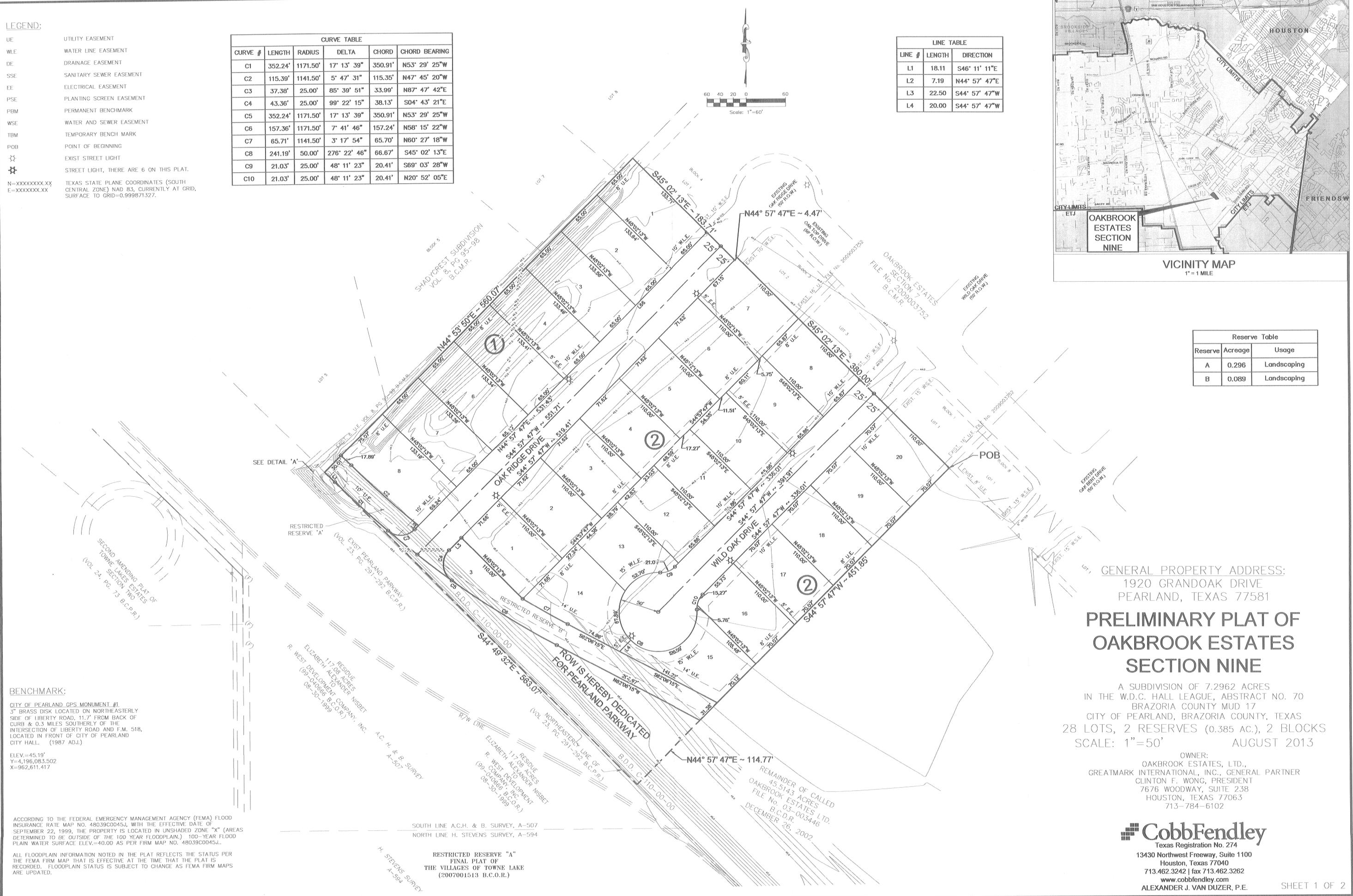
UE	UTILITY EASEMENT
WLE	WATER LINE EASEMENT
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
EE	ELECTRICAL EASEMENT
PSE	PLANTING SCREEN EASEMENT
PBM	PERMANENT BENCHMARK
WSE	WATER AND SEWER EASEMENT
TBM	TEMPORARY BENCH MARK
POB	POINT OF BEGINNING
⊙	EXIST STREET LIGHT
⊙	STREET LIGHT, THERE ARE 6 ON THIS PLAT.
N=XXXXXXXXXX	TEXAS STATE PLANE COORDINATES (SOUTH CENTRAL ZONE) NAD 83, CURRENTLY AT GRID, SURFACE TO GRID=0.999871327.
E=XXXXXXXXXX	

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	352.24'	1171.50'	17° 13' 39"	350.91'	N53° 29' 25"W
C2	115.39'	1141.50'	5° 47' 31"	115.35'	N47° 45' 20"W
C3	37.38'	25.00'	85° 39' 51"	33.99'	N87° 47' 42"E
C4	43.36'	25.00'	99° 22' 15"	38.13'	S04° 43' 21"E
C5	352.24'	1171.50'	17° 13' 39"	350.91'	N53° 29' 25"W
C6	157.36'	1171.50'	7° 41' 46"	157.24'	N58° 15' 22"W
C7	65.71'	1141.50'	3° 17' 54"	65.70'	N60° 27' 18"W
C8	241.19'	50.00'	276° 22' 46"	66.67'	S45° 02' 13"E
C9	21.03'	25.00'	48° 11' 23"	20.41'	S69° 03' 28"W
C10	21.03'	25.00'	48° 11' 23"	20.41'	N20° 52' 05"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.11	S46° 11' 11"E
L2	7.19	N44° 57' 47"E
L3	22.50	S44° 57' 47"W
L4	20.00	S44° 57' 47"W



Reserve Table		
Reserve	Acres	Usage
A	0.296	Landscaping
B	0.089	Landscaping



GENERAL PROPERTY ADDRESS:
1920 GRAND OAK DRIVE
PEARLAND, TEXAS 77581

PRELIMINARY PLAT OF OAKBROOK ESTATES SECTION NINE

A SUBDIVISION OF 7.2962 ACRES
IN THE W.D.C. HALL LEAGUE, ABSTRACT NO. 70
BRAZORIA COUNTY MUD 17
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS
28 LOTS, 2 RESERVES (0.385 AC.), 2 BLOCKS
SCALE: 1"=50' AUGUST 2013

OWNER:
OAKBROOK ESTATES, LTD.,
GREATMARK INTERNATIONAL, INC., GENERAL PARTNER
CLINTON F. WONG, PRESIDENT
7676 WOODWAY, SUITE 238
HOUSTON, TEXAS 77063
713-784-6102

CobbFendley
Texas Registration No. 274
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262
www.cobbfendley.com
ALEXANDER J. VAN DUZER, P.E.

BENCHMARK:
CITY OF PEARLAND GPS MONUMENT #1
3" BRASS DISK LOCATED ON NORTHEASTERLY
SIDE OF LIBERTY ROAD, 11.7' FROM BACK OF
CURB & 0.3 MILES SOUTHERLY OF THE
INTERSECTION OF LIBERTY ROAD AND F.M. 518,
LOCATED IN FRONT OF CITY OF PEARLAND
CITY HALL. (1987 ADJ.)
ELEV.=45.19'
Y=4,196,083.502
X=962,611.417

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD
INSURANCE RATE MAP NO. 48039C0045J, WITH THE EFFECTIVE DATE OF
SEPTEMBER 22, 1999, THE PROPERTY IS LOCATED IN UNSHADED ZONE "X" (AREAS
DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN.) 100-YEAR FLOOD
PLAIN WATER SURFACE ELEV.=40.00 AS PER FIRM MAP NO. 48039C0045J.
ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER
THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS
RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS
ARE UPDATED.

SOUTH LINE A.C.H. & B. SURVEY, A-507
NORTH LINE H. STEVENS SURVEY, A-594

RESTRICTED RESERVE "A"
FINAL PLAT OF
THE VILLAGES OF TOWNE LAKE
(2007001513 B.C.O.R.)

H. STEVENS SURVEY
A-594

REMAINDER OF CALLED
45.5143 ACRES
OAKBROOK ESTATES LTD.
FILE NO. 03-003446
B.C.D.R.
DECEMBER 26, 2002

RESIDUE 117.08 ACRES
ELIZABETH ALEXANDER INSUBET
R. WEST DEVELOPMENT
COMPANY, INC.
(98-040616 B.C.O.R.)
08-30-1999

RESIDUE 117.08 ACRES
ELIZABETH ALEXANDER
R. WEST DEVELOPMENT
COMPANY, INC.
(98-040616 B.C.O.R.)
08-30-1999

RESIDUE 117.08 ACRES
ELIZABETH ALEXANDER
R. WEST DEVELOPMENT
COMPANY, INC.
(98-040616 B.C.O.R.)
08-30-1999

SEE DETAIL 'A'

SECOND AMENDING PLAT OF
TOWNE LAKES ESTATES
(VOL. 24, PG. 75 B.C.P.R.)

RESTRICTED RESERVE "A"
(VOL. EXIST PEARLAND PARKWAY
B.D.D. C-110-00-00)

RESTRICTED RESERVE "B"
(VOL. B.D.D. C-110-00-00)

ROW IS HEREBY DEDICATED
FOR PEARLAND PARKWAY
(VOL. 23, PG. 291-292 B.C.P.R.)

POB

OAKBROOK ESTATES
SECTION NINE
FILE NO. 2009003752
B.C.M.R.

P&Z AGENDA ITEM



DISCUSSION ITEMS:

1. Commissioners Activity Report
2. State APA Conference
3. No P&Z Meeting on September 2, 2013
4. Next JPH/P&Z Meeting - September 16, 2013

**ADJOURN
MEETING**