

# AGENDA

## CITY OF PEARLAND PLANNING & ZONING COMMISSION

OCTOBER 07, 2013

6:30 p.m.

Henry Fuertes  
P&Z CHAIRPERSON

Matthew Hanks  
P&Z VICE-CHAIRPERSON

### COMMISSIONERS

Linda Cowles

Mary Starr



Daniel Tunstall

Ginger McFadden

Elizabeth McLane

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, OCTOBER 7, 2013, AT 6:30 P.M., 2<sup>nd</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**

Approve the Minutes of the September 16, 2013, P&Z Regular Meeting, held at 6:30 p.m.

**III. OLD BUSINESS**

**A. 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.

**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.

**IV. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SHADOW RIDGE SECTION 1**

A request by Geoff Freeman of Kerry Gilberts and associates, applicant, on behalf of Development Consultants Inc., owner for approval of a Preliminary Plat of Shadow Ridge Section 1, a residential subdivision on 34.2 acres of land, and consisting of 115 single family lots.

**Legal Description:** Being 34.2 acres of land out of the William Pettus League Survey, A-68 City of Pearland, Brazoria County, Fort Bend County, Texas.

**General Location:** 13000 Block of Broadway

## B. DISCUSSION ITEMS

1. Zoning Update
2. Commissioners Activity Report
3. Next JPH/PZ Meeting – October 16, 2013

## V. ADJOURNMENT

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

I, Debbie Cody, Office Assistant 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 4<sup>th</sup> day of October, 2013, A.D., at 5:30 p.m.

\_\_\_\_\_  
Debbie Cody, Office Assistant

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

**APPROVAL**

**OF**

**MINUTES**

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, SEPTEMBER 16, 2013, AT 6:30 P.M., 2<sup>ND</sup> FLOOR CONFERENCE ROOM, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**CALL TO ORDER**

P&Z Vice-Chairperson Matthew Hanks called the P&Z Regular Meeting to order at 8:10 p.m. with the following present:

P&Z Vice-Chairperson Matthew Hanks  
P&Z Commissioner Ginger McFadden  
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 Mary Starr made the motion to approve the Minutes of the August 19, 2013, P&Z Regular Meeting, and P&Z Commissioner Elizabeth McLane seconded.

The vote was 6-0. The minutes of the August 19, 2013 P&Z Regular Meeting were approved.

**NEW BUSINESS**

**CONSIDERATION AND POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 2013-14Z**

A request of Jawad Hussain, applicant and owner, for approval of a zone change from the Neighborhood Service (NS) zone to the General Business (GB) zone for 0.63 acres on the following described property, to wit:

**Legal Description:** 0.3727 acres of land, being a part of Reserve "A", in the Replat of Corrigan Addition, Section One, according to the plat as recorded in Volume 11, Page 97-98, Plat Records, Brazoria County, Texas, situated in the H. T. & B Railroad Company Survey, Abstract 240, Brazoria County, Texas; and 0.2548 acres of land, out of Reserve "B", in the Replat of Corrigan Addition, Section One, according to the plat as recorded in Volume 11, Page 97-98, Plat Records, Brazoria County, Texas, situated in the H. T. & B Railroad Company Survey, Abstract 240, Brazoria County, Texas

**General Location:** 5306 Broadway, Pearland, TX

P&Z Vice-Chairperson Matthew Hanks introduced the Zone Change.

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

City Planner Harold Ellis read the staff report stating staff recommended approval. Staff received one public comment in opposition, and one phone inquiry.

There was no discussion among staff and the commission.

The vote was 5-1. Zone Change Application No. 2013-14Z was approved.

**CONSIDERATION AND POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 2013-15Z**

A request of Kerry Gilbert & Associates, applicant, on behalf of Parkside 59/288, Ltd., owner, for approval of a zone change from the Planned Development (PD) zone to the Planned Development (PD) zone for 38.909 acres on the following described property, to wit:

**Legal Description:** 38.909 acres of land in the H. T. & B. R. R. Company Survey, Section 81, Abstract No. 300, Brazoria County, Texas, being a portion of lots 38, 39, 40, 49, and 50 of the Allison Richey Gulf Coast Home Company's part of Suburban Gardens, a subdivision of record, Volume 2, Page 98, of the Plat Records of said Brazoria County (B.C.P.R.), more particularly being the residue of that certain called 30.583 acre tract (described as Part One), and the residue of that certain called 9.990 acre tract (described as Part Two) conveyed from Compass Bank to Parkside 59/288 Ltd, by an instrument of record under Document Number 2011012491, of the Official Public Records of said Brazoria County (B.C.O.P.R.)

**General Location:** Northwest corner CR59/SH288, Pearland, TX

P&Z Vice-Chairperson Matthew Hanks introduced the Zone Change.

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

City Planner Harold Ellis read the staff report stating they received three inquiries with no opposition.

Discussion ensued with regards to clarification of underground and overhead utility lines.

The vote was 6-0. Zone Change Application No. 2013-15Z was approved.

## **CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF 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 46 lot single-family residential subdivision, to wit:

**Legal Description:** A subdivision of 15.3788 acres in the W.D.C. Hall League, Abstract No. 70, Brazoria County MUD 17, City of Pearland, Brazoria County, Texas.

**General Location:** 3800 Block of Oak Bent Dr., Pearland, TX

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 with a recommendation of approval with no outstanding items.

Deputy City Attorney Nghiem Doan stated that Legal is working with the developer on a separate instrument with regards to dedication and right-of-way.

The vote was 6-0. Preliminary Plat of Oakbrook Estates Section 9 was approved.

## **CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF LAUREL HEIGHTS AT SAVANNAH SECTION ONE**

A request by Geoff Freeman of Kerry R. Gilbert and Associates., applicant, on behalf of Savannah Development LTD., owner, for approval of a Preliminary Plat of Laurel Heights at Savannah Section One, generally located at the Northeast corner of Post Road (CR 58) and Linden Creek Lane, proposing a 61 lot single-family residential subdivision, to wit:

**Legal Description:** Being 17.1 acres of land located in the H.T. & B.R.R. Survey, Abstract 302, Official Records of said Brazoria County, Texas

**General Location:** Located at the Northeast corner of Post Road (CR 58) and Linden Creek Lane, Pearland, TX

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 with a recommendation of approval and no outstanding items.

The vote was 6-0. Preliminary Plat of Lauren Heights at Savannah Section One was approved.

**CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF LAUREL HEIGHTS AT SAVANNAH SECTION TWO**

A request by Geoff Freeman of Kerry R. Gilbert and Associates., applicant, on behalf of Savannah Development LTD., owner, for approval of a Preliminary Plat of Laurel Heights at Savannah Section Two, generally East of Linden Creek Lane, North of Laurel Heights at Savannah Section One, proposing a 40 lot single-family residential subdivision, to wit:

**Legal Description:** Being 9.1 acres of land located in the H.T. & B.R.R. Survey, Abstract 302, Official Records of said Brazoria County, Texas

**General Location:** Located east of Linden Creek Lane, north of Laurel Heights at Savannah Section, Pearland, TX

P&Z Commissioner Elizabeth McLane made the motion to approve, and P&Z Commissioner Ginger McFadden seconded.

There was no discussion.

The vote was 6-0. Preliminary Plat of Laurel Heights at Savannah Section Two was approved.

**CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF LAUREL HEIGHTS AT SAVANNAH SECTION THREE**

A request by Geoff Freeman of Kerry R. Gilbert and Associates., applicant, on behalf of Savannah Development LTD., owner, for approval of a Preliminary Plat of Laurel Heights at Savannah Section Three, generally located at the Northwest corner of Post Road (CR 58) and Linden Creek Lane, proposing a 28 lot single-family residential subdivision, to wit:

**Legal Description:** Being 31.2 acres of land located in the H.T. & B.R.R. Survey, Abstract 302, Official Records of said Brazoria County, Texas

**General Location:** Located at the Northwest corner of Post Road (CR 58) and Linden Creek Lane, Pearland, TX

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

Planner II Ian Clowes read the staff report with a recommendation of approval and no outstanding items.

The vote was 6-0. Preliminary Plat of Laurel Heights at Savannah Section Three was approved.

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

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

**Legal Description:** A tract of land containing 4.82 acres known as Tract 20-A, situated in Lot 20 of the Allison Richey Gulf Coast Home Company Subdivision, Abstract No. 506, as recorded in Volume 2, Page 23 of the Brazoria County Map Records, and;

A tract of land containing 4.82 acres known as Tract 20, situated in Lot 20 of the Allison Richey Gulf Coast Home Company Subdivision, Abstract No. 506, as recorded in Volume 2, Page 23 of the Brazoria County Map Records.

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

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

City Planner Harold Ellis read the staff report stating staff was unable to recommend approval at this time. Mr. Ellis discussed the 7 foot concrete trail approved in the original cluster, and the crushed granite request.

There was discussion with regards to existing crushed trails in the city. P&Z Commissioner Linda Cowles stated that Independence Park had them and were in need of upkeep.

P&Z Commissioner Daniel Tunstall stated he was opposed to the amendments. The applicant initially came forward with a zone change from R-12 to R-3, then to a Cluster Development and traded the dry bottom detention for wet detention.

Applicant, Mr. Chad Thuman stated at the time of the original submittal, one week prior, they realized they could not afford concrete sidewalks. This change was brought up during the P&Z meeting. After this meeting, they thought the crushed granite was approved. Their funding is already in place for crushed granite.

City Planner Harold Ellis clarified that the Cluster Development was approved at the original meeting. There was brief discussion among two commissioners with regard to the applicant wanting crushed stone rather than concrete. There was no motion made to change the material and the original cluster was approved with concrete.

Discussion ensued with regards to the original motion to approve with concrete verses crushed stone.

Assistant City Engineer stated Engineering Department would work with the applicant regarding standards for crushed trail, if the Commission approved the amendment.

The vote was 1-5. The Amendment to the Cluster Development Plan of Covington Estates was denied.

## **DISCUSSION ITEMS**

1. Commissioners Activity Report – Commissioner Mary Starr spoke of a recent visit in Canada and how they have revamped their distillery district with expensive artist displays. Originally it was an unusable area.
2. State APA Conference – City Planner Harold Ellis stated that Commissioners Cowles, McLane, Starr and Fuertes would be attending, as well as, Lata Krishnarao, Harold Ellis, Lauren Stanley and Mike Hodge.
3. Next JPH/PZ Meeting – October 7, 2013. Next JPH Meeting – October 21, 2013.

## **ADJOURNMENT**

P&Z Vice-Chairperson Matthew Hanks adjourned the P&Z Regular meeting at 8:56 p.m.

These Minutes are respectfully submitted by:

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Judy Brown, Office Coordinator

Minutes approved as submitted and/or corrected on this 7<sup>th</sup> day of October, 2013, A.D.

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Henry Fuertes, P&Z Chairperson

# **OLD BUSINESS**

**P&Z AGENDA  
ITEM**

**A**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 09/25/2013  
**AGENDA ITEM SUBJECT:** Preliminary Plat of Avalon Terrace Section 4

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**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:**  
\_\_\_\_\_



# PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 7, 2013

## 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.

**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, in addition local streets within the subdivision.

### 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 Preliminary 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 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 should 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



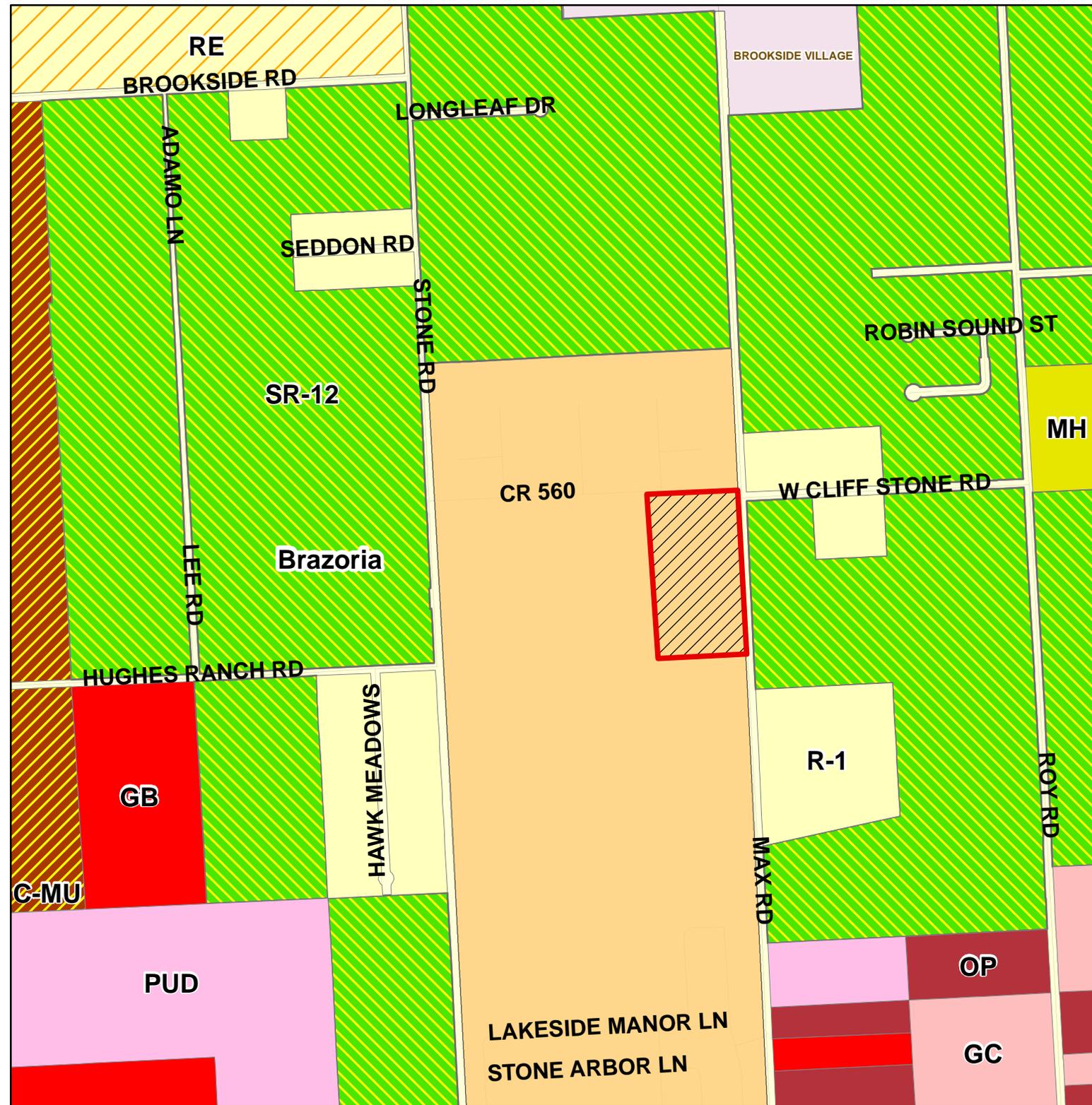
## Zoning and Vicinity Map

### 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**

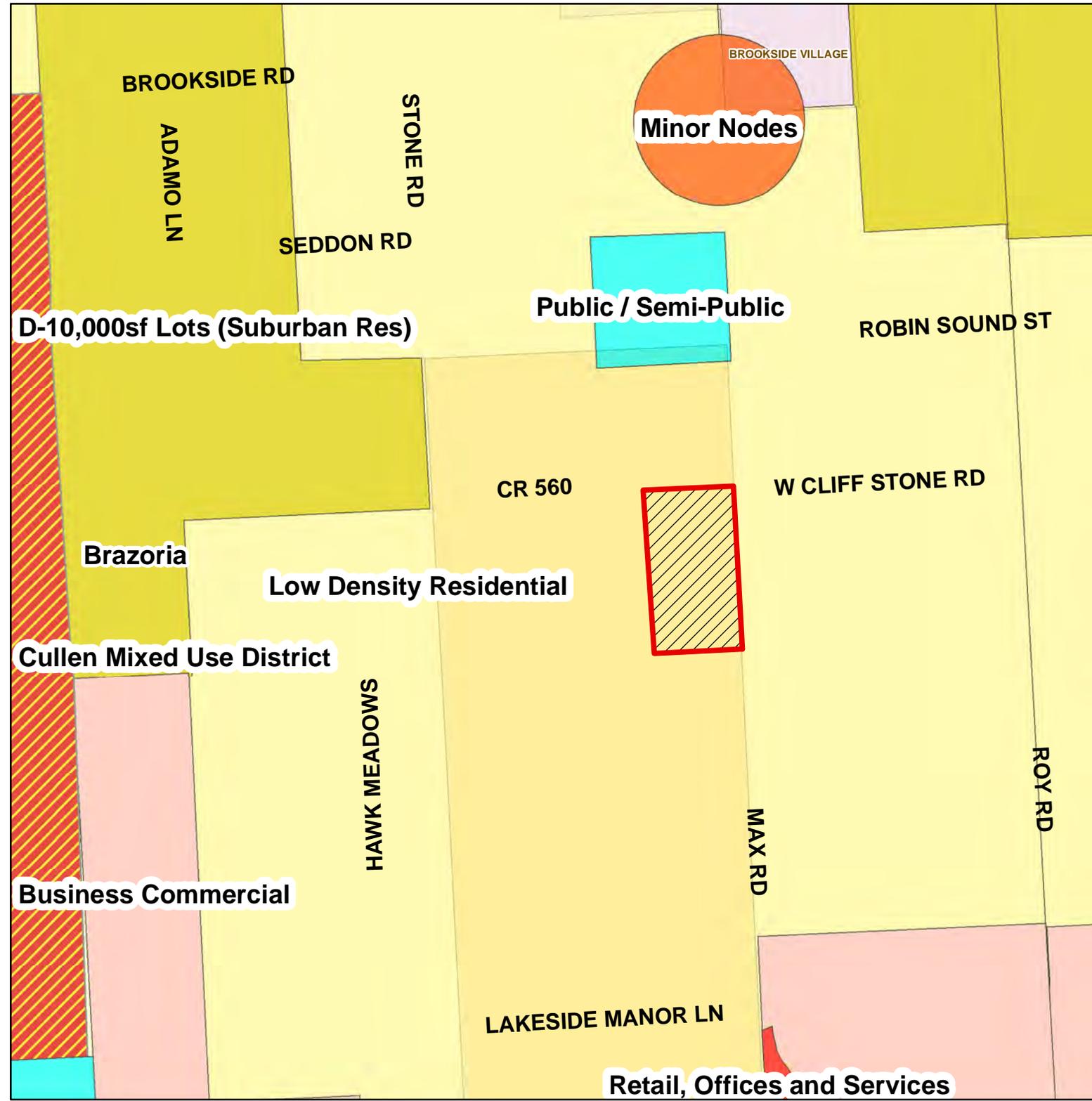
**Preliminary Plat of  
Avalon Terrace Sec. 4**

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



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

MAX RD

ROY RD

LAKESIDE MANOR LN



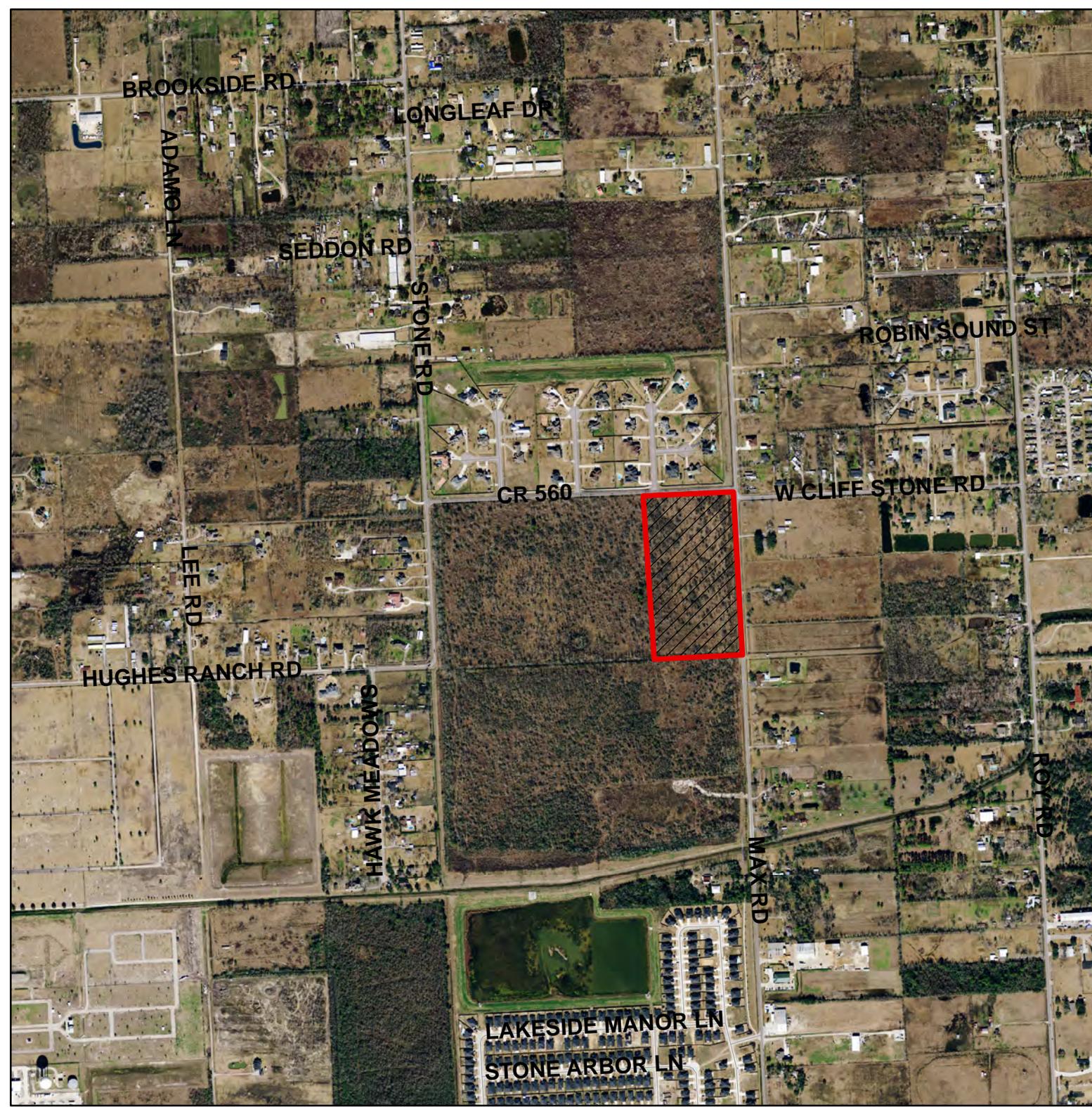
**Aerial Map**

**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



LINE	BEARING	DISTANCE
L1	N02°52'26"W	80.00'
L2	N87°07'34"E	19.00'
L3	S87°29'23"W	0.80'
L4	N02°30'37"W	185.00'
L5	N87°29'23"E	87.46'
L6	N42°18'29"E	2.00'
L7	N87°07'34"E	105.50'
L8	S78°15'22"W	34.45'
L9	N84°00'13"W	34.45'
L10	N87°07'34"E	99.50'
L11	N42°07'34"E	9.90'
L12	N87°07'34"E	111.50'
L13	N33°30'55"W	20.00'
L14	N28°29'41"E	20.00'
L15	S87°07'34"W	120.00'
L16	S87°07'34"W	116.96'
L17	S87°07'34"W	112.96'
L18	S34°54'50"E	20.00'
L19	S29°09'59"W	20.00'
L20	S87°07'34"W	104.36'
L21	S87°07'34"W	108.71'
L22	S47°52'26"E	9.90'
L23	S87°07'34"W	99.50'

**[A] RESTRICTED RESERVE "A"**  
Restricted to Open Space/ Landscape Purposes Only  
0.1122 AC  
4,886 Sq Ft

**[B] RESTRICTED RESERVE "B"**  
Restricted to Open Space/ Landscape Purposes Only  
0.3242 AC  
14,122 Sq Ft

**[C] RESTRICTED RESERVE "C"**  
Restricted to Open Space/ Landscape Purposes Only  
0.3201 AC  
13,945 Sq Ft

**[G] RESTRICTED RESERVE "G"**  
Restricted to Open Space/ Landscape Purposes Only  
0.2614 AC  
11,387 Sq Ft

**[D] RESTRICTED RESERVE "D"**  
Restricted to Open Space/ Landscape Purposes Only  
0.0624 AC  
2,718 Sq Ft

**[E] RESTRICTED RESERVE "E"**  
Restricted to Open Space/ Landscape Purposes Only  
0.0331 AC  
1,444 Sq Ft

**[F] RESTRICTED RESERVE "F"**  
Restricted to Open Space/ Landscape Purposes Only  
0.0958 AC  
4,171 Sq Ft

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	89°38'12"	55.00'	86.04'	54.65'	N47°41'31"W	77.53'
C2	90°00'00"	55.00'	86.39'	55.00'	N42°07'34"E	77.78'
C3	5°39'47"	85.00'	8.40'	4.20'	N89°40'44"W	8.40'
C4	28°40'40"	25.00'	12.51'	6.39'	N78°48'50"E	12.38'
C5	135°39'56"	50.00'	118.39'	122.72'	N47°41'31"W	92.61'
C6	28°40'40"	25.00'	12.51'	6.39'	S05°48'07"W	12.38'
C7	5°39'47"	85.00'	8.40'	4.20'	N05°42'19"W	8.40'
C8	90°00'00"	25.00'	39.27'	25.00'	S47°52'26"E	35.36'
C9	8°52'12"	300.00'	46.44'	23.27'	N82°41'28"E	46.40'
C10	6°26'47"	510.00'	57.38'	28.72'	S81°28'46"W	57.35'
C11	87°34'35"	25.00'	38.21'	23.96'	N40°54'52"E	34.60'
C12	42°50'00"	25.00'	18.69'	9.81'	N241°72'26"W	18.26'
C13	265°40'01"	50.00'	231.84'	53.93'	S87°07'34"W	73.33'
C14	42°50'00"	25.00'	18.69'	9.81'	S18°32'34"W	18.26'
C15	90°00'00"	25.00'	39.27'	25.00'	S47°52'26"E	35.36'
C16	89°58'55"	30.00'	47.11'	29.99'	N42°08'07"E	42.42'
C17	90°01'05"	30.00'	47.13'	30.01'	N47°51'53"W	42.43'
C18	90°00'00"	25.00'	39.27'	25.00'	S42°07'34"W	35.36'
C19	42°50'00"	25.00'	18.69'	9.81'	S241°72'26"W	18.26'
C20	265°40'01"	50.00'	231.84'	53.93'	N87°07'34"E	73.33'
C21	42°50'00"	25.00'	18.69'	9.81'	N18°32'34"E	18.26'
C22	87°34'35"	25.00'	38.21'	23.96'	N46°39'43"W	34.60'
C23	6°26'47"	510.00'	57.38'	28.72'	S87°13'37"E	57.35'
C24	8°52'12"	300.00'	46.44'	23.27'	N88°26'19"W	46.40'
C25	90°00'00"	25.00'	39.27'	25.00'	S42°07'34"W	35.36'

REMAINDER OF A  
CALLED 238.414 ACRES  
PEYTON MARTIN, TRUSTEE  
TO  
MHI PARTNERSHIP, LTD.  
03-046549  
BCMR

FUTURE  
AVALON TERRACE  
SECTION 6

FUTURE  
AVALON TERRACE  
SECTION 5

SPECIAL WARRANTY DEED  
CALLED 63.710 ACRES  
MHI PARTNERSHIP, LTD.  
TO THE  
CITY OF PEARLAND  
EXECUTED JANUARY 22, 2004  
CLERK'S FILE NUMBER 2004006629 B.C.D.R.

CALLED 44.0735 ACRES  
FINAL PLAT OF  
LAKESIDE ESTATES  
SECTION ONE  
VOL 21, PGS 323 & 324  
BCMR



PORTION OF  
CALLED 16.681 ACRES  
Society for the Prevention  
of Cruelty to Animals of  
Brazoria County  
Doc # 2012-018864  
B.C.D.R.

PORTION OF  
CALLED 16.681 ACRES  
Society for the Prevention  
of Cruelty to Animals of  
Brazoria County  
Doc # 2012-018864  
B.C.D.R.

PORTION OF  
CALLED 16.681 ACRES  
Society for the Prevention  
of Cruelty to Animals of  
Brazoria County  
Doc # 2012-018864  
B.C.D.R.

LOT 22A  
CALLED 3.000 ACRES  
Ruth Gerhart, et al

TRACT 23A  
CALLED 4.930 ACRES  
Joseph Muscarene

OWNER / DEVELOPER:  
MHI Partnership, Ltd.  
7676 WOODWAY, SUITE 104  
HOUSTON, TX 77063  
(713) 952-6767  
ATTN: KEITH FASELER, P.E.

SURVEYOR:  
COTTON SURVEYING  
COMPANY  
6335 GULFON DR., SUITE 103  
HOUSTON, TEXAS 77081  
(713) 981-0275  
ATTN: W.R. WOLFRAM III, R.P.L.S.

ENGINEER:  
JONES & CARTER, INC.  
ENGINEERS-PLANNERS-SURVEYORS  
6335 GULFON DR., SUITE 100  
Houston, Texas 77081  
(713) 777-5337

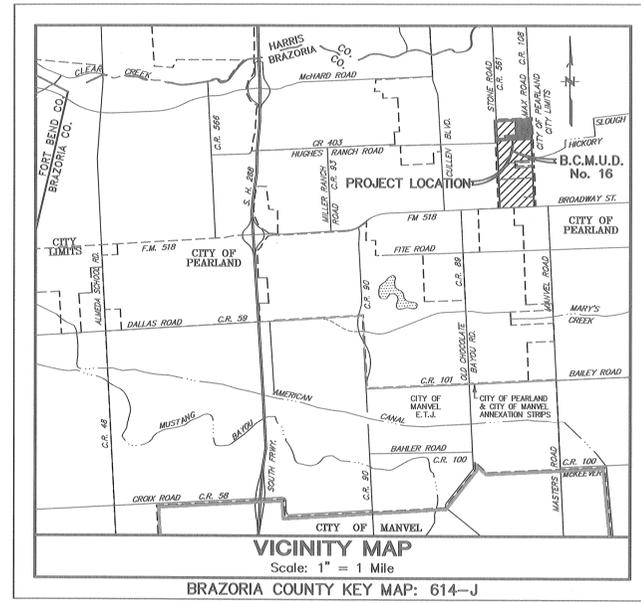
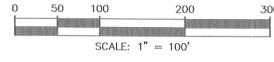
# PRELIMINARY PLAT AVALON TERRACE

SEC. 4  
A SUBDIVISION OF 16.94 ACRES OF LAND  
OUT OF THE

H.T. & B.R.R. CO. SURVEY, ABSTRACT-505  
BRAZORIA COUNTY, TEXAS

57 LOTS 5 RESERVES 3 BLOCKS

AUGUST 19 2013



**BENCH MARK**  
City of Pearland No. N-693" Brass disk on a concrete post  
near the intersection of the south right of way line of FM 518  
and east right of way line of the C.C. & S.F.R.R.  
Elevation = 49.29 (1979 Adjustment)  
Elevation = 47.77 (PROVIDED BY CITY OF PEARLAND) (2001 Adjustment)

**TBM**  
Brass Cap set on Northwest corner of the sidewalk  
along the West right of way line of Avalon Cove Lane  
North of the intersection of Waterlily Lane.  
Elevation = 54.55' (1979 Adjustment)

**FLOODPLAIN CERTIFICATION**

Structures built on lots in the designated Flood Plain must be elevated to 18" above the Base Flood Elevation. No building permits will be issued in a floodway below the base flood elevation (B.F.E.). Contact the Floodplain Administrator's office for specific information. The B.F.E. is 53.7' based on a 1978 adjustment.

Bearings shown hereon are based upon the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83). All coordinates are surface and may be converted to grid by multiplying by the combined scale factor of 0.99986897.

**CERTIFICATE OF SURVEYOR**

I, W.R. Wolfram III, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter (3/4) inch and a length of not less than three (3) feet. This tract is within two (2) miles of the City Limits of Pearland.

Preliminary. This Document shall not be recorded for any purpose.

W.R. Wolfram III  
Registered Professional Land Surveyor  
Texas No. 6244

**LEGEND**

- AE - AERIAL EASEMENT
- BCDR - BRAZORIA COUNTY DEED RECORDS
- BCOPRRP - BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- BCPR - BRAZORIA COUNTY PLAT RECORDS
- BL - BUILDING SETBACK LINE
- C.F. No. - CLERK'S FILE NUMBER
- CLOMR - CONDITIONAL LETTER OF MAP REVISION
- DE - DRAINAGE EASEMENT
- EE - ELECTRICAL EASEMENT
- LENER (CENTERPOINT ENERGY ONLY) - LETTER OF MAP REVISION
- LOMR - LETTER OF MAP REVISION
- POB - POINT OF BEGINNING
- ROW - RIGHT-OF-WAY
- SSE - SANITARY SEWER EASEMENT
- SSSE - STORM SEWER EASEMENT
- STIM SE - TEMPORARY BENCH MARK
- UE - UTILITY EASEMENT
- WLE - WATER LINE EASEMENT
- WSE - WATER & SEWER EASEMENT
- PL - PROPOSED STREET LIGHT LOCATION
- EL - EXISTING STREET LIGHT LOCATION
- SN - STREET NAME CHANGE

I, Michael K. Love, President of the MHI Partnership, Ltd being the owner of the property subdivided in this plot of Avalon Terrace Section 4, do hereby make subdivision of said property for and on behalf of said corporation according to the lines, building lines, and easements as shown hereon and dedicate for public use the streets, and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs successors and assigns to warrant and defend the title to the land so dedicated.

MHI Partnership, Ltd., by and through its duly undersigned officer, does hereby state that it fully realizes that it is applying for a permit from the City of Pearland to build within 100 feet of an existing oil or gas pipeline easement, and that the City of Pearland considers building near such a pipeline easement to have certain inherent dangers, including, but not limited to, explosion and release of noxious, toxic and flammable substances. For the aforementioned reasons, MHI Partnership, Ltd. does hereby RELEASE and agrees to forever HOLD HARMLESS the City of Pearland, Texas, its officers, successors and assigns from all liability in any way arising from the building, use or habitation of the structure described in the said permit.

MHI Partnership, Ltd., by and through its duly undersigned officer, does hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Avalon Terrace Section 4 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted, hereon, whereby each aerial easement totals twenty one feet, six inches (21' 6") in width.

WITNESS my hand in Pearland, Brazoria County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

By: MHI Partnership, Ltd.

By: \_\_\_\_\_  
Name Printed: MICHAEL K. LOVE  
Title: PRESIDENT

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared Michael K. Love, President of MHI Partnership, Ltd known to me, to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

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

Notary Public  
In and for Harris County, Texas.

GENERAL NOTES:

- Detention storm drainage storage is provided in accordance with the drainage master plan for the development.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the Brazoria County, Texas and Incorporated Areas, Community Panel No. 48039C0030 I and 48039C0040 I, effective date September 22, 1999, the subject tract lies within areas Zone "AE" (area determined to be Special Flood Hazard Area Inundated By 100-Year Flood with Base Flood Elevation Determined). The subject tract will be filled above the 100-Year Flood Elevation. A LOMR will be prepared for this development upon construction.
- 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.
- Any proposed drainage system for this subdivision shall be designed to meet the requirements of the City of Pearland and Brazoria Drainage District No. 4.
- Storm sewer easements shall be kept free from fill or any other structures which inhibit the flow of surface water.
- No side entry to lots are allowed.
- Minimum side lot dwelling setback is seven feet six inches (7'6"), unless shown otherwise. Minimum clearance required between dwelling units on adjoining lots is fifteen feet (15'), unless shown otherwise.
- Minimum side lot detached garage setback is three feet (3'), unless shown otherwise. Minimum clearance required between detached garages on adjoining lots is ten feet (10').
- No pipeline or pipeline easement exists within the boundaries of this plat, except as shown.
- Four foot sidewalks are required to be constructed along both sides of street rights-of-way within this subdivision, and Six foot Sidewalks are Required to be constructed along Max Road, Hughes Ranch Road and Stone Road.
- Development of this property shall be in accordance with a Strategic Partnership Agreement between the City of Pearland and Brazoria County M.U.D. No. 16 dated October 27, 2003. All structures constructed shall obtain City of Pearland Building Permits.
- This property is located wholly within Brazoria County Municipal Utility District No. 16.
- This plat has been prepared to meet the requirements of the State of Texas, Brazoria County and the City of Pearland.
- This plat was prepared from information provided by Stewart Title Company, G.F. No. 1303903028, effective date May 23, 2013.
- All bearing references are to the Texas State Plane Coordinate System, South Central Zone.
- All subdivision common areas including but not limited to detention facilities, easements and open space within the boundaries of this plat shall be maintained by a homeowners association, commercial property association or other entity and shall not be the responsibility of the City of Pearland or Brazoria County.
- Five-eighths inch (5/8") iron rods three feet in length are set on all perimeter boundary corners, unless otherwise noted. Block corners or street right-of-ways have not been monumented.
- Any construction proposed to be installed within a dedicated easement with prescribed rights to a private entity shall require the permission of the private entity prior to the start of construction. Failure to secure such permission may result in the right holder of the easement removing any unapproved pavement, structures, utilities or other facilities located within the easement. The responsibility of securing approval from the private entities to build within an easement is solely that of the property owner.
- Access rights to driveways are hereby granted to all adjoining residential properties.
- The minimum slab elevation for all buildings located within the boundaries of this plat shall be the higher of (1) either 12-inches above the top of curb elevation for a curb street or 12-inches above the edge of the roadway if no curb exists, or (2) 12 inches above the 100 year floodplain water surface elevation for structures to be located within the 100 year flood plain.
- All landscaping and structures, including fences at intersections shall conform to the City of Pearland and AASHTO sight distance requirements for motorists.
- Driveway requirements for the location, widths and offsets from an intersection and any existing driveway or proposed driveways, shall conform to the requirements of the City of Pearland Engineering Design Criteria Manual and Unified Development Code.
- Bench Mark City of Pearland No. N-693" Brass disk in the concrete post near the intersection of the South Right-of-way line of FM 518 and the East right of way line of the G.C. & S.F.R.R. (1979 Adjustment) Elevation = 49.29'
- Temporary Bench Mark is a Brass cap set on Northwest corner of the sidewalk along the West Right of way line of Avalon Cove Lane, North of the Intersection of Avalon Cove Lane and Waterlily Lane (1979 Adjustment) Elevation = 54.55'

DRAINAGE PLAN NOTES

- Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strips.
- Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT'S approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
- Contractor shall notify the DISTRICT in writing at least forty-eight (48) hours before placing any concrete for drainage structures.
- The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.
- Appropriate cover for the side slopes, bottom and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.
- No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.
- The DISTRICT'S approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips and/or any other rights-of-way across third parties' properties for purposes of moving excess runoff to the DISTRICT'S drainage facilities as contemplated by the Final Drainage Plan and Final Plat.
- Avalon Terrace Detention Basin Phase II plans were approved by the DISTRICT on March 8, 2006, and the Master Plan was approved on March 10, 2004.

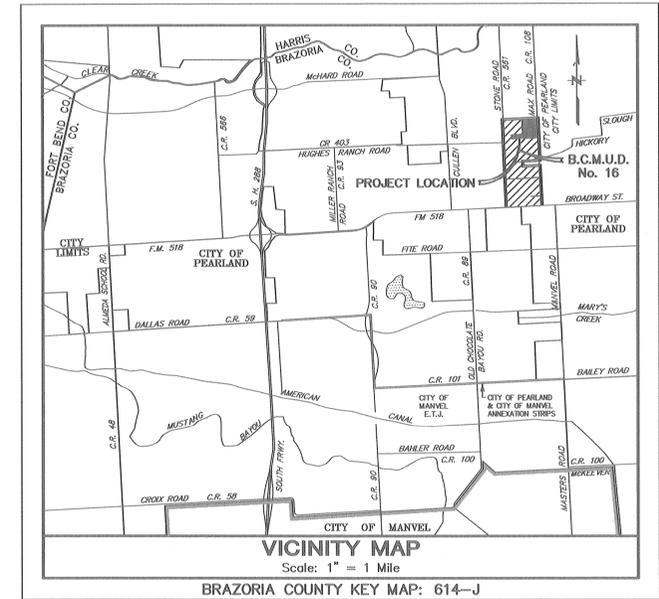
APPROVED BY: BRAZORIA DRAINAGE DISTRICT No. 4

Mike Yost  
District Superintendent  
Date  
  
Jarrod Aden, P.E.  
District Engineer  
Date

The above signatures are valid for three hundred sixty-five (365) calendar days from the date shown. The above signatures do not constitute authorization for any construction.

APPROVAL BY PLAT ROOM RECORDER

Date \_\_\_\_\_ Plat Book Recorder \_\_\_\_\_  
Volume \_\_\_\_\_, Page \_\_\_\_\_



PRELIMINARY PLAT  
**AVALON TERRACE**  
SEC. 4

A SUBDIVISION OF 16.94 ACRES OF LAND  
OUT OF THE  
H.T. & B.R.R. CO. SURVEY, ABSTRACT-505  
BRAZORIA COUNTY, TEXAS

57 LOTS      5 RESERVES      3 BLOCKS

AUGUST 19 2013

OWNER / DEVELOPER:

MHI Partnership, Ltd.  
7676 WOODWAY, SUITE 104  
HOUSTON, TX 77063  
(713) 952-6767  
ATTN: KEITH FASELER, P.E.

SURVEYOR:

**CD** COTTON SURVEYING  
COMPANY  
6335 GULFTON DR., SUITE 103  
HOUSTON, TEXAS 77081  
(713) 981-0275  
ATTN: MARTIN HICKS, R.P.L.S.

ENGINEER:

**JC** JONES & CARTER, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
6335 Gulfton Dr., Suite 100  
Houston, Texas 77081  
(713) 777-5337

# **NEW BUSINESS**

**P&Z AGENDA  
ITEM**

**A**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 09/25/2013  
**AGENDA ITEM SUBJECT:** Preliminary Plat of Shadow Ridge Section 1

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Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Geoff Freeman of Kerry Gilberts and associates, applicant, on behalf of Development Consultants Inc., owner for approval of a Preliminary Plat of Shadow Ridge Section 1, a residential subdivision on 34.2 acres of land, and consisting of 115 single family lots, generally located at the 13000 Block of Broadway.

**Staff Recommendation: Approval**

Agenda Reviewed by:

HE  
\_\_\_\_\_

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



# PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 7, 2013

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## PRELIMINARY PLAT OF SHADOW RIDGE SECTION 1

A request by Geoff Freeman of Kerry Gilberts and associates, applicant, on behalf of Development Consultants Inc., owner for approval of a Preliminary Plat of Shadow Ridge Section 1, a residential subdivision on 34.2 acres of land, and consisting of 115 single family lots.

**Legal Description:** Being 34.2 acres of land out of the William Pettus League Survey, A-68 City of Pearland, Brazoria County, Fort Bend County, Texas.

**General Location:** 13000 Block of Broadway

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**SUMMARY:** This is a request for a Preliminary Plat of Shadow Ridge Section 1. The property contains a total of 34.2 acres and is part of the Shadow Creek Ranch Planned Development. The proposed subdivision is part of a 48 acre master platted section of Shadow Creek Ranch called Shadow Ridge. The master plat of Shadow Ridge was approved by the Planning and Zoning Commission on June 17, 2013. This proposed section has 115 residential lots and 6 landscape/detention reserves totaling approximately 6.7 acres. The remaining 13.8 acres will be used for commercial and detention purposes and will be platted as part of section 2. The property is zoned Planned Development and meets all of the requirements of the approved Shadow Creek Ranch Planned Development. The proposed subdivision will follow the R-4 residential zoning classification, with minimum lot widths of 50' and minimum depths of 120'.

**UNIFIED DEVELOPMENT CODE:** As discussed above, the property is currently zoned Planned Development (PD). As this is part of the Shadow Creek Ranch Planned Development, this tract is governed by the Land Use and Urban Development Ordinance.

### SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Planned Development (PD)	Single Family Residential
South	Planned Development (PD)	Single Family Residential
East	Planned Development (PD)	Single Family Residential
West	Planned Development (PD)	Single Family Residential

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:** The Future Land Use designation for the subject land is *Medium Density Residential*. The approved Comprehensive Plan further indicates that one of the corresponding zones for this land use is R-4. Therefore, the proposed residential portion subdivision would be in conformance with the comprehensive plan.

**PLATTING STATUS:** The Master Plat of Shadow Ridge was approved on June 17, 2013. This is the first preliminary plat submitted to the city for approval. A Final Plat will be required prior to the release of any building permits for single family homes.

**CONFORMANCE WITH THE THOROUGHFARE PLAN:** The subject parcel contains frontage on Broadway, which is a major thoroughfare with a minimum right-of-way of 120'. All right-of-way has been acquired and the road is built to its full width.

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

**ADDITIONAL COMMENTS:** This request has been reviewed by the city's Development Review Committee and there were no additional comments.

**STAFF RECOMMENDATION:** Staff recommends approval of the Preliminary Plat of Shadow Ridge Section 1 as proposed by the applicant, for the following reasons:

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 approved Planned Development and the Land Use and Urban Development Ordinance.

**SUPPORTING DOCUMENTS:**

- Vicinity and Zoning Map
- Future Land Use Plan
- Aerial Map
- Preliminary Plat of Shadow Ridge Section 1



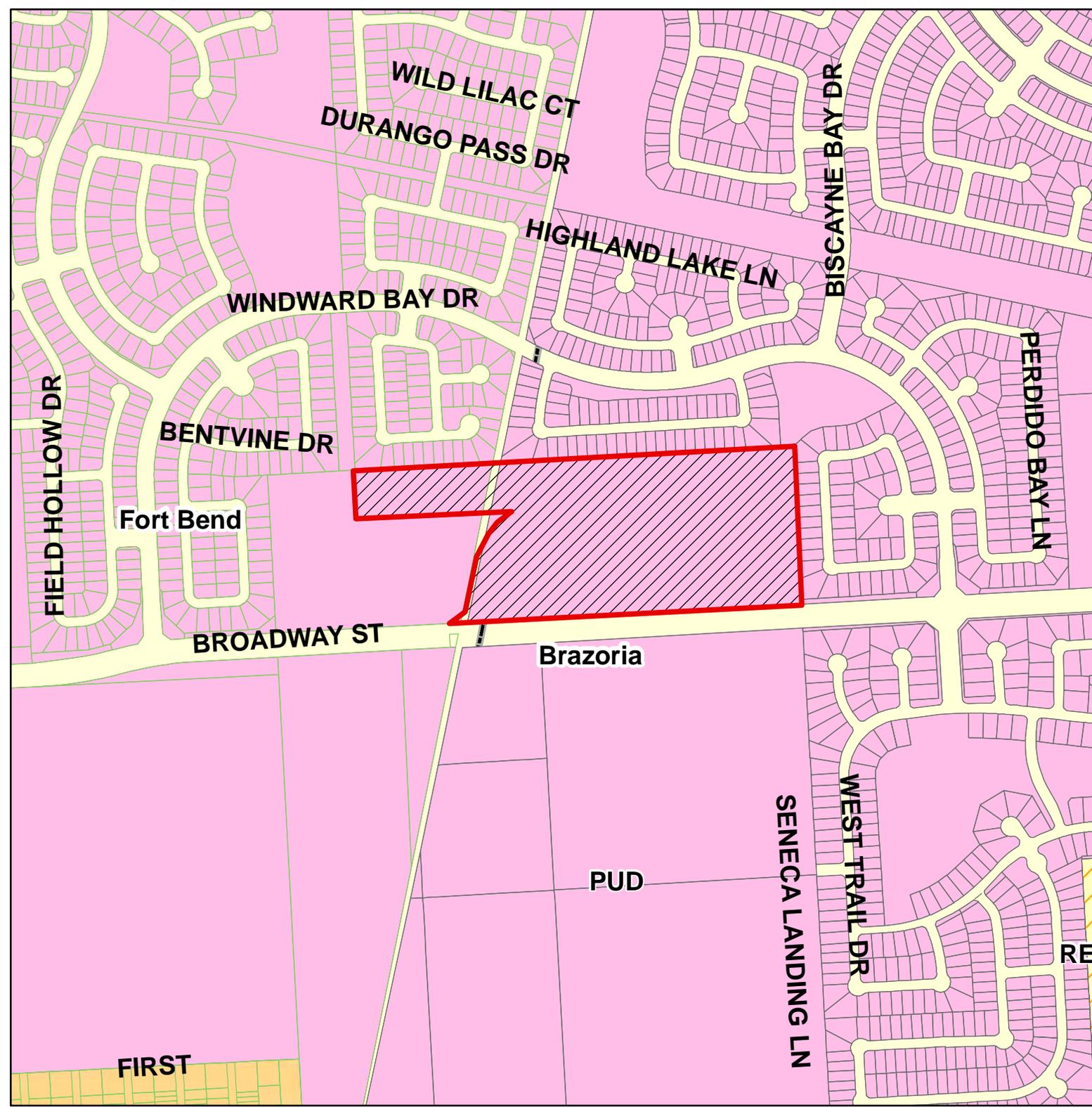
### Zoning and Vicinity Map

### Preliminary Plat of Shadow Ridge Sec. 1

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

N

0 165330 660 Feet





FLUP Map

**Preliminary Plat of  
Shadow Ridge Sec. 1**

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

N

0 165330 660 Feet





Aerial Map

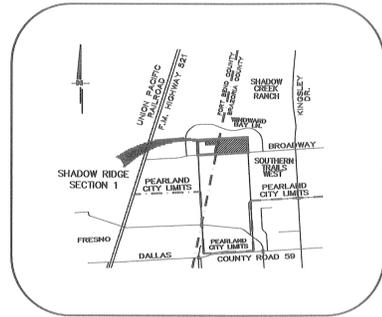
**Preliminary Plat of  
Shadow Ridge Sec. 1**

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

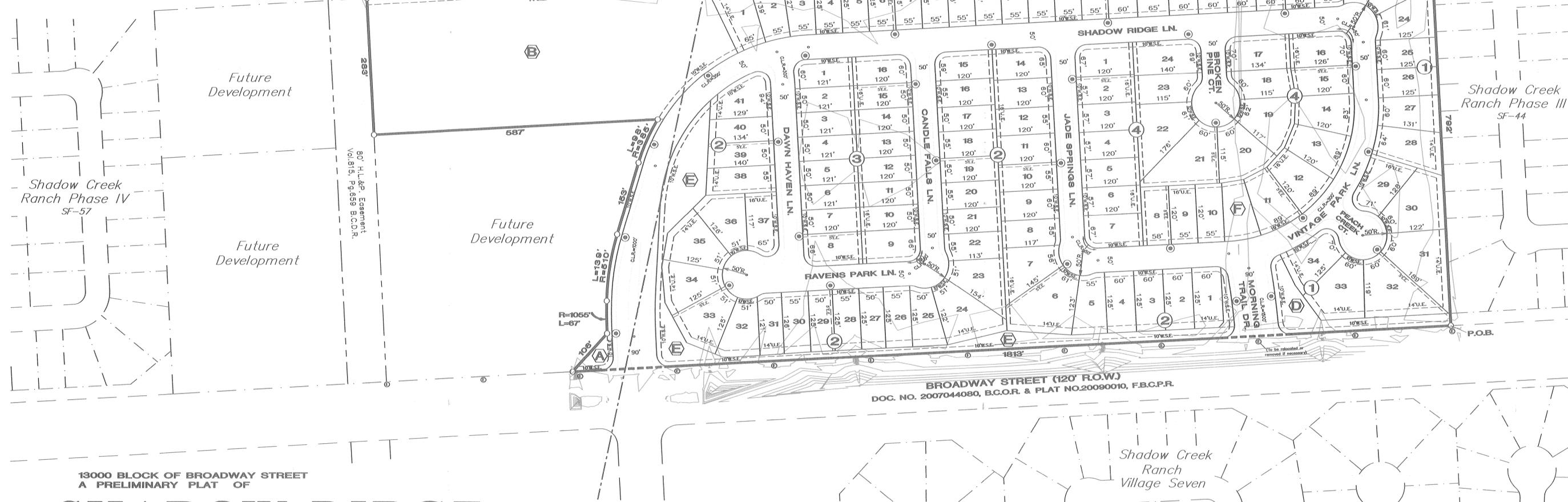
N

0 165330 660 Feet





Vicinity Map  
SCALE: 1"=600'



13000 BLOCK OF BROADWAY STREET  
A PRELIMINARY PLAT OF

# SHADOW RIDGE SECTION ONE

BEING 34.2± ACRES OF LAND  
CONTAINING 115 LOTS (50'/55'/60' X 120' TYP) AND  
SIX RESERVES IN FOUR BLOCKS.

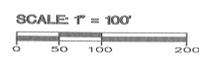
OUT OF THE  
**WILLIAM PETTUS LEAGUE SURVEY, A-68**  
CITY OF PEARLAND, BRAZORIA COUNTY, FORT BEND COUNTY, TEXAS

**DEVELOPER:**  
RM 2013, LLC  
2855 MANGUM ROAD, SUITE 564  
HOUSTON, TEXAS 77092  
ATTN: MR. MIKE DOYLE

**ENGINEER:**  
LJA ENGINEERING & SURVEYING, INC.  
2929 BRIARPARK DRIVE, #600  
HOUSTON, TEXAS 77042  
ATTN: MR. JAMES ROSS

**PLANNER:**  
KERRY R. GILBERT & ASSOCIATES, INC.

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



SEPTEMBER 25, 2013  
KGA# 03301D

- GENERAL NOTES:**
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, FORT BEND COUNTY AND THE CITY OF PEARLAND.
  - THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, G.F. No. 1303935139, EFFECTIVE DATE SEPTEMBER 5, 2013.
  - ALL BEARING REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
  - ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND, BRAZORIA OR FORT BEND COUNTIES.
  - FIVE-EIGHTHS (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
  - BENCHMARKS:  
CITY OF PEARLAND REFERENCE BENCHMARKS:  
MONUMENT GPS-9. BRASS CAP SET FLUSH IN CONCRETE STAMPED, "CITY OF PEARLAND 9-GPS MONU, 1995". THE MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO HIGHWAY 288 AND COUNTY ROAD 92 AND T.M. 516. THE MONUMENT IS APPROX. 500 FEET NORTH OF COUNTY ROAD 92 AND 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM DRAIN INLETS. ELEVATION = 59.03 NGVD 29, 1987 ADJUSTMENT. ADD 0.19 FEET FOR MVD 85, 1991.
  - PROJECT REFERENCE BENCHMARK:  
N.G.S. BRASS DISK STAMPED: "8568 1942" LOCATED ALONG F.M. 521, EAST OF THE PRESENT ROAD, IN THE NORTHEAST CONCRETE HEADWALL OF THE FORMAL HIGHWAY BRIDGE OVER A CANAL, ABOUT 0.15 MILE NORTH OF THE FORT BEND-HARRIS COUNTY LINE. ELEV. 61.769, MVD 85, 1991 ADJUSTMENT.
  - T.B.M.S.  
BRASS DISK IN CONCRETE SET ON TOP OF CURB INLET AT THE WEST SIDE OF SHELTON RIDGE LANE AT THE SOUTHWEST CORNER AT ITS INTERSECTION WITH BROADWAY STREET. ELEV. = 63.14, NGVD 29, 1987 ADJUSTMENT.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48036C0204, WITH THE EFFECTIVE DATE OF JUNE 6, 1989, THE PROPERTY IS LOCATED IN UNSHADED ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
  - ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE BOUNDARIES OF THIS PLAT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
  - THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
  - ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND.
  - THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA FORT BEND COUNTY M.U.D. No. 1.
  - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
  - DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNLTD DEVELOPMENT CODE.
  - A FOUR (4) FOOT SIDEWALK IS REQUIRED ON ALL INTERNAL PUBLIC STREET RIGHTS-OF-WAY AND SIX (6) FOOT SIDEWALKS ARE REQUIRED ON RIGHTS-OF-WAY 90 FEET AND LARGER.
  - ALL CURB-DE-SAC RADIUS ARE 50' UNLESS OTHERWISE NOTED.
  - THIS SUBDIVISION IS CONSISTENT WITH THE SHADOW CREEK RANCH P.U.D.
  - CORNER LOTS ARE RESTRICTED TO FRONT LOT ACCESS ONLY.
  - ALL CURB-DE-SAC RADIUS ARE 50' UNLESS OTHERWISE NOTED.
  - THIS PLAT IS LOCATED IN THE FORT BEND ISO (FORT BEND COUNTY) AND ALVIN ISO (BRAZORIA COUNTY).
  - ALL STREETS ARE 50' RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
  - THERE ARE 28 PROPOSED STREET LIGHTS WITHIN THIS PLAT.
  - ALL FENCES FRONTING BROADWAY WILL BE MASONRY.

- NOTE:**
- A** RESTRICTED RESERVE "A"  
LANDSCAPE/OPEN SPACE  
±0.18 ACRE
  - B** RESTRICTED RESERVE "B"  
DETENTION  
±4.54 ACRES
  - C** RESTRICTED RESERVE "C"  
LANDSCAPE/OPEN SPACE  
±0.29 ACRE
  - D** RESTRICTED RESERVE "D"  
LANDSCAPE/OPEN SPACE  
±0.36 ACRE
  - E** RESTRICTED RESERVE "E"  
LANDSCAPE/OPEN SPACE  
±1.15 ACRES
  - F** RESTRICTED RESERVE "F"  
LANDSCAPE/OPEN SPACE  
±0.17 ACRE

LEGEND	
1)	"CL.R." INDICATES CENTERLINE RADIUS.
2)	"B.L." INDICATES BUILDING LINE.
3)	"E.L." INDICATES UTILITY EASEMENT.
4)	"W.L.E." INDICATES WATER LINE EASEMENT.
5)	"S.T.M. SWR. ESMT." INDICATES STORM SEWER EASEMENT.
6)	"S.S.E." INDICATES SANITARY SEWER EASEMENT.
7)	"W.S.E." INDICATES WATER LINE / SANITARY SEWER EASEMENT.
8)	"D.E." INDICATES DRAINAGE EASEMENT.
9)	"⊙" = PROPOSED STREET LIGHT LOCATION.
10)	"⊙*" = EXISTING STREET LIGHT LOCATION.
11)	"E.L." INDICATES ELECTRICAL EASEMENT.
12)	"B.C.P.R." INDICATES BRAZORIA COUNTY PLAT RECORDS.
13)	"B.C.D.R." INDICATES BRAZORIA COUNTY DEED RECORDS.
14)	"B.C.C.F." INDICATES BRAZORIA COUNTY CLERK FILE.
15)	"B.C.R.P.R." INDICATES BRAZORIA COUNTY REAL PROPERTY RECORDS.

**DISCLAIMER AND LIMITED WARRANTY**

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# **P&Z AGENDA ITEM**

## **B**

### **Discussion Items**

- 1. Zoning Updates**
- 2. Commissioners Activity Report**
- 3. Next JPH/PZ Meeting - October 16, 2013**



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission

**REQUESTOR:** Harold Ellis, City Planner

**DATE:** October 2, 2013

**AGENDA ITEM SUBJECT:** 6 Month Zone Change and CUP Update – October 2013

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Old Business     New Business     Discussion Item     Workshop

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

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

**Agenda Reviewed by:**

HE  
\_\_\_\_\_

**Date Reviewed:**

10/2/13  
\_\_\_\_\_

**Zoning Update -April - October 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
2013-12Z	Erinn Brown	4606 Walnut	7/15/2013	7/15/2013	Approved	R-2	OP	Approved
2013-13Z	Lennar Homes, Keith Schoonover	NW Corner Cullen/McHard	7/15/2013	7/15/2013	Approved	R-3	GB	Approved
2013-14Z	Jawad Hussain	5306 Broadway	9/16/2013	9/16/2013	Approved	NS	GB	Pending
2013-15Z	Parkside 59/288 Ltd	NW corner SH288/CR59	9/16/2013	9/16/2013	Approved	PD	PD	Pending
2013-16Z	James Leach	2106 O'Day	10/21/2013	10/21/2013	Pending	G/O - MU	GC	Pending
<b>CUP's</b>								
Appl No	Property Owner, Applicant	Proposed Use	Address or Location of Property	JPH	P & Z Meeting	P & Z Action	Current Zoning	City Council Status
CUP 2013-02	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
CUP 2013-05	Houston Chinese Church, Raymond Zhuo	Church, Temple, Place of Worship	Miller Ranch, South of Camelot	7/15/2013	7/15/2013	Approved	R-1	Approved
CUP 2013-06	James Pace, Renea Sartain	Adult Daycare	3901 E. Plum	7/15/2013	7/15/2013	Approved	OT-MU	Approved
CUP 2013-07	Sherwood Village Associates	Auto Repair - Minor	3216 Broadway	n/a	n/a	n/a	GB	Withdrawn
CUP 2013-08	Rebound Properties, LTD	Emergency Care Center	2752 Sunrise	10/21/2013	10/21/2013	Pending	GB	Pending
CUP 2013-09	James Leach	Auto Repair - Major	2106 O'Day	10/21/2013	10/21/2013	Pending	G/O-MU	Pending

**ADJOURN  
MEETING**