

# AGENDA

## CITY OF PEARLAND PLANNING & ZONING COMMISSION

DECEMBER 2, 2013

6:30 p.m.

Henry Fuertes  
P&Z CHAIRPERSON

Mary Starr  
P&Z VICE-CHAIRPERSON

### COMMISSIONERS

Elizabeth McLane

Linda Cowles



Daniel Tunstall

Ginger McFadden

Derrick Reed

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, DECEMBER 02, 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. NEW BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF AVALON TERRACE SECTION 4**

**Decision  
Date  
12/06/13**

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

**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.

**B. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF SCR SF - 64**

**Decision  
Date:  
12/06/13**

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 64, a 38 lot single-family residential subdivision on approximately 14.021 acres of land, on the following described property, to wit:

**Legal Description:** A subdivision of 14.021 acres of land situated in the H.T.&B.R.R. Co. Survey, Abstract 565, City of Pearland, Fort Bend County, Texas.

**General Location:** The southeast corner of Trinity Bay Dr. and Kingsley Dr.

**C. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF HIGHLAND CROSSING SECTION 3**

**Decision  
Date:  
12/06/13**

A request by Geoff Freeman of Kerry R. Gilbert and Associates, applicant, on behalf of Beazer Homes, owner for approval of the Preliminary Plat of Highland Crossing Section 3, generally located 1000 feet northeast from the intersection of McHard Rd. and Old Alvin Rd. for 50 lots on 12.8 acres, on the following described property, to wit:

**Legal Description:** Being 12.8 acres of land out of the H.T. &B.R.R. Co. Survey, A-233 and D.H.M. Hunter Survey, A-76 City of Pearland. Brazoria County, Texas.

**General Location:** Approximately 1000 feet northeast from the intersection of McHard Rd. and Old Alvin Rd.

**D. CONSIDERATION AND POSSIBLE ACTION - PRELIMINARY PLAT OF HIGHLAND CROSSING SECTION 5**

Decision  
Date:  
12/06/13

A request by Geoff Freeman of Kerry R. Gilbert and Associates, applicant, on behalf of Beazer Homes, owner for approval of the Preliminary Plat of Highland Crossing Section 5, generally located 600 feet northwest from the intersection of McHard Rd. and Old Alvin Rd. for 38 lots on 11.1 acres, on the following described property, to wit:

**Legal Description:** Being 11.1 acres of land out of the H.T. &B.R.R. Co. Survey, A-233 and D.H.M. Hunter Survey, A-76 City of Pearland. Brazoria County, Texas.

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

**F. DISCUSSION ITEMS**

1. Zoning Update
2. Comprehensive Plan Update
3. Mobility Now Presents – Access Management
4. Commissioners Activity Report
5. Next Joint Public Hearing – January 6, 2014
6. Next Planning & Zoning Regular Meeting – January 6, 2014

**III. 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 Supervisor 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 27<sup>th</sup> day of November, 2013, A.D., at 5:30 p.m.

\_\_\_\_\_  
Judy Brown, Office Supervisor

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



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 11/26/2013  
**AGENDA ITEM SUBJECT:** Final 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 Final 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:  
11/26/13  
\_\_\_\_\_



# PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 2, 2013

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## FINAL 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 Final Plat of Avalon Terrace Section 4, a 57 lot single-family residential subdivision, on the following described property, to wit

**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.

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**SUMMARY:** On behalf of MHI Partnership, Brent Lindelhof of Jones and Carter has submitted a Final 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 Road and Cliffstone Road. This plat is dedicating a 40' of right-of-way which allowed for the completion of the full width of the Hughes Ranch Rd. extension.

### **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 Final Plat of Avalon Terrace Section 4 is in conformance with the Low-Density Residential land use designation with a density of 3.4 units per acre.

**PLATTING STATUS:** This is the first final plat for this section of Avalon Terrace. The preliminary plat was approved in August of 2013. 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 also dedicates 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:** Required park fees have been paid in full.

**STAFF RECOMMENDATION:** Staff recommends approval of the Final 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
- Final Plat of Avalon Terrace Section 4



### Zoning and Vicinity Map

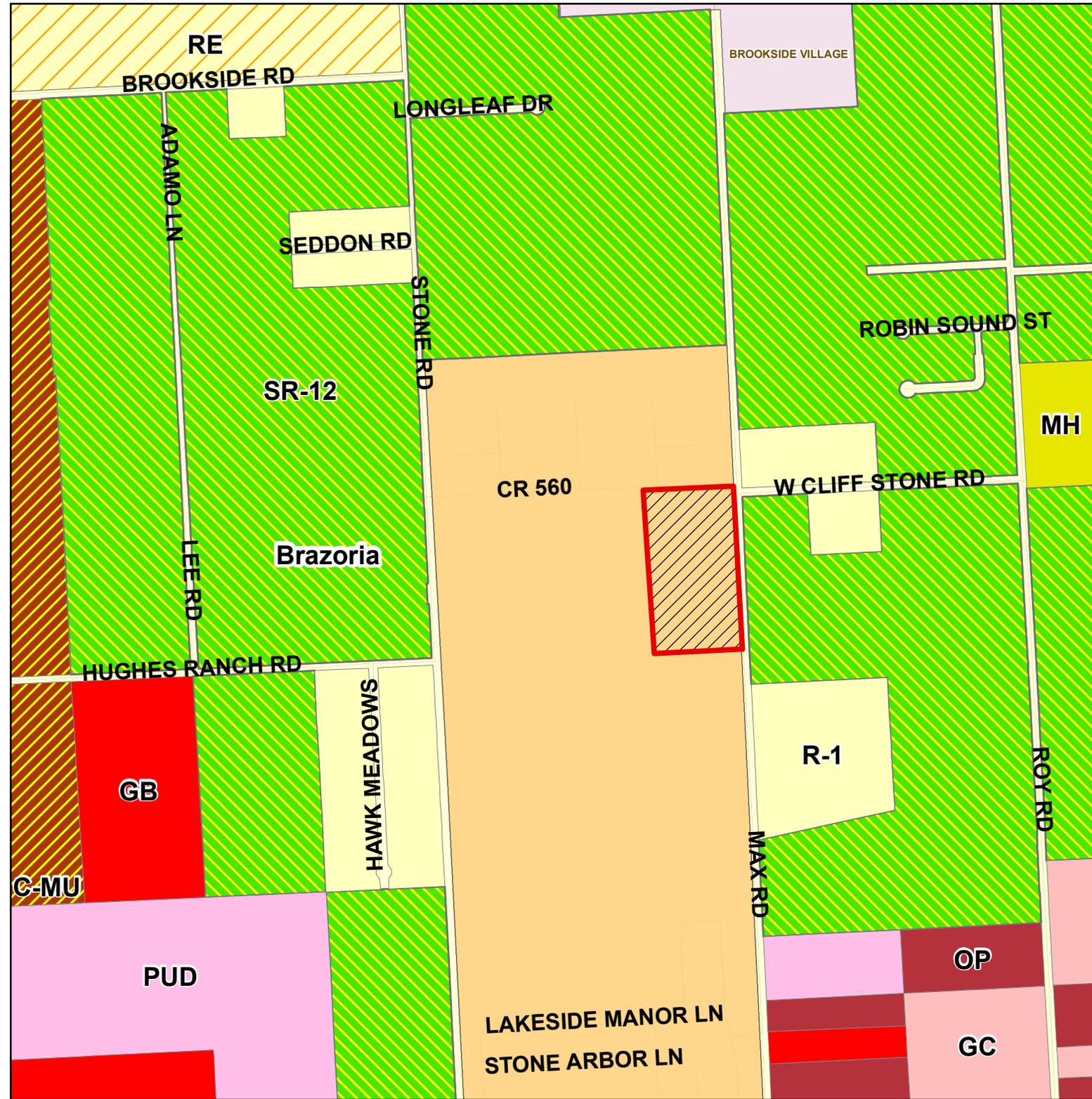
### Final Plat of Avalon Terrace Sec. 4

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





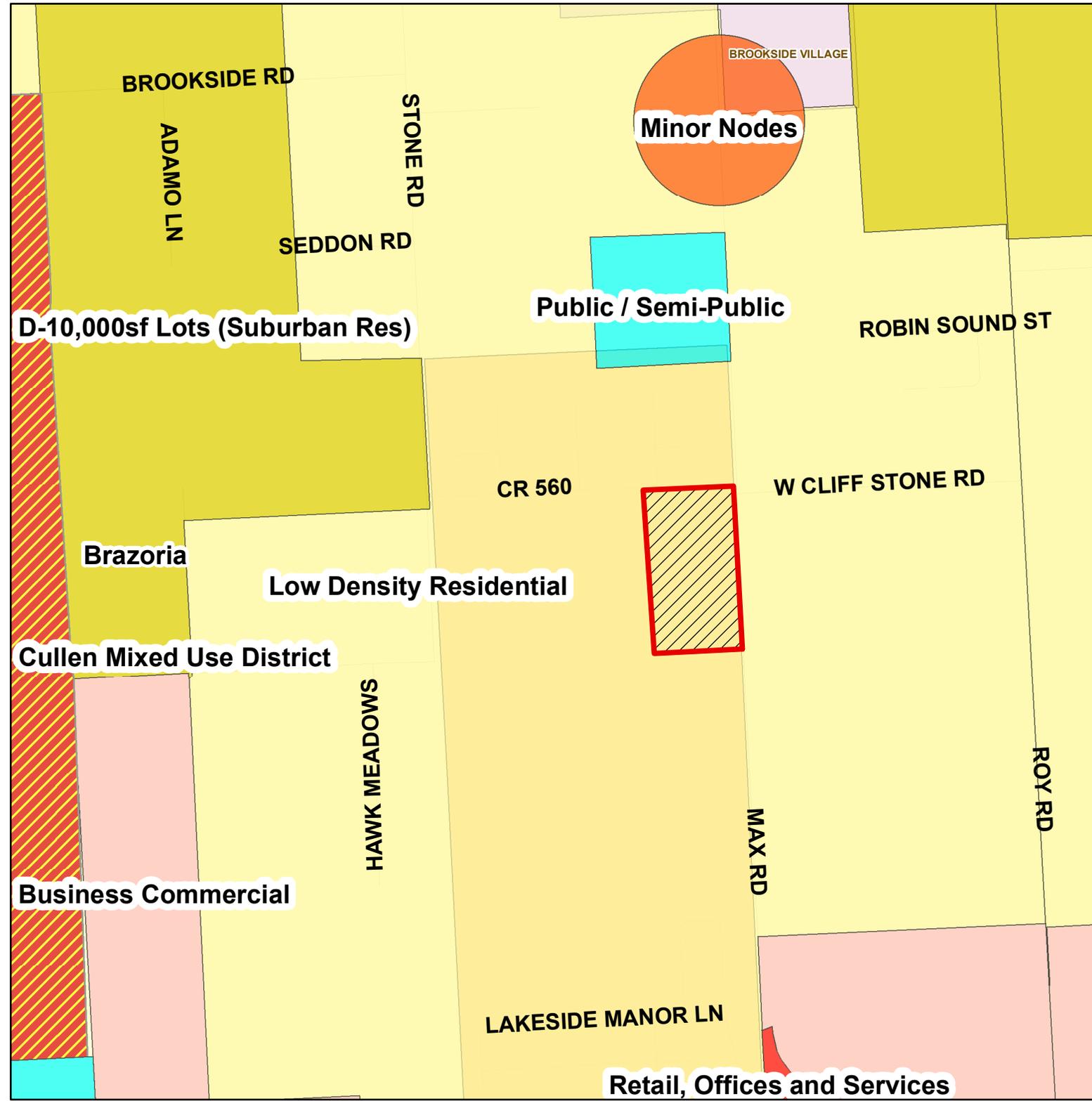
FLUP Map

Final Plat of  
Avalon Terrace Sec. 4

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N

0 220440 880 Feet





**Aerial Map**

**Final 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	40.00'
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°16'22"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	110.00'
L16	S87°07'34"W	106.36'
L17	S87°07'34"W	104.19'
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'
L24	N42°07'34"E	14.14'
L25	S47°52'26"E	14.14'
L26	N42°16'10"E	12.23'
L27	N42°16'10"E	14.12'
L28	N42°16'10"E	15.98'

**[A] RESTRICTED RESERVE "A"**  
Restricted to Open Space/ Landscape Purposes Only  
0.1464 AC  
6,378 Sq Ft

**[B] RESTRICTED RESERVE "B"**  
Restricted to Open Space/ Landscape Purposes Only  
0.3255 AC  
14,178 Sq Ft

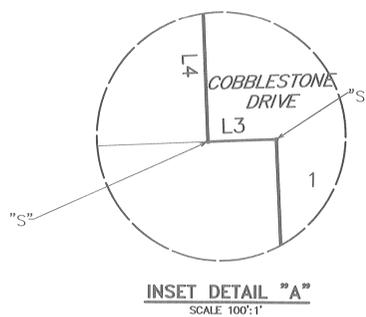
**[C] RESTRICTED RESERVE "C"**  
Restricted to Open Space/ Landscape/ Recreation Purposes Only  
0.3200 AC  
13,937 Sq Ft

**[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  
4.175 Sq Ft

**[F] RESTRICTED RESERVE "F"**  
Restricted to Open Space/ Landscape Purposes Only  
0.2614 AC  
11,385 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'	231.84'	53.93'	S87°07'34"W	73.33'
C9	8°52'12"	300.00'	46.44'	23.22'	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'	N24°17'26"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'	39.18'	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'	S24°17'26"E	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'	23.22'	N88°26'19"W	46.40'
C25	90°00'00"	25.00'	39.27'	25.00'	S42°07'34"W	35.36'



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



FUTURE  
AVALON TERRACE  
SECTION 6

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

FUTURE  
AVALON TERRACE  
SECTION 5

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

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

LOT 22A  
CALLED 3.000 ACRES  
Ruth Gerhart, et al

TRACT 23A  
CALLED 4.930 ACRES  
Joseph Muscanere

Minor Plat of City of Pearland  
Sports Complex Called 66.9054 Ac.  
Plot No. \_\_\_\_\_  
BCMR

This 2.639 Ac (114,935 Square Foot) Tract of Land is hereby dedicated to the Public for Right-of-Way Purposes.

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

SURVEYOR:  
GUYTON SURVEYING  
COMPANY  
6335 GULFTON 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 GULFTON DR., SUITE 100  
HOUSTON, TEXAS 77081  
(713) 777-5337

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 NGVD 1929, 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 0.999888897.

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, unless otherwise noted. This tract is within two (2) miles of the City Limits of Pearland.

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

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 G.C. & S.F.R.R.

Elevation = 49.29' NGVD 1929 (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' NGVD 1929 (1979 Adjustment)

100-YEAR WATER SURFACE ELEVATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL No. 48039C0030 I AND 48039C0040 I, EFFECTIVE DATE APRIL 21, 2009, THE SUBJECT TRACT LIES WITHIN AREAS ZONE "AE" (AREA DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE FLOOD ELEVATION DETERMINED). THE SUBJECT TRACT WILL BE FILED ABOVE THE 100-YEAR FLOOD ELEVATION. THE BASE FLOOD ELEVATION SHOWN ON SAID FIRM IS 53.7 FEET 1978 DATUM. A SCOPE OF THE CLOMR HAS BEEN PREPARED FOR THIS TRACT. A LOMR WILL BE PREPARED FOR THIS DEVELOPMENT UPON CONSTRUCTION.

LEGEND

- AE - AERIAL EASEMENT
- BCDR - BRAZORIA COUNTY DEED RECORDS
- BCOR/RRP - BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- BCPR - BRAZORIA COUNTY PLAT RECORDS
- BL - BUILDING SETBACK LINE
- CL - CLEVER'S FILE NUMBER
- CLOMR - CONDITIONAL LETTER OF MAP REVISION
- DE - DRAINAGE EASEMENT
- EE - ELECTRICAL EASEMENT (CENTERPOINT ENERGY ONLY)
- FND - FOUND
- LOMR - LETTER OF MAP REVISION
- POB - POINT OF BEGINNING
- ROW - RIGHT-OF-WAY
- "S" - SET 3/4" IRON ROD (W/CAP STAMPED "COTTON SURVEYING")
- SSE - SANITARY SEWER EASEMENT
- STM SE - STORM SEWER EASEMENT
- TM - TEMPORARY BENCH MARK
- UE - UTILITY EASEMENT
- WLE - WATER LINE EASEMENT
- WSE - WATER & SEWER EASEMENT
- Proposed Street Light Location
- Existing Street Light Location
- Street Name Change

# FINAL 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 6 RESERVES 3 BLOCKS  
OCTOBER 29 2013

I, Gary R. Tesch, President of the MHI Partnership, Ltd. being the owner of the property subdivided in this plat of Avalon Terrace Section 4, I 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: GARY R. TESCH  
Title: PRESIDENT

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared Gary R. Tesch, 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:

- The subject tract lies within Extra-Territorial Jurisdiction of the City of Pearland and is therefore not zoned.
- This tract of land is within two (2) miles of the city limits of the City of Pearland, Texas. (within the city of Pearland's ETJ)
- 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. 480390030 I and 480390040 I, effective date April 21, 2009, the subject tract lies within area Zone "AE" (area determined to be Special Flood Hazard Areas 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.
- No apparent pipeline or pipeline easement exist 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.
- Three-quarter inch (3/4") iron rods three feet in length are set on all perimeter boundary corners, unless otherwise noted.
- 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 12-inches above the top of curb, or 12-inches above the 100-year floodplain water surface elevation for structures to be located within the 100-year floodplain.
- 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.  
Elevation = 49.29' NGVD 29 (1979 Adjustment)
- 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  
Elevation = 54.55' NGVD 29 (1979 Adjustment)

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

Jarrod Aden, P.E.  
District Engineer

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 \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 16.94 acre tract of land situated in the H.T. & B.R.R. Co. Survey, Abstract No. 505 in Brazoria County, Texas, being out of the remainder of a called 238.414 acre tract of land conveyed to MHI Partnership, Ltd. recorded in Clerk's File No. 03-046549 of the Brazoria County Official Records; said 16.94 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

BEGINNING at a found 1/2-inch iron rod being the northeast corner of the remainder of said 238.414 acre tract and of the herein described tract, also being in the south right-of-way line of Cliff Stone Road West (70 feet wide) and the west right-of-way line of Max Road (width varies);

THENCE, South 02°51'21" East, 1099.16 feet along the east line of the remainder of said 238.414 acre tract and the west right-of-way line of said Max Road to a found "PK" Nail, being the northeast corner of Minor Plat of City of Pearland Sports Complex, a called 66.9054 acre tract, to be recorded;

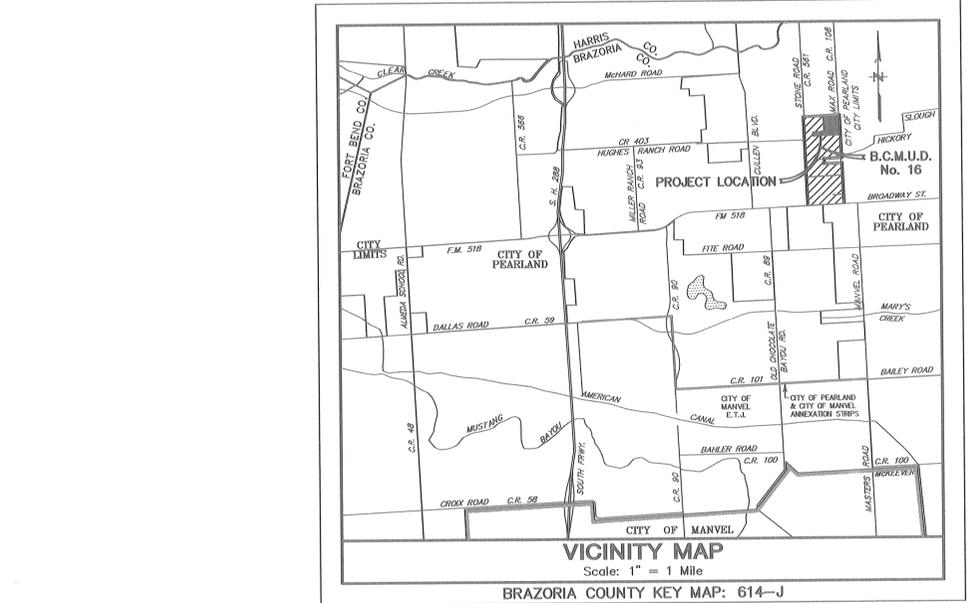
THENCE, South 87°23'40" West, 2068.01 feet along the north line of said Minor Plat and the centerline of Hughes Ranch Road (80 feet wide), to a set "PK" nail in the west line of the remainder of said 238.414 acre tract and the east right-of-way line of Stone Road (60 feet wide);

THENCE, North 02°52'26" West, 40.00 feet along the west line of the remainder of said 238.414 acre tract and the east right-of-way line of said Stone Road to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, over and across the remainder of said 238.414 acre tract, the following six (6) courses and distances:

- North 87°23'40" East, 1434.52 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");
- North 02°52'26" West, 199.55 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");
- North 87°07'34" East, 19.00 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");
- North 02°52'26" West, 675.55 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");
- South 87°29'23" West, 0.80 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");
- North 02°30'37" West, 185.00 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying"), being in the south right-of-way line of the aforementioned Cliff Stone Road West;

THENCE, North 87°29'23" East, 614.47 feet along the north line of the remainder of said 238.414 acre tract and the south right-of-way of said Cliff Stone Road West to the POINT OF BEGINNING, CONTAINING 16.94 acres of land in Brazoria County, Texas.



This is to certify that the City Planning Commission of the City of Pearland, Texas has approved this plat of Avalon Terrace Section 4, in conformance with the laws of the State of Texas and the ordinances of the City of Pearland as shown hereon and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

APPROVED by the City of Pearland, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Darrin Coker  
City Attorney  
City of Pearland, Texas

Andrea Broughton, P.E.  
City Engineer  
City of Pearland, Texas

# FINAL 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      6 RESERVES      3 BLOCKS  
OCTOBER 29 2013

OWNER / DEVELOPER:  
MHI Partnership, Ltd.  
7676 WOODWAY, SUITE 104  
HOUSTON, TX 77063  
(713) 981-0275  
ATTN: KEITH FASELER, P.E.

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

ENGINEER:  
J.C. JONES & CARTER, INC.  
ENGINEERS-PLANNERS-SURVEYORS  
6335 Gulfton Dr., Suite 100  
Houston, Texas 77081  
(713) 777-5337



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 11/26/2013  
**AGENDA ITEM SUBJECT:** Preliminary Plat of Shadow Creek Ranch - SF 64

---

Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Rene Rodriguez, from LJA, applicant, on behalf of 741 SCR, LTD, owner, for approval of a Preliminary Plat of Shadow Creek Ranch - SF 64, a 38 lot single-family residential subdivision, generally located approximately 600 feet south of the intersection of Kingsley Drive and Trinity Bay Drive.

**Staff Recommendation: Approval**

Agenda Reviewed by:  
HE

Date Reviewed:  
11/26/13



# PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 2, 2013

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## PRELIMINARY PLAT OF SHADOW CREEK RANCH– SF 64

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 64, a 38 lot single-family residential subdivision on approximately 14.021 acres of land, on the following described property, to wit:

**Legal Description:** A subdivision of 14.021 acres of land situated in the H.T.&B.R.R. Co. Survey, Abstract 565, City of Pearland, Fort Bend County, Texas.

**General Location:** The southeast corner of Kingsley Drive and Trinity Bay Drive

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**SUMMARY:** This is a request for a Preliminary Plat of Shadow Creek Ranch– SF 64, a proposed 38 lot single-family residential subdivision on 14.021 acres. This proposed subdivision is located within the Shadow Creek Ranch Planned Unit Development. The Shadow Creek Ranch PUD was approved in September of 1999 for approximately 3305 acres of land within the City of Pearland.

This section of Shadow Creek will be served by Kingsley Dr. which is a secondary thoroughfare with a minimum right-of-way of 100'. An emergency access reserve is being included with access to Kingsley in order to fulfill the requirements of the International Fire Code.

### SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	PUD (Planned Unit Development – Shadow Creek)	SCR – SF 26
South	PUD (Planned Unit Development – Shadow Creek)	SCR – SF 28
East	PUD (Planned Unit Development – Shadow Creek)	SCR – SF 28
West	PUD (Planned Unit Development – Shadow Creek)	Vacant

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

**SHADOW CREEK RANCH PUD:** The Shadow Creek Ranch development allows for a combination of single family lots, multi-family, commercial sites, parks, and wet and dry detention. This Preliminary Plat has 1.486 acres of open space in 5 reserves.

**SHADOW CREEK RANCH: R-5 SINGLE FAMILY RESIDENTIAL DISTRICT:** This Preliminary Plat depicts a variety of lot sizes, which fall under the R-3 Single Family Dwelling District. The requirements of the R-3 Single-Family Dwelling District have been summarized in Table 2. This Preliminary Plat has a minimum lot size of 6,900 square foot lots (60' x 115'), which is above the required 6,000 SF that is required.

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

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

**PLATTING STATUS:** This is the first plat for Shadow Creek Ranch – SF 64.

**COMFORMANCE TO THE COMPREHENSIVE PLAN:** The subject property is within the Medium Density Residential land use designations. The Medium Density Residential land use designation is for medium lot single family development. This submittal is in conformance with this land use designation as the proposed lots are a minimum of 6,900 square feet. The City of Pearland uses the Future Land Use Plan as a guide to implement zoning, in this case, the approved Shadow Creek Ranch PUD had a higher density than the Future Land Use Plan allows.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property is served by Kingsley Dr., which is a 100-foot Secondary Thoroughfare. Internally this development will be served by local streets with a minimum right-of-way of 50'.

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

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

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

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

**STAFF RECOMMENDATION:** Staff recommends approval of this Preliminary Plat of Shadow Creek Ranch – SF 64 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 Shadow Creek Ranch Development as well as the Land Use and Urban Development Ordinance.

**SUPPORTING DOCUMENTS:**

- Vicinity Map
- Land Use Map
- Zoning Map
- Aerial Map
- Preliminary Plat of Shadow Creek Ranch – SF 64



### Zoning and Vicinity Map

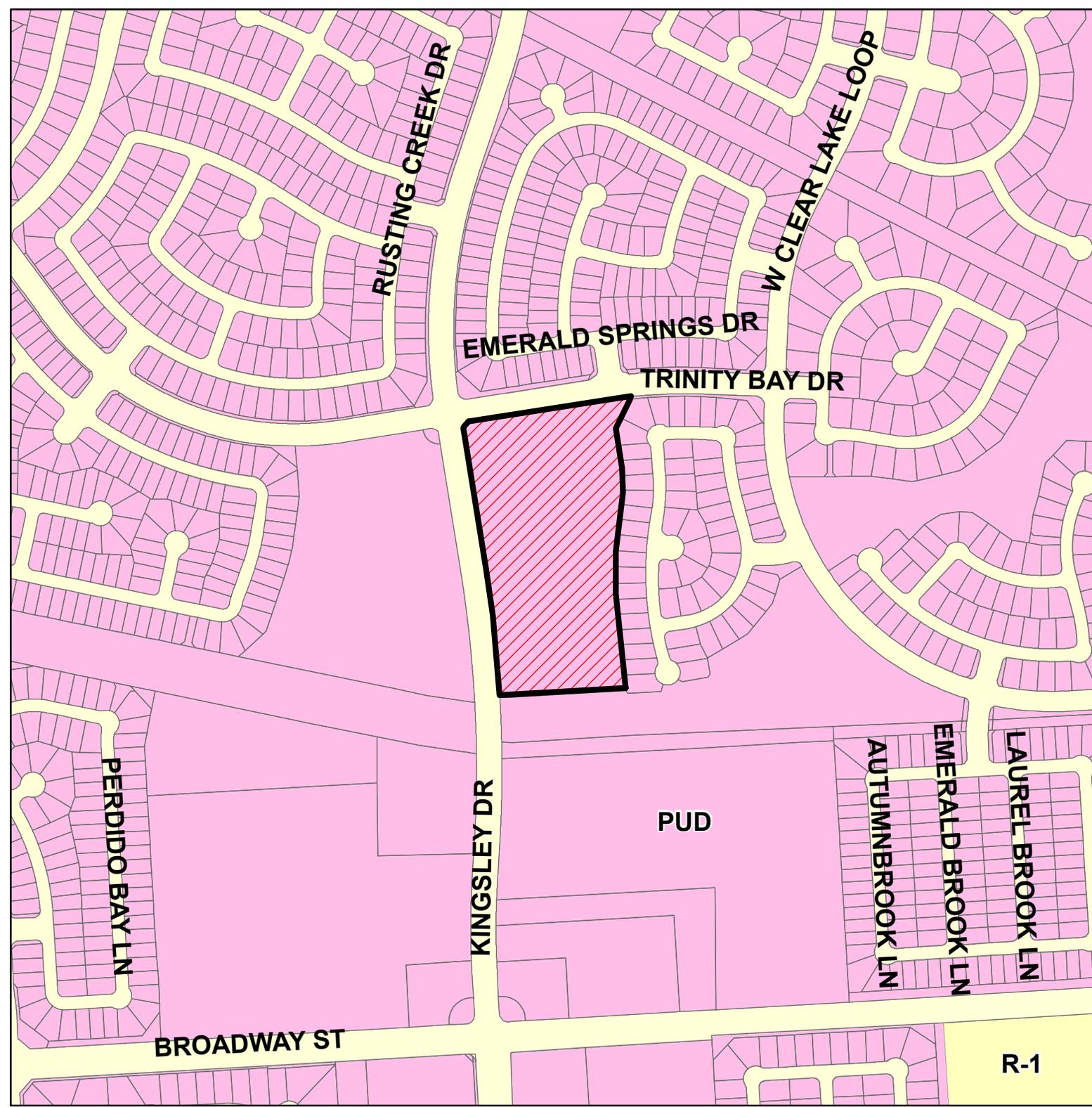
### Preliminary Plat of Shadow Creek Ranch SF-64

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 115230 460 Feet





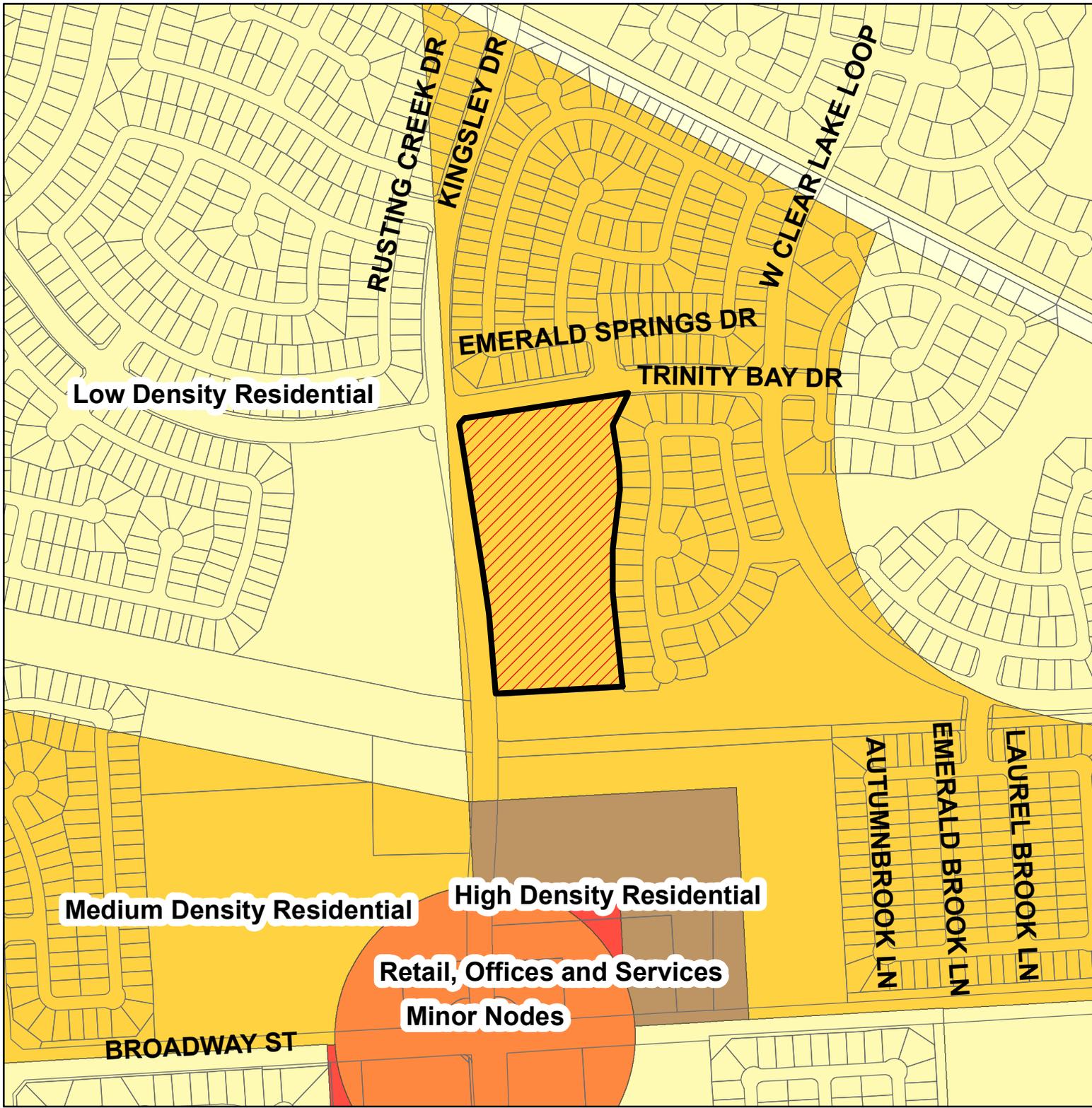
**FLUP Map**

**Preliminary Plat of Shadow  
Creek Ranch SF-64**

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N

0 115230 460 Feet



**Low Density Residential**

**Medium Density Residential**

**High Density Residential**

**Retail, Offices and Services**

**Minor Nodes**

**RUSTING CREEK DR**

**KINGSLEY DR**

**W CLEAR LAKE LOOP**

**EMERALD SPRINGS DR**

**TRINITY BAY DR**

**BROADWAY ST**

**AUTUMNBROOK LN**

**EMERALD BROOK LN**

**LAUREL BROOK LN**



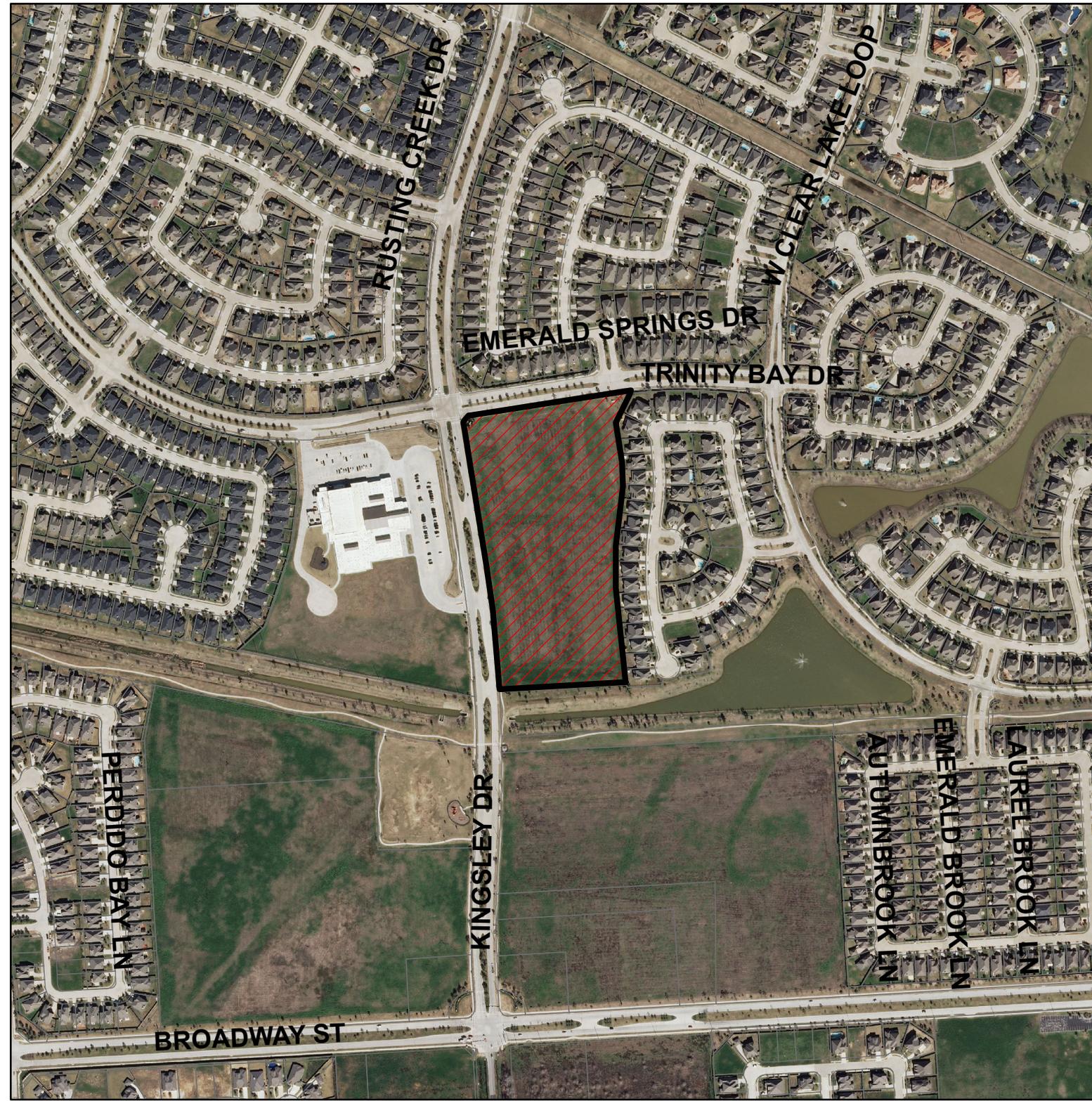
**Aerial Map**

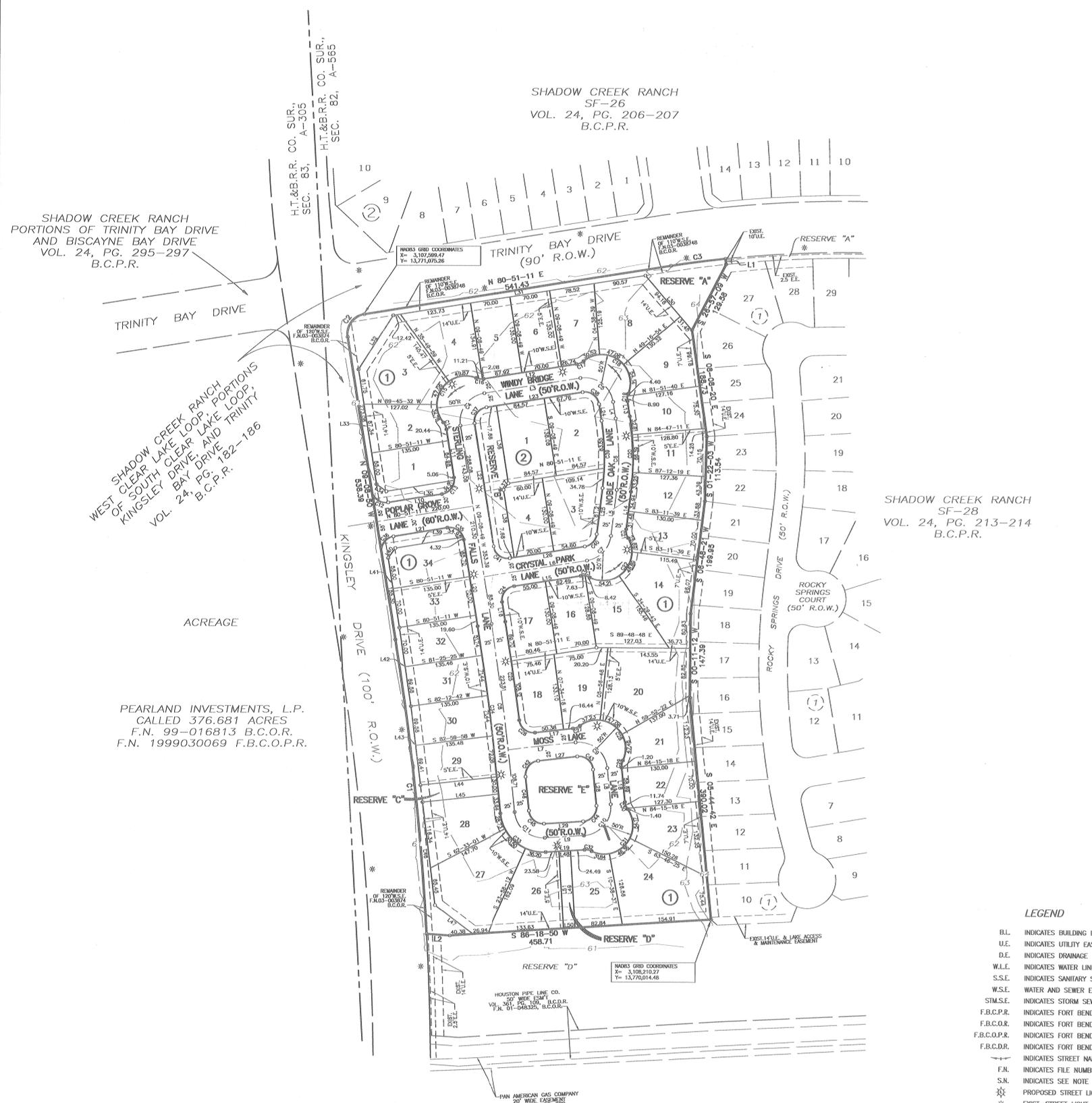
**Preliminary Plat of Shadow  
Creek Ranch SF-64**

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N

0 115230 460 Feet





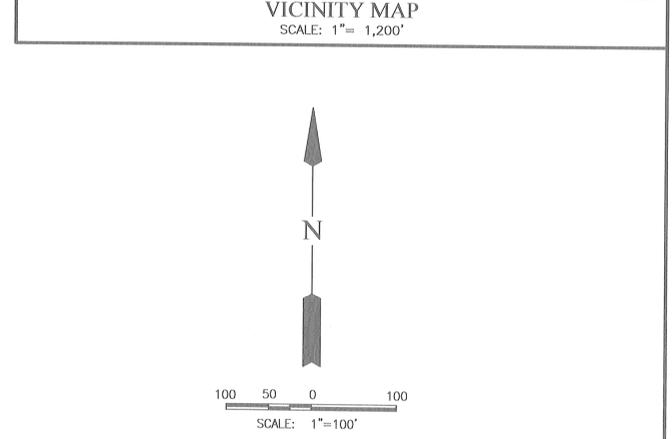
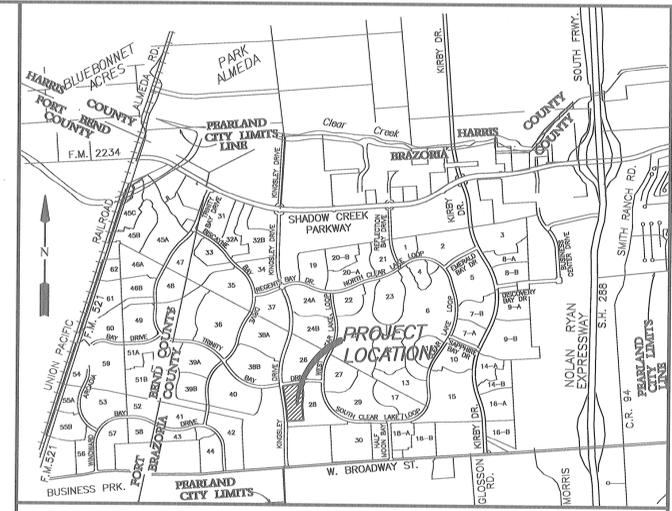
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.530	23,107	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.374	16,294	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.228	9,923	RESTRICTED TO LANDSCAPE/OPEN SPACE/EMERGENCY ACCESS
D	0.062	2,700	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.292	12,698	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	1.486	64,722	

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	5050.00	5-53-19	519.01	259.73	518.78	N 08-12-10 W
C2	35.00	90-00-00	54.98	35.00	49.50	N 35-51-11 E
C3	1955.00	2-48-37	95.89	47.95	95.88	N 82-15-29 E
C4	50.00	90-00-00	78.54	50.00	70.71	S 35-51-11 W
C5	50.00	90-00-00	78.54	50.00	70.71	N 54-08-49 W
C6	450.00	15-57-10	125.29	63.05	124.89	N 01-10-14 W
C7	50.00	74-02-50	64.62	37.71	60.21	N 43-49-46 E
C8	5220.00	3-38-48	332.22	166.17	332.17	N 07-19-26 W
C9	50.00	90-56-56	79.37	50.83	71.29	N 51-13-10 W
C10	50.00	92-03-32	80.34	51.83	71.97	N 40-17-04 E
C11	50.00	88-11-08	76.96	48.44	69.58	S 49-35-36 E
C12	25.00	90-00-00	39.27	25.00	35.36	S 54-08-49 E
C13	25.00	90-00-00	39.27	25.00	35.36	N 35-51-11 E
C14	25.00	30-27-58	13.29	6.81	13.14	N 24-22-48 W
C15	50.00	150-55-56	131.71	192.87	96.80	N 35-51-11 E
C16	25.00	30-27-58	13.29	6.81	13.14	S 83-54-50 E
C17	25.00	30-27-58	13.29	6.81	13.14	N 65-37-11 E
C18	50.00	150-55-56	131.71	192.87	96.80	S 54-08-49 E
C19	25.00	30-27-58	13.29	6.81	13.14	S 06-05-10 W
C20	475.00	15-57-10	132.25	66.56	131.83	S 01-10-14 E
C21	25.00	36-46-02	16.04	8.31	15.77	S 11-34-40 E
C22	50.00	147-34-53	128.79	172.00	96.02	S 43-49-46 W
C23	25.00	36-46-02	16.04	8.31	15.77	N 80-45-49 W
C24	25.00	90-00-00	39.27	25.00	35.36	S 35-51-11 W
C25	5245.00	1-54-35	174.82	87.42	174.81	S 08-11-32 E
C26	25.00	89-27-23	39.03	24.76	35.19	S 51-57-56 E
C27	25.00	30-01-13	13.10	6.70	12.95	N 68-17-46 E
C28	50.00	150-59-22	131.76	193.26	96.81	S 51-13-10 E
C29	25.00	30-01-13	13.10	6.70	12.95	S 09-15-54 W
C30	25.00	30-06-12	13.14	6.72	12.98	S 20-47-48 E
C31	50.00	151-41-33	132.38	198.27	96.96	S 39-59-53 W
C32	25.00	29-31-49	12.89	6.59	12.74	N 78-55-15 W
C33	75.00	88-11-08	115.43	72.66	104.37	N 49-35-36 W
C34	5195.00	3-38-48	330.63	165.37	330.58	N 07-19-26 W
C35	25.00	90-00-00	39.27	25.00	35.36	N 54-08-49 W
C36	25.00	90-00-00	39.27	25.00	35.36	S 35-51-11 W
C37	25.00	90-00-00	39.27	25.00	35.36	N 35-51-11 E
C38	25.00	90-00-00	39.27	25.00	35.36	S 54-08-49 E
C39	425.00	15-57-10	118.33	59.55	117.95	S 01-10-14 E
C40	25.00	74-02-50	32.31	18.85	30.11	S 43-49-46 W
C41	25.00	90-00-00	39.27	25.00	35.36	N 54-08-49 W
C42	25.00	89-27-23	39.03	24.76	35.19	N 38-34-41 E
C43	25.00	90-56-56	39.68	25.42	35.65	S 51-13-10 W
C44	25.00	92-03-32	40.17	25.91	35.98	S 40-17-04 W
C45	25.00	88-11-08	38.48	24.22	34.79	N 49-35-36 W
C46	5245.00	0-38-59	59.47	29.74	59.47	N 05-49-31 W

LINE	BEARING	DISTANCE
L1	S 06-20-13 E	10.00
L2	N 85-56-35 W	40.49
L3	S 80-51-11 W	170.00
L4	N 09-08-49 W	30.07
L5	N 06-48-21 E	81.21
L6	N 80-51-11 E	182.28
L7	S 83-18-22 W	118.47
L8	N 05-44-42 W	63.36
L9	S 86-18-50 W	68.65
L10	N 80-51-11 E	95.00
L11	N 09-08-49 W	85.41
L12	N 80-51-11 E	164.66
L13	S 09-08-49 E	27.39
L14	S 06-48-21 W	66.42
L15	S 80-51-11 W	117.49
L16	S 09-08-49 E	35.30
L17	N 83-18-22 E	66.83
L18	S 05-44-42 E	59.89
L19	S 86-18-50 W	68.08
L20	N 09-08-49 W	155.30
L21	S 80-51-11 W	95.00
L22	N 09-08-49 W	218.08
L23	N 80-51-11 W	170.00
L24	S 09-08-49 E	30.07
L25	S 06-48-21 W	81.21
L26	S 80-51-11 W	132.28
L27	N 83-18-22 E	68.70
L28	S 05-44-42 E	63.36
L29	S 86-18-50 W	68.65
L30	N 40-43-06 W	125.63
L31	S 80-51-11 W	445.23
L32	S 32-33-35 W	112.25
L33	S 09-08-49 E	204.09
L34	S 54-08-49 E	21.21
L35	N 80-51-11 E	119.49
L36	S 09-08-49 E	138.08
L37	S 35-51-11 W	14.14
L38	S 09-08-49 E	120.00
L39	S 80-51-11 W	119.63
L40	S 35-51-11 W	21.21
L41	S 09-08-49 E	125.00
L42	S 08-33-48 E	139.59
L43	S 07-00-05 E	138.99
L44	N 84-07-31 E	135.00
L45	S 84-07-31 W	134.50
L46	S 07-00-05 E	181.80
L47	S 52-37-40 E	83.61
L48	N 86-18-50 E	20.00
L49	S 03-41-10 E	135.00
L50	S 86-18-50 W	20.00
L51	N 03-41-10 W	135.00

BLOCK	LOT	LOT AREA (SF)	BL WIDTH	LOT DEPTH
1	1	9,337	70.00	135.00
1	2	9,989	70.00	127.02
1	3	16,010	65.88	127.02
1	4	11,716	69.50	134.91
1	5	70.00	70.00	134.91
1	6	70.00	70.00	135.00
1	7	9,62	70.91	125.19
1	8	15,223	65.88	125.19
1	9	11,565	69.01	127.16
1	10	9,235	69.61	127.16
1	11	9,650	69.89	127.36
1	12	9,388	69.94	127.36
1	13	8,819	61.79	115.49
1	14	14,851	65.88	115.49
1	15	11,580	70.15	128.85
1	16	9,097	70.00	128.85
1	17	10,277	70.00	130.00
1	18	9,737	65.00	133.10
1	19	10,349	70.45	128.13
1	20	18,232	65.88	128.13
1	21	10,837	69.17	130.00
1	22	9,090	70.04	127.30
1	23	11,527	65.99	127.30
1	24	18,823	64.91	126.56
1	25	9,818	70.55	135.00
1	26	13,381	71.85	135.00
1	27	18,145	67.34	147.70
1	28	12,105	72.09	134.50
1	29	9,571	71.57	135.00
1	30	9,542	71.10	135.00
1	31	9,541	71.10	135.00
1	32	9,562	71.10	135.00
1	33	9,450	70.00	135.00
1	34	9,337	70.00	135.00
2	1	11,677	84.57	138.08
2	2	12,448	77.76	138.08
2	3	11,880	65.00	130.00
2	4	9,050	70.00	130.00

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



12700 BLOCK OF KINGSLEY DRIVE  
**PRELIMINARY PLAT OF  
 SHADOW CREEK RANCH  
 SF-64**  
 A SUBDIVISION OF 14.021 ACRES OF LAND SITUATED IN THE  
 H.T.&B.R.R. CO. SURVEY, ABSTRACT 565,  
 BRAZORIA COUNTY, TEXAS  
 38 LOTS 5 RESERVES (1.486 ACRES) 2 BLOCKS  
 NOVEMBER 25, 2013 JOB NO. 2027-0164C-309  
 OWNERS:  
**741SCR, LTD.**  
 BY: PSWA, INC., ITS SOLE GENERAL PARTNER  
 GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT  
 P.O. BOX 34306, HOUSTON, TEXAS 77234

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

STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, 741SCR, LTD., A TEXAS LIMITED PARTNERSHIP, BY ITS SOLE GENERAL PARTNER, PSWA, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT, AND THE CITY OF PEARLAND, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, ACTING BY AND THROUGH BILL EISEN, CITY MANAGER, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SHADOW CREEK RANCH SF-64, 14.021 ACRES OUT OF THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 565, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID 741SCR, LTD., ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

IN TESTIMONY HERETO, 741SCR, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PSWA, INC., A TEXAS CORPORATION, ITS SOLE GENERAL PARTNER, BY GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

741SCR, LTD., A TEXAS LIMITED PARTNERSHIP

BY: PSWA, INC., A TEXAS CORPORATION,  
AS THE SOLE GENERAL PARTNER

BY: GERALD W. NOTEBOOM,  
SENIOR EXECUTIVE VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON THE PLAT. (SEE NOTE 5)

KEITH W. MONROE, R.P.L.S.  
TEXAS REGISTRATION NO. 4797

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING CHAIRPERSON OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS REPLAT AND SUBDIVISION OF SHADOW CREEK RANCH SF-64 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

HENRY FUENTES  
PLANNING AND ZONING CHAIRPERSON  
CITY OF PEARLAND, TEXAS

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

DARRIN COKER  
CITY OF PEARLAND, CITY ATTORNEY

ANDREA BROUGHTON, P.E.  
CITY OF PEARLAND, CITY ENGINEER

BEING 14.018 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 82, ABSTRACT 565, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING ALL OF THAT CERTAIN CALLED 14.018 ACRE TRACT (DESCRIBED AS CH-5) CONVEYED TO 741SCR, LTD. BY INSTRUMENT OF RECORD UNDER FILE NUMBER 2013019927, OFFICIAL PUBLIC RECORDS RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 14.018 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD27):

BEGINNING AT THE NORTHWEST CORNER OF RESTRICTED RESERVE 'A' AS SHOWN ON SHADOW CREEK RANCH SF-28, A SUBDIVISION OF RECORD IN VOLUME 24, PAGES 213-214, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.), ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF TRINITY BAY DRIVE (90-FOOT WIDE), AS SHOWN ON SHADOW CREEK RANCH WEST CLEAR LAKE LOOP, PORTIONS OF SOUTH CLEAR LAKE LOOP, KINGSLEY DRIVE AND TRINITY BAY DRIVE, A SUBDIVISION OF RECORD IN VOLUME 24, PAGES 182-186, B.C.P.R.;

THENCE, SOUTH 06° 20' 13" EAST, ALONG THE WEST LINE OF SAID RESTRICTED RESERVE 'A', 10.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF LOT 27, BLOCK 1, OF SAID SHADOW CREEK RANCH SF-28;

THENCE, ALONG THE WEST LINE OF SAID BLOCK 1, THE FOLLOWING SIX (6) COURSES:

1. SOUTH 26° 57' 09" WEST, 129.58 FEET TO A POINT FOR CORNER;
2. SOUTH 08° 08' 20" EAST, 188.73 FEET TO A POINT FOR CORNER;
3. SOUTH 01° 22' 03" WEST, 113.54 FEET TO A POINT FOR CORNER;
4. SOUTH 06° 48' 21" WEST, 199.95 FEET TO A POINT FOR CORNER;
5. SOUTH 00° 11' 12" WEST, 147.39 FEET TO A POINT FOR CORNER;
6. SOUTH 05° 44' 42" EAST, 390.02 FEET TO A POINT FOR THE MOST WESTERLY SOUTHWEST CORNER OF LOT 10, BLOCK 1, OF SAID SHADOW CREEK RANCH SF-28, ALSO BEING ON THE NORTH LINE OF RESTRICTED RESERVE 'D' OF SAID SHADOW CREEK RANCH SF-28;

THENCE, SOUTH 86° 18' 50" WEST, ALONG THE NORTH LINE OF SAID RESTRICTED RESERVE 'D', 458.71 FEET TO A POINT FOR CORNER;

THENCE, NORTH 85° 56' 35" WEST, CONTINUING ALONG THE NORTH LINE OF SAID RESTRICTED RESERVE 'D', 40.49 FEET TO A POINT FOR CORNER BEING ON THE EAST RIGHT-OF-WAY LINE OF KINGSLEY DRIVE (100-FOOT WIDE), AS SHOWN ON THE AFOREMENTIONED SHADOW CREEK RANCH WEST CLEAR LAKE LOOP, PORTIONS OF SOUTH CLEAR LAKE LOOP, KINGSLEY DRIVE AND TRINITY BAY DRIVE, THE BEGINNING OF A CURVE;

THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, 519.01 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5,050.00 FEET, A CENTRAL ANGLE OF 05° 53' 19", AND A CHORD WHICH BEARS NORTH 06° 12' 10" WEST, 518.78 FEET TO A POINT FOR CORNER;

THENCE, NORTH 09° 08' 50" WEST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 538.39 FEET TO A POINT FOR THE SOUTHERLY END OF A RADIAL CUT-BACK CORNER AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AT KINGSLEY DRIVE AND, THE BEGINNING OF A CURVE;

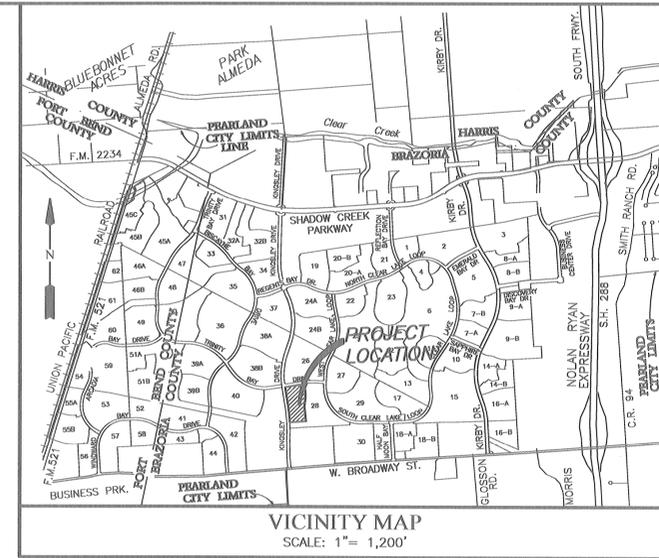
THENCE, 54.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 35° 51' 11" EAST, 49.50 FEET TO THE NORTHERLY END OF SAID RADIAL CUT-BACK CORNER ON AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF TRINITY BAY DRIVE;

THENCE, NORTH 80° 51' 11" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 541.43 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 95.89 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,955.00 FEET, A CENTRAL ANGLE OF 02° 48' 37", AND A CHORD WHICH BEARS NORTH 82° 15' 29" EAST, 95.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.018 ACRES OF LAND.

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, F.N. XXXXXXXXX, DATED NOVEMBER XX, 2013. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
3. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27), WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE SURFACE FOR BOTH NAD 27 AND NAD 83 AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.99987.
4. 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 FORT BEND COUNTY.
5. FIVE-EIGHTS INCH (5/8") IRON ROD THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
6. BENCHMARK: MONUMENT GPS - 9 BRASS CAP SET IN CONCRETE, STAMPED "CITY OF PEARLAND 9 GPS MONU, 1955". THE MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO HIGHWAY 288 AND COUNTY ROAD 92 AND F.M. 518. THE MONUMENT IS APPROXIMATELY 500 FEET NORTH OF COUNTY ROAD 92 AND 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM SEWER DRAIN INLETS. ELEVATIONS = 59.03, NGVD 29, 1987 ADJUSTMENT. ADD 1.84 FEET FOR NGVD-29, 1973 ADJUSTMENT.
7. T.B.M. = TOP OF 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG" LOCATED AT THE COMMON SOUTH CORNER OF LOTS 1 & 2, BLOCK 1 OF SHADOW CREEK RANCH SF-49 PARTIAL REPLAT NO. 1 (AS SHOWN BY SYMBOL).  
ELEV.= 64.42' NGVD-29, 1987 ADJUSTMENT
8. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 48039C0020 H, REVISED APRIL 20, 2000, THE SUBJECT TRACT LIES WHOLLY OUTSIDE THE 500-YEAR FLOOD PLAIN AS REFLECTED ON LOMR DATED APRIL 27, 2006, CASE NO. 06-06-8559A.  
B.F.E. = 62.00 FEET 2000 ADJUSTMENT
9. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY SHALL REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
10. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
11. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNATED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND AND BRAZORIA COUNTY.
12. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 26.
13. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
14. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
15. ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY ACCESS FROM THE FRONT OF THE LOT.
16. THERE ARE 10 STREET LIGHTS PROPOSED ON THIS PLAT.
17. A FOUR (4) FOOT SIDEWALK SHALL BE BUILT ALONG ALL STREETS WITHIN SUBJECT PLATTED AREA.
18. A SIX (6) FOOT SIDEWALK SHALL BE BUILT ALONG KINGSEY DRIVE IF THE R.O.W. IS IN PLACE.



12700 BLOCK OF KINGSLEY DRIVE  
PRELIMINARY PLAT OF  
SHADOW CREEK RANCH  
SF-64

A SUBDIVISION OF 14.021 ACRES OF LAND SITUATED IN THE  
H.T.&B.R.R. CO. SURVEY, ABSTRACT 565,  
BRAZORIA COUNTY, TEXAS

38 LOTS 5 RESERVES (1.486 ACRES) 2 BLOCKS

NOVEMBER 25, 2013 JOB NO. 2027-0164C-309

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

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

CONTACT: RENE RODRIGUEZ

SHEET 2 OF 2

DIR. \_\_\_\_\_  
MPLAR CHECK: COORD \_\_\_\_\_

Date/Time : Fri, 25 Nov 2012 11:02:17 AM  
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City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 11/26/2013  
**AGENDA ITEM SUBJECT:** Preliminary Plat of Highland Crossing Section 3

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Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Geoff Freeman of Kerry R. Gilbert and Associates, applicant, on behalf of Beazer Homes, owner for approval of the Preliminary Plat of Highland Crossing Section 3, generally located 1000 feet northeast from the intersection of McHard Rd. and Old Alvin Rd. for 50 lots on 12.8 acres.

**Staff Recommendation: Approval**

Agenda Reviewed by:  
HE

Date Reviewed:  
11/26/13



# PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 2, 2013

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## PRELIMINARY PLAT OF HIGHLAND CROSSING SECTION 3

A request by Geoff Freeman of Kerry R. Gilbert and Associates, applicant, on behalf of Beazer Homes, owner for approval of the Preliminary Plat of Highland Crossing Section 3, generally located 1000 feet northeast from the intersection of McHard Rd. and Old Alvin Rd. for 50 lots on 12.8 acres, on the following described property, to wit:

**Legal Description:** Being 12.8 acres of land out of the H.T. &B.R.R. Co. Survey, A-233 and D.H.M. Hunter Survey, A-76 City of Pearland. Brazoria County, Texas.

**General Location:** Approximately 1000 feet northeast from the intersection of McHard Rd. and Old Alvin Rd.

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**SUMMARY:** This is a request for a Preliminary Plat of Highland Crossing Section 3, a proposed 50 lot single-family residential subdivision on approximately 12.8 acres. This proposed subdivision is zoned R-2 and has an approved Cluster Development Plan in place that allows deviation in lot sizes in return for additional open space and amenities which would not normally be required under the standard development requirements. This preliminary plat is section 3 of the Master Plat of Old Alvin Tract.

The approved Cluster Development Plan has a large amount of open space primarily located near the center of the development. A trail is planned down the center of the Highland Crossing located within an existing pipeline easement. The central trail will branch out into the subdivision providing multiple access points. This required amenity will be constructed prior to final plat of Section 2. No other required amenities are located within this section of Highland Crossing.

### SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	R-2	Vacant Land, Cemetery
South	R-2 Cluster	Old Alvin Tract Vacant Land
East	R-1	Vacant Land
West	R-1	Vacant Single Family Residential

**UNIFIED DEVELOPMENT CODE:** The subject parcel is in conformance with the Unified Development Code with the approved Cluster Development Plan. The Cluster Development Plan allows for a deviation in lot sizes in exchange for additional open and green space. This Cluster Development Plan was approved in December of 2012.

**OLD ALVIN CLUSTER DEVELOPMENT PLAN:** The property is zoned R-2 and has an approved Cluster Development Plan which permits the applicant to deviate from the required lot sizes. Below is a table showing the requirements for R-2 and the approved Cluster Development Plan requirements.

	<b>Table 2: R-4 Single-Family Dwelling District</b>	
	<b>R-2 Requirements</b>	<b>Approved R-2 Cluster</b>
Minimum Lot Size:	7,000 square feet	6,600 square feet
Minimum Lot Width:	70 Feet	55 Feet
Minimum Lot Depth:	90 Feet	120 Feet
Total Open Space:	No requirement	7.91 Acres

**PLATTING STATUS:** This is the third preliminary plat out of five from the original Master Plat of Old Alvin Tract. Section 1 has an approved final plat.

**COMFORMANCE TO THE COMPREHENSIVE PLAN:** The subject property is within the Low Density Residential land use designations. The Low Density Residential land designation would normally apply to the SR-12 and R-1 zoning designation. These zones require minimum lot sizes of 12,000 and 8,800 square feet. This proposed section is not in conformance with the Low Density Residential land use designation. As previously stated, a Zone Change and Cluster Development Plan were recently approved for this site, allowing for the proposed lot sizes.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property is served by Old Alvin Rd., which is an 80-foot Major Collector. Currently Old Alvin has an approximate paved width of 24 feet. Internally this development will be served by 50-foot local roads.

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

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

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

**PARKS, OPEN SPACE, AND AMENITIES:** Parkland dedication fees will be required prior to approval of any Final Plats.

**STAFF RECOMMENDATION:** Staff recommends approval of the Preliminary Plat of Highland Crossing Section 3 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 Unified Development Code with the approved Cluster Development Plan
3. The request is in conformance with the approved Old Alvin Tract Cluster Development Plan.

**SUPPORTING DOCUMENTS:**

- Vicinity Map
- Land Use Map
- Zoning Map
- Aerial Map
- Preliminary Plat of Highland Crossing Section 3



### Zoning and Vicinity Map

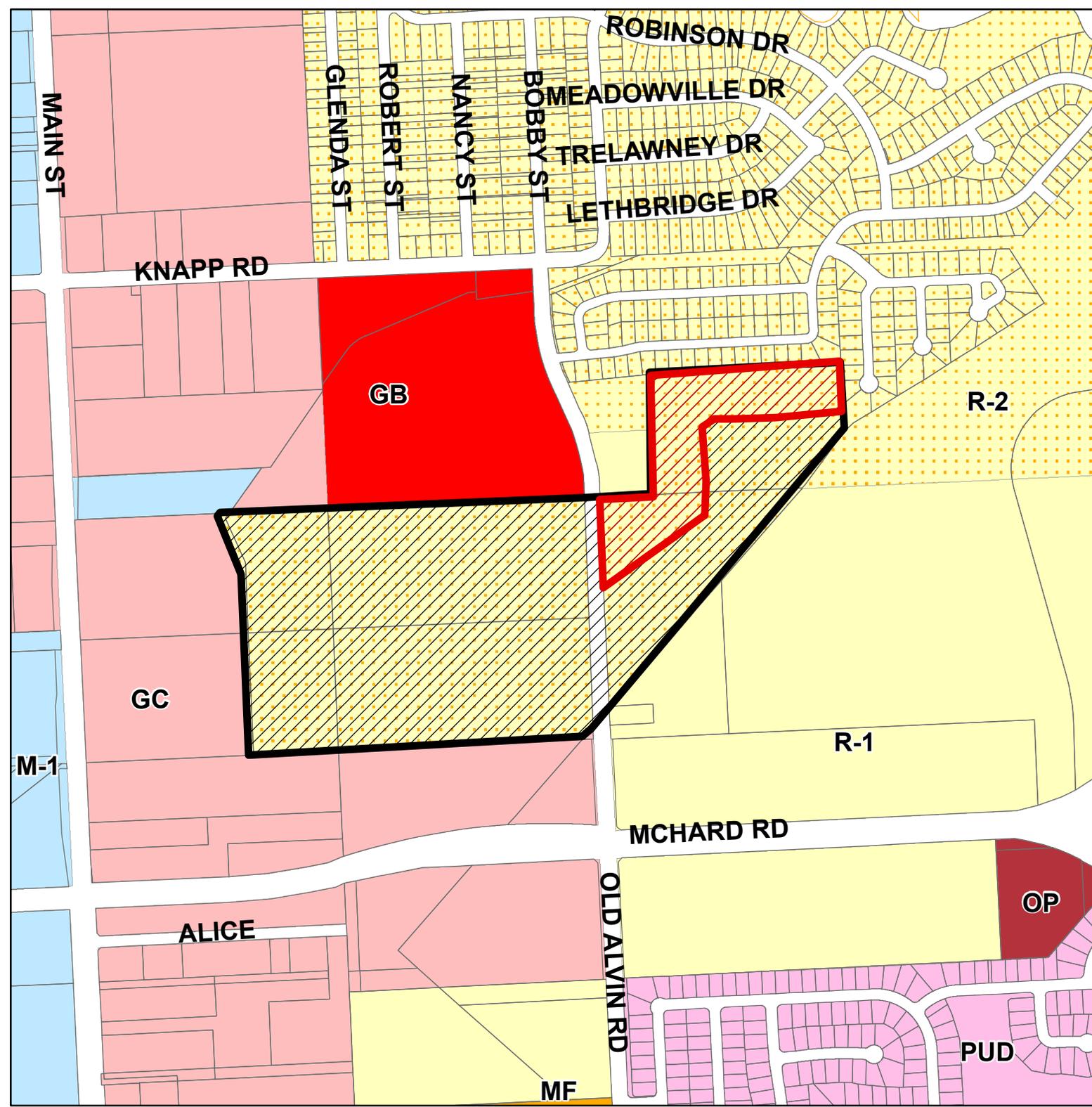
### Preliminary Plat of Highland Crossing Sec. 3

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 155310 620 Feet





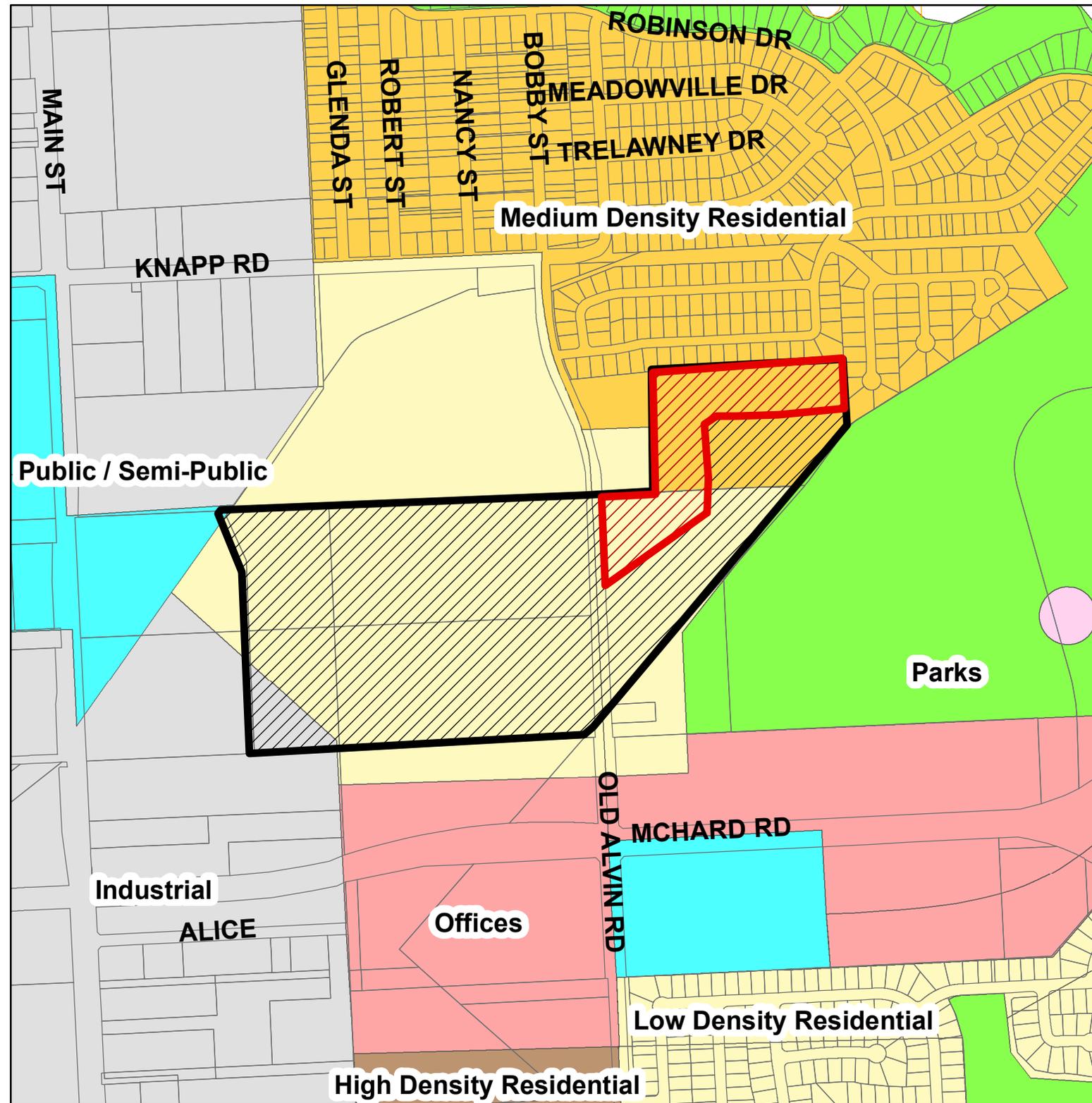
FLUP Map

Preliminary Plat of  
Highland Crossing Sec. 3

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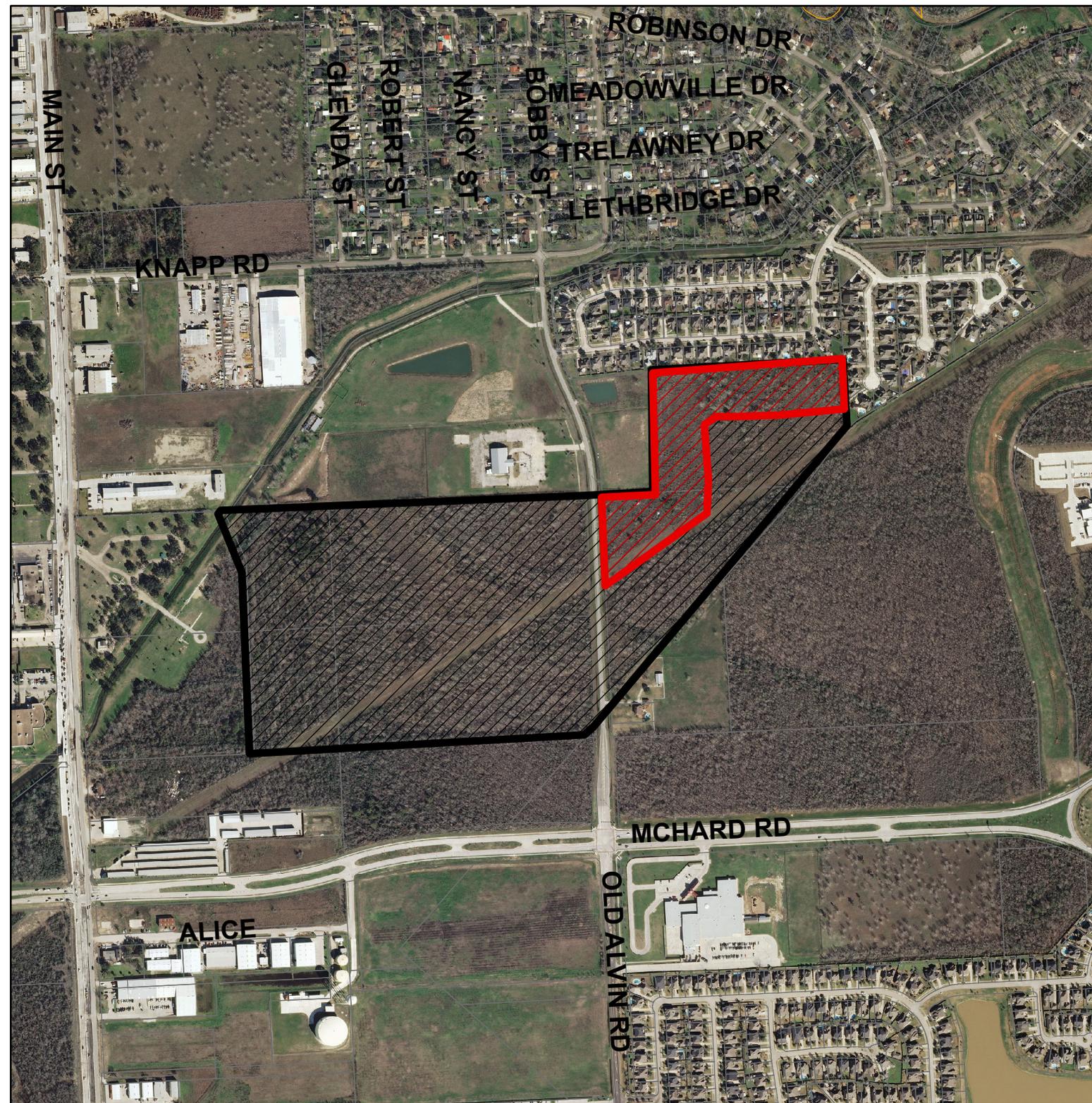


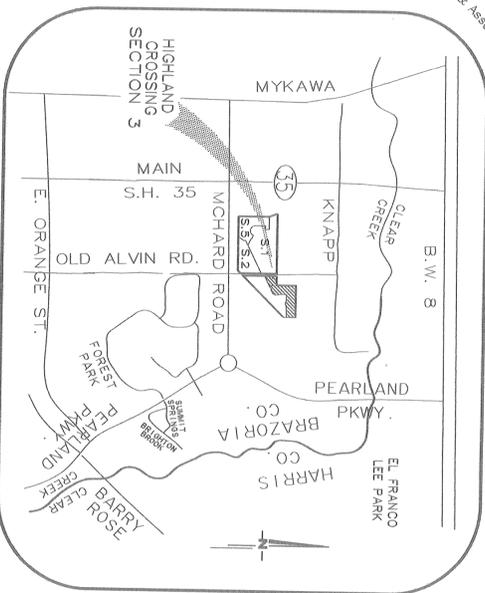
**Aerial Map**

**Preliminary Plat of  
Highland Crossing Sec. 3**

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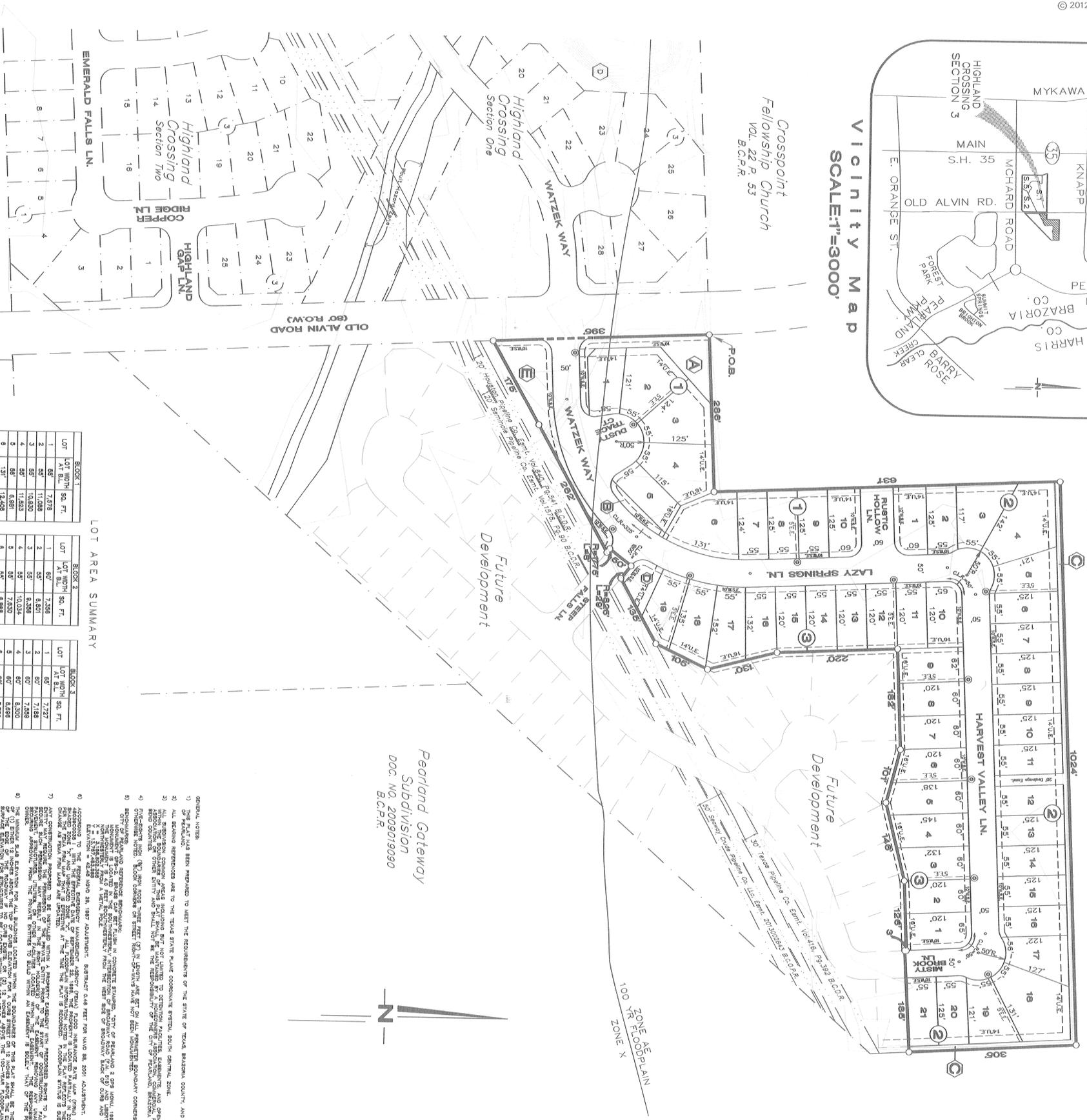
0 155310 620 Feet





VICINITY MAP  
SCALE: 1"=3000'

Twin Wood Subdivision  
(Vol. 17, Pg. 295-296 B.C.P.R.)



LOT AREA SUMMARY

BLOCK 1		BLOCK 2		BLOCK 3	
LOT	LOT AREA SQ. FT.	LOT	LOT AREA SQ. FT.	LOT	LOT AREA SQ. FT.
1	56	1	69	1	69
2	56	2	69	2	69
3	56	3	69	3	69
4	56	4	69	4	69
5	56	5	69	5	69
6	56	6	69	6	69
7	56	7	69	7	69
8	56	8	69	8	69
9	56	9	69	9	69
10	56	10	69	10	69
11	56	11	69	11	69
12	56	12	69	12	69
13	56	13	69	13	69
14	56	14	69	14	69
15	56	15	69	15	69
16	56	16	69	16	69
17	56	17	69	17	69
18	56	18	69	18	69
19	56	19	69	19	69
20	56	20	69	20	69
21	56	21	69	21	69

- LEGEND**
- 1) "C" INDICATES CONVEYANCE RIGHTS.
  - 2) "E" INDICATES EASEMENT.
  - 3) "U" INDICATES UTILITY EASEMENT.
  - 4) "W" INDICATES WATER LINE EASEMENT.
  - 5) "S" INDICATES STORM SEWER EASEMENT.
  - 6) "W/S" INDICATES WATER / SANITARY SEWER EASEMENT.
  - 7) "W/S" INDICATES WATER LINE / SANITARY SEWER EASEMENT.
  - 8) "S" INDICATES STORM SEWER EASEMENT.
  - 9) "P" INDICATES PROPOSED STREET LIGHT LOCATION.
  - 10) "P" INDICATES PROPOSED STREET LIGHT LOCATION.
  - 11) "E.C." INDICATES EASEMENT LOCATION.
  - 12) "B.C.P.R." INDICATES BRAZORIA COUNTY DEED RECORDS.
  - 13) "B.C.P.R." INDICATES BRAZORIA COUNTY DEED RECORDS.
  - 14) "B.C.P.R." INDICATES BRAZORIA COUNTY DEED RECORDS.
  - 15) "B.C.P.R." INDICATES BRAZORIA COUNTY DEED RECORDS.

- NOTE:**
- A** RESTRICTED RESERVE "A"  
±0.26 ACRE
  - B** RESTRICTED RESERVE "B"  
±0.05 ACRE
  - C** RESTRICTED RESERVE "C"  
±0.36 ACRE
  - D** RESTRICTED RESERVE "D"  
±0.10 ACRE
  - E** RESTRICTED RESERVE "E"  
±0.32 ACRE

1200 BLOCK OF OLD ALVIN ROAD  
A PRELIMINARY PLAT OF

# HIGHLAND CROSSING SECTION THREE

BEING 12.8± ACRES OF LAND CONTAINING 60 LOTS (66' X 120' TYP) AND FIVE RESERVES IN THREE BLOCKS.

OUT OF THE  
H.T. & B.R.P. CO. SURVEY, A-233  
D.H.M. HUNTER SURVEY, A-76  
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

OWNER:  
BEAZER HOMES  
1010 WEST SAM HOUSTON PARKWAY, #100  
HOUSTON, TEXAS 77064  
ATTN: JEFF ANDERSON, 713-897-2100

ENGINEER:  
LJA ENGINEERING, INC.  
2929 BRIARPARK DRIVE, #600  
HOUSTON, TEXAS 77042  
ATTN: JAMES ROSS, 713-963-5200

PLANNER:  
KERRY R. GILBERT & ASSOCIATES, INC.

- GENERAL NOTES:**
- 1) THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE CITY OF PEARLAND.
  - 2) ALL SURVEYING OPERATIONS ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
  - 3) ALL SURVEYING OPERATIONS SHALL BE IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT, CHAPTER 161, TEXAS GOVERNMENT CODE, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, BRAZORIA COUNTY, TEXAS.
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City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission  
**REQUESTOR:** Ian Clowes  
**DATE:** 11/26/2013  
**AGENDA ITEM SUBJECT:** Preliminary Plat of Highland Crossing Section 5

---

Old Business     **New Business**     Discussion Item     Workshop

**Summary:** A request by Geoff Freeman of Kerry R. Gilbert and Associates, applicant, on behalf of Beazer Homes, owner for approval of the Preliminary Plat of Highland Crossing Section 5, generally located 600 feet northwest from the intersection of McHard Rd. and Old Alvin Rd. for 38 lots on 11.1 acres.

**Staff Recommendation: Approval**

Agenda Reviewed by:  
HE

Date Reviewed:  
11/26/13



# PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 2, 2013

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## PRELIMINARY PLAT OF HIGHLAND CROSSING SECTION 5

A request by Geoff Freeman of Kerry R. Gilbert and Associates, applicant, on behalf of Beazer Homes, owner for approval of the Preliminary Plat of Highland Crossing Section 5, generally located 600 feet northwest from the intersection of McHard Rd. and Old Alvin Rd. for 38 lots on 11.1 acres, on the following described property, to wit:

**Legal Description:** Being 11.1 acres of land out of the H.T. &B.R.R. Co. Survey, A-233 and D.H.M. Hunter Survey, A-76 City of Pearland. Brazoria County, Texas.

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

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**SUMMARY:** This is a request for a Preliminary Plat of Highland Crossing Section 5, a proposed 38 lot single-family residential subdivision on approximately 11.1 acres. This proposed subdivision is zoned R-2 and has an approved Cluster Development Plan in place that allows deviation in lot sizes in return for additional open space and amenities which would not normally be required under the standard development requirements. This preliminary plat is section 5 of the Master Plat of Old Alvin Tract.

The approved Cluster Development Plan has a large amount of open space mostly located near the center of the development. A trail is planned down the center of the Highland Crossing located within an existing pipeline easement. The central trail will branch out into the subdivision providing multiple access points. This required amenity will be constructed prior to final plat of Section 2. A portion of this trail will be constructed as part of the required infrastructure for this section of the subdivision. No other required amenities are located within this section of Highland Crossing.

### SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	GC/M-1	Vacant Land,
South	GC	Vacant Land
East	R-2 Cluster	Single Family
West	GC	Cemetery

**UNIFIED DEVELOPMENT CODE:** The subject parcel is in conformance with the Unified Development Code with the approved Cluster Development Plan. The Cluster Development Plan allows for a deviation in lot sizes in exchange for additional open and green space. This Cluster Development Plan was approved in December of 2012.

**OLD ALVIN CLUSTER DEVELOPMENT PLAN:** The property is zoned R-2 and has an approved Cluster Development Plan which permits the applicant to deviate from the required lot sizes. Below is a table showing the requirements for R-2 and the approved Cluster Development Plan requirements.

	<b>Table 2: R-4 Single-Family Dwelling District</b>	
	<b>R-2 Requirements</b>	<b>Approved R-2 Cluster</b>
Minimum Lot Size:	7,000 square feet	6,600 square feet
Minimum Lot Width:	70 Feet	55 Feet
Minimum Lot Depth:	90 Feet	120 Feet
Total Open Space:	No requirement	7.91 Acres

**PLATTING STATUS:** This is the fourth preliminary plat out of five from the original Master Plat of Old Alvin Tract. Section 1 has an approved final plat.

**COMFORMANCE TO THE COMPREHENSIVE PLAN:** The subject property is within the Low Density Residential land use designations. The Low Density Residential land designation would normally apply to the SR-12 and R-1 zoning designation. These zones require minimum lot sizes of 12,000 and 8,800 square feet. This proposed section is not in conformance with the Low Density Residential land use designation. As previously stated, a Zone Change and Cluster Development Plan were recently approved for this site, allowing for the proposed lot sizes.

**CONFORMANCE TO THE THOROUGHFARE PLAN:** The subject property is served by Old Alvin Rd., which is an 80-foot Major Collector. Currently Old Alvin has an approximate paved width of 24 feet. Internally this development will be served by 50-foot local roads.

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

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

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

**PARKS, OPEN SPACE, AND AMENITIES:** Parkland dedication fees will be required prior to approval of any Final Plats.

**STAFF RECOMMENDATION:** Staff recommends approval of the Preliminary Plat of Highland Crossing Section 5 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 Unified Development Code with the approved Cluster Development Plan
3. The request is in conformance with the approved Old Alvin Tract Cluster Development Plan.

**SUPPORTING DOCUMENTS:**

- Vicinity Map
- Land Use Map
- Zoning Map
- Aerial Map
- Preliminary Plat of Highland Crossing Section 5



### Zoning and Vicinity Map

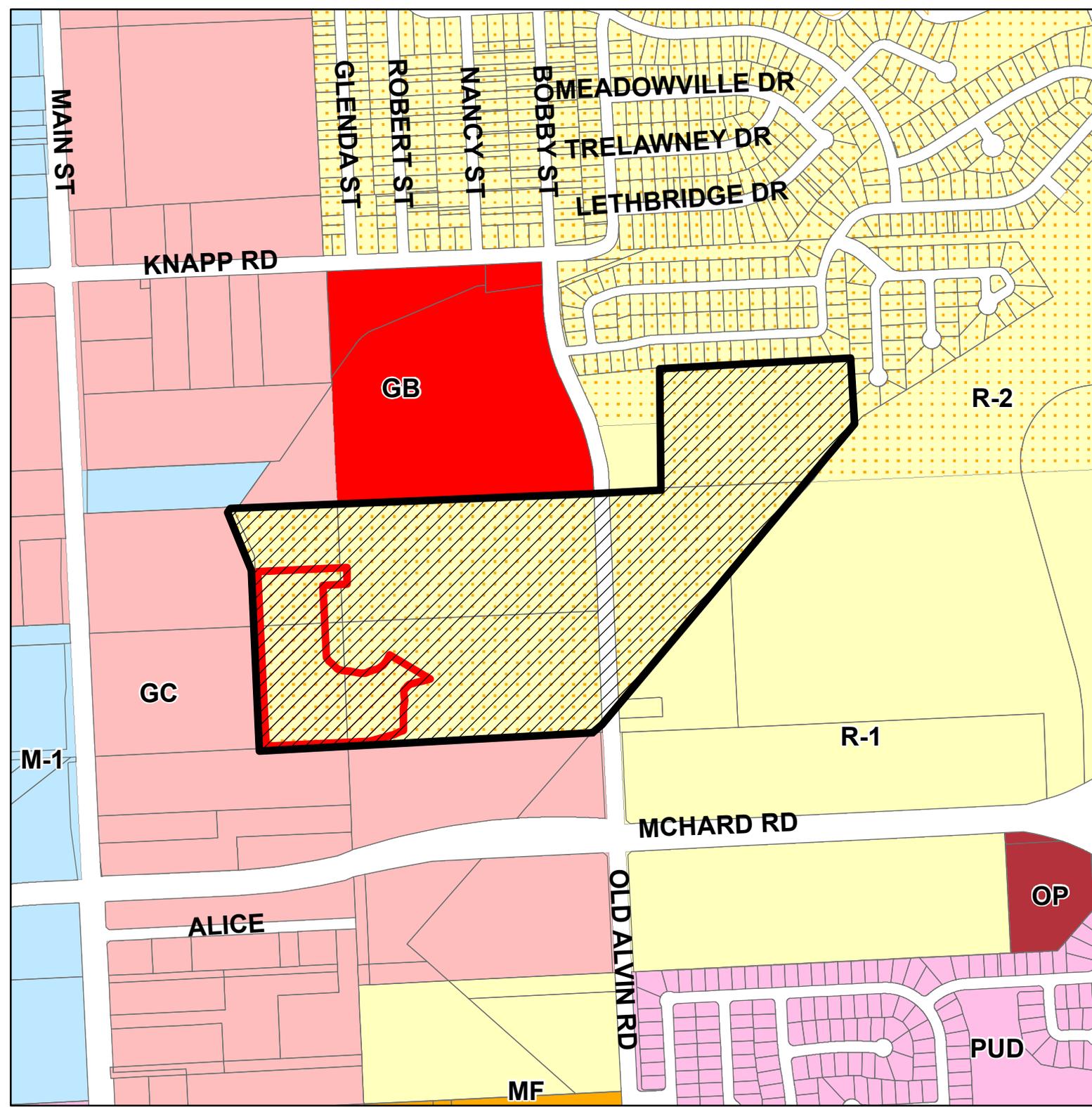
### Preliminary Plat of Highland Crossing Sec. 5

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 155310 620 Feet





**FLUP Map**

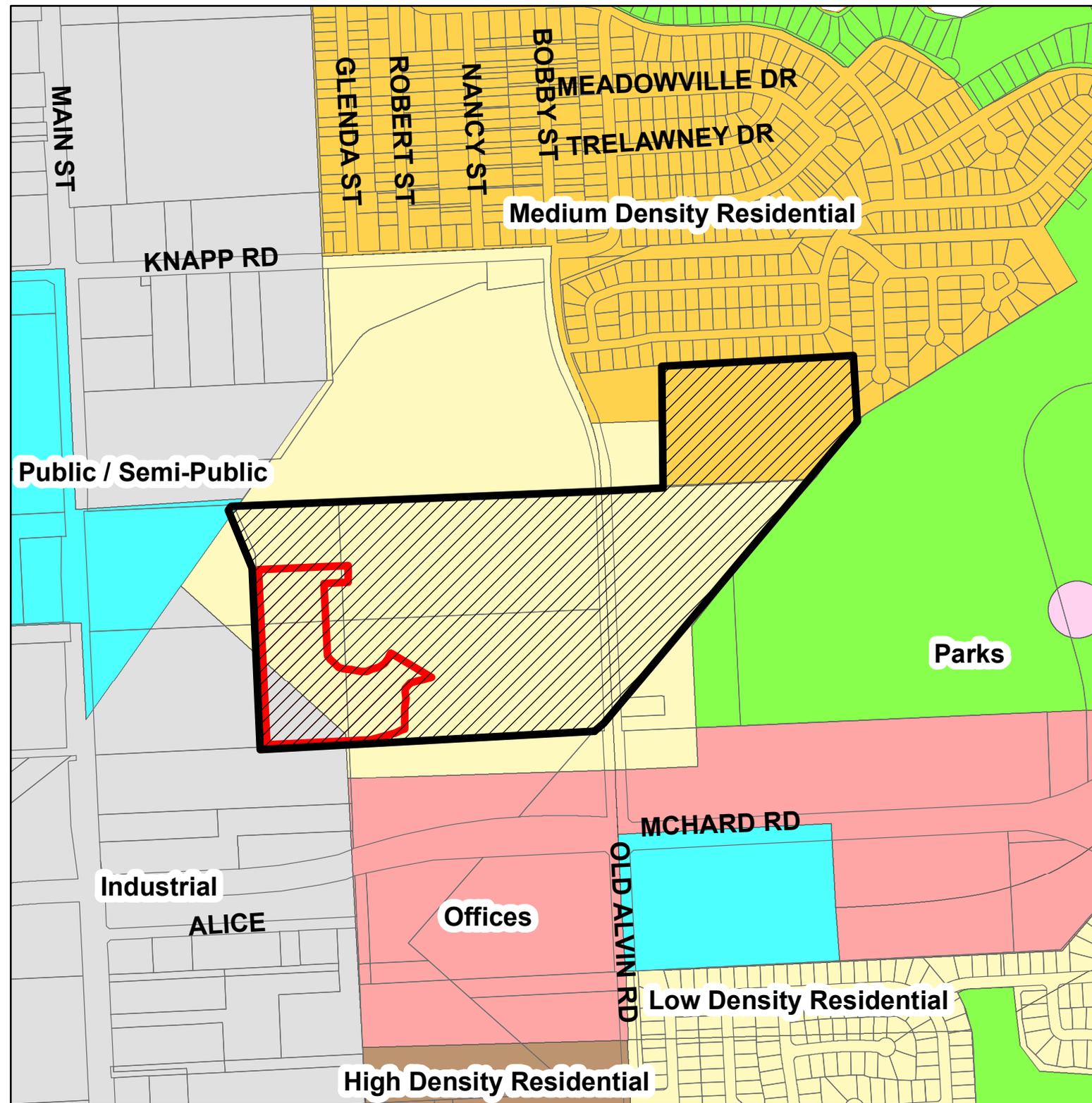
**Preliminary Plat of  
Highland Crossing Sec. 5**

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0 155310 620 Feet



N





**Aerial Map**

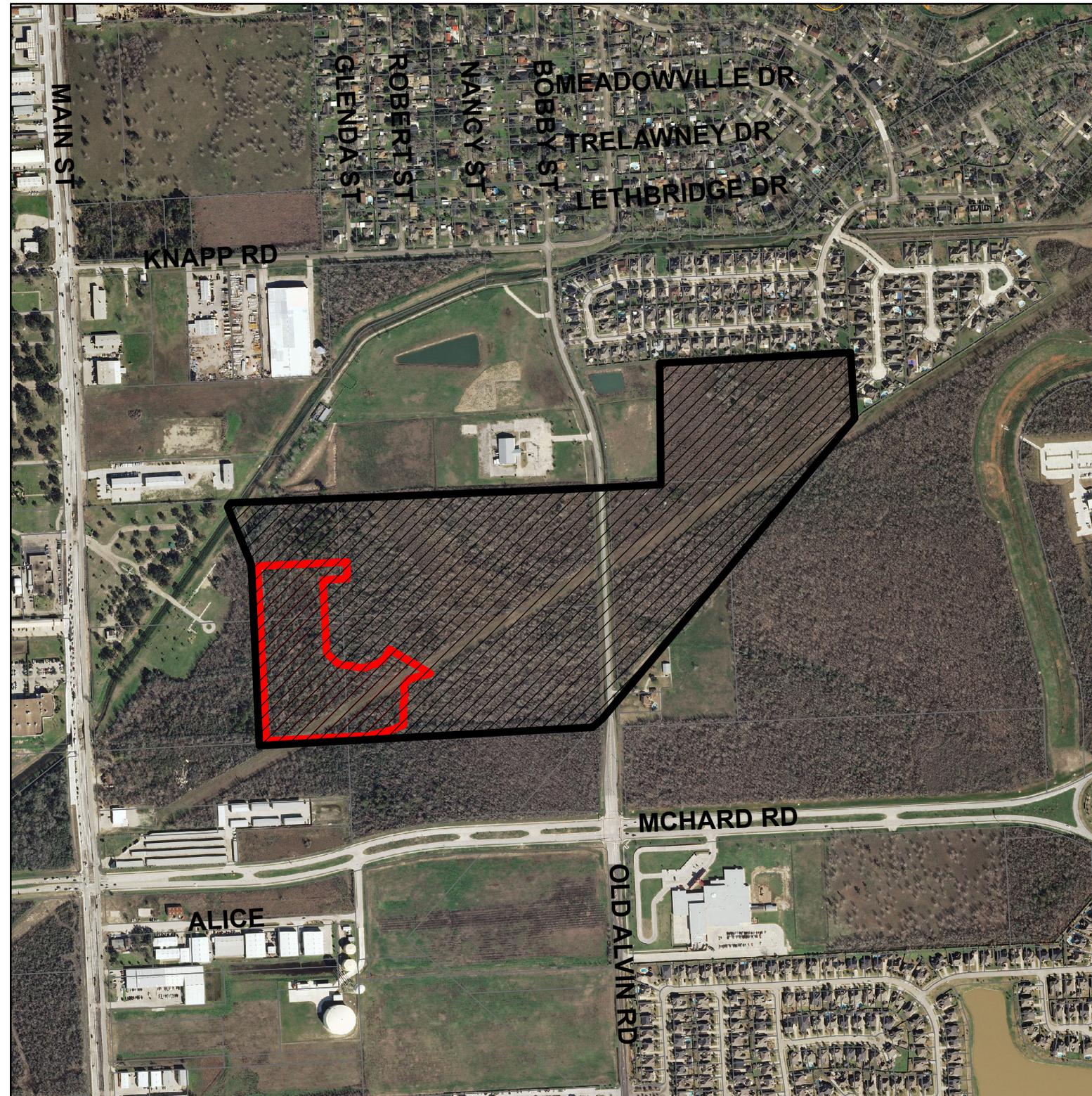
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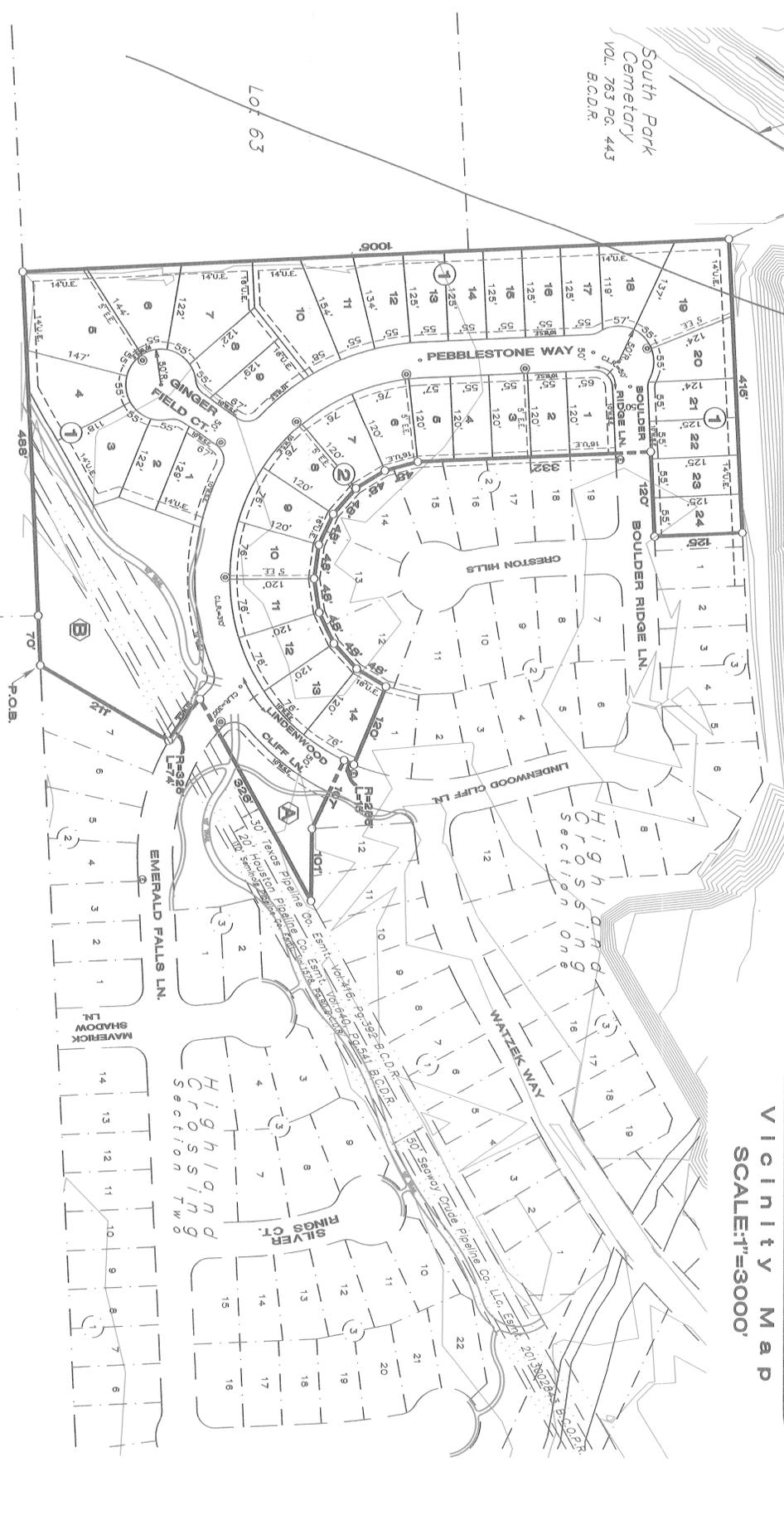
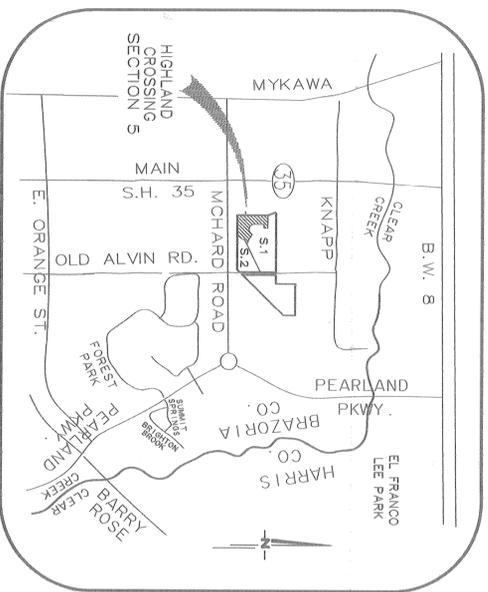


0 15310 620 Feet



South Park Cemetery  
VOL. 763 PG. 443  
B.C.P.R.

Crosspoint Fellowship Church  
VOL. 22 P. 53  
B.C.P.R.



Francisco Bernal  
DOC. NO. 2011012498  
B.C.P.R.

Telephone Road Subdivision  
DOC. NO. 2006038796  
B.C.P.R.

**LOT AREA SUMMARY**

BOOK 1	LOT AT B.L.	LOT W/TH' SQ. FT.
1	97'	7,712
2	55'	7,088
3	55'	10,230
4	55'	11,788
5	55'	10,281
6	55'	10,281
7	55'	12,280
8	55'	7,087
9	57'	7,746
10	55'	11,811
11	55'	8,837
12	55'	7,084
13	55'	7,084
14	55'	8,812
15	55'	8,812
16	55'	8,812
17	55'	8,812
18	55'	8,812
19	55'	8,812
20	55'	7,483
21	55'	8,871
22	55'	8,871
23	55'	8,871
24	55'	8,871

BOOK 2	LOT AT B.L.	LOT W/TH' SQ. FT.
1	55'	7,881
2	55'	8,800
3	55'	8,800
4	55'	8,830
5	57'	8,830
6	57'	7,888
7	78'	7,888
8	78'	7,884
9	78'	7,884
10	55'	11,811
11	78'	7,885
12	78'	7,884
13	78'	7,884
14	78'	7,884
15	78'	7,883

- LEGEND**
- 1) "C.L.S." INDICATES CENTER LINE OF ROAD.
  - 2) "B.L." INDICATES BUILDING LINE.
  - 3) "V.L.E." INDICATES UTILITY EASEMENT.
  - 4) "W.L.E." INDICATES WATER LINE EASEMENT.
  - 5) "S.S.E." INDICATES 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) "E.S." INDICATES EASEMENT.
  - 10) "E.S." = EXISTING STREET LIGHT LOCATION.
  - 11) "E.S." INDICATES ELECTRICAL EASEMENT.
  - 12) "S.B.R.S." INDICATES BRAZORIA COUNTY PLAT RECORDS.
  - 13) "S.B.R.S." INDICATES BRAZORIA COUNTY CLERK FILE.
  - 14) "S.B.R.S." INDICATES BRAZORIA COUNTY REAL PROPERTY RECORDS.
  - 15) "S.B.R.S." INDICATES BRAZORIA COUNTY REAL PROPERTY RECORDS.

- GENERAL NOTES**
- 1) THIS PLAN HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE CITY OF PEARLAND.
  - 2) ALL SETBACK REQUIREMENTS ARE TO THE TEXAS STATE PLANNING COMMISSION'S SYSTEM, SOUTH CENTRAL ZONE.
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- NOTE:**
- A RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE/PIPELINE EASEMENT ±0.31 ACRE
  - B RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE/PIPELINE EASEMENT ±1.65 ACRES

**1300 BLOCK OF OLD ALVIN ROAD  
A PRELIMINARY PLAT OF  
HIGHLAND  
CROSSING  
SECTION FIVE  
BEING 11.1± ACRES OF LAND  
CONTAINING 98 LOTS (66' X 120' TYP) AND  
TWO RESERVES IN TWO BLOCKS,  
OUT OF THE**

**H.T. & B.R.R. CO. SURVEY, A-2933  
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CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS**  
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ENGINEER:  
**LJA ENGINEERING, INC.  
2929 BRIARPARK DRIVE, #600  
HOUSTON, TEXAS 77042  
ATTN: JAMES ROSS, 713-963-6200**

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

SCALE: 1" = 100'  
NOVEMBER 19, 2013  
KGA# 0428



City of Pearland

## P&Z AGENDA REQUEST

**TO:** Planning & Zoning Commission

**REQUESTOR:** Johnna Matthews, Senior Planner

**DATE:** November 26, 2013

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

---

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:

11/26/13  
\_\_\_\_\_

**Zoning Update -June - December 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
2013-09Z	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	Approved
2013-15Z	Parkside 59/288 Ltd	NW corner SH288/CR59	9/16/2013	9/16/2013	Approved	PD	PD	Approved
2013-16Z	James Leach	2106 O'Day	10/21/2013	10/21/2013	Withdrawn	G/O - MU	GC	Withdrawn
<b>CUP's</b>								
Appl No	Property Owner, Applicant	Address or Location of Property	Proposed Use	JPH	P & Z Meeting	P & Z Action	Current Zoning	City Council Status
CUP 2013-05	Houston Chinese Church, Raymond Zhuo	Miller Ranch, South of Camelot	Church, Temple, Place of Worship	7/15/2013	7/15/2013	Approved	R-1	Approved
CUP 2013-06	James Pace, Renea Sartain	3901 E. Plum	Adult Daycare	7/15/2013	7/15/2013	Approved	OT-MU	Approved
CUP 2013-07	Sherwood Village Associates	3216 Broadway	Auto Repair - Minor	n/a	n/a	n/a	GB	Withdrawn
CUP 2013-08	Rebound Properties, LTD	2752 Sunrise	Emergency Care Center	10/21/2013	10/21/2013	Approved	GB	Approved
CUP 2013-09	James Leach	2106 O'Day	Auto Repair - Major	10/21/2013	10/21/2013	Withdrawn	G/O-MU	Withdrawn
CUP 2013-10	CVS Pharmacy/Greg McGahey	2906 Broadway	Emergency Care Center	11/18/2013	11/18/2013	Approved	GB	Pending