

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

JANUARY 6, 2014

6:00 p.m.

Henry Fuertes
P&Z CHAIRPERSON

Mary Starr
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Elizabeth McLane

Derrick Reed



Daniel Tunstall

Ginger McFadden

Linda Cowles

In accordance with the Texas Open Meeting Act the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at the front entrance of the City Hall, 3519 Liberty Drive.

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, JANUARY 06, 2014, AT 6:00 P.M., COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES

Approve the minutes of the P&Z Regular Meeting held November 18, 2013.
Approve the minutes of the P&Z Regular Meeting held December 2, 2013.

III. NEW BUSINESS

A. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SHADOW GROVE SECTION 1

**Decision
Date
1/10/14**

A request by Blair Bozoarth of Jones and Carter, Inc., applicant, on behalf of KB Home Lone Star Inc., owner, for approval of a Final Plat of Shadow Grove Section 1, a 129 lot single-family residential subdivision, on the following described property, to wit:

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

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

B. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF SOUTHERN TRAILS SECTION 17

**Decision
Date:
1/10/14**

A request by Geoff Freeman of Kerry R. Gilberts and Associates, applicant, on behalf of CL Ashton Woods, LP, owner, for approval of a Preliminary Plat of Southern Trails Section 17, a 150 lot single-family residential subdivision on approximately 52.02 acres of land, on the following described property, to wit:

Legal Description: Being 52.02 acres of land located in the H.T. & B.R.R. Co. Survey, Section 84 A-538 and Section 80 A-564, City of Pearland, Brazoria County, Texas, also being out of Allison-Richey Gulf Coast Home Company Subdivision as recorded in Volume 2, Page 98 B.C.P.R.

General Location: 11600 Block of Magnolia Crossing Ln.

C. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Comprehensive Plan Update – Council Briefing January 27, 2014
3. Next Planning & Zoning Regular Meeting – February 3, 2014
4. Next Joint Public Hearing – February 17, 2014

IV. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfinq 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 3rd day of January, 2014, A.D., at 5:30 p.m.

Judy Brown, Office Supervisor

Agenda removed _____ day of January 2014.

APPROVAL

OF

MINUTES

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, NOVEMBER 18, 2013, AT 6:30 P.M., CITY COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

CALL TO ORDER

P&Z Chairperson Henry Fuertes called the meeting to order at 8:06 p.m. with the following present:

P&Z Chairperson Henry Fuertes	P&Z Commissioner Mary Starr
P&Z Commissioner Linda Cowles	P&Z Commissioner Daniel Tunstall
P&Z Commissioner Ginger McFadden	P&Z Commissioner Elizabeth McLane

Also in attendance were City Planner Harold Ellis, Associate Planner Ian Clowes, Community Development Director Lata Krishnarao, Senior Planner Johnna Matthews, Assistant City Engineer Richard Mancilla, and Office Supervisor Judy Brown.

EXCUSE ABSENCE

P&Z Commissioner Mary Starr made the motion, and P&Z Commissioner Elizabeth McLane seconded the excused absences of P&Z Commissioners Ginger McFadden and Daniel Tunstall from the P&Z Workshop of November 4, 2013.

The vote was 6-0. Absences were excused.

ELECTION OF VICE-CHAIRPERSON

P&Z Commissioner Linda Cowles nominated Commissioner Mary Starr for Vice-Chairperson.

The vote was 6-0 for Mary Starr, P&Z Vice-Chairperson.

APPROVAL OF MINUTES

A motion was made by Mary Starr, P&Z Vice Chairperson and seconded by Commissioner Linda Cowles for the approval of the Minutes, October 21, 2013, P&Z Regular Meeting.

The vote was 6-0. The minutes of the P&Z Regular Meeting of October 21, 2013 was approved.

NEW BUSINESS

CONSIDERATION AND POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. CUP 2013-10

A request of Greg McGahey, applicant for CVS Pharmacy, Inc., for approval of a Conditional Use Permit, within the General Business Retail (GB) zoning district, to allow an *Emergency Care Clinic*, on approximately 1.08 acres of land on the following described property, to wit:

Legal Description: Lot 1, Block 1, CVS Sherwood, recorded in Volume 24, Page 170, B.C.P.R., being out of Thomas J. Green Survey, A-198, Brazoria County, Texas

General Location: 2906 Broadway St., Pearland, TX

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

There was brief discussion with regards to the orientation of the building, and the ingress and egress driveways.

The vote was 6-0. Conditional Use Permit No. CUP 2013-10 was approved.

CONSIDERATION AND POSSIBLE ACTION – UNIFIED DEVELOPMENT CODE T-16

Consider proposed amendments to the Unified Development Code.

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

With regards to Item # 14, Garden/O'Day Mixed Used District, Commissioner Daniel Tunstall stated he heard City Council ask for General Commercial uses originally and again, today.

Director of Community Development Lata Krishnarao stated there were two issues: Prior Zoning and Non-conforming uses. If it was Suburban District, then the applicant would either use the Garden/O'Day Mixed Use zone, or come back for a zone change. Thirteen (13) properties would be affected by the proposed change with a Conditional Use Permit.

Commissioner Daniel Tunstall asked what type of complaints through Code Enforcement have been received since 2006. Director Krishnarao stated she would check into this.

Commissioner Linda Cowles recommended P&Z vote on all the UDC changes, and let staff submit a letter of recommendation depicting concerns of the Conditional Use Permit with conditions, to City Council.

There was a brief discussion between the Commission and Richard Mancilla, Assistant City Engineer with regards to the cost and quality of asphalt vs concrete.

The vote was 6-0. The Unified Development Code T-16 was approved.

CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF LAUREL HEIGHTS AT SAVANNAH SECTION 1

A request by Rene Rodriguez of LJA Engineering, applicant, on behalf of Savannah Development LTD., owner, for approval of a Final 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, on the following described property, 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.

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

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

The vote was 6-0. The Final Plat of Laurel Heights a Savannah Section 1 was approved.

CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF LAUREL HEIGHTS AT SAVANNAH SECTION 2

A request by Rene Rodriguez of LJA Engineering, applicant, on behalf of Savannah Development LTD., owner, for approval of a Final 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, on the following described property, 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.

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

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

The vote was 6-0. The Final Plat of Laurel Heights at Savannah Section 2 was approved.

CONSIDERATION AND POSSIBLE ACTION - FINAL PLAT OF LAUREL HEIGHTS AT SAVANNAH SECTION 3

A request by Rene Rodriguez of LJA Engineering, applicant, on behalf of Savannah Development LTD., owner, for approval of a Final 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, on the following described property, 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.

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

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

The vote was 6-0. The Final Plat of Laurel Heights at Savannah Section 3 was approved.

CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SOUTHERN TRAILS SECTION 13

A request by Rene Rodriguez of LJA Engineering, applicant, on behalf of CL Ashton Woods, LP, owner, for approval of a Final Plat of Southern Trails Section 13, a 36 lot single-family residential subdivision on the following described property, to wit

Legal Description: Being 8.1 acres of land out of the H.T. & B. R.R. Company Survey, Sec. 80, A-564, City of Pearland, Brazoria County Texas, also being out of Allison-Richey Gulf Coast Home Company Subdivision as recorded in Volume 2, Page 98 B.C.P.R. City of Pearland, Brazoria County, Texas.

General Location: Approximately 500' south of the southeast corner of the intersection of Kingsley and Walnut Place Ln.

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

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

The vote was 6-0. The Final Plat of Southern Trails Section 13 was approved.

CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY REPLAT OF SHADOW CREEK RANCH SF-56

A request by Rene Rodriguez, from LJA, applicant, on behalf of 741 SCR, LTD, owner, for approval of a Preliminary Replat of Shadow Creek Ranch - SF 56, a 61 lot single-family residential subdivision on the following described property, to wit

Legal Description: A subdivision of 15.913 acres of land situated in the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas also being a replat of Shadow Creek Ranch SF-56F, recorded under F.N. 20060295, F.B.C.O.P.R.

General Location: Located at the Southwest corner of Windward Bay Dr. and Arcadia Bay Dr.

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

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

The vote was 6-0. The Preliminary Plat of Shadow Creek Ranch SF-56 was approved.

DISCUSSION ITEMS

1. Comprehensive Plan Update – Director of Community Development Lata Krishnarao, discussed the 2nd CPAC meeting held on November 16, 2013, and the 3rd CPAC meeting would take place on January 22, 2014 with an update to City Council in January 2014.
2. Zoning Update - City Planner Harold Ellis read the updates and discussed the Garden/O’Day Mixed Use. The Conditional Use Permit was withdrawn, and staff was proposing a change to the Unified Development Code T-16.
3. Texas APA Conference – Commissioner Elizabeth McLane spoke of the Historic Zoning; Commissioner Linda Cowles spoke of the workshop on the Comprehensive Plan in San Marcus and how they prepared it in-house, while working their staff into the ground. Ms. Cowles stated she would like to get a copy of this. Vice-Chairperson Mary Starr stated she enjoyed listening to Gary Mitchell speak of the Bellaire Comprehensive Plan and how it was never implemented. Planner Lauren Stanley spoke on the San Marcus Comprehensive Plan and how it was Community driven. It made them face brutal facts of what their city looked like.
4. Commissioners Activity Report – discussed the Houston Ashby Street Highrise.
5. Next P&Z Regular Meeting – December 2, 2013
6. New P&Z Commissioner Derek Reed introduced himself.

ADJOURNMENT

P&Z Chairperson Henry Fuertes adjourned the P&Z Regular meeting at 9:19 p.m.

These minutes are respectfully submitted by:

Judy Brown, Office Supervisor

Minutes approved as submitted and/or corrected on this 6th day of January 2014, A.D.

Henry Fuertes, P&Z Chairperson

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON MONDAY, DECEMBER 02, 2013, AT 6:30 P.M., 2nd FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

CALL TO ORDER

P&Z Chairperson Henry Fuertes called the meeting to order at 6:30 PM with the following in attendance:

P&Z Vice-Chairperson Mary Starr
P&Z Commissioner Daniel Tunstall
P&Z Commissioner Ginger McFadden
P&Z Commissioner Elizabeth McLane
P&Z Commissioner Linda Cowles
P&Z Commissioner Derrick Reed (late arrival)

Also in attendance were Deputy City Attorney Nghiem Doan, Community Development Director Lata Krishnarao, Deputy City Engineer Richard Mancilla, Associate Planner Ian Clowes, and Office Assistant Debbie Cody.

NEW BUSINESS

CONSIDERATION AND POSSIBLE ACTION – 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.

A motion was made by Commissioner Linda Cowles and seconded by Commissioner Elizabeth McLane to approve the final plat of Avalon Terrace Section 4.

Associate Planner Ian Clowes presented the staff report with illustrations of the plat. He indicated that staff was recommending approval of the plat with no outstanding items. There was no discussion from the commissioners and the motion was approved 6 – 0 with Commissioner Derrick Reed in absentia.

CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF SCR 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 Trinity Bay Dr. and Kingsley Dr.

A motion was made by Vice-Chairperson Mary Starr and seconded by Commissioner Ginger McFadden.

Associate Planner Ian Clowes presented staff report stating that the plat was part of the Shadow Creek Planned Development (PD) which was original approved in 1999 and was initially planned to be a church site. He further stated that as a part of the PD they are allowed to swap land uses and being that it is a preliminary plat, the applicant will be required to update the land use plan prior to approval of a final plat as well as an updated calculation of the lots to ensure that they are within the allotted amount. Mr. Clowes noted that the Fire Marshal initially disapproved this plat due to the need for another emergency access. Mr. Clowes indicated that it now has that and Fire Marshal has approved. Staff recommends approval with the condition that the applicant provide an updated land use plan for Single Family.

The motion was approved 6 – 0 with Commissioner Derrick Reed in absentia.

CONSIDERATION AND POSSIBLE ACTION - 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.

A motion was made by Commissioner Daniel Tunstall and seconded by Vice-Chairperson Mary Starr.

Associate Planner Ian Clowes presented the staff report stating that this is part of a Master Plat approved under the name Old Alvin Tract. He stated staff is recommending approval with no conditions and also stated that it was part of a cluster development plan which has a number of amenities and open space requirements, the majority being in section one and two with parks and trails. Mr. Clowes indicated section three had one open space and also stated that with the approved cluster plan the applicant has up to 120 days to fulfill the amenities requirement. He pointed out the pipeline easement running through the center of the development where a number of the trails are required as part of the cluster development plan and stated there were no outstanding issues and staff was recommending approval.

Commissioner Linda Cowles asked about where restricted reserve C was located and Mr. Clowes indicated the location on the plat. Mr. Alan Mueller of Gromax Development located at 4201 W. Broadway St. Pearland, TX 77581 spoke on behalf of Beazer Homes to further explain that the questioned area would also be for drainage because of the existing elevation of the subdivision to the north being too low, based on the current flood plain maps. Commissioner Daniel Tunstall asked about the depth of the south side of lot 19, indicating a concern about the proximity to the pipeline. Mr. Clowes stated the overall square footage of the lot was 7231, but that the length of the short side was not indicated. Mr. Mueller stated he would make sure that dimension was added to the Final plat. Commissioner Tunstall asked what the requirements of the Unified Development Code (UDC) were in terms of lot location and a pipeline. Mr. Mueller addressed the question, indicating that prior to obtaining a building permit within 100 feet of a pipeline, there is a special notice that the applicant must sign and have recorded with that lot. He also indicated that Beazer includes that in their standard disclosures when they are talking with a potential buyer. Commissioner Tunstall clarified that his concern was with P&Z's responsibility to the UDC requirements. Commissioner Linda Cowles located in the UDC, Section 3.2.14.2 f, which states it that P&Z shall require additional width no more than 75 feet and depth no more than 140 feet to lots abutting high pressure, oil or gas pipelines. Chairperson Henry Fuertes inquired as to whether it was known what type of pipeline it was and about the definition of high pressure pipeline. Deputy City Attorney Nghiem Doan responded that it was not defined. He however stated that it was known that the longer side of the lot in question was 135 feet which was in excess of the minimum requirement, thus allowing P&Z to choose to approve if they so desire. Commissioner Tunstall questioned if that approval would still stand even if it was only one side of the lot. Mr. Doan answered that it would be an average of the two sides in this situation. He further stated that these requirements were relating to a high pressure oil and gas pipeline and it was unknown as to what type of pipeline was there. Community Development Director Lata Krishnarao added that the minimum requirement for depth in that location was 90 feet and this particular lot scaled to 98 feet on the southern side. Mr. Doan reiterated the

fact that it was unknown what type of pipeline existed in this location, but that the lot complied with the section as platted regardless of the type of pipeline there. It was expressed by Ms. Krishnarao that the issue of residential lots abutting the unknown type of pipeline could be a future UDC amendment proposal.

Commissioner Tunstall expressed concern regarding why it has not been specified on the plats in the past as to type of pipelines. Mr. Doan stated that plats are ministerial and that conditions of approval cannot be made outside of what the regulation states. Mr. Doan and Mr. Clowes both stated that the need for more depth would not resolve the issue in relation to the pipeline; it would be the need to regulate the setback. Mr. Clowes stated that regardless of the size of the lot, the home could still be built as close as 20 feet from the pipeline, reinforcing Mr. Doan's statement about the setback.

The motion was approved with a vote of 5 – 2; the dissenting votes being from Commissioner Daniel Tunstall and Commissioner Derrick Reed (joined the meeting during the discussion of this item).

CONSIDERATION AND POSSIBLE ACTION - 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.

A motion was made by Commissioner Linda Cowles and seconded by Commissioner Elizabeth McLane.

Associate Planner Ian Clowes presented the staff report and indicated staff was recommending approval with no outstanding items. There were no questions or comments.

The motioned passed 7 – 0 unanimously.

DISCUSSION ITEMS

Zoning Update – Chairperson Henry Fuertes explained the purpose of the zoning update. Associate Planner Ian Clowes reviewed the list of zone changes and

conditional use permit (CUP) applications from June to present. All the zone changes submitted since June had been approved with the exception of 2106 O'Day Road which was withdrawn. The CUP's submitted had all been approved as well with the exception of 2106 O'Day Rd which also had been withdrawn.

Comprehensive Plan Update – Community Development Lata Krishnarao explained for the benefit of new Commissioner Derrick Reed, the history of the Comprehensive Plan as well as what the city is doing to solicit public participation from the citizenry. She explained a website for citizen's input called Mindmixer. She further explained the formation of the Comprehensive Plan Committee (CPAC) comprised of 21 members, two of which are P&Z Commissioners. She stated that the consultant for the Comprehensive Plan had worked on the first chapter and she would be giving that to the Commissioners to review and comment. She further stated that there would be an update for Council on the second Monday of January to bring them up to date on the findings and invited the P&Z to attend if they wished.

Mobility Now Presents – Access Management – Community Development Director Lata Krishnarao presented a video, explaining the existence of an access management plan for FM 518 and the benefits it provides. Discussion ensued amongst the commissioners regarding various areas of FM 518 and the difficulties and hazards of accessing businesses from the busy thoroughfare. Commissioner Ginger McFadden mentioned that some communities have implemented a yellow flashing left turn only light and the benefit of keeping the traffic moving without the hazard of people running red lights to make a left turn. Commissioner Derrick Reed mentioned some of the ways Dallas has addressed accessing businesses from busy thoroughfares.

Commissioners Activity Report – There was nothing discussed.

Next Joint Public Hearing – January 6, 2014

Next Planning & Zoning Regular Meeting – January 6, 2014 - Commissioner Daniel Tunstall suggested that the P&Z have a workshop on pipelines and Chairperson Henry Fuertes suggested it be in the first quarter of 2014.

ADJOURNMENT

Chairperson Henry Fuertes adjourned the meeting at 7:47 PM.

These Minutes are respectfully submitted by:

Debbie Cody, Office Assistant

Minutes approved as submitted and/or corrected on this 2nd day of December, 2013,
A.D.

Henry Fuertes, P&Z Chairperson

NEW BUSINESS

**P&Z AGENDA
ITEM**

A



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 01/06/2014
AGENDA ITEM SUBJECT: Final Plat of Shadow Grove Section 1

Old Business **New Business** Discussion Item Workshop

Summary: A request by Blair Bozoarth of Jones and Carter, Inc., applicant, on behalf of KB Home Lone Star Inc., owner, for approval of a Final Plat of Shadow Grove Section 1, a 129 lot single-family residential subdivision on 52.11 acres of land, generally located at the intersection of Broadway St. and Windward Bay Dr.

Staff Recommendation: Approval

Agenda Reviewed by:

HE

Date Reviewed:

1/2/2014



PLANNING AND ZONING COMMISSION MEETING OF JANUARY 6, 2014

Final Plat of Shadow Grove Section 1

A request by Blair Bozoarth of Jones and Carter, Inc., applicant, on behalf of KB Home Lone Star Inc., owner, for approval of a Final Plat of Shadow Grove Section 1, a 129 lot single-family residential subdivision.

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

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

SUMMARY: On behalf of KB Homes, Blair Bozoarth of Jones and Carter, Inc. has submitted a Final Plat for Shadow Grove Section 1, a 129 lot single-family subdivision on 52.1 acres within the Shadow Creek Ranch Planned Unit Development. This section contains approximately 12 acres of Lake and detention with a 2.44 acre recreation reserve.

SURROUNDING ZONING AND LAND USES:

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

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

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

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

Size of Lots	Required	Proposed
a) Minimum Lot Area	5,000 SF	6,250 SF
b) Minimum Lot Width	50 Feet	50 Feet
c) Minimum Lot Depth	90 Feet	125 Feet
d) Maximum Lot Coverage	60%	< 60%

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

PLATTING STATUS: This is the final plat for this section of Shadow Grove Section 1. This section of the PD has an approved Master Plat under the name Creekside Oaks. The Preliminary Plat was approved in June of 2013 under the name of Shadow Oaks Section 1.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Broadway St. a Major Thoroughfare with a minimum ROW of 120'.

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

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

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

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

1. The proposed subdivision will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the comprehensive plan and Land Use and Urban Development Ordinance.
3. This plat is in conformance with the Shadow Creek Ranch Planned Unit Development.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Land Use Map
- Aerial Map
- Preliminary Plat of Shadow Grove Section 1

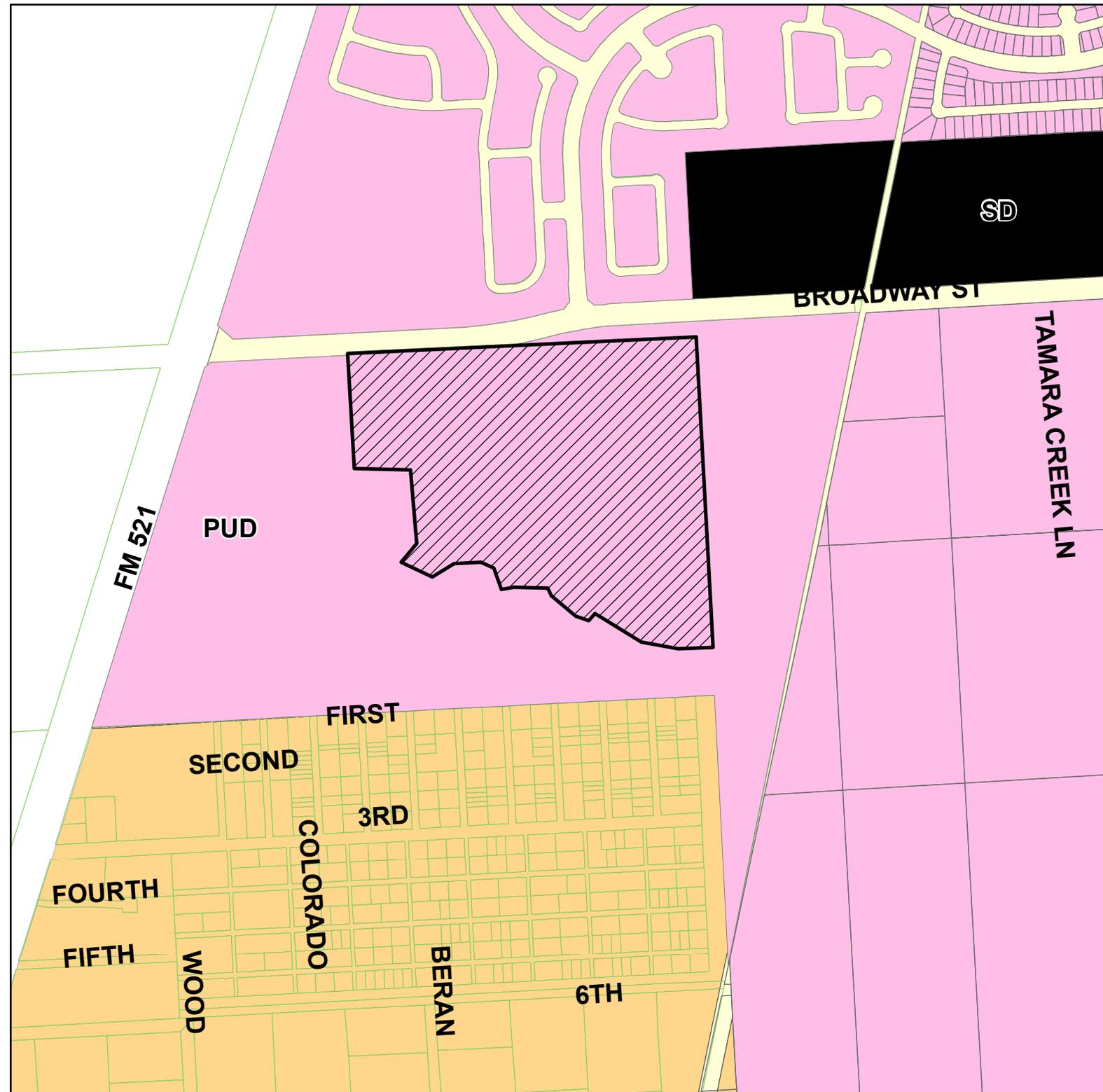


Zoning and Vicinity Map

Final Plat of Shadow Grove Section 1

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

0 235 470 940 Feet



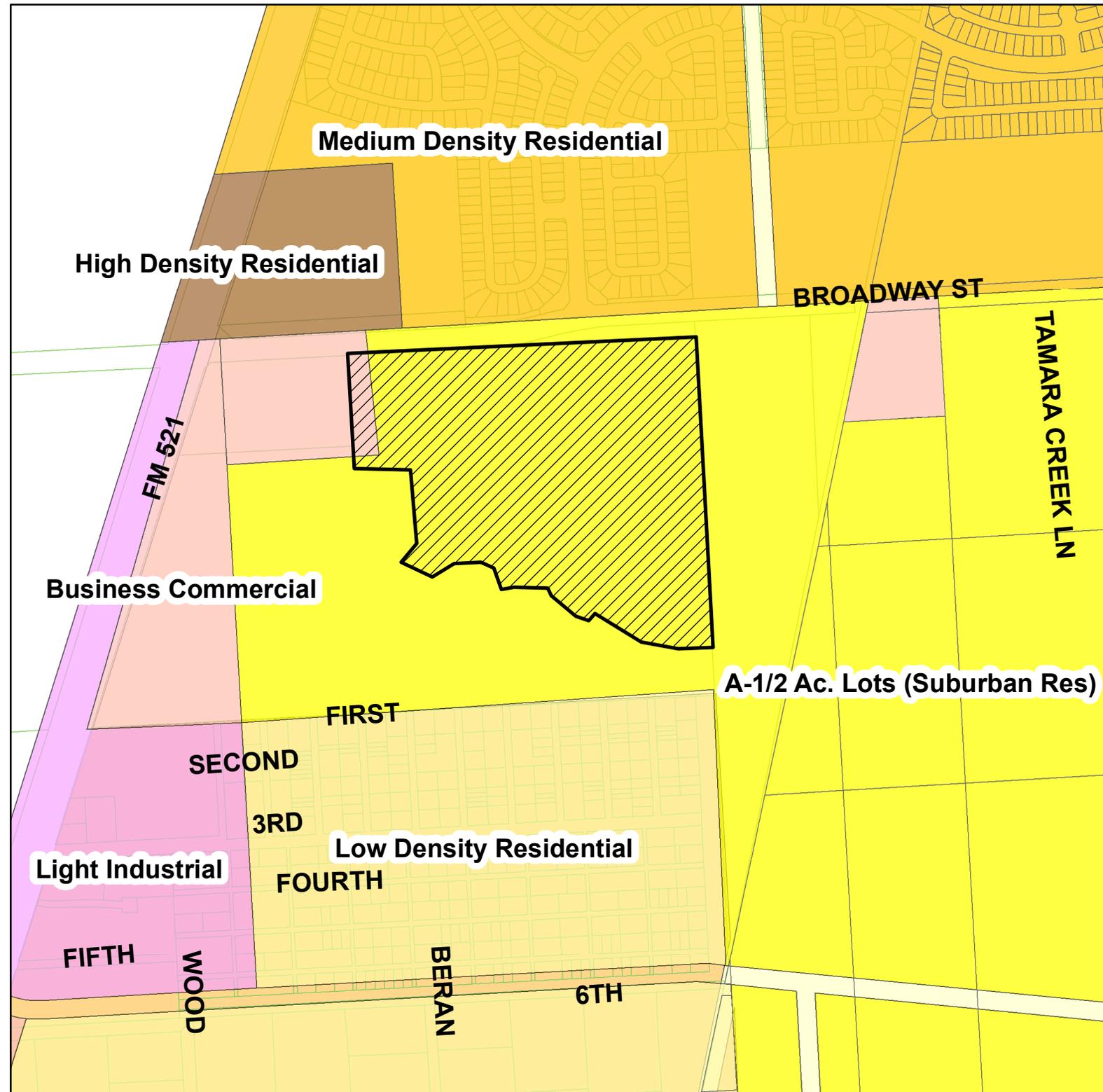


FLUP Map

Final Plat of
Shadow Grove
Section 1

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

0 235 470 940 Feet



Medium Density Residential

High Density Residential

BROADWAY ST

TAMARA CREEK LN

Business Commercial

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

FIRST

SECOND

3RD

Low Density Residential

FOURTH

Light Industrial

FIFTH

WOOD

BERAN

6TH



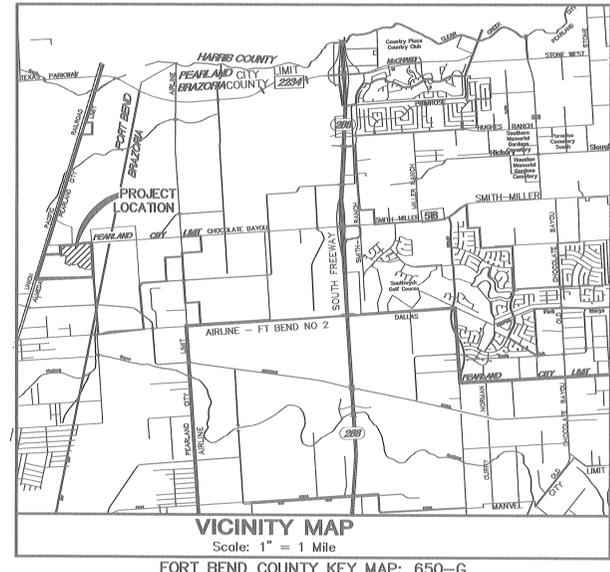
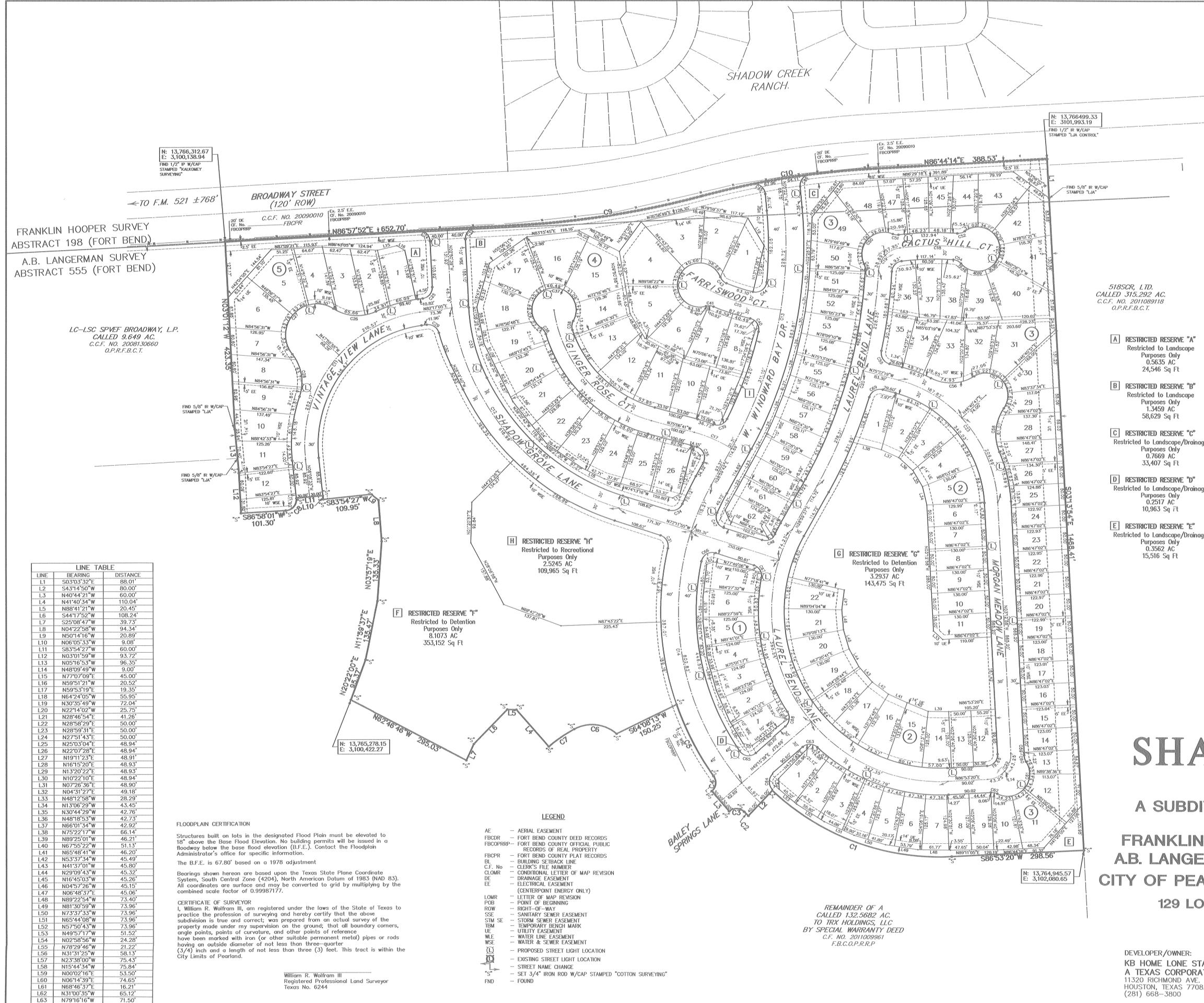
Aerial Map

Final Plat of Shadow Grove Section 1

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

0 235 470 940 Feet





N: 13,766,312.67
E: 3,100,138.94
FIND 1/2" IR W/CAP
STAMPED "KALKOMEY
SURVEYING"

← TO F.M. 521 ±768'

BROADWAY STREET
(120' ROW)

C.C.F. NO. 20090010
FBCPR

Ex. 2.5' E.E.
OF No. 20090010
FBCPR

FRANKLIN HOOPER SURVEY
ABSTRACT 198 (FORT BEND)

A.B. LANGERMAN SURVEY
ABSTRACT 555 (FORT BEND)

LC-LSC SPVEE BROADWAY, L.P.
CALLED 9.649 AC.
C.C.F. NO. 2008130660
O.P.R.F.B.C.T.

518SCR, LTD.
CALLED 315.292 AC.
C.C.F. NO. 2011089118
O.P.R.F.B.C.T.

- A** RESTRICTED RESERVE "A"
Restricted to Landscape
Purposes Only
0.5635 AC
24,546 Sq Ft
- B** RESTRICTED RESERVE "B"
Restricted to Landscape
Purposes Only
1.3459 AC
58,629 Sq Ft
- C** RESTRICTED RESERVE "C"
Restricted to Landscape/Drainage
Purposes Only
0.7669 AC
33,407 Sq Ft
- D** RESTRICTED RESERVE "D"
Restricted to Landscape/Drainage
Purposes Only
0.2517 AC
10,963 Sq Ft
- E** RESTRICTED RESERVE "E"
Restricted to Landscape/Drainage
Purposes Only
0.3562 AC
15,516 Sq Ft
- F** RESTRICTED RESERVE "F"
Restricted to Detention
Purposes Only
8.1073 AC
353,152 Sq Ft
- G** RESTRICTED RESERVE "G"
Restricted to Detention
Purposes Only
3.2937 AC
143,475 Sq Ft
- H** RESTRICTED RESERVE "H"
Restricted to Recreational
Purposes Only
2.5245 AC
109,965 Sq Ft
- I** RESTRICTED RESERVE "I"
Restricted to Landscape/Drainage
Purposes Only
0.0525 AC
2,286 Sq Ft

R. B. LYLE SURVEY
ABSTRACT 767 (FORT BEND)

H. T. & B. RAILROAD COMPANY
SECTION 84

LINE	BEARING	DISTANCE
L1	S03°03'32"E	88.07
L2	S43°14'50"W	80.00
L3	N40°44'21"W	60.00
L4	N41°40'34"W	110.04
L5	N88°41'21"W	20.45
L6	S44°17'53"W	106.24
L7	S25°08'47"W	39.73
L8	N04°22'58"W	94.34
L9	N50°14'16"W	20.89
L10	N06°05'33"W	9.08
L11	S83°54'27"W	60.00
L12	N03°01'59"W	93.72
L13	N05°16'53"W	96.35
L14	N48°09'49"W	9.00
L15	N77°07'09"E	45.00
L16	N59°51'21"W	20.52
L17	N59°53'19"E	19.35
L18	N64°24'05"W	55.95
L19	N30°35'49"W	72.04
L20	N22°14'02"W	25.75
L21	N28°46'54"E	41.26
L22	N28°58'29"E	50.00
L23	N28°59'31"E	50.00
L24	N27°51'43"E	50.00
L25	N25°03'04"E	48.94
L26	N22°07'28"E	48.94
L27	N19°11'23"E	48.91
L28	N16°15'20"E	48.93
L29	N13°20'22"E	48.93
L30	N10°22'10"E	48.94
L31	N07°26'36"E	48.90
L32	N04°31'27"E	49.18
L33	N48°13'01"W	28.29
L34	N13°06'29"W	43.45
L35	N30°44'29"W	42.76
L36	N48°18'53"W	42.73
L37	N66°01'34"W	42.92
L38	N75°22'17"W	66.14
L39	N89°25'01"W	46.21
L40	N67°55'22"W	51.13
L41	N65°48'41"W	46.20
L42	N53°37'34"W	45.49
L43	N41°53'01"W	45.80
L44	N29°09'43"W	45.32
L45	N16°45'03"W	45.26
L46	N04°57'26"W	45.15
L47	N06°48'37"E	45.06
L48	N89°22'54"W	73.40
L49	N81°50'59"W	73.96
L50	N73°37'33"W	73.96
L51	N65°44'08"W	73.96
L52	N57°50'43"W	73.96
L53	N49°57'17"W	51.52
L54	N02°59'56"W	24.28
L55	N78°29'46"W	21.22
L56	N31°31'25"W	58.13
L57	N23°38'00"W	75.43
L58	N15°44'34"W	75.84
L59	N03°02'16"W	53.50
L60	N06°14'39"E	74.65
L61	N68°46'37"E	16.21
L62	N31°00'35"W	65.12
L63	N79°16'16"W	71.50

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 67.80 based on a 1978 adjustment

Bearings shown herein 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 0.99987177.

CERTIFICATE OF SURVEYOR

I, William 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 curvatures, 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 the City Limits of Pearland.

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

- LEGEND**
- AE - AERIAL EASEMENT
 - FBCDR - FORT BEND COUNTY DEED RECORDS
 - FBCOPRRP - FORT BEND COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - FBCPR - FORT BEND 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 (CENTERPOINT ENERGY ONLY)
 - LOMR - LETTER OF MAP REVISION
 - POB - POINT OF BEGINNING
 - ROW - RIGHT-OF-WAY
 - SSE - SANITARY SEWER EASEMENT
 - SSE - STORM SEWER EASEMENT
 - TEM - TEMPORARY BENCH MARK
 - UE - UTILITY EASEMENT
 - WLE - WATER LINE EASEMENT
 - WSE - WATER & SEWER EASEMENT
 - (L) - PROPOSED STREET LIGHT LOCATION
 - (X) - EXISTING STREET LIGHT LOCATION
 - STREET NAME CHANGE
 - SET 3/4" IRON ROD W/CAP STAMPED "COTTON SURVEYING"
 - FND - FOUND

REMAINDER OF A
CALLED 132.5682 AC.
TO TRX HOLDINGS, LLC
BY SPECIAL WARRANTY DEED
C.F. NO. 2011009961
F.B.C.O.P.R.R.P.

FINAL PLAT

SHADOW GROVE

SEC. 1

A SUBDIVISION OF 52.11 ACRES OF LAND
OUT OF THE
FRANKLIN HOOPER SURVEY, ABSTRACT-198
A.B. LANGERMAN CO. SURVEY, ABSTRACT-555
CITY OF PEARLAND, FORT BEND COUNTY, TEXAS

129 LOTS 9 RESERVES 5 BLOCKS

DECEMBER 2013

DEVELOPER/OWNER:
KB HOME LONE STAR, INC.
A TEXAS CORPORATION
11320 RICHMOND AVE.
HOUSTON, TEXAS 77082
(281) 668-3800

SURVEYOR:
COTTON SURVEYING
COMPANY
6335 GULFON DR., SUITE 103
HOUSTON, TEXAS 77081
(713) 981-0275
ATTN: William 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
ATTN: Scott Wright, P.E.

SHEET 1 OF 2

I, Jennifer Keller, Director of Land for KB Home Lone Star, INC., being the owner of the property subdivided in this plat of Shadow Grove Section 1, 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.

KB Home Lone Star, Inc., 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, KB Home Lone Star, Inc., 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.

KB Home Lone Star, Inc., 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 Shadow Grove Section 1 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 (L.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, Fort Bend County, Texas, this _____ day of _____, 2013.

By: KB Home Lone Star, Inc.

By: _____
Name Printed: Jennifer Keller
Title: Director of Land

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Jennifer Keller, Director of Land for KB Home Lone Star, INC. 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.

APPROVAL BY PLAT ROOM RECORDER

Date _____ Plat Book Recorder _____
Volume _____, Page _____

GENERAL NOTES:

- This survey was prepared without the benefit of a current Commitment for Title Insurance or Abstractor's Certification and therefore easements or encumbrances may exist which are not shown hereon. No research of the Public Records of Fort Bend County, Texas regarding these easements or encumbrances was performed by Cotton Surveying Company.
- At the request of the client, the approximate boundary lines shown hereon are based on a boundary survey prepared by Charlie Kalkomey Surveying, Inc., entitled Land Title Survey of 122.96 acres, dated November 29, 2013. No deed research or boundary analysis was performed by Jones & Carter, Inc./Cotton Surveying to verify the boundary.
- The found corner monuments and approximate boundary lines were established utilizing said Land Title Survey, as shown hereon.
- Jones & Carter, Inc./Cotton Surveying Company does not warrant that the approximate boundary lines shown hereon are correct and accepts no liability for the use thereof for design purposes.
- Development of the subject tract may require submittal, approval, and/or recording of a plat or replat. Rules and regulations are established by the governmental agency, which has jurisdiction. These rules and regulations may include dedication of setback lines, easements, additional right-of-way, and other matters.
- Bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83.
- This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
- Elevations shown hereon are based on HCSD 73, stainless steel rod in a sleeve and cap stamped "HCSD 73 1987" near the intersection of Makeever Road and Michael Road located 47 feet east of the center of McKnight, 44 feet south of Michael Road, and 35 feet southeast of a concrete culvert in KeyMap Page 650G with a published elevation of 61.5 feet, NAVD 1988 (GEOID 12A).
- Temporary Benchmark A being a "box" cut in concrete at back-of-curb of a bull nose in the median of W Broadway Street located approximately 639 feet east of the intersection of FM 521 and W Broadway. Elevation = 65.10 feet, NAVD 1988 (GEOID 12A).
- Temporary Benchmark B being a "box" cut with an "X" in concrete at back-of-curb of a bull nose in the median of W Broadway Street located approximately 1,370 feet east of the intersection of FM 521 and W Broadway. Elevation = 64.78 feet, NAVD 1988 (GEOID 12A).
- Temporary Benchmark C being a "box" cut in concrete in northwest corner of a storm inlet along W Broadway Street located approximately 2,300 feet east of the intersection of FM 521 and W Broadway. Elevation = 62.94 feet, NAVD 1988 (GEOID 12A).
- DIG TESS, a one-call notification center, was contacted on January 29, 2013 to provide notification to utility facility owners/operators to locate their underground utilities, as indicated by ticket number(s) 530169728. Facility owners/operators are required to mark the utilities within 48 hours of the contact date. Cotton Surveying located the marked lines on February 1, 2013.

GENERAL NOTES:

- This tract of land is within the city limits of the City of Pearland, Texas.
- Detention storm drainage storage is provided in accordance with the drainage master plan for the development.
- The Federal Emergency Management Agency has released preliminary Flood Insurance Rate Maps shown on the internet at <http://fbmap.co.fort-bend.tx.us/floodplainmap/index.htm>. As of the date of the survey, according to Map No.'s 48157C0315L and 48157C0320L, the subject tract is situated within: Unshaded Zone X defined as areas determined to be outside the 0.2% annual chance floodplain (500 year flood).
- All floodplain information noted in the plat reflects the status per the FEMA FIRM map that is effective at the time that the plot 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.
- 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.
- 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.
- No pipeline or pipeline easement exists within the boundaries of this plot, except as shown.
- This property is located wholly within Brazoria-Fort Bend County Municipal Utility District No. 1.
- This plat has been prepared to meet the requirements of the State of Texas, Fort Bend County and the City of Pearland.
- This plat was prepared from information provided by Stewart Title Company, G.F. No. 1215737408, effective date May 23, 2013.
- All subdivision common areas including but not limited to detention facilities, easements and open space within the boundaries of this plot 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.
- 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 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.

APPROVAL BY PLAT ROOM RECORDER

Date _____ Plat Book Recorder _____
Volume _____, Page _____

BLOCK	LOT	BL WIDTH
1	1	54.97'
1	2	50.45'
1	3	50.28'
1	4	50.58'
1	5	51.50'
1	6	53.71'
1	7	53.02'

BLOCK	LOT	BL WIDTH
2	1	47.31'
2	2	79.45'
2	3	79.19'
2	4	77.93'
2	5	50.00'
2	6	50.00'
2	7	50.00'
2	8	50.00'
2	9	50.00'
2	10	50.00'
2	11	50.00'
2	12	75.45'
2	13	50.00'
2	14	52.93'
2	15	74.41'
2	16	69.25'
2	17	67.87'
2	18	66.16'
2	19	69.03'
2	20	66.98'
2	21	66.81'
2	22	66.69'

BLOCK	LOT	BL WIDTH
3	1	51.24'
3	2	50.36'
3	3	50.32'
3	4	50.31'
3	5	50.29'
3	6	50.27'
3	7	50.25'
3	8	50.11'
3	9	50.00'
3	10	50.84'
3	11	47.98'
3	12	48.08'
3	13	50.70'
3	14	50.00'
3	15	50.00'
3	16	50.00'
3	17	50.00'
3	18	50.00'
3	19	50.00'
3	20	50.00'
3	21	50.00'
3	22	50.00'
3	23	50.00'
3	24	50.00'
3	25	50.06'
3	26	50.80'
3	27	50.56'
3	28	60.00'
3	29	53.48'
3	30	48.36'
3	31	48.32'
3	32	54.33'
3	33	64.62'
3	34	52.31'
3	35	45.95'
3	36	44.93'
3	37	60.59'
3	38	61.19'
3	39	49.25'
3	40	50.37'
3	41	48.73'
3	42	48.01'
3	43	47.98'
3	44	62.91'
3	45	49.98'
3	46	50.03'
3	47	50.48'
3	48	48.98'
3	49	47.98'
3	50	52.21'
3	51	54.34'
3	52	54.04'
3	53	54.08'
3	54	54.06'
3	55	54.07'
3	56	54.09'
3	57	54.07'
3	58	54.08'
3	59	54.31'
3	60	50.00'
3	61	50.00'
3	62	50.72'

BLOCK	LOT	BL WIDTH
4	1	95.00'
4	2	61.98'
4	3	56.84'
4	4	56.71'
4	5	57.00'
4	6	64.89'
4	7	60.72'
4	8	57.60'
4	9	56.35'
4	10	63.00'
4	11	81.15'
4	12	91.37'
4	13	68.89'
4	14	72.52'
4	15	57.48'
4	16	56.69'
4	17	56.91'
4	18	57.77'
4	19	63.13'
4	20	63.92'
4	21	61.06'
4	22	62.44'
4	23	62.56'
4	24	62.39'
4	25	61.74'
4	26	90.95'

BLOCK	LOT	BL WIDTH
5	1	60.08'
5	2	60.62'
5	3	69.75'
5	4	64.06'
5	5	58.17'
5	6	58.03'
5	7	64.94'
5	8	67.21'
5	9	63.33'
5	10	62.74'
5	11	59.74'
5	12	60.00'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	550.00'	46°21'30"	445.01'	N69°55'55"W	432.97'	235.49'
C2	630.00'	1°11'48"	13.16'	N46°09'16"W	13.16'	6.58'
C3	25.00'	85°11'00"	37.17'	N80°00'51"W	33.84'	22.98'
C4	25.00'	85°11'00"	37.17'	N06°40'09"E	33.84'	22.98'
C5	630.00'	16°26'20"	180.75'	N2°42'11"W	180.13'	91.00'
C6	85.00'	69°02'20"	102.42'	N83°58'32"W	96.34'	58.46'
C7	345.00'	11°31'13"	69.37'	S55°44'42"W	69.25'	34.80'
C8	25.00'	93°03'34"	40.60'	S40°28'14"W	36.29'	26.37'
C9	2060.00'	11°57'00"	429.64'	N80°59'22"E	428.87'	215.60'
C10	1940.00'	11°43'21"	396.92'	N80°52'33"E	396.23'	199.16'
C11	300.00'	88°22'38"	462.74'	N38°05'46"E	418.21'	291.62'
C12	550.00'	69°21'16"	665.76'	N37°31'17"W	625.85'	380.51'
C13	900.00'	34°21'56"	539.81'	N11°48'44"E	531.76'	278.30'
C14	590.00'	75°44'59"	780.01'	N08°52'44"W	724.43'	458.87'
C15	450.00'	24°36'35"	193.28'	N7°30'40"W	191.80'	98.16'
C16	300.00'	67°03'19"	351.10'	N41°35'01"W	331.40'	198.77'
C17	300.00'	17°30'41"	91.69'	N66°21'20"W	91.33'	46.21'
C18	640.00'	15°46'43"	376.23'	N89°13'17"W	375.69'	88.69'
C19	55.00'	80°02'52"	76.84'	N42°51'55"E	70.74'	46.19'
C20	1110.00'	26°09'08"	506.65'	N15°55'03"E	502.27'	257.82'
C21	380.00'	122°06'17"	808.83'	N32°03'31"W	665.05'	687.02'
C22	55.00'	90°06'18"	86.49'	N41°50'11"E	77.85'	55.10'
C23	300.00'	72°09'21"	377.81'	N39°17'38"W	353.33'	218.59'
C24	25.00'	90°11'29"	39.35'	N41°56'23"W	35.41'	23.08'
C25	25.00'	85°07'44"	37.14'	N39°43'13"E	33.82'	22.96'
C26	100.00'	57°40'18"	100.66'	N86°08'13"W	96.46'	55.06'
C27	70.00'	161°15'42"	197.02'	N42°04'05"E	138.13'	424.25'
C28	100.00'	57°40'18"	100.66'	N09°43'37"W	96.46'	55.06'
C29	25.00'	82°32'16"	36.01'	N56°28'47"W	32.98'	21.94'
C30	400.00'	11°09'01"	77.84'	N20°45'10"W	77.72'	39.04'
C31	25.00'	85°11'00"	37.17'	N29°36'25"W	33.84'	22.98'
C32	25.00'	89°48'31"	39.19'	N42°03'37"E	35.30'	24.92'
C33	400.00'	23°33'23"	164.46'	N14°37'20"W	163.30'	83.41'
C34	25.00'	85°11'00"	37.17'	N65°12'35"E	33.84'	22.98'
C35	25.00'	101°06'12"	44.11'	N21°33'23"W	38.61'	30.38'
C36	25.00'	38°32'29"	16.82'	N36°17'18"W	16.50'	8.74'
C37	50.00'	265°12'48"	231.44'	N77°02'52"E	73.60'	54.36'
C38	25.00'	48°30'10"	21.16'	N05°24'11"E	20.54'	11.26'
C39	25.00'	84°23'45"	36.82'	N69°03'58"E	33.58'	22.87'
C40	25.00'	90°15'43"	39.38'	N32°08'01"W	35.44'	25.11'
C41	25.00'	39°51'22"	17.39'	N86°47'56"W	17.04'	9.06'
C42	50.00'	265°28'01"	231.66'	N26°00'24"E	73.45'	54.12'
C43	25.00'	46°24'48"	20.25'	N44°28'00"W	19.70'	10.72'
C44	25.00'	98°17'35"	42.89'	N54°34'20"E	37.82'	28.91'
C45	25.00'	90°09'44"	41.96'	N53°27'06"W	37.20'	27.84'
C46	25.00'	87°44'19"	38.28'	N38°29'56"E	34.65'	24.03'
C47	25.00'	96°00'48"	41.89'	N24°11'30"W	37.16'	27.77'
C48	25.00'	82°44'11"	36.10'	N66°26'00"E	33.04'	22.02'
C49	25.00'	28°57'05"	12.63'	N11°43'07"W	12.50'	6.45'
C50	50.00'	130°07'28"	121.41'	N43°22'02"E	93.71'	134.18'
C51	25.00'	30°00'41"	13.09'	N82°04'35"W	12.95'	6.70'
C52	25.00'	40°41'16"	17.75'	N73°56'33"E	17.38'	9.27'
C53	50.00'	265°34'06"	231.75'	N06°22'58"E	73.39'	54.02'
C54	25.00'	45°16'30"	19.75'	N63°28'14"W	19.25'	10.43'
C55	25.00'	87°17'39"	38.09'	N31°43'30"W	34.51'	23.85'
C56	100.00'	58°26'15"	101.99'	N87°28'41"E	97.63'	55.93'
C57	50.00'	156°50'25"	136.87'	N43°19'13"W	97.96'	244.02'
C58	100.00'	58°26'15"	101.99'	N05°52'52"E	97.63'	55.93'
C59	85.00'	3°42'38"	5.50'	N01°21'39"W	5.50'	2.75'
C60	25.00'	34°18'36"	14.97'	N16°39'38"W	14.75'	7.72'
C61	50.00'	151°18'14"	132.04'	N41°50'11"E	96.88'	195.47'
C62	24.69'	34°18'36"	14.91'	N79°40'00"W	14.75'	7.69'
C63	25.00'	82°44'12"	36.10'	N89°22'15"W	33.04'	22.02'
C64	25.00'	96°00'48"	41.89'	N01°15'15"E	37.16'	27.77'
C65	25.00'	96°00'48"	41.89'	N82°43'57"W	37.16'</	

**P&Z AGENDA
ITEM**

B



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 01/06/2014
AGENDA ITEM SUBJECT: Preliminary Plat of Southern Trails Section 17

Old Business **New Business** Discussion Item Workshop

Summary: A request by Geoff Freeman of Kerry R. Gilberts and Associates, applicant, on behalf of CL Ashton Woods, LP, owner, for approval of a Preliminary Plat of Southern Trails Section 17, a 150 lot single-family residential subdivision, generally located at the 11600 Block of Magnolia Crossing Ln.

Staff Recommendation: Approval

Agenda Reviewed by:

HE

Date Reviewed:

1/2/2014



PLANNING AND ZONING COMMISSION MEETING OF JANUARY 6, 2014

Preliminary Plat of Southern Trails Section 17

A request by Geoff Freeman of Kerry R. Gilberts and Associates, applicant, on behalf of CL Ashton Woods, LP, owner, for approval of a Preliminary Plat of Southern Trails Section 17, a 150 lot single-family residential subdivision.

Legal Description: Being 52.02 acres of land located in the H.T. & B.R.R. Co. Survey, Section 84 A-538 and Section 80 A-564, City of Pearland, Brazoria County, Texas, also being out of Allison-Richey Gulf Coast Home Company Subdivision as recorded in Volume 2, Page 98 B.C.P.R.

General Location: 11600 Block of Magnolia Crossing Ln.

SUMMARY: On behalf of C.L. Ashton Woods, Geoff Freeman of Kerry R. Gilberts and Associates has submitted a Preliminary Plat for Southern Trails Section 17, a 150 lot single-family subdivision on 52.02 acres within the Southern Trails Planned Unit Development. This section has access off of Kirby Dr. and County Rd. 59.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	PUD (Southern Trails)	Single Family Residential
South	Outside City Limits	Vacant
East	R-2	Single Family Residential
West	RE	Vacant Land

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

CONFORMANCE WITH THE SOUTHERN TRAILS PUD: The submitted plat is in conformance with the Southern Trails Planned Development.

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

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

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The Future Land Use designation for the subject land is Low-Density Residential. This designation allows for a maximum of four dwelling units an acre. This Preliminary Plat for Southern Trail Section 17 is in conformance with the Low-Density Residential land use designation, as the proposed density is 3.33 units per acre.

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

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Kirby Dr. and CR 59, both of which are Secondary Thoroughfares with a minimum right-of-way width of 100'. ROW will be dedicated via this plat for both Kirby Dr. and CR 59.

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

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

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

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

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat of Southern Trails Section 17 as proposed by the applicant, for the following reasons:

1. The proposed subdivision will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the comprehensive plan and Land Use and Urban Development Ordinance.
3. This plat is in conformance with the Southern Trails Planned Unit Development.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Land Use Map
- Aerial Map
- Preliminary Plat of Southern Trails Section 17

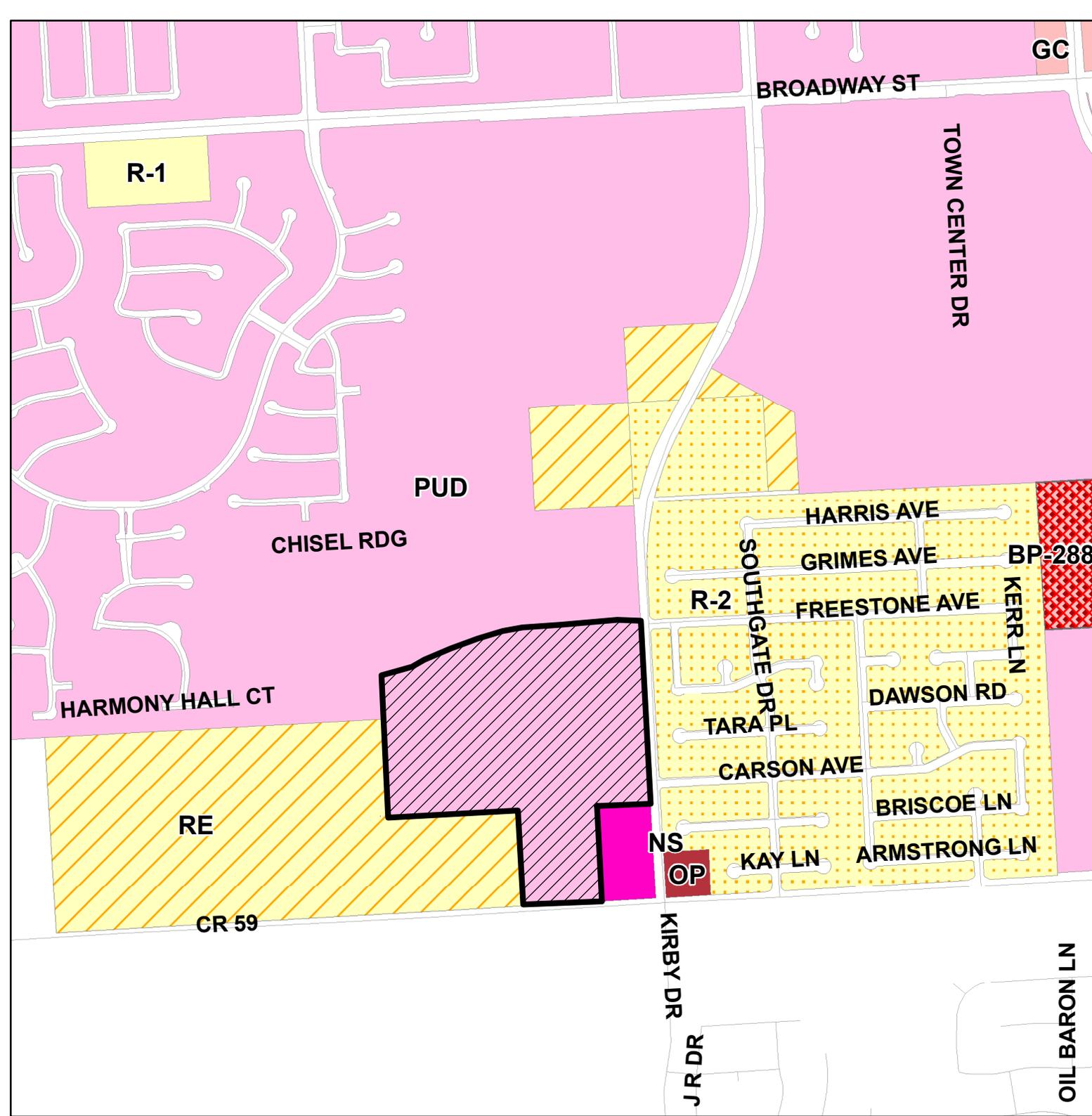


Zoning and Vicinity Map

Preliminary Plat of Southern Trails Sec. 17

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

0 250 500 1,000 Feet



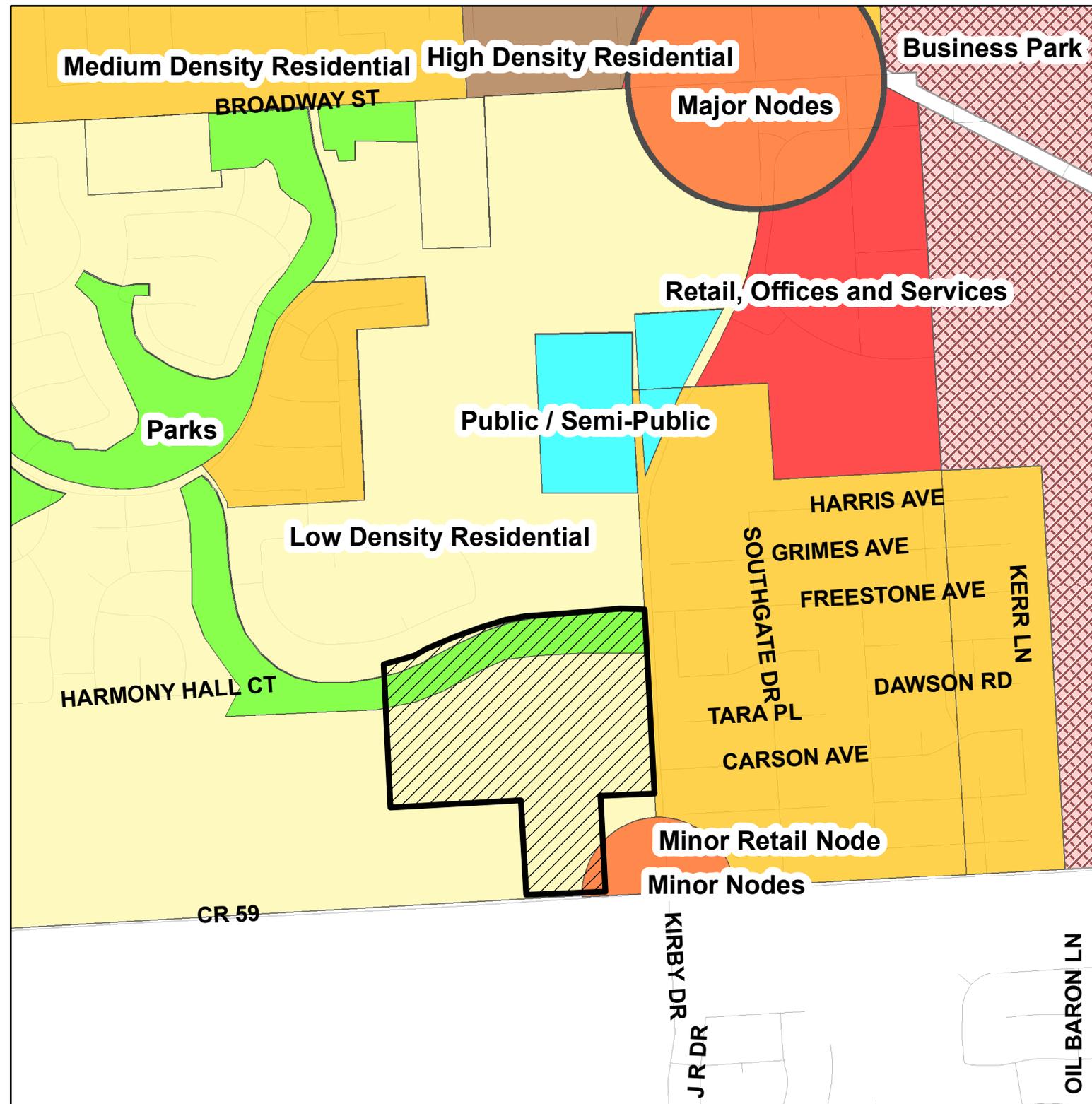


FLUP Map

**Preliminary Plat of
Southern Trails Sec. 17**

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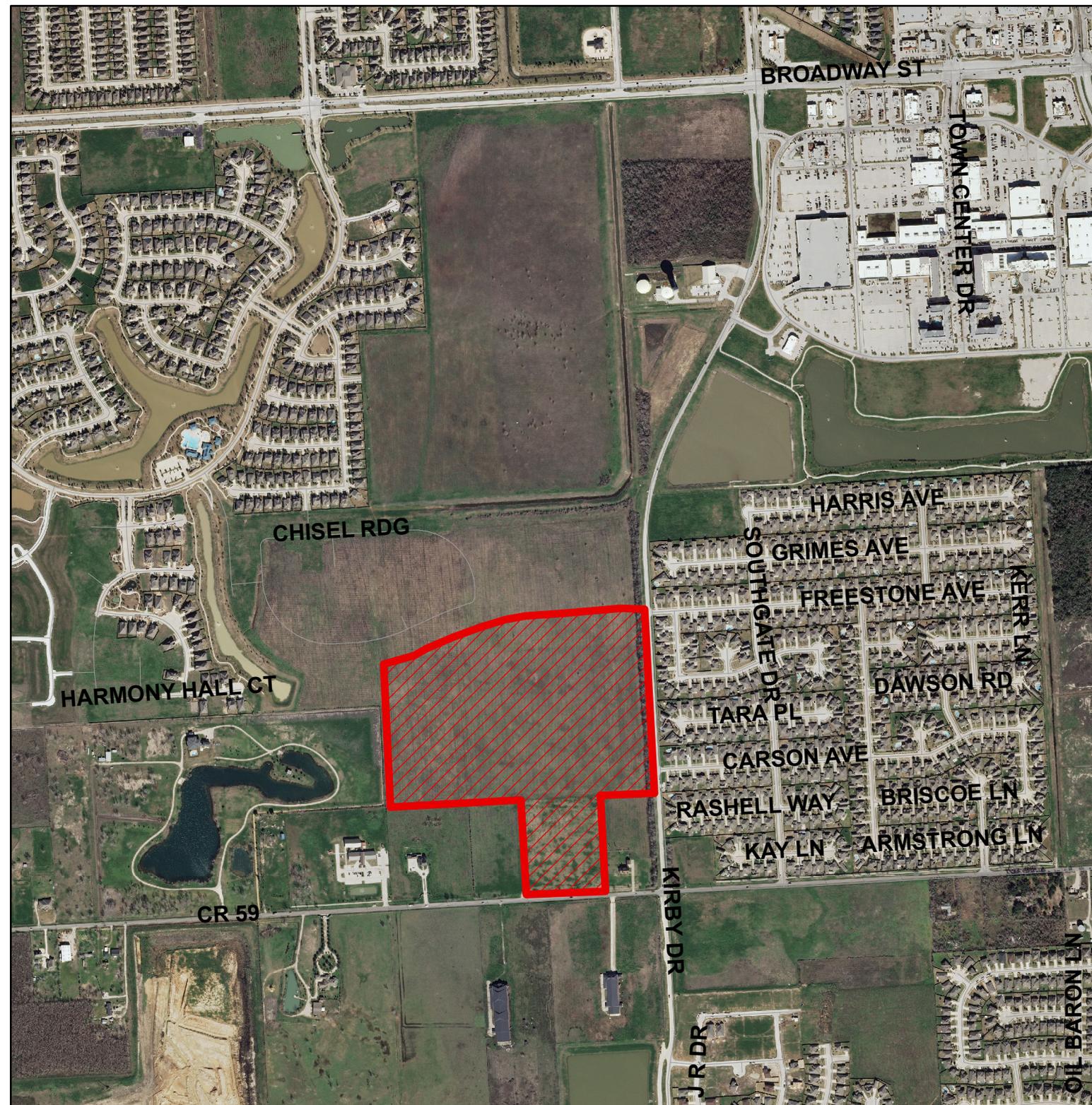
0 250 500 1,000 Feet





Aerial Map

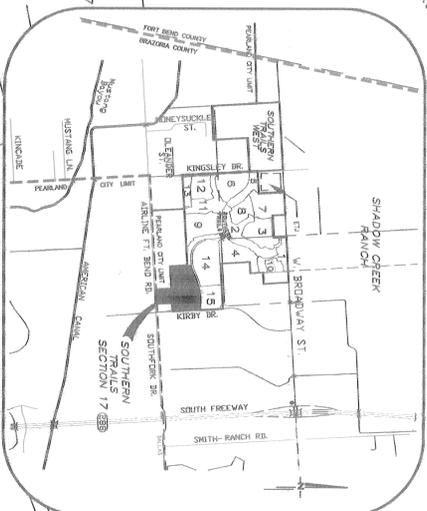
Preliminary Plat of Southern Trails Sec. 17



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0 250 500 1,000 Feet





Vicinity Map
KEY MAP GALT/SHAZ 612 & 613
SCALE: 1"=5000'



RESTRICTED
RESERVE "F"
DETENTION
±9.29 ACRES

Called 10 Acres
Haberl Trust No. 2
B.C.C.F. No. 99-046946

Called 8.11 Acres
Jose M. Gonzalez
B.C.C.F. No. 02-009182

Called 5 Acres
Lee M. Poul
B.C.C.F. No. 02-024808

James A. Bailey
B.C.C.F. No. 98-012766

Lots 41, 42, 43, 51, 52 & 53
Section 79
Family Care Medical Clinic, Inc.
B.C.C.F. 02-066447

11600 BLOCK OF MAGNOLIA CROSSING LN.
A PRELIMINARY PLAT OF
SOUTHERN TRAILS
SECTION SEVENTEEN
BEING 52.02± ACRES OF LAND
CONTAINING 160 LOTS (60'/70' X 120' TYP) AND
EIGHT RESERVES IN FOUR BLOCKS.

OUT OF THE
H.T. & B.R.R. CO. SURVEY, SEC. 84 A-638 &
SEC. 80 A-564
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, ALSO BEING OUT OF ALLISON-RICHIEY
GULF COAST HOME COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 86 B.C.F.R.
SURVEYOR / CONSULTING ENGINEER:
LJA ENGINEERING, INC.
ALAN MCKEE PE (713) 953-8200
2829 BRIARPARK DRIVE, SUITE 800
HOUSTON, TEXAS 77042
KERRY R. GILBERT & ASSOCIATES, INC.
MR. GEORGE FREEMAN (281) 679-0340
23601 CINCO RANCH BLVD, SUITE A-260
KATY, TEXAS 77494
OWNER:
C.L. ASHTON WOODS, LP
MS. JUSTINE KLINKE (713) 654-1904
3965 W. ALABAMA #1240
HOUSTON, TEXAS 77086

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

LINE DATA

LINE	DISTANCE	BEARING
L1	19'	N 86°45'16" E
L2	60'	S 86°42'41" W

CURVE DATA

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	1290'	13°43'16"	289'	148'	S 72°12'38" W	284'
C2	2870'	7°56'03"	808'	408'	N 74°32'03" E	803'
C3	1170'	08°11'57"	188'	94'	N 89°07'03" E	188'
C4	1290'	08°56'46"	128'	64'	S 89°44'38" W	128'
C5	28'	89°56'25"	39'	28'	N 48°18'32" W	38'

RESERVE TABLE

RESERVE	LAND USE	ACREAGE	SQ. FT.
A	OPEN SPACE	5.72	31,429
B	OPEN SPACE	4.30	13,078
C	OPEN SPACE	40.08	2,682
D	OPEN SPACE	40.13	5,541
E	OPEN SPACE	40.08	4,113
F	DETENTION	48.28	404,871
G	OPEN SPACE	40.38	15,789
H	PARK	40.78	33,986

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE
EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR
VARIANCES TO THE PROVISIONS OF THE APPLICABLE ORDINANCE, MAJOR AND
CITY CODES. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF
GUIDING THE INVESTOR IN THE ACQUISITION OF OTHER AVAILABLE LOTS. IT IS NOT
WARRANTED BY KERRY R. GILBERT & ASSOCIATES, INC. FOR ANY OF ITS
REPRESENTATIVE'S EXPRESS OR IMPLIED WARRANTIES, INCLUDING BUT NOT LIMITED TO
CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE
PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

GENERAL NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE CITY OF PEARLAND.
- 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-EIGHTS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- BENCHMARKS:**
CITY OF PEARLAND REFERENCE BENCHMARK:
MONUMENT GPS - 9. BRASS 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 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 DRAIN INLETS.
ELEVATION = 59.03 NGVD 29, 1987 ADJUSTMENT
ADD 0.19 FEET FOR NAVD 88, 1991
PROJECT REFERENCE BENCHMARK:
BRASS DISK STAMPED ST6 ON TOP OF INLET ON SOUTH SIDE OF FALL BRANCH LANE, ±440 FEET EAST OF INTERSECTION OF FALL BRANCH LANE AND ORCHARD MILL (N=13766512.63, E=31064533.02)
ELEV. 61.23, NAVD 88, 1991 ADJUSTMENT
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO #480500020H EFFECTIVE DATE JUNE 5, 1989, THE PROPERTY IS LOCATED IN ZONE "X". ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP 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 EASEMENT. 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 COUNTY MUD No. 34.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO 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 UNIFIED 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 80 FEET AND LARGER.
- CORNER LOTS ARE RESTRICTED TO FRONT LOT ACCESS ONLY.
- ALL CUL-DE-SAC RADII ARE 50' UNLESS OTHERWISE NOTED.
- THIS PLAT IS LOCATED IN THE PEARLAND ISD.
- ALL STREETS ARE 50' RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
- 41 PROPOSED STREET LIGHTS.
- THIS SUBDIVISION IS CONSISTANT WITH THE SOUTHERN TRAILS PD.

SOUTHERN TRAILS, SECTION 17, LOT ANALYSIS

BLOCK 1		
LOT	LOT WIDTH AT B.L.	SQ. FT.
1	61'	7,578
2	61'	7,690
3	61'	7,690
4	61'	7,690
5	61'	7,690
6	61'	7,690
7	61'	7,687
8	61'	7,681
9	60'	8,792
10	61'	11,859
11	61'	8,453
12	60'	7,500
13	60'	7,500
14	60'	7,500
15	60'	7,500
16	60'	7,500
17	60'	7,500
18	60'	7,500
19	60'	7,923

BLOCK 2		
LOT	LOT WIDTH AT B.L.	SQ. FT.
1	72'	10,746
2	60'	9,363
3	61'	10,879
4	61'	15,041
5	61'	13,108
6	60'	9,518
7	72'	9,591
8	62'	9,139
9	60'	7,475
10	60'	7,515
11	60'	7,476
12	70'	8,716
13	65'	7,678
14	60'	7,281
15	60'	7,273
16	60'	7,510
17	60'	7,037
18	64'	8,740
19	64'	8,485
20	60'	6,998
21	60'	7,672
22	60'	7,468
23	60'	7,319
24	65'	7,698
25	65'	7,634
26	60'	7,377
27	60'	7,731
28	60'	8,083
29	60'	7,078
30	64'	8,584
31	65'	9,199
32	60'	7,543
33	60'	7,926

BLOCK 3		
LOT	LOT WIDTH AT B.L.	SQ. FT.
1	60'	7,922
2	60'	7,841
3	61'	12,258
4	61'	12,436
5	60'	7,332
6	60'	7,500
7	60'	7,500
8	60'	7,500
9	60'	7,500
10	60'	7,500
11	61'	7,655
12	70'	8,607
13	60'	7,500
14	60'	7,500
15	60'	7,500
16	60'	7,500
17	60'	7,475
18	61'	10,679
19	61'	15,409
20	60'	8,049
21	71'	8,839
22	70'	8,749
23	73'	8,637
24	73'	8,905
25	70'	8,788
26	70'	8,939
27	70'	9,153
28	70'	9,915
29	70'	10,566
30	70'	13,245
31	70'	9,758
32	70'	10,837
33	70'	9,775
34	70'	8,928
35	70'	8,776

BLOCK 4		
LOT	LOT WIDTH AT B.L.	SQ. FT.
1	72'	8,469
2	62'	7,502
3	62'	7,495
4	62'	7,397
5	62'	7,554
6	62'	7,961
7	60'	7,974
8	63'	9,459
9	61'	17,900
10	61'	11,387
11	60'	10,003
12	60'	8,156
13	60'	8,088
14	60'	7,947
15	60'	7,746
16	60'	7,636
17	60'	7,618
18	60'	7,692
19	75'	9,193
20	70'	8,679
21	60'	7,200
22	60'	7,200
23	60'	7,200
24	60'	7,200
25	60'	7,200
26	60'	7,200
27	75'	8,389
28	89'	9,327
29	89'	9,328
30	86'	9,089
31	66'	7,618
32	66'	7,618

BLOCK 4		
LOT	LOT WIDTH AT B.L.	SQ. FT.
33	66'	7,737
34	75'	8,907
35	70'	8,249
36	60'	7,200
37	60'	7,200
38	60'	7,200
39	60'	7,200
40	60'	7,512
41	60'	8,007
42	60'	10,109
43	61'	15,373
44	61'	10,456
45	61'	10,598
46	60'	8,456
47	60'	7,896
48	60'	7,619
49	60'	7,320
50	60'	7,200
51	60'	7,200
52	60'	7,200
53	65'	7,625
54	80'	9,451
55	70'	8,400
56	70'	8,533
57	70'	8,623
58	70'	8,490
59	70'	8,400
60	92'	10,019
61	102'	10,655
62	102'	10,660
63	100'	10,807

LEGEND	
1.)	"C.L.R." INDICATES CENTERLINE RADIUS.
2.)	"B.L." INDICATES BUILDING LINE.
3.)	"U.E." INDICATES UTILITY EASEMENT.
4.)	"W.L.E." INDICATES WATER LINE EASEMENT.
5.)	"S.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.E." 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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11600 BLOCK OF MAGNOLIA CROSSING LN.
A PRELIMINARY PLAT OF

SOUTHERN TRAILS

SECTION SEVENTEEN

BEING 52.02± ACRES OF LAND
CONTAINING 150 LOTS (60'/70' X 120' TYP.) AND
EIGHT RESERVES IN FOUR BLOCKS.

OUT OF THE
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GULF COAST HOME COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 98 B.C.P.R.

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MS. JUSTINE KLINKE (713) 554-1304
3355 W. ALABAMA #1240
HOUSTON, TEXAS 77068

KERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants

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

DECEMBER 23, 2013
KGA# 06101

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

P&Z AGENDA ITEM

C

DISCUSSION ITEMS

1. Commissioners Activity Report
2. Comprehensive Plan Update
3. Next P&Z Meeting
4. Next JPH Meeting

**ADJOURN
MEETING**