

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

FEBRUARY 17, 2014

6:30 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.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, FEBRUARY 17, 2014, AT 6:30 P.M., COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. APPROVAL OF MINUTES

Approve the Minutes of the February 3, 2014, p.m. P&Z Regular Meeting, held at 6:30 p.m.

III. EXCUSE ABSENCE

Request to excuse the absence of P&Z Commissioner Ginger McFadden from the P&Z Regular Meeting of February 3, 2014.

IV. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - THOROUGHFARE PLAN AMENDMENT

A request of the City of Pearland to amend the Thoroughfare Plan.

B. CONSIDERATION & POSSIBLE ACTION - CONDITIONAL USE PERMIT NO. CUP 2014-01

A request of Andrew Hinojosa, applicant; for James Leach, owner; for approval of a Conditional Use Permit, within the Garden O'Day Mixed Use (G/O-MU) zoning district, to allow an *Auto Repair (Major)* facility on approximately .63 acres of land, on the following described property, to wit:

Legal Description: Block 3, Lot 9, being .63 acres of the Final Plat of Hickory Creek Place; a subdivision of 100.09 acres of land comprised of 10 blocks and 133 lots; being a subdivision of tracts 17, 18, 19, 20, 21, 30, 31, 32, 33 and 34 of a subdivision of the H.T. & B. R.R. CO. Survey, Section 7, Abstract 219, Brazoria County, Texas.

General Location: 2106 O'Day Rd, Pearland, TX

C. CONSIDERATION & POSSIBLE ACTION – REQUEST FOR A WAIVER OF DECISION OF TIME FOR THE FINAL PLAT OF CANTERBURY PARK SECTION 2

A request John Dreahn of Pape-Dawson Engineers Inc., applicant, on behalf of KB Homes Lone Star Inc., owner for approval of a Waiver of Decision FOR

Decision Date: 2/21/2014

the Final Plat of Canterbury Park Section 2 a 51 lot subdivision on 13.21 acres of land within the Canterbury Park Subdivision, to wit:

Legal Description: A subdivision of land containing 13.2144 acres out of the Canterbury Park Section 1 Survey, City of Pearland Texas, County of Brazoria, Texas.

General Location: 4000 Block of Springfield Ave.

Decision
Date:
2/21/2014

D. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF CANTERBURY PARK SECTION 2

A request by John Dreahn of Pape-Dawson Engineers Inc., applicant, on behalf of KB Home Lone Star Inc., owner for approval of a Final Plat of Canterbury Park section 2, a 51 lot subdivision on 13.21 acres of land located within the Canterbury Park Subdivision, to wit:

Legal Description: A subdivision of land containing 13.2144 acres out of the Canterbury Park Section 1 Survey, City of Pearland Texas, County of Brazoria, Texas.

General Location: 4000 Block of Springfield Ave.

Decision
Date:
2/21/2014

E. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF HIGHLAND CROSSING SECTION 2

A request by Rene Rodriguez of LJA Engineering, applicant, on behalf of Beazer Homes Texas L.P., owner for approval of the Final Plat of Highland Crossing Section 2, a 46 lot subdivision on 14.9 acres, generally located at the 1400 Block of Old Alvin Rd., on the following described property, to wit;

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

General Location: 1400 Block of Old Alvin Rd.

Decision
Date:
2/21/2014

F. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF ORCHARD GLEN

A request by Richard DeLeon of Lentz Engineering, applicant, on behalf of K Hovnanian of Houston, owner for approval of the Final Plat of Orchard Glen, a 79 lot subdivision on 23.52 acres, generally located at the 3500 Block of Veterans Dr., on the following described property, to wit:

Legal Description: Being 23.52 acres of land out of the H.T. &B.R.R. Co. Survey, Section 12, Abstract No. 508, City of Pearland, Brazoria County, Texas.

General Location: 3500 Block of Veterans Dr.

G. DISCUSSION ITEMS

1. Commissioners Activity Report
2. National APA Conference, April 26-30, 2014, Atlanta, Georgia
3. Next P&Z Meeting March 3, 2014
4. Comprehensive Plan Update
5. Update on Pipeline Workshop – UDC T-17

V. 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 31st day of January, 2014, A.D., at 5:30 p.m.

Judy Brown, Office Supervisor

Agenda removed _____ day of February, 2014.

APPROVAL

OF

MINUTES

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, FEBRUARY 3, 2014, AT 6:30 P.M., COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

CALL TO ORDER

P&Z Chairperson Henry Fuertes called the meeting to order at 6:33 PM with the following in attendance:

Chairperson Henry Fuertes
P&Z Vice Chairperson Mary Starr
P&Z Commissioner Daniel Tunstall
P&Z Commissioner Elizabeth McLane
P&Z Commissioner Linda Cowles
P&Z Commissioner Derrick Reed

Also in attendance were Deputy City Attorney Nghiem Doan, Interim City Planner Johnna Matthews, Associate Planner Ian Clowes, Director of Community Development Lata Krishnarao and Office Supervisor Judy Brown.

Absent from the meeting was Commissioner Ginger McFadden.

APPROVAL OF MINUTES

A motion was made by Commissioner Daniel Tunstall, and seconded by Commissioner Elizabeth McLane for the approval of the Minutes of January 6, 2014 P&Z Regular Meeting. The vote was 6-0.

NEW BUSINESS

CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF CANTERBURY PARK SECTION 3

A request by Pape-Dawson Engineers, Inc., applicant, on behalf of KB Home Lone Star, Inc., owner for approval of a Preliminary Plat of Canterbury Park Section 3, a 41 lot single-family residential subdivision, to wit

Legal Description: A subdivision of land containing 12.63 acres out of B.F. Drake Survey, A-507 and B.F. Drake Survey, A-508 within Canterbury Park Section 1, Reserve B, as recorded under Vol. 2A, Pg. 112 Brazoria County Plat Records, City of Pearland Texas.

General Location: 4000 Block of Springfield Ave.

P&Z Commissioner Daniel Tunstall made the motion to approve, and P&Z Commissioner Elizabeth McLane seconded.

Associate Planner Ian Clowes read the staff report stating staff was unable to recommend approval at this time. Staff comments regarding the dedication of parkland, expiration of Development Agreement, and various errors not addressed, caused the plat to remain incomplete.

Discussion ensued with regards to the Planned Unit Development and the Development Agreement.

The vote was 0-6. The Preliminary Plat of Canterbury Park Section 3 was denied.

CONSIDERATION & POSSIBLE ACTION – REQUEST FOR A WAIVER OF DECISION FOR THE PRELIMINARY PLAT OF RIVERSTONE FALLS DRIVE

A request by Warren Escovy – LJA Engineering, applicant, on behalf of Meritage Homes of Texas, owner, for approval of a Waiver of Decision for the Preliminary Plat of Riverstone Falls Drive, a 11.165 acre street dedication located within the Riverstone Ranch Subdivision, to wit:

Legal Description: Being a subdivision of 11.165 acres of land located in T.J. Green Survey, Abstract Number 290, City of Pearland, Harris County, Texas, also being a part of lots 10, 11, 19, 20, 29, 30, 42, and 43, of the Allison Richey Gulf Coast Home Company Subdivision, Section “G”, a subdivision of record in Volume 4, Page 48, map records of Harris County, Texas.

General Location: 1900 Block of Riverstone Ranch Dr

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

Associate Planner Ian Clowes stated there were no outstanding items.

The vote was 6-0. The request for a Waiver of Decision for Time for the Preliminary Plat of Riverstone Falls Drive was approved.

CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF RIVERSTONE FALLS DRIVE

A request by Warren Escovy – LJA Engineering, applicant, on behalf of Meritage Homes of Texas, owner, for approval of a Preliminary Plat of Riverstone Falls Drive, a 11.165 acre street dedication located within the Riverstone Ranch Subdivision, to wit:

Legal Description: Being a subdivision of 11.165 acres of land located in T.J. Green Survey, Abstract Number 290, City of Pearland, Harris County, Texas, also being a part of lots 10, 11, 19, 20, 29, 30, 42, and 43, of the Allison Richey Gulf Coast Home Company Subdivision, Section "G", a subdivision of record in Volume 4, Page 48, map records of Harris County, Texas.

General Location: 1900 Block of Riverstone Ranch Dr.

Associate Planner Ian Clowes stated no action was necessary on the plat as the Waiver of Decision for Time was approved.

DISCUSSION ITEMS

1. Commissioners Activity Report – Commissioner Elizabeth McLane stated she will be speaking at the Community College Convention on Politics in 20 years.
2. National APA Conference, April 26-30, 2014, Atlanta, Georgia – Commissioners Derrick Reed stated he would like to attend. Commissioner Elizabeth McLane, Linda Cowles and Henry Fuertes stated they also were interested.
3. Next JPH and P&Z Meeting, February 17, 2014 – Director Lata Krishnarao stated there were two JPH's scheduled for February 2014 and two PD's coming in March 2014.
4. Comprehensive Plan Update – Director Lata Krishnarao stated the consultant presented an update to City Council on January 27, 2014.

ADJOURNMENT

P&Z Chairperson Henry Fuertes adjourned the P&Z Regular Meeting at 7:08 PM.

These minutes were respectfully submitted by:

Judy Brown, Office Supervisor

Minutes approved as submitted and/or corrected on this 17th day of February 2014, A.D.

Henry Fuertes, Chairperson

EXCUSE ABSENCE

NEW BUSINESS

**P&Z AGENDA
ITEM**

A

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD FEBRUARY 17, 2014 AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

THOROUGHFARE PLAN AMENDMENT

A request of the City of Pearland to amend the Thoroughfare Plan.

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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JOINT PUBLIC HEARING AGENDA ITEM MEETING OF FEBRUARY 17, 2014

Thoroughfare Plan Amendment

A request of the City of Pearland to amend the Thoroughfare Plan.

APPROVAL PROCESS: After the Joint Public Hearing, the requested Thoroughfare Plan Amendment application will be considered as follows:

Planning and Zoning Commission:	February 17, 2014*
City Council First Reading:	March 10, 2014*
City Council Second Reading:	March 24, 2014*

(*dates subject to change)

SUMMARY: A Thoroughfare Plan is a transportation planning tool that identifies and classifies thoroughfares in the City that will support the City's development goals and mobility along with connectivity throughout the City. It is instrumental in identifying, and prioritizing projects for 5-Year Capital Improvement Projects (CIP). The City of Pearland's objective is to amend the Thoroughfare Plan every three (3) to four (4) years, based on development activity, land use studies, environmental issues, etc. The City of Pearland is proposing amendments to the Thoroughfare Plan which will have the effect of updating classifications of roadways based on developments that have occurred and realigning various roadways within the City. Specifically, the proposed amendment will include the following changes to the Thoroughfare Plan.

1. Prior to development, minor collectors show general connectivity. After development, the exact layout of the street is identified. The proposed amendment will show the exact alignment and layout of minor collectors. An example of these amendments include minor collectors in recently developed residential areas such as Shadow Creek Ranch and Southern Trails.
2. The Thoroughfare Plan currently identifies streets which connect through existing developments. The proposed amendment will remove these prohibited connections. An example of this amendment is the removal of the major collector shown on the existing Thoroughfare Plan off of Cullen Parkway to the east just north

of the Public Safety Building. This major collector is shown on top of an existing cemetery.

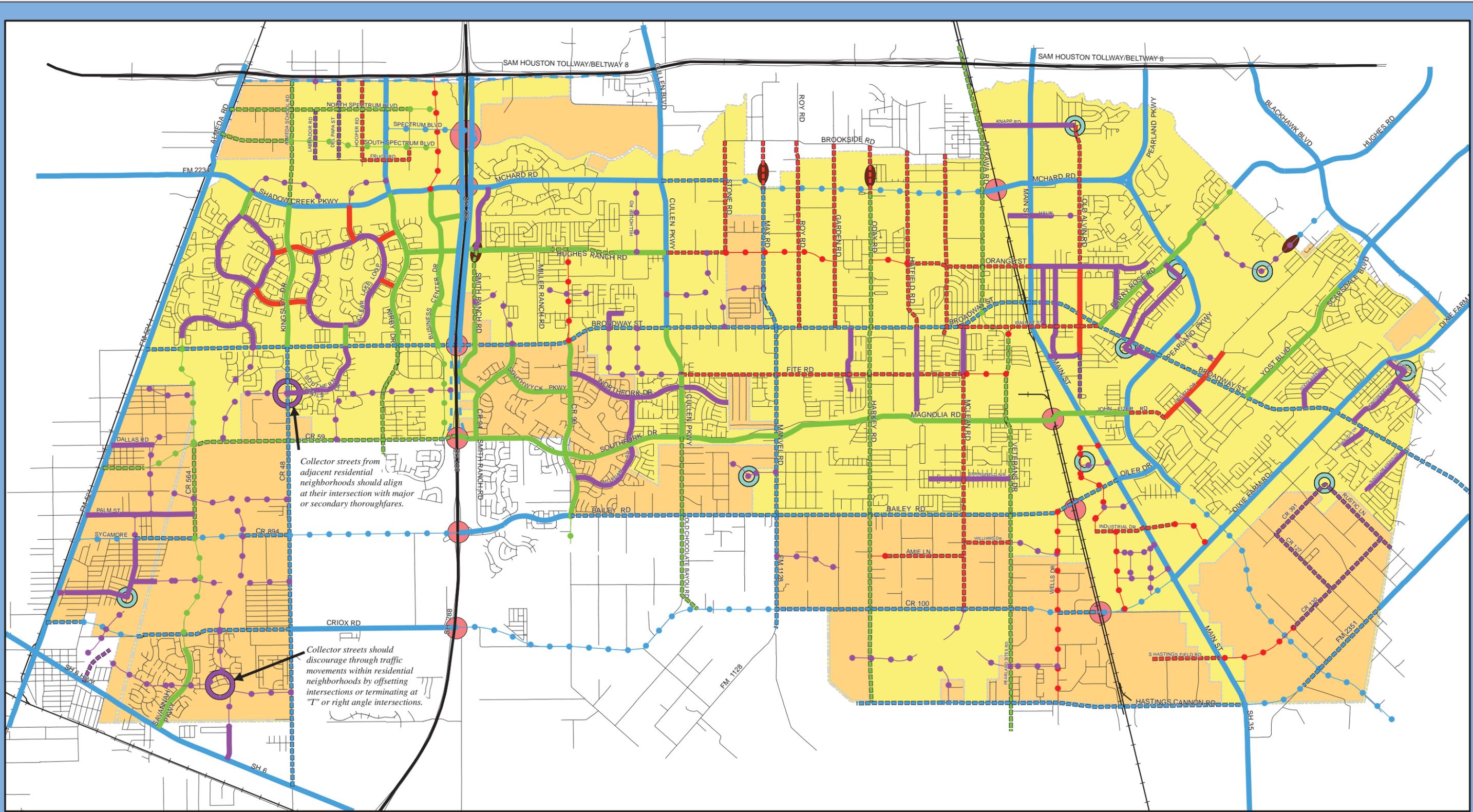
3. There are currently existing roadways identified on the Thoroughfare Plan as roadways “to be widened.” As a result of development and CIP’s, these roadways have been reconstructed and sufficient right-of-way has been acquired. The proposed amendment will change the classification from “to be widened” to “sufficient width.” Some examples of these amendments include the following CIP projects:
 - Walnut Street from Veterans Dr to SH35;
 - Business Center Drive from CR 59 towards Broadway to the north;
and
 - Orange Street from Hatfield Road to SH35.
4. As a result of various alignment studies, Pearland Parkway (Dixie Farm Road to FM 2351) and Dixie Farm Road (Veterans Street to SH-35), have been realigned. The proposed amendment will show the realignment.
5. As a result of various alignment studies, Max Road and McHard Road have been realigned. The proposed amendment will show the realignment.

A workshop was held before the City Council on June 17, 2013 and before the Planning and Zoning Commission on February 3, 2014.

STAFF RECOMMENDATION: Staff recommends approval of the amendments to the Thoroughfare Plan, as proposed.

SUPPORTING DOCUMENTS

- Existing Thoroughfare Plan
- Proposed Thoroughfare Plan



Collector streets from adjacent residential neighborhoods should align at their intersection with major or secondary thoroughfares.

Collector streets should discourage through traffic movements within residential neighborhoods by offsetting intersections or terminating at "T" or right angle intersections.

CITY OF PEARLAND THOROUGHFARE PLAN

Plan Approved: 25 AUG 2008

120' Minimum ROW

- Major Thoroughfares - Sufficient Width
- - - Major Thoroughfares - To Be Widened
- · - · - Major Thoroughfares - To Be Acquired
- · - · - Major Thoroughfares - Proposed Frontage Road
- Freeway

100' Minimum ROW

- Secondary Thoroughfares - Sufficient Width
- - - Secondary Thoroughfares - To Be Widened
- · - · - Secondary Thoroughfares - To Be Acquired

80' Minimum ROW

- Major Collector Streets - Sufficient Width
- - - Major Collector Streets - To Be Widened
- · - · - Major Collector Streets - To Be Acquired

60' Minimum ROW

- Minor Collector Streets - Sufficient Width
- - - Minor Collector Streets - To Be Widened
- · - · - Minor Collector Streets - To Be Acquired

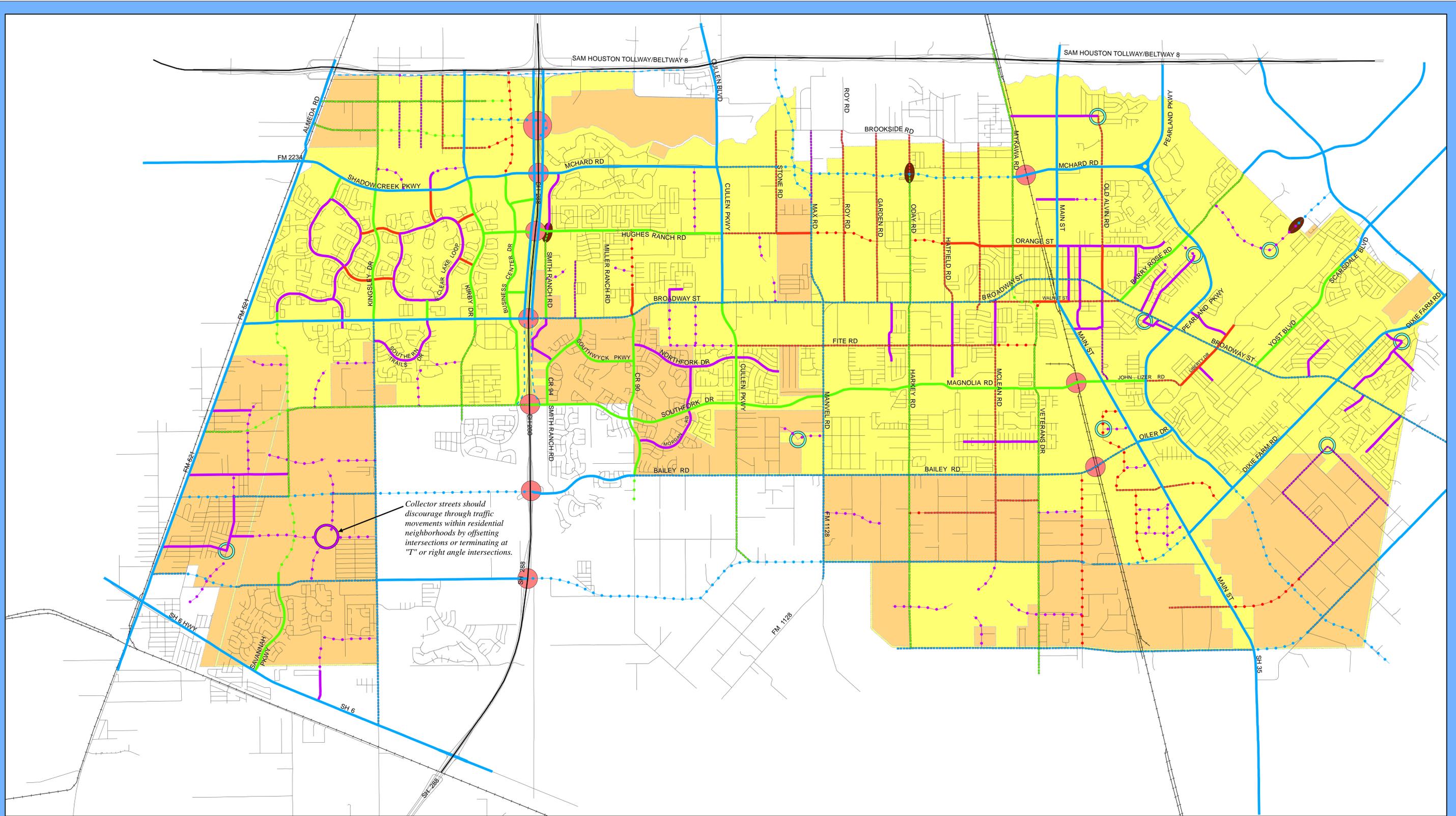
- Proposed Grade Separation
- 15:1 R.O.W. Transition
- Collector Streets
- Street intersect at a right angle as part of a T or 4-way intersection
- City Limits
- ETJ



1:63,360 or 1 inch = 1 miles



This product is for informational 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.
 MAP PREPARED: MAR 2013
 CITY OF PEARLAND GIS DEPARTMENT



CITY OF PEARLAND THOROUGHFARE PLAN - PROPOSED -

120' Minimum ROW

- Major Thoroughfares - Sufficient Width
- - - Major Thoroughfares - To Be Widened
- · - · - Major Thoroughfares - To Be Acquired
- - - - - Major Thoroughfares - Proposed Frontage Road
- Freeway

100' Minimum ROW

- Secondary Thoroughfares - Sufficient Width
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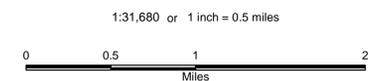
80' Minimum ROW

- Major Collector Streets - Sufficient Width
- - - Major Collector Streets - To Be Widened
- · - · - Major Collector Streets - To Be Acquired

60' Minimum ROW

- Minor Collector Streets - Sufficient Width
- - - Minor Collector Streets - To Be Widened
- · - · - Minor Collector Streets - To Be Acquired

- Proposed Grade Separation
- 15:1 R.O.W. Transition
- Collector Streets
- Street intersect at a right angle as part of a T or 4-way intersection
- City Limits
- ETJ



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MAP PREPARED: FEB 2014
CITY OF PEARLAND GIS DEPARTMENT

**P&Z AGENDA
ITEM**

B

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD FEBRUARY 17, 2014 AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

CONDITIONAL USE PERMIT NO. CUP 2014-01

A request of Andrew Hinojosa, applicant; for James Leach, owner; for approval of a Conditional Use Permit, within the Garden O'Day Mixed Use (G/O-MU) zoning district, to allow an *Auto Repair (Major)* facility on approximately .63 acres of land, on the following described property, to wit:

Legal Description: Block 3, Lot 9, being .63 acres of the Final Plat of Hickory Creek Place; a subdivision of 100.09 acres of land comprised of 10 blocks and 133 lots; being a subdivision of tracts 17, 18, 19, 20, 21, 30, 31, 32, 33 and 34 of a subdivision of the H.T. & B. R.R. CO. Survey, Section 7, Abstract 219, Brazoria County, Texas.

General Location: 2106 O'Day Rd, Pearland, TX

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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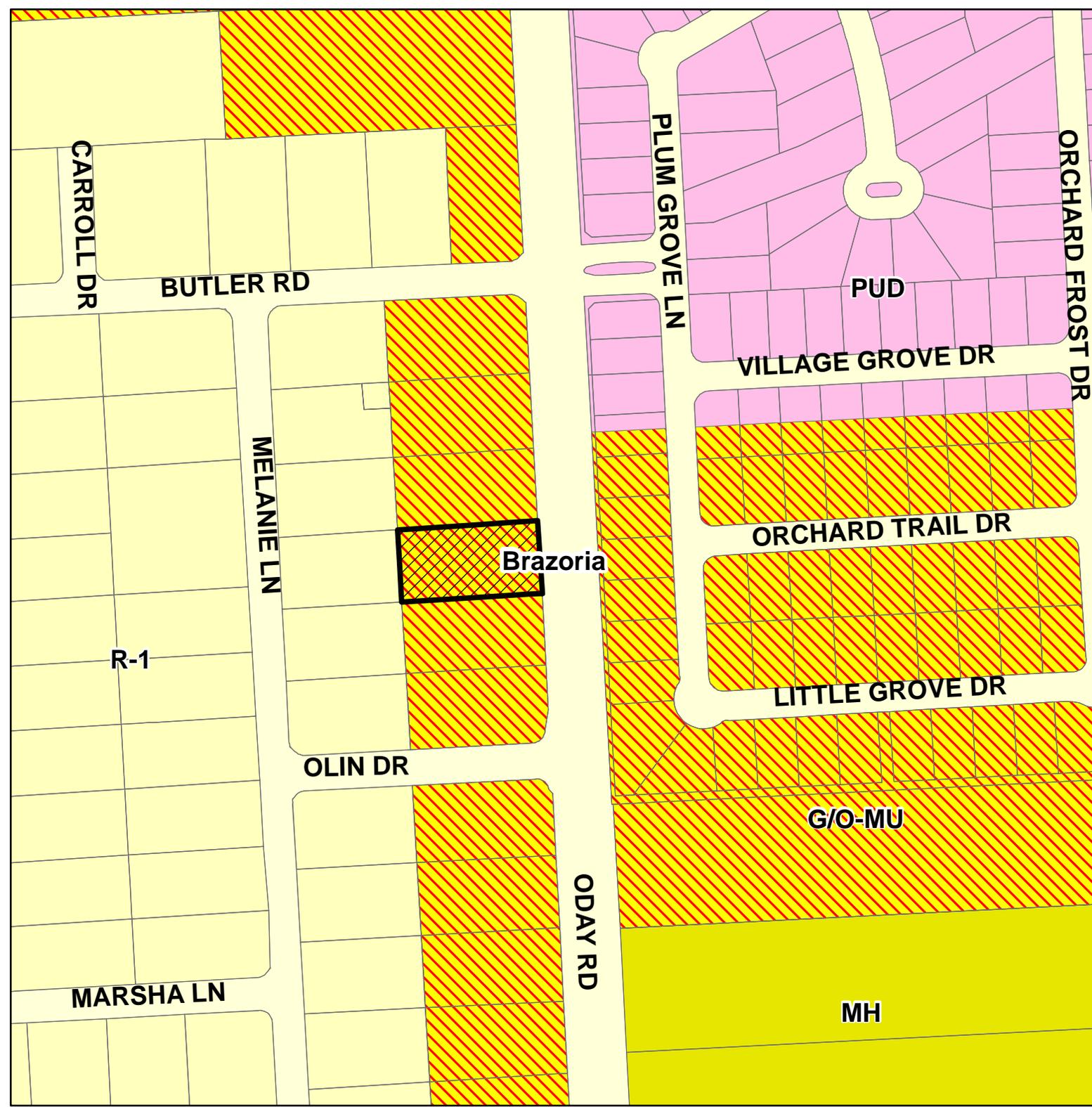
Zoning and Vicinity Map

CUP 2014-01

2106 O'Day Road

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0 55 110 220 Feet





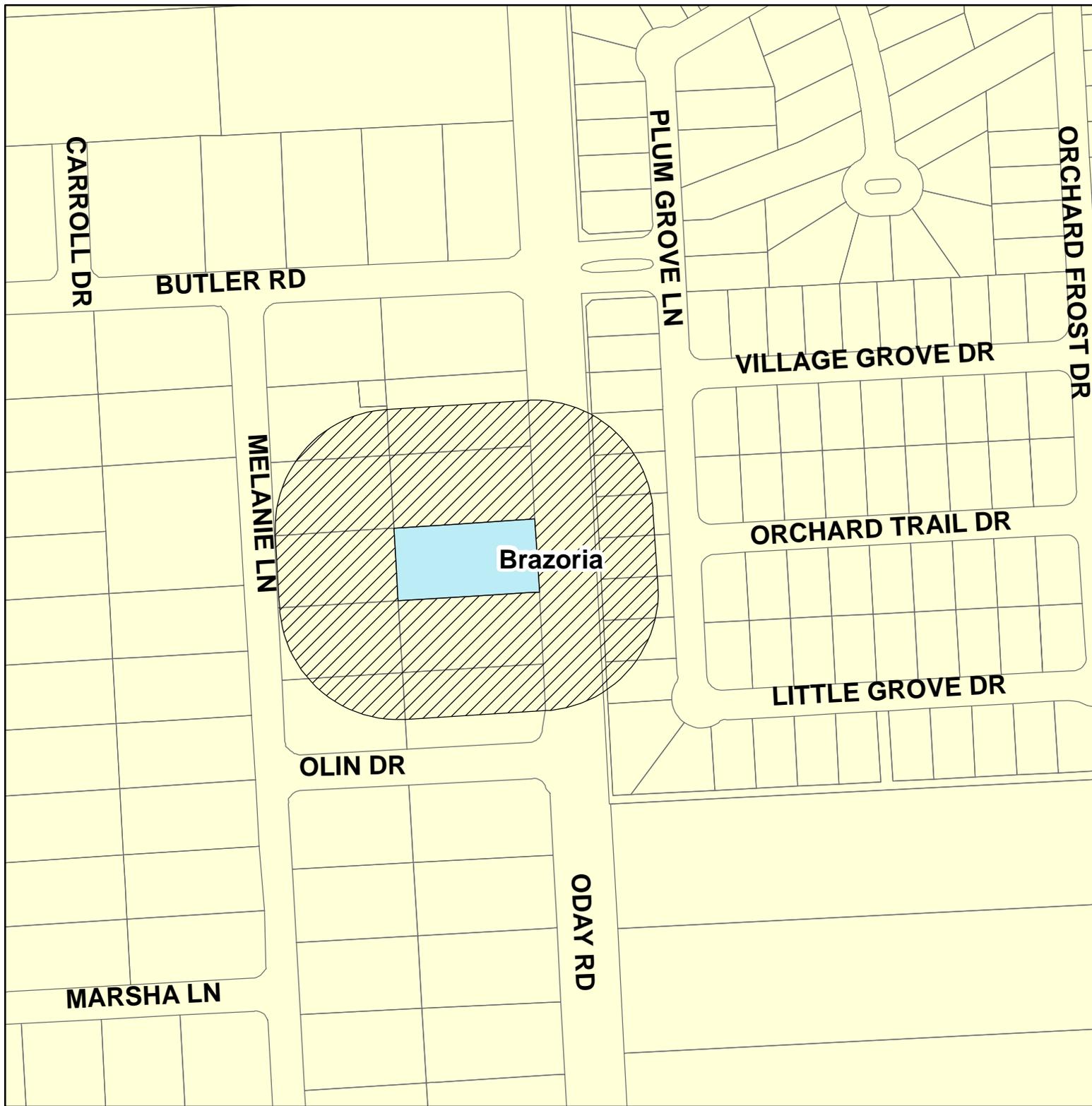
Abutter Map

CUP 2014-01

2106 O'Day Road

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0 55 110 220 Feet



CUP 2014-01

2106 O'Day Road

NAME	ADDRESS	CITY	STATE	ZIP
KB HOME LONE STAR LP	11320 RICHMOND AVE	HOUSTON	TX	77082
JONES CECIL H JR	2018 PLUM GROVE LN	PEARLAND	TX	77581
VILLAGE GROVE HOMEOWNER ASSN INC	12603 LOUETTA RD #101	CYPRESS	TX	77429
O'NEILL ROBIN RENEE	PO BOX 890548	HOUSTON	TX	77289
MCCRACKEN MYRNA LEE	2045 MELANIE LN	PEARLAND	TX	77581
PINTO ERWIN A MIXCO	2117 MELANIE LN	PEARLAND	TX	77584
JONES STANLEY	2125 MELANIE LN	PEARLAND	TX	77581
RATCLIFF JOHN C	4803 ARROWHEAD LAKE DR	MISSOURI CITY	TX	77459
BARNES RALPH W JR	2049 MELANIE LN	PEARLAND	TX	77584
SHUGART ROY M & KYLE A	1102 CHEYENNE RIDGE DR	ROSHARON	TX	77583
BRESEE WALTER & GLENDA	2105 MELANIE LN	PEARLAND	TX	77581
MORTON MICHAEL D & ELIZABETH C	PO BOX 410	PEARLAND	TX	77588
MARTINEZ OSCAR J & NELDA	2126 ODAY RD	PEARLAND	TX	77581
JAMES AND PAULA LEACH	4619 SYLVIA LN	PEARLAND	TX	77578

Public / Semi-Public

CARROLL DR

BUTLER RD

MELANIE LN

Brazoria

Low Density Residential



Garden/O'Day Mixed Use Dist

PLUM GROVE LN

VILLAGE GROVE DR

ORCHARD FROST DR

LITTLE GROVE DR

OLIN DR

ODAY RD

MARSHA LN



FLUP Map

CUP 2014-01

2106 O'Day Road

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0 55 110 220 Feet





Aerial Map

CUP 2014-01

2106 O'Day Road

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 130260 520 Feet





APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

Conditional Use Permit Request for: Major Auto Repair 2-130
(list proposed use from the Table of Uses of the UDC)

Current Zoning District: Garden/Oday Mixed Use.

Property Information:

Address or General Location of Property: 2106 Oday Rd. Pearland, Tx
77581

Tax Account No. 76-0192217

Subdivision: Hickory Creek Lot: 9 Block: 3

A complete application must include all information shown on the Application Checklist attached to this application.

PROPERTY OWNER INFORMATION:

NAME James Leach
 ADDRESS P.O. Box 1225
 CITY Pearland STATE Tx ZIP 77588
 PHONE(281) 485-4455
 FAX(281) 485-6620
 E-MAIL ADDRESS LASLEWIS@SBCGlobal.NET

APPLICANT/AGENT INFORMATION:

NAME Andrea Hinojosa
 ADDRESS 17210 Berry Rd.
 CITY Pearland STATE Tx ZIP 77584
 PHONE(281) 777-5067
 FAX(281) 485-6620
 E-MAIL ADDRESS Andrea.Hinojosa@Hotmail.co

*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

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

Owner's Signature: [Signature] Date: 1/16/14

Agent's/
 Applicant's Signature: [Signature] Date: 1/16/14

OFFICE USE ONLY:

FEES PAID: <u>250.00</u>	DATE PAID: <u>1/17/14</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER:
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Application No. CUP2014-01

**POSTING OF ZONING NOTIFICATION SIGNS
ON PROPERTY UNDER CONSIDERATION
FOR A ZONE CHANGE (OR CONDITIONAL USE PERMIT)**

Any person, firm or corporation requesting a zoning change, a conditional use permit (CUP), or a variance shall be required to erect and maintain a sign(s), to be inspected by the City, upon the property for which a variance or zoning change has been requested.

Such sign(s) shall be located as follows:

- (1) One (1) sign per street frontage shall be located within thirty feet (30') of the abutting street, or as determined by the City.
- (2) So as to be clearly visible and readable from the public right-of-way and not obstructed in any manner.
- (3) So as not to create a hazard to traffic on the public rights-of-way abutting the property.
- (4) On the subject property at least ten (10) days prior to the hearing of such zoning change request by the Planning and Zoning Commission, and to remain continuously on said property until final action by the City Council or withdrawal of the case by the applicant. Removal of the sign by the applicant prior to a recommendation by the Planning and Zoning Commission and/or a final decision by the City Council shall constitute a withdrawal of the request.
- (5) The signs shall be as follows:
 - A minimum sign size of 2 feet by 3 feet, but no larger than 4 feet by 4 feet
 - At least 2 feet above the ground
 - Blue or black lettering that is a minimum of 3 inches by 1/2 inch, on a white background
 - Message content as follows:

Conditional Use Permit
PROPOSED (SPECIFY REQUEST)
Contact City of Pearland
281-652-1768

AA
1-17-14

*Signs must be professionally made; handwritten signs are not allowed.

*Signs must be freestanding and cannot be attached to a tree, fence, or building.

APPLICATION CHECKLIST FOR THE FOLLOWING Conditional Use Permits (CUP)

- ✓ Application, filled out completely, and signed by the owner of the property to be considered for the conditional use permit.
- If the applicant is the designated agent, the application shall include a written statement from the property owner authorizing the agent to file the application on his behalf. **Section 1.2.1.1 (a) of the Unified Development Code.**
- ✓ Metes and Bounds Description, (Survey, or a Plat of the property that contain the metes and bounds description).
- ✓ Parcel map, printed from the City of Pearland website, indicating the location and boundaries of the subject property.
- ✓ Letter of Intent, explaining the conditional use permit request in detail, specifying proposed uses, specific operations of the use, square footage of buildings, unique characteristics of the property, and any other necessary information
- ✓ Application fee of \$250.00, by cash, check made payable to the City of Pearland, or credit card (Visa and MasterCard only)
- ✓ Site Plan or Plot Plan showing the proposed layout of the subject property, including any proposed buildings, parking, landscaped areas, detention ponds, fences, and any other relevant information
- ✓ Acknowledgement of the sign to be posted on the property 10 days prior to the public hearing
- ✓ Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.
- Application packets that are not complete will not be accepted. **When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, it may be necessary to postpone the proposed CUP/Zone Change and remove it from the scheduled agenda and place it on a future agenda date according to Section 1.2.1.2. of the Unified Development Code.**

City of Pearland Building Permits
3515 Liberty Dr
Pearland, TX 77581
Telephone: 281-652-1638

*** SALES SLIP ***

Oper: ABOZNALES Type: OC Drawer: 1
Date: 9/19/13 01 Receipt no: 358428
Seq no: 3219361
Merch ID #: 0002
Cross ref#: 611563

Card no: *****2080

Card type: MASTER CARD

Auth code: 082195 Time: 13:52:23

Date: 9/19/13
Payment total: 5775.03

CARDHOLDER ACKNOWLEDGES RECEIPT OF GOODS AND/OR SERVICES IN THE AMOUNT OF THE TOTAL SHOWN HEREIN AND AGREES TO PERFORM THE OBLIGATIONS SET FORTH IN THE CARD-HOLDER'S AGREEMENT WITH THE ISSUER.

Signature: JAMES F. LEACH

CUSTOMER COPY

City of Pearland Building Permits
3515 Liberty Dr
Pearland, TX 77581
Telephone: 281-652-1638

*** SALES SLIP ***

Oper: ABOZNALES Type: OC Drawer: 1
Date: 9/19/13 01 Receipt no: 358429
Seq no: 3218382
Merch ID #: 0002
Cross ref#: 611564

Card no: *****2080

Card type: MASTER CARD

Auth code: 083968 Time: 13:55:05

Date: 9/19/13
Payment total: 5250.00

CARDHOLDER ACKNOWLEDGES RECEIPT OF GOODS AND/OR SERVICES IN THE AMOUNT OF THE TOTAL SHOWN HEREIN AND AGREES TO PERFORM THE OBLIGATIONS SET FORTH IN THE CARD-HOLDER'S AGREEMENT WITH THE ISSUER.

Signature: JAMES F. LEACH

CUSTOMER COPY

2013 TAX STATEMENT



**RO'VIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515**

Certified Owner:
LEACH JAMES F & PAULA S
2106 O'DAY RD
PEARLAND, TX 77581-

Legal Description:
HICKORY CREEK PLACE (PEARLAND), BLOCK
3, LOT 9

Account No: 4860-0025-000

Appr. Dist. No.: 215562

Legal Acres: .6313
Parcel Address: 2106 ODAY RD
Print Date: 01/17/2014

As of Date: 01/17/2014

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$55,280	\$81,460	\$136,740	\$136,740	\$0	\$0	\$0	\$136,740
Taxing Unit	Assessed Value (100%)	Exemptions Code	Amount	Taxable Value	Tax Rate	Tax	
BRAZORIA COUNTY	\$136,740		\$0.00	\$136,740	0.4320200	\$590.74	
<i>Amount saved by additional sales tax revenue \$129.25</i>							
SPECIAL ROAD & BRIDGE	\$136,740		\$0.00	\$136,740	0.0600000	\$82.04	
PEARLAND ISD	\$136,740		\$0.00	\$136,740	1.4157000	\$1,935.83	
BRAZORIA DRAINAGE DIST 4	\$136,740		\$0.00	\$136,740	0.1560000	\$213.31	
CITY OF PEARLAND	\$136,740		\$0.00	\$136,740	0.7051000	\$964.15	
Total Tax:						\$3,786.07	
Total Tax Paid to date:						\$3,786.07	
Total Tax Remaining:						\$0.00	

Exemptions:

AMOUNT DUE IF PAID BY THE END OF:

JAN 2014 0%	FEB 2014 7%	MAR 2014 9%	APR 2014 11%	MAY 2014 13%	JUN 2014 15%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
JUL 2014 18 + up to 20%	AUG 2014 19 + up to 20%	SEP 2014 20 + up to 20%	OCT 2014 21 + up to 20%	NOV 2014 22 + up to 20%	DEC 2014 23 + up to 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

School Information:
PEARLAND ISD

2013 M&O 1.0400000 I&S .37570000 Total 1.4157000 2012 M&O 1.0400000 I&S .37940000 Total 1.4194000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4150



Print Date: 01/17/2014

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

**RO'VIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515
(979) 864-1320, (979) 388-1320, (281) 756-1320**



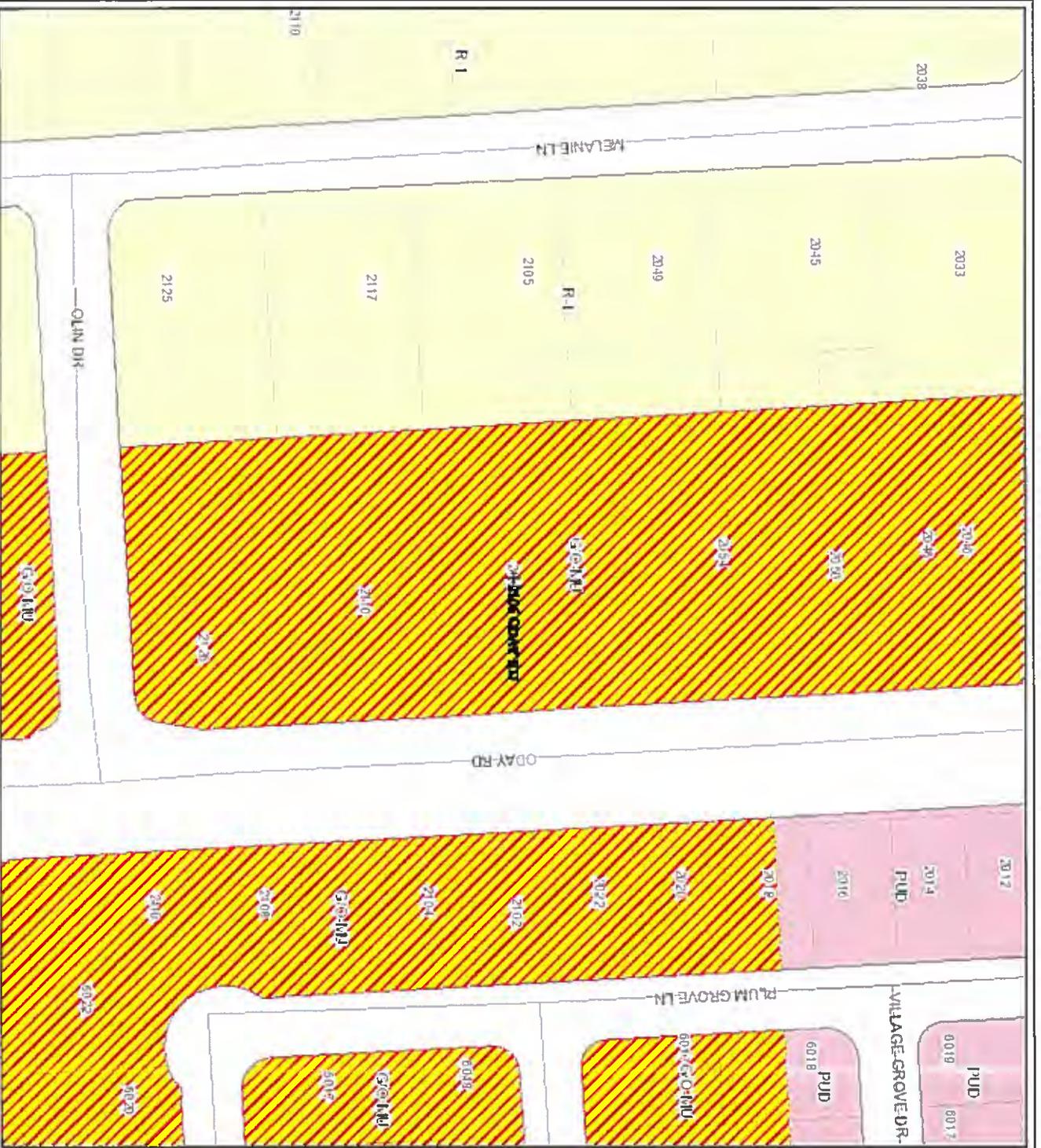
* 4 8 6 0 0 0 2 5 0 0 0 *

4860-0025-000
LEACH JAMES F & PAULA S
2106 O'DAY RD
PEARLAND, TX 77581-

AMOUNT PAID:

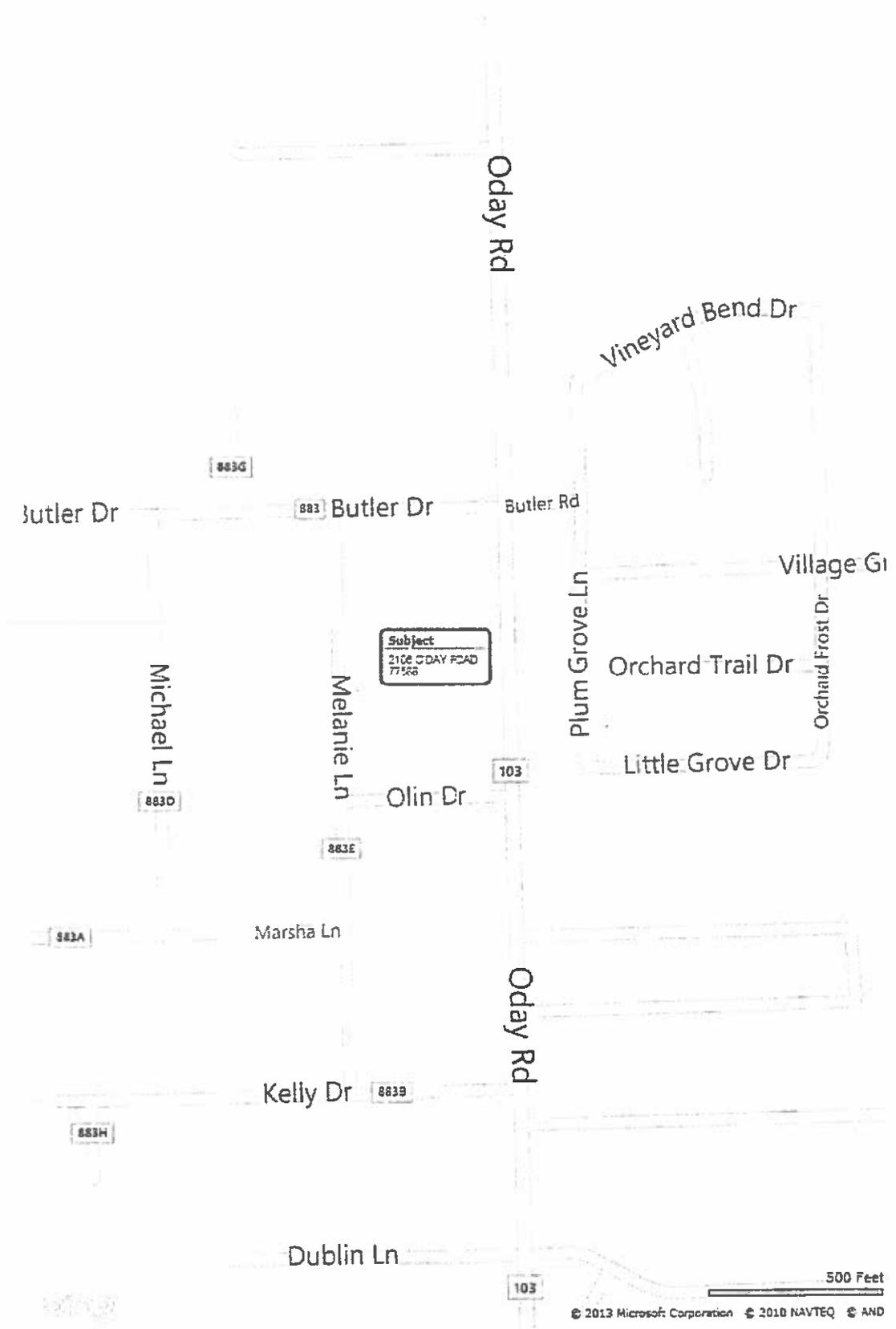
\$ _____

48600025000 2013 012014 00000000000 00000000000 00000000000 0

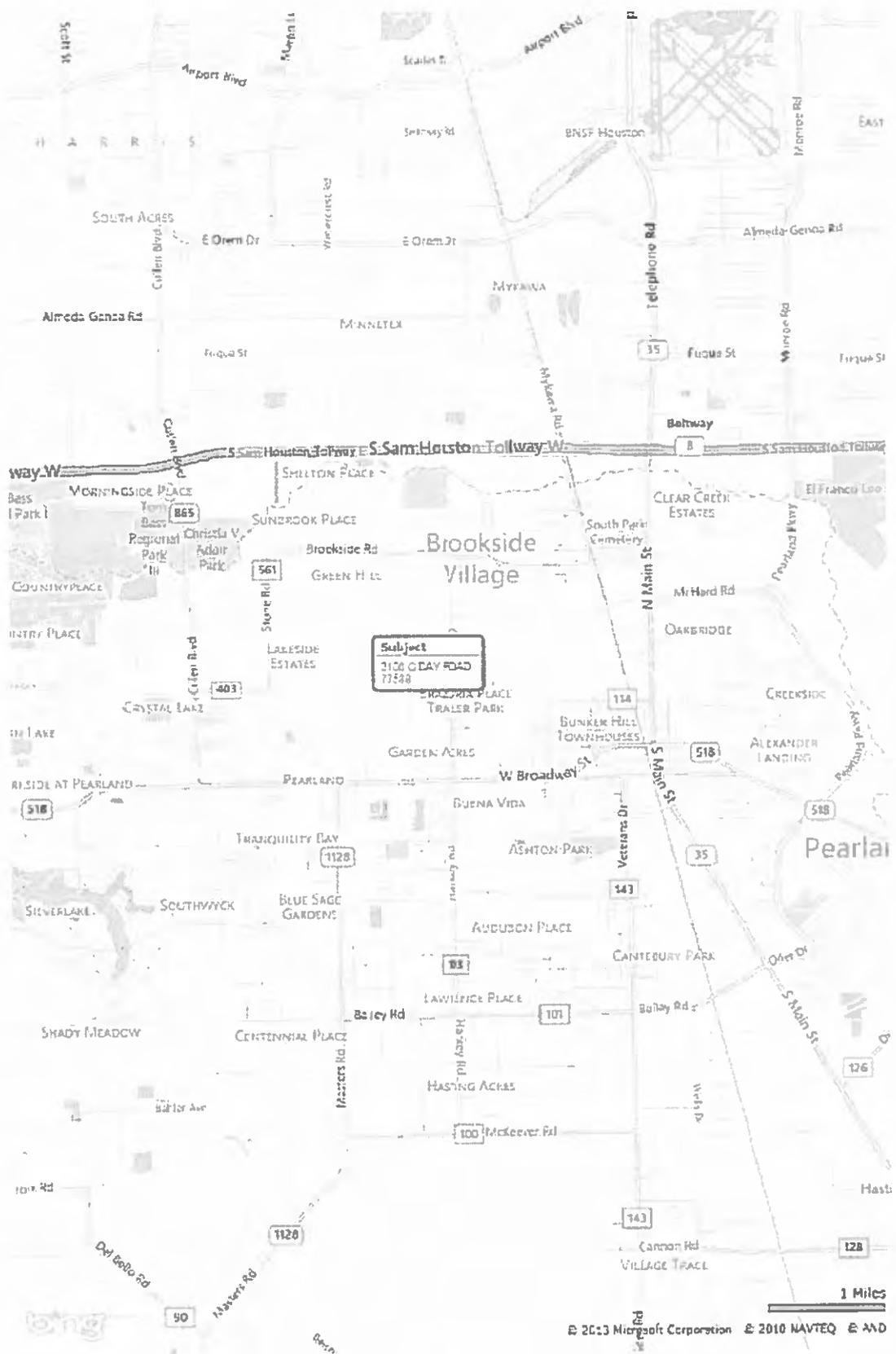


Scale 1:1,328
1 in = 111 ft

SITE LOCATION MAP



SITE NEIGHBORHOOD AND LOCATION MAP



LETTER OF INTENT

To Whom It May Concern:

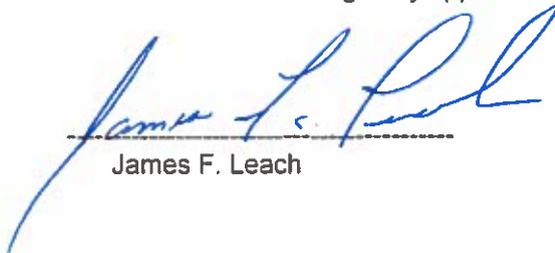
We are James and Paula Leach. We own Lewis Auto Service on Harkey Road. We are a full service automotive repair shop that has served Pearland since 1986. We perform general automotive repair such as general mechanical, ac, computer diagnostics, emissions repair, brakes, etc. We are open from 8 am to 6 pm Monday thru Friday and 8 to 12 on Saturdays.

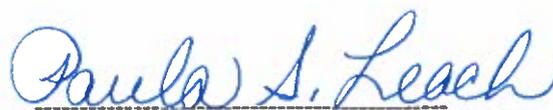
As of 7/2013 we purchased the property at 2106 Oday Road. The intended use of this property was to be used as an overflow for Lewis Auto Service. We work for several companies that require we pickup the vehicle, repair it, and return it to the company. (ie: Strickland Chevrolet, Clayton Funeral Home, Evergreen Livery, Beck and Masten etc). This would be the primary use of the Oday facility.

After we purchased the property we started work on the building. The electrical was repaired, fire extinguishers installed, offices repainted, phone system installed, computer access installed, engineering checks to meet Texas Windstorm and flood and fire insurance etc. We have plans to bring the building and property up to conform with the city. We are looking at having the building stuccoed and bring the parking and landscape into compliance.

Upon filing for a certificate of occupancy we were informed of a zoning discrepancy. The property is listed by the City of Pearland as the Garden Road Oday Mixed Use District (ie: commercial, industrial and/or residential). It is our understanding that the City considers Automotive as General Commercial and would require a zoning change. After several meetings with the Planning Department it was further decided that after the zone change we will need a conditional use permit.

Your consideration in this matter is greatly appreciated.


James F. Leach


Paula S. Leach

**P&Z AGENDA
ITEM**

C



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 02/11/2014
AGENDA ITEM SUBJECT: Waiver Request – Final Plat of Canterbury Park Section 2

Old Business **New Business** Discussion Item Workshop

Summary: A request by John Dreahn of Pape-Dawson Engineers Inc., applicant; on behalf of KB Homes Lone Star Inc., owner; for approval of a Waiver of Decision for the Final Plat of Canterbury Park Section 2, a 51 lot subdivision on 13.21 acres of land, generally located at the 4000 Block of Springfield Ave., to allow for additional time to resolve all outstanding items.

Staff Recommendation: Approval



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

February 10, 2014

City of Pearland
Attn: Mr. Ian Clowes
Community Development
3523 Liberty Drive
Pearland, Texas 77581

Re: Waiver of Decision
Canterbury Park Section 2
Permit #: 14-99900007

Mr. Clowes:

In response to the Comment Letter received regarding the Canterbury Park Section 2 Final Plat dated February 4th, 2014, we would like to request a *Waiver of Decision* to allow proper time to address the remaining outstanding items.

Please let me know if there are any questions or any further information is required for this request.

Sincerely,
Pape-Dawson Engineers, Inc.
Texas Board of Professional Engineers, Firm Registration # 470

A handwritten signature in blue ink that reads 'John R. Dreahn'.

John. R. Dreahn, P.E.
Project Manager

**P&Z AGENDA
ITEM**

D



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 02/11/2014
AGENDA ITEM SUBJECT: Final Plat of Canterbury Park Section 2

Old Business **New Business** Discussion Item Workshop

Summary: A request by John Dreahn of Pape-Dawson Engineers Inc., applicant; on behalf of KB Homes Lone Star Inc., owner; for approval of a Final Plat of Canterbury Park Section 2, a 51 lot subdivision on 13.21 acres of land, generally located at the 4000 Block of Springfield Ave.

Staff Recommendation: No action is required at this time.



PLANNING AND ZONING COMMISSION MEETING OF FEBRUARY 17, 2014

FINAL PLAT OF CANTERBURY PARK SECTION 2

A request by John Dreahn of Pape-Dawson Engineers Inc., applicant; on behalf of KB Homes Lone Star Inc., owner; for approval of a Final Plat of Canterbury Park Section 2, a 51 lot subdivision on 13.21 acres of land, generally located at the 4000 Block of Springfield Ave, to wit:

Legal Description: A subdivision of land containing 13.2144 acres out of the Canterbury Park Section 1 Survey, City of Pearland Texas, County of Brazoria, Texas.

General Location: 4000 Block of Springfield Ave.

SUMMARY: This is a request for a Final Plat of Canterbury Park Section 2. The property contains a total of 13.21 acres with 51 proposed lots. The property is located within two zoning designations, Single Family Residential – 2 (R-2) and Canterbury Park Planned Development (Canterbury Park PD). The proposed development meets the requirements of both the PD and R-2 zone regarding lot sizes and layout.

The subject parcel is part of the Canterbury Park Planned Development and is the second phase of the development. Phase 1 of the subdivision was approved in 2004. A preliminary plat for Section 2, which showed a total of 97 lots, was approved in 2007 but was never acted on and has since expired. A new preliminary plat for the subject parcel showing 51 lots, was approved in May of 2013.

A development agreement was executed in April of 2008 and has since expired. The development agreement created a specific timeline and phasing plan for all parkland dedication and amenity construction. The proposed final plat of Section 2 would have triggered the full dedication of the required parkland, per the expired development agreement. At this time, no parkland has been dedicated to the city nor have any of the required amenities been constructed. Staff is unable to recommend approval of the proposed final plat until these issues have been resolved.

UNIFIED DEVELOPMENT CODE: The subject property is currently zoned Single Family Residential-2 (R-2) and Planned Development (PD). The R-2 and PD zone require a minimum lot width of 70', minimum lot depth of 90' and minimum lot area of 7,000 sq. ft. All lot width and depth requirements of both the UDC and PD have been met.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Planned Development (PD)/Single Family Residential (R-2)	Vacant Single Family Residential
South	Single Family Residential (R-2)	Vacant Single Family Residential
East	Planned Development (PD)/Single Family Residential (R-2)	Vacant Single Family Residential
West	Planned Development (PD)/Single Family Residential (R-2)	Single Family Residential – Canterbury Park Section 1

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The Future Land Use designation for the subject parcel is Low Density and Medium Density Residential. The approved Comprehensive Plan further indicates that corresponding lot sizes for these designations would be 10,000, 8,000, 7,000 or 6,000 square foot lots. Therefore, the proposed development is in conformance with the Comprehensive Plan.

PLATTING STATUS: This is the third plat for the subject property. A preliminary plat containing this section was approved in 2007 but development of the subdivision did not occur within the 2 year time frame and subsequently expired. A new preliminary plat for this section was approved by the Planning and Zoning Commission on May 6, 2013. The final plat may not be approved until the completion and acceptance of all public infrastructure and amenities, or execution of a new Development Agreement, and prior to the release of any building permits.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property is served by Springfield Avenue and Canterbury Park Ln. which are part of Section 1. These roads are both platted as minor collectors which require 60' of right-of-way.

AVAILABILITY OF UTILITIES: Public water and sewer are available for this site, and will be extended to the site by the developer.

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

STAFF RECOMMENDATION: Staff is unable to recommend approval of the Final Plat of Canterbury Park Section 2 as proposed by the applicant, for the following reasons:

1. A development agreement was executed in April 2008 which created a specific timeline and a phasing plan for all parkland and amenity construction. The development agreement has since expired. Staff has met with the developer and is working on resolving the issue.
2. The applicant has requested a Waiver of Decision of time in order to address all of staff's outstanding comments.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Future Land Use Plan
- Aerial Map
- Final Plat of Canterbury Park Section 2



Vicinity and Zoning Map

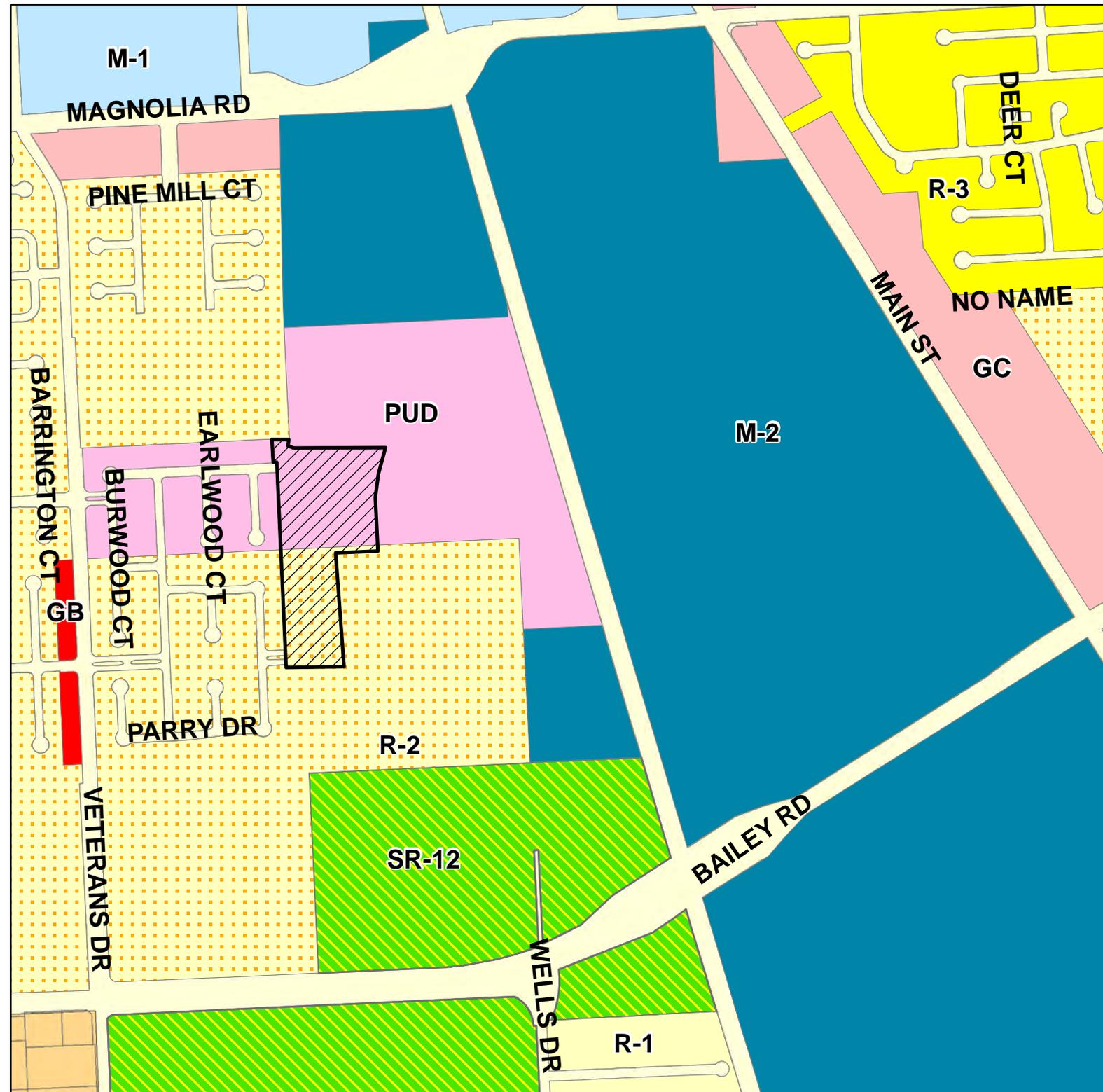
Final Plat of Canterbury Park Section 2

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

N



063060 Feet





FLUP Map

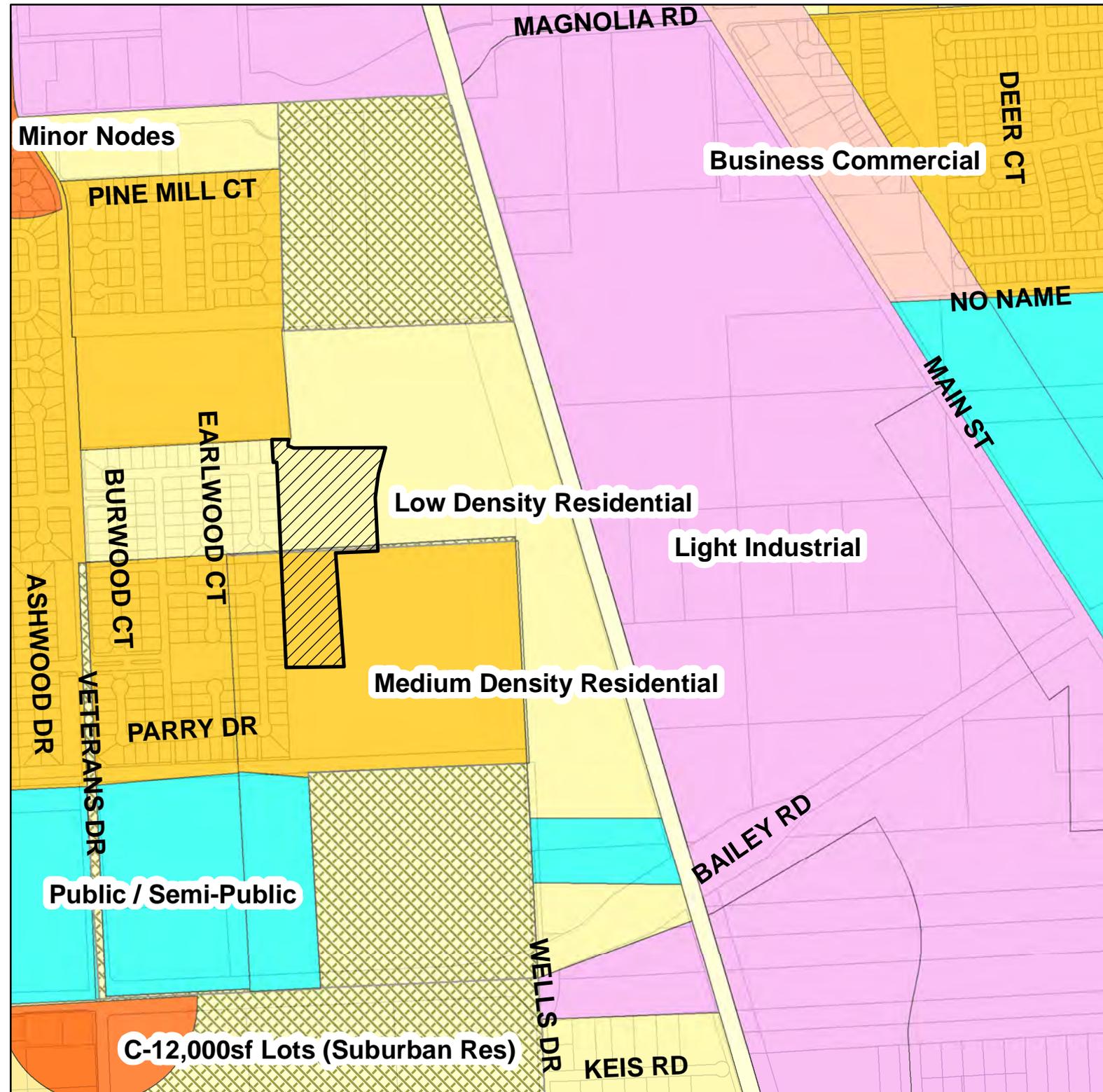
Final Plat of Canterbury Park Section 2

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N



660 Feet



Minor Nodes

Business Commercial

DEER CT

PINE MILL CT

NO NAME

MAIN ST

Low Density Residential

Light Industrial

EARLWOOD CT

BURWOOD CT

Medium Density Residential

ASHWOOD DR

VETERANS DR

PARRY DR

Public / Semi-Public

BAILEY RD

C-12,000sf Lots (Suburban Res)

WELLS DR

KEIS RD



Aerial Map

**Final Plat of
Canterbury Park
Section 2**

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N



663060 Feet



**P&Z AGENDA
ITEM**

E



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 02/11/2014
AGENDA ITEM SUBJECT: Final Plat of Highland Crossing Section 2

Old Business **New Business** Discussion Item Workshop

Summary: A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Beazer Homes Texas L.P., owner; for approval of the Final Plat of Highland Crossing Section 2, a 46 lot subdivision on 14.9 acres, generally located at the 1400 Block of Old Alvin Rd.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF FEBRUARY 17, 2014

FINAL PLAT OF HIGHLAND CROSSING SECTION 2

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Beazer Homes Texas L.P., owner; for approval of the Final Plat of Highland Crossing Section 2, a 46 lot subdivision on 14.9 acres, generally located at the 1400 Block of Old Alvin Rd., on the following described property, to wit:

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

General Location: 1400 Block of Old Alvin Rd.

SUMMARY: This is a request for a Final Plat of Highland Crossing Section 2, a proposed 46 lot single-family residential subdivision on approximately 14.9 acres. This proposed subdivision is zoned Single Family Residential (R-2) and has an approved cluster development plan in place that allows for deviations in lot sizes in return for additional open space and amenities which would not normally be required under the standard development requirements. This final plat is part of Section 1 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 required down the center of the project located within an existing pipeline easement. The central trail will branch out into the subdivision providing multiple access points. The cluster development plan allows the applicant up to 120 days after the approval of the final plat to complete the construction of all required amenities. At this time, the applicant has executed a subdivision improvement agreement with the city to ensure that all infrastructure and amenities will be completed within a specified time frame.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	General Business (GB), Single Family Residential (R-2)	Crosspoint Church, Single Family Residential
South	Single Family Residential (R-2) Cluster	Vacant Single Family Residential
East	Single Family Residential (R-2) Cluster	Vacant Single Family Residential
West	General Commercial (GC)	Vacant Commercial Land, Cemetery

UNIFIED DEVELOPMENT CODE: The subject parcel is zoned Single Family Residential – 2 (R-2) and 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. The cluster development plan was approved in December of 2012.

OLD ALVIN CLUSTER DEVELOPMENT PLAN: The property is zoned Single Family Residential – 2 (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.

	Table 2: R-4 Single-Family Dwelling District	
	R-2 Requirements	R-2 Cluster Requirements
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 second final plat out of five proposed sections from the original Master Plat of Old Alvin Tract. The preliminary plat for section 2 was approved by the Planning and Zoning Commission in July of 2013.

COMFORMANCE TO THE COMPREHENSIVE PLAN: The subject property is within the Low Density Residential future land use designation. The Low Density Residential future land use designation would normally apply to the Suburban Residential (SR-12) and Single Family Residential – 1 (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 approved in 2012 for this site, allowing for the deviation in lot sizes.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Old Alvin Rd., which is a Major Collector and requires 80 feet of right-of-way. Internally this development will be served by local roads with 50 feet of right-of-way.

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 and will be extended by the developer.

STORMWATER MANAGEMENT: A Drainage Plan has been approved by the Engineering Department.

PARKS, OPEN SPACE, AND AMENITIES: Parkland dedication fees have not been paid at this time. The applicant has stated that they will be paid prior to approval by the Planning and Zoning Commission. The trail located along and within the pipeline easement will be constructed as part of this section and must be in place within 120 days of the approval of the final plat.

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

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Highland Crossing Section 2 as proposed by the applicant for the following reasons:

1. The proposed final 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 and Zoning Map
- Future Land Use Map
- Aerial Map
- Final Plat of Highland Crossing Section 2



Vicinity and Zoning Map

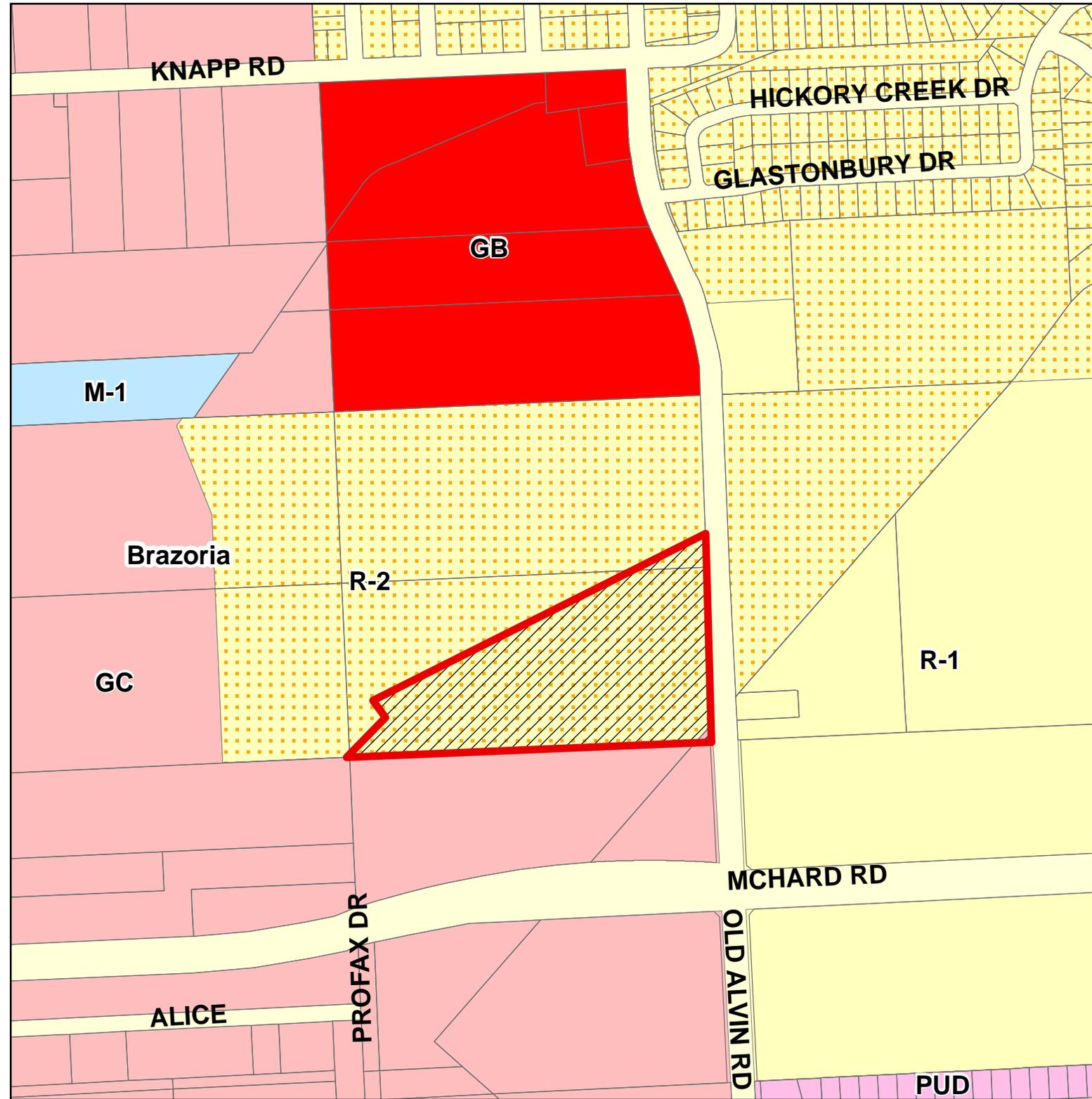
Final Plat of Highland Crossing Sec. 2

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N



0 120240 480 Feet





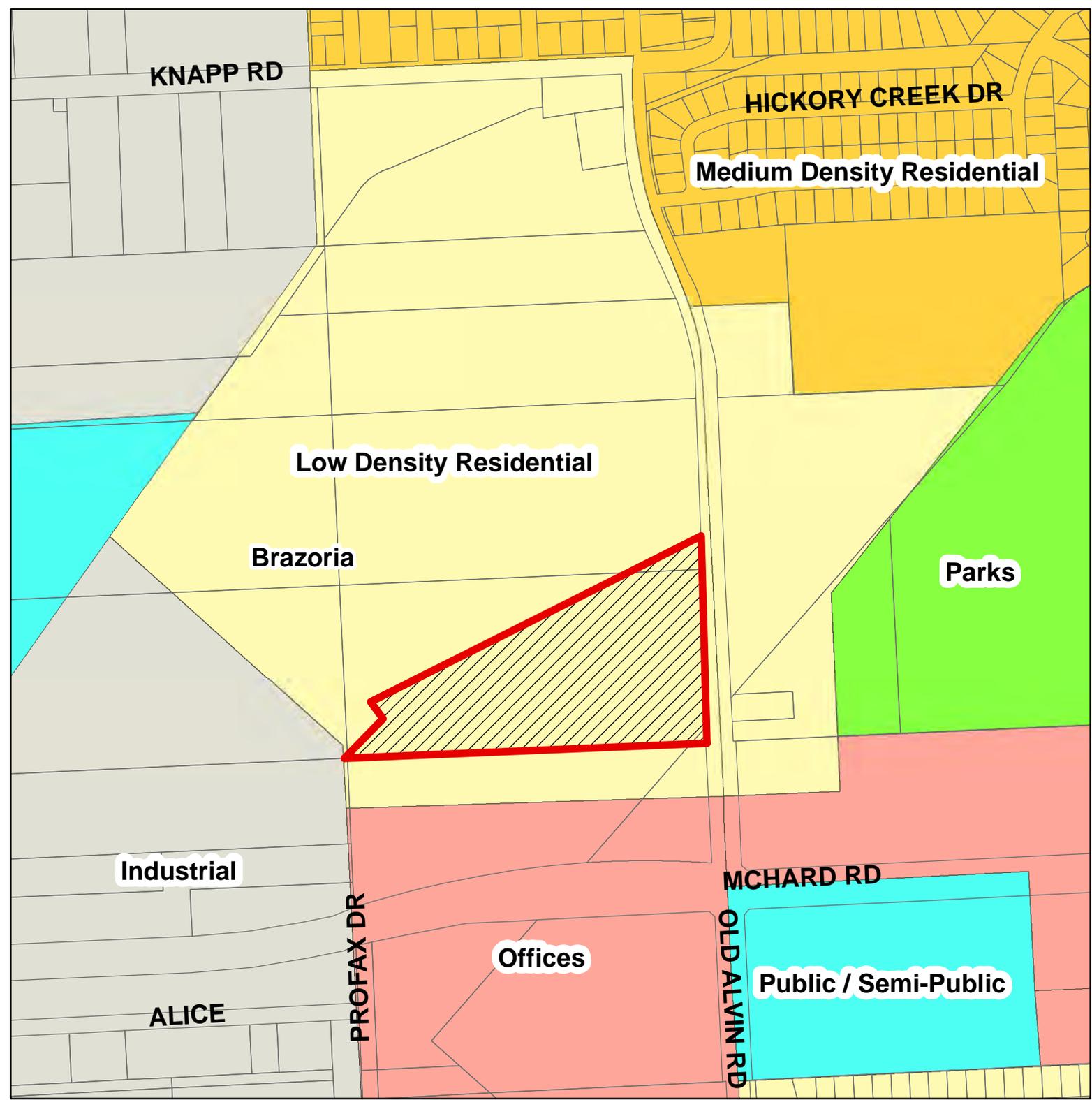
FLUP Map

**Final Plat of
Highland Crossing Sec. 2**

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N

0 120240 480 Feet



KNAPP RD

HICKORY CREEK DR

Medium Density Residential

Low Density Residential

Brazoria

Parks

Industrial

MCHARD RD

Offices

Public / Semi-Public

ALICE

PROFAX DR

OLD ALVIN RD



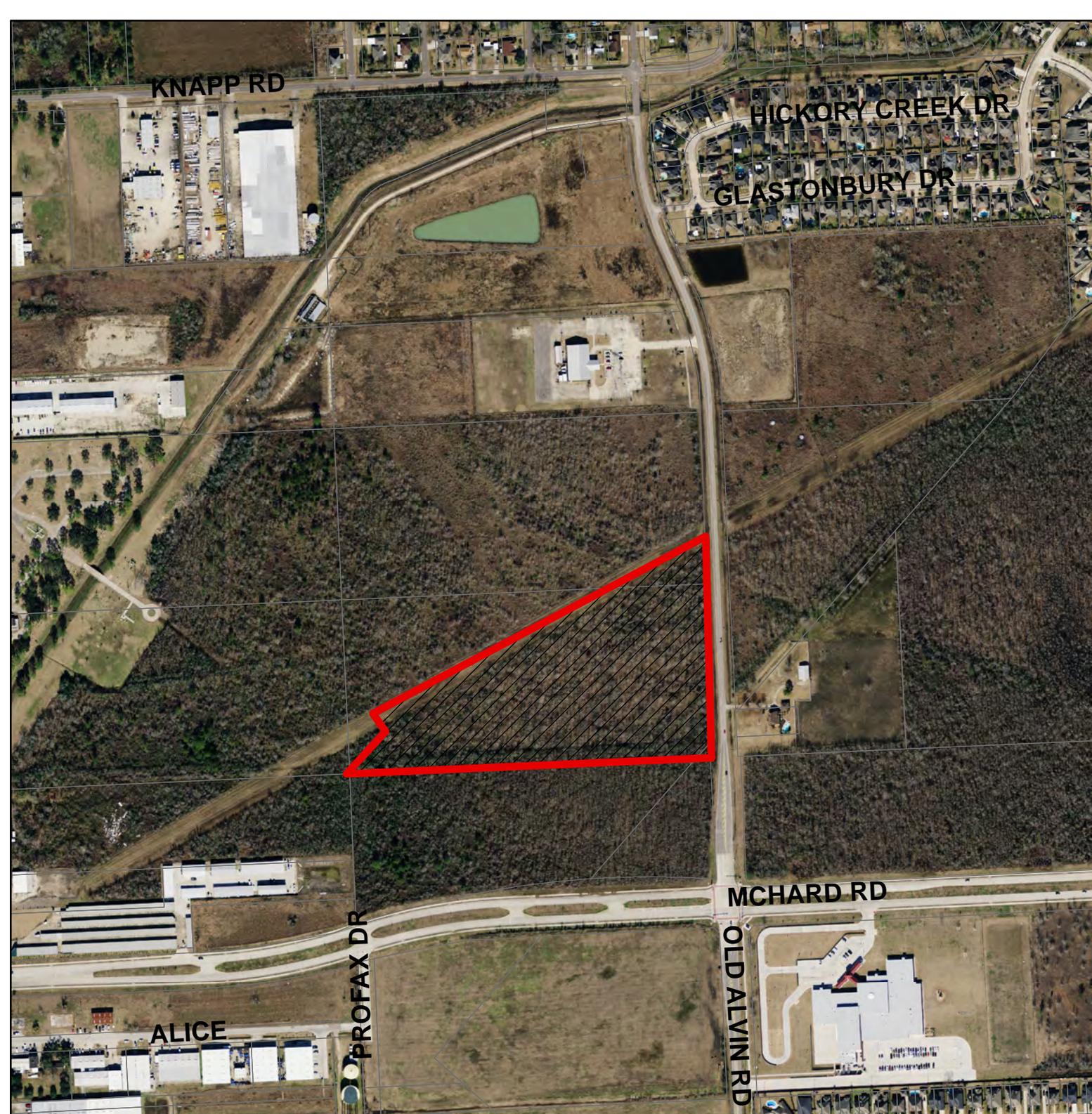
Aerial Map

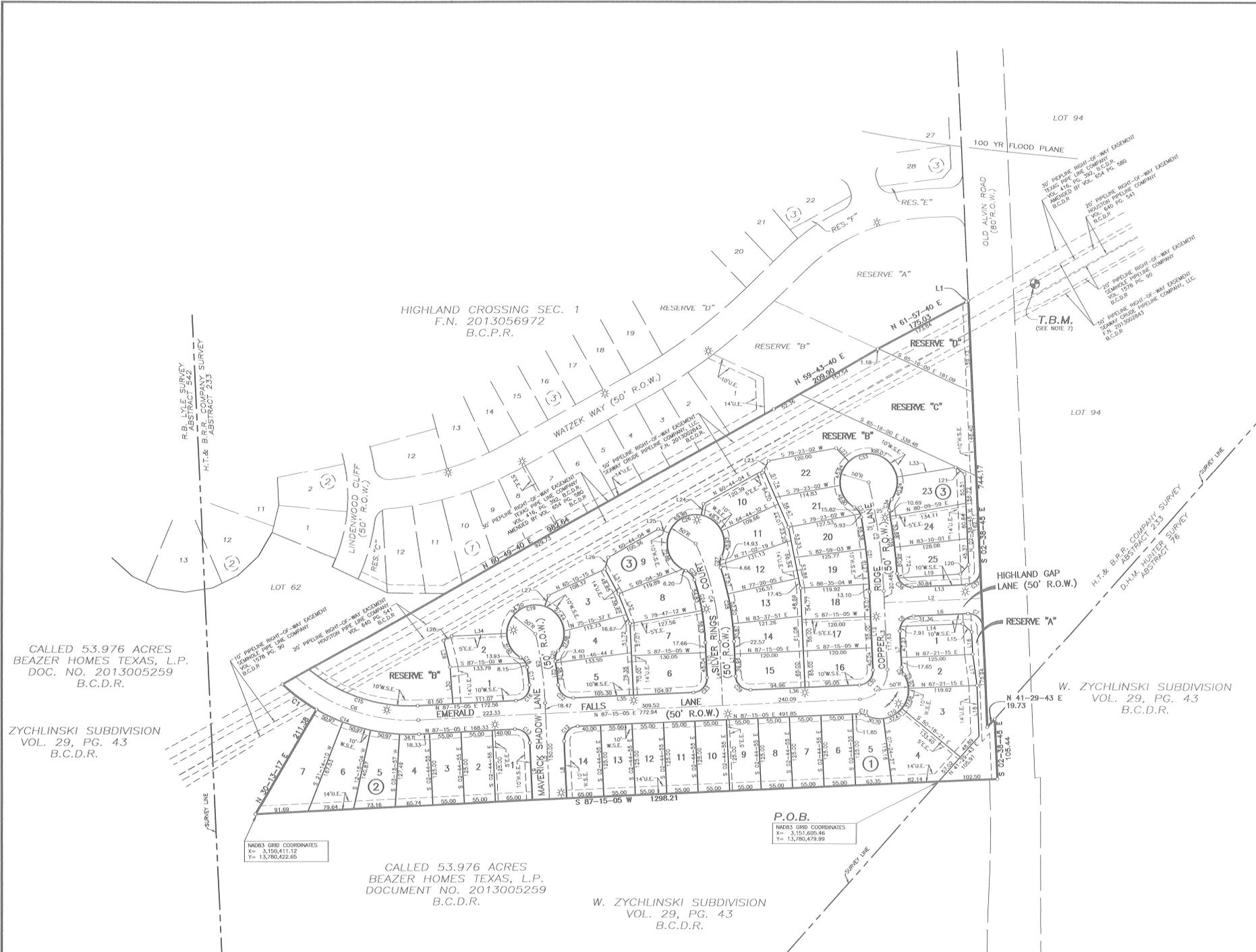
**Final Plat of
Highland Crossing Sec. 2**

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N

0 120240 480 Feet





BEAZER HOMES TEXAS, L.P.
 DOC. NO. 2013005259
 B.C.D.R.

W. ZYCHLINSKI SUBDIVISION
 VOL. 29, PG. 43
 B.C.D.R.

BEAZER HOMES TEXAS, L.P.
 DOCUMENT NO. 2013005259
 B.C.D.R.

LEGEND

- EXIST. INDICATES EXISTING
- U.E. INDICATES UTILITY EASEMENT
- W.S.E. INDICATES WATER AND SEWER EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT
- B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
- B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
- B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE
- B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PROPERTY RECORDS
- B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
- F.N. INDICATES FILE NUMBER
- ★ INDICATES PROPOSED STREET LIGHT
- +— INDICATES STREET NAME CHANGE
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE

RESERVE TABLE

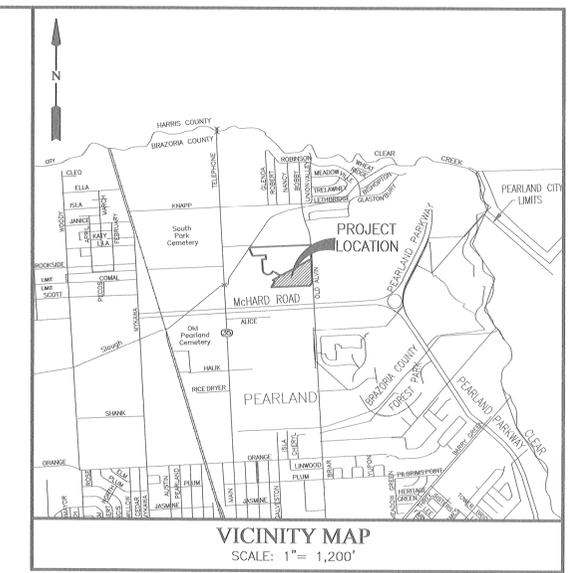
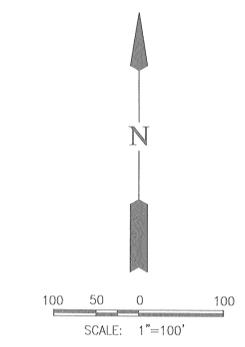
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.129	5,629	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	2.573	112,101	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.777	33,840	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.294	12,833	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	3.774	164,403	

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	325.00	13-06-02	74.31	37.32	74.15	S 53-13-42 E
C2	1000.00	10-54-40	190.44	95.51	190.15	N 08-06-05 W
C3	50.00	89-53-50	78.45	49.91	70.65	N 42-18-10 E
C4	450.00	22-30-50	176.82	89.57	175.69	N 13-54-10 W
C5	700.00	10-09-47	124.17	62.25	124.00	N 07-49-48 W
C6	300.00	44-33-28	233.30	122.91	227.47	S 70-28-10 E
C7	25.00	90-00-00	39.27	25.00	35.36	N 47-38-45 W
C8	25.00	90-00-00	39.27	25.00	35.36	S 42-21-15 W
C9	25.00	30-30-50	13.31	6.82	13.16	S 17-54-10 E
C10	50.00	150-55-30	131.71	192.81	96.80	N 42-18-10 E
C11	25.00	30-30-50	13.31	6.82	13.16	N 77-29-30 W
C12	25.00	90-00-00	39.27	25.00	35.36	S 42-15-05 W
C13	25.00	90-00-00	39.27	25.00	35.36	N 47-44-55 W
C14	325.00	46-04-13	261.33	138.19	254.34	S 69-42-48 E
C15	276.00	42-35-24	205.16	107.58	200.47	S 71-22-20 E
C16	25.00	92-46-48	40.48	26.24	36.20	N 40-51-41 E
C17	675.00	2-38-00	31.02	15.51	31.02	N 06-50-43 W
C18	25.00	50-36-31	22.08	11.82	21.37	N 33-27-58 W
C19	50.00	276-17-51	241.11	44.79	66.72	S 79-22-42 W
C20	25.00	46-01-01	20.08	10.62	19.54	S 14-31-06 W
C21	725.00	3-19-57	42.17	21.09	42.16	N 06-49-26 W
C22	25.00	87-35-27	38.22	23.97	34.60	S 48-57-11 E
C23	25.00	89-53-50	39.23	24.96	35.32	N 42-18-10 E
C24	425.00	14-57-33	110.96	55.80	110.65	N 10-07-31 W
C25	25.00	52-04-42	22.72	12.21	21.95	N 43-38-39 W
C26	50.00	276-10-49	241.01	44.88	66.80	S 68-24-25 W
C27	25.00	44-54-02	19.59	10.33	19.09	S 04-02-49 W
C28	475.00	15-45-28	130.64	65.73	130.23	N 10-31-29 W
C29	25.00	90-06-10	39.31	25.04	35.39	S 47-41-50 E
C30	25.00	88-53-50	39.23	24.96	35.32	N 42-18-10 E
C31	975.00	7-37-29	129.75	64.97	129.65	N 06-27-29 W
C32	25.00	49-51-15	21.75	11.62	21.07	N 35-11-51 W
C33	50.00	276-20-21	241.15	44.75	66.69	S 78-02-43 W
C34	25.00	46-38-44	20.35	10.78	19.80	S 12-53-31 W
C35	1025.00	6-10-26	110.45	55.28	110.40	N 07-20-38 W
C36	25.00	88-23-20	38.57	24.31	34.85	S 48-27-05 E
C37	25.00	90-00-00	39.27	25.00	35.36	N 42-21-15 E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 60-26-40 E	4.21
L2	N 87-21-15 E	170.00
L3	N 02-38-45 W	138.11
L4	N 02-38-45 W	112.62
L5	N 02-44-55 W	168.47
L6	N 87-21-15 E	95.00
L7	N 02-38-45 W	64.87
L8	N 02-44-55 W	100.00
L9	N 02-44-55 W	100.00
L10	N 02-38-45 W	62.71
L11	N 02-38-45 W	62.53
L12	N 02-38-45 W	138.11
L13	N 87-21-15 E	95.42
L14	S 87-21-15 W	108.76
L15	N 47-38-45 W	21.21
L16	N 02-38-45 W	40.00
L17	N 07-50-25 W	55.23
L18	N 02-38-45 W	89.17
L19	N 86-10-03 E	109.04
L20	N 41-45-39 E	21.43
L21	N 51-14-23 W	19.84
L22	N 43-44-20 W	32.02
L23	S 27-50-03 W	18.66
L24	S 10-52-58 W	20.00
L25	N 69-18-46 W	20.00
L26	S 15-44-04 W	21.21
L27	S 18-38-55 W	20.00
L28	S 60-44-04 W	16.04
L29	S 13-20-21 E	48.67
L30	S 04-32-29 E	65.03
L31	N 29-15-56 W	48.65
L32	N 21-41-08 W	55.29
L33	N 80-09-59 E	104.42
L34	S 87-15-05 W	97.56
L35	N 87-15-05 E	210.27
L36	N 87-15-05 E	190.00



1400 BLOCK OF OLD ALVIN ROAD
FINAL PLAT OF
HIGHLAND CROSSING
SECTION 2
 A SUBDIVISION OF 14.872 ACRES OF LAND SITUATED IN THE
 H.T.& B. R.R. SURVEY, ABSTRACT 233 AND
 D.H.M. HUNTER SURVEY, ABSTRACT 76,
 CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

46 LOTS 4 RESERVES (3.774 ACRES) 3 BLOCKS
 FEBRUARY 10, 2014 JOB NO. 1406-3110C-310

OWNERS:
BEAZER HOMES TEXAS, L.P.
 BY: BEAZER HOMES TEXAS HOLDINGS, INC.
 ITS GENERAL PARTNER
 BRUCE CRAIG, DIVISION PRESIDENT
 10110 W. SAM HOUSTON PARKWAY N., SUITE A-100, HOUSTON, TEXAS 77064
 PH. (713) 849-5017

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

CONTACT: RENE RODRIGUEZ

SHEET 1 OF 2

**P&Z AGENDA
ITEM**

F



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 02/11/2014
AGENDA ITEM SUBJECT: Final Plat of Orchard Glen

Old Business **New Business** Discussion Item Workshop

Summary: A request by Richard DeLeon of Lentz Engineering, applicant; on behalf of K Hovnanian of Houston, owner; for approval of the Final Plat of Orchard Glen, a 79 lot subdivision on 23.52 acres, generally located at the 3500 Block of Veterans Dr.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF FEBRUARY 17, 2014

FINAL PLAT OF ORCHARD GLEN

A request by Richard DeLeon of Lentz Engineering, applicant; on behalf of K Hovnanian of Houston, owner; for approval of the Final Plat of Orchard Glen, a 79 lot subdivision on 23.52 acres, generally located at the 3500 Block of Veterans Dr., on the following described property, to wit:

Legal Description: Being 23.52 acres of land out of the H.T. &B.R.R. Co. Survey, Section 12, Abstract No. 508, City of Pearland, Brazoria County, Texas.

General Location: 3500 Block of Veterans Dr.

SUMMARY: This is a request for a Final Plat of Orchard Glen, a proposed 79 lot single-family residential subdivision on approximately 23.52 acres. The proposed subdivision is zoned Single Family Residential - 2 (R-2) and is the second phase of the Pearland Farms Subdivision.

The preliminary plat was approved on June 23, 2010 under the name Pearland Farms Section 2. A final plat was submitted and approved for a waiver of decision on June 4, 2012. Preliminary plats expire 2 years after their approval if a final plat has not been approved. The applicant was unable to correct all outstanding issues prior to the expiration of the waiver and the expiration of the initial preliminary plat. An extension of the preliminary plat was requested on June 18, 2012 and was approved by the Planning and Zoning Commission.

The applicant has completed the majority of the infrastructure and has entered into a subdivision improvement agreement with the city in order to ensure that all remaining infrastructure will be completed within a specified time frame.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Single Family Residential (R-2)	Single Family Residential - Pearland Farms Section 1
South	Planned Development (PD)	Single Family Residential - Canterbury Park
East	Planned Development (PD)	Single Family Residential - Canterbury Park
West	Single Family Residential (R-2)	Single Family Residential – Cabot Cove

UNIFIED DEVELOPMENT CODE: The subject parcel is zoned Single Family Residential – 2 (R-2) and is in conformance with all requirements of the Unified Development Code.

PLATTING STATUS: This is the second final plat submitted for this subdivision. The preliminary plat was approved in June of 2010 under Pearland Farms Section 2. A final plat was submitted and withdrawn in June of 2012 at which time an extension of the original preliminary plat was requested and approved, extending the approval of the preliminary plat by 2 years.

COMFORMANCE TO THE COMPREHENSIVE PLAN: The subject property is within the Medium Density Residential future land use designation. Appropriate zoning categories for the Medium Density Residential future land designation would be Single Family Residential R-2, R-3 and R-4. The subject property, which is zoned Single Family Residential – 2 (R-2), is in conformance with the Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Veterans Dr, a secondary thoroughfare which requires 100 feet of right-of-way. The proposed final plat is dedicating a 22.7' wide strip of land along Veterans Dr. for right-of-way purposes for the future expansion of Veterans Dr.

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 and has been extended by the developer.

STORMWATER MANAGEMENT: A drainage plan has been reviewed by the Engineering Department.

PARKS, OPEN SPACE, AND AMENITIES: Parkland dedication fees were submitted by the applicant and have been processed.

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

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Orchard Glen as proposed by the applicant for the following reasons:

1. The proposed final plat will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the Unified Development Code and the Comprehensive Plan

3. The request is in conformance with the surrounding zoning.

SUPPORTING DOCUMENTS:

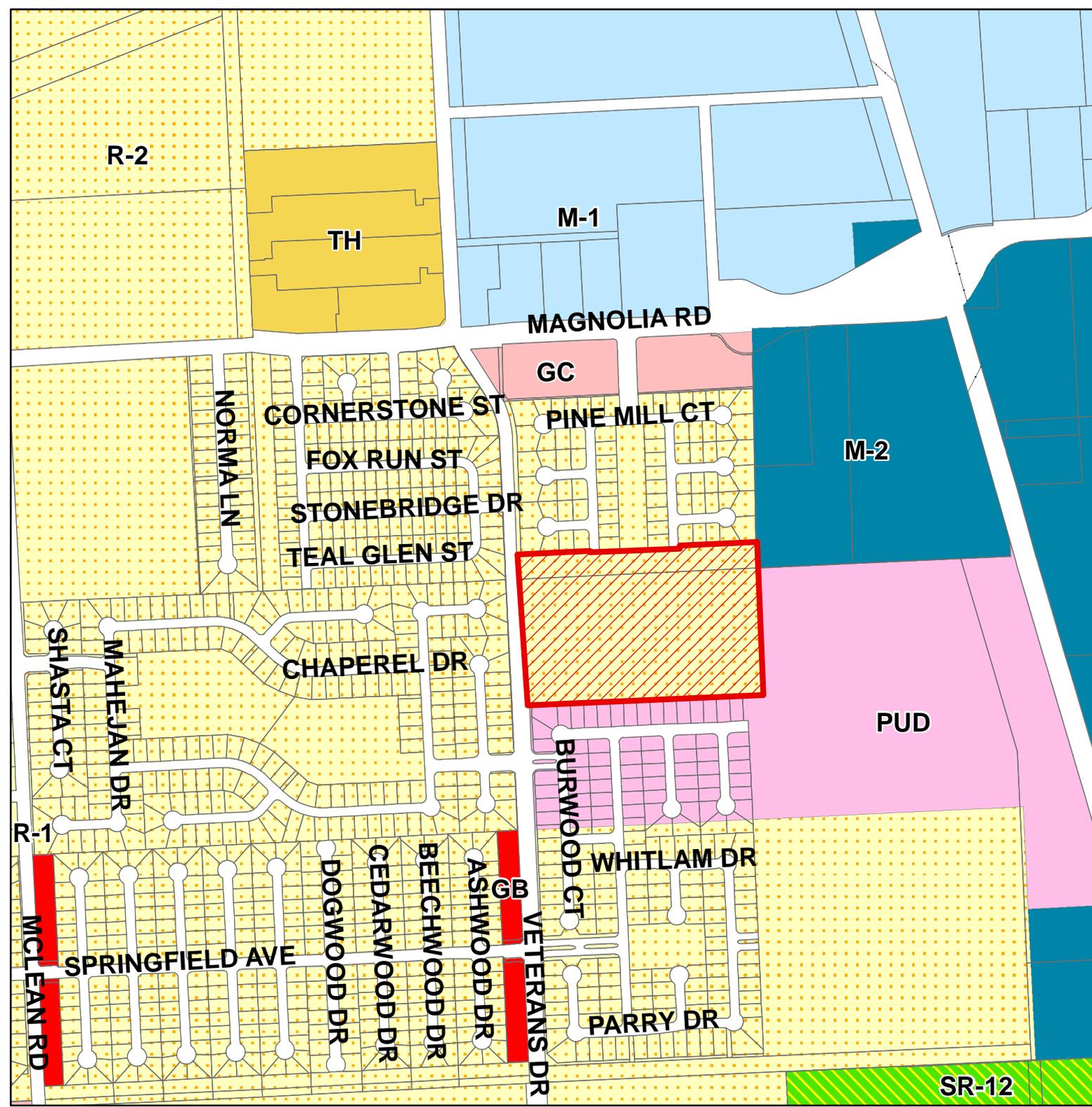
- Vicinity and Zoning Map
- Future Land Use Map
- Aerial Map
- Final Plat of Orchard Glen



Zoning and Vicinity Map
Final Plat of Orchard Glen

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.

0 200 400 800 Feet



Parks

Light Industrial

**MAGNOLIA PINES DR
MAGNOLIA OAKS**

MAGNOLIA RD

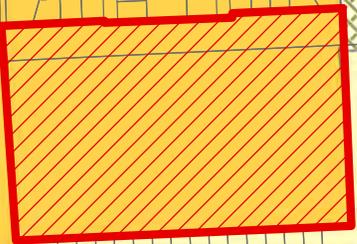
Minor Nodes

**CORNERSTONE ST
FOX RUN ST
STONEBRIDGE DR
TEAL GLEN ST**

C-12,000sf Lots (Suburban Res)

Medium Density Residential

CHAPEREL DR



Low Density Residential

**SHASTA CT
MAHEJAN DR**

**BURWOOD CT
WHITLAM DR**

MCLEAN RD

**SPRINGFIELD AVE
DOGWOOD DR
CEDARWOOD DR
BEECHWOOD DR
ASHWOOD DR**

VETERANS DR

PARRY DR

Public / Semi-Public



FLUP Map

Final Plat of Orchard Glen

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.

0 200 400 800 Feet





Aerial Map

Final Plat of Orchard Glen

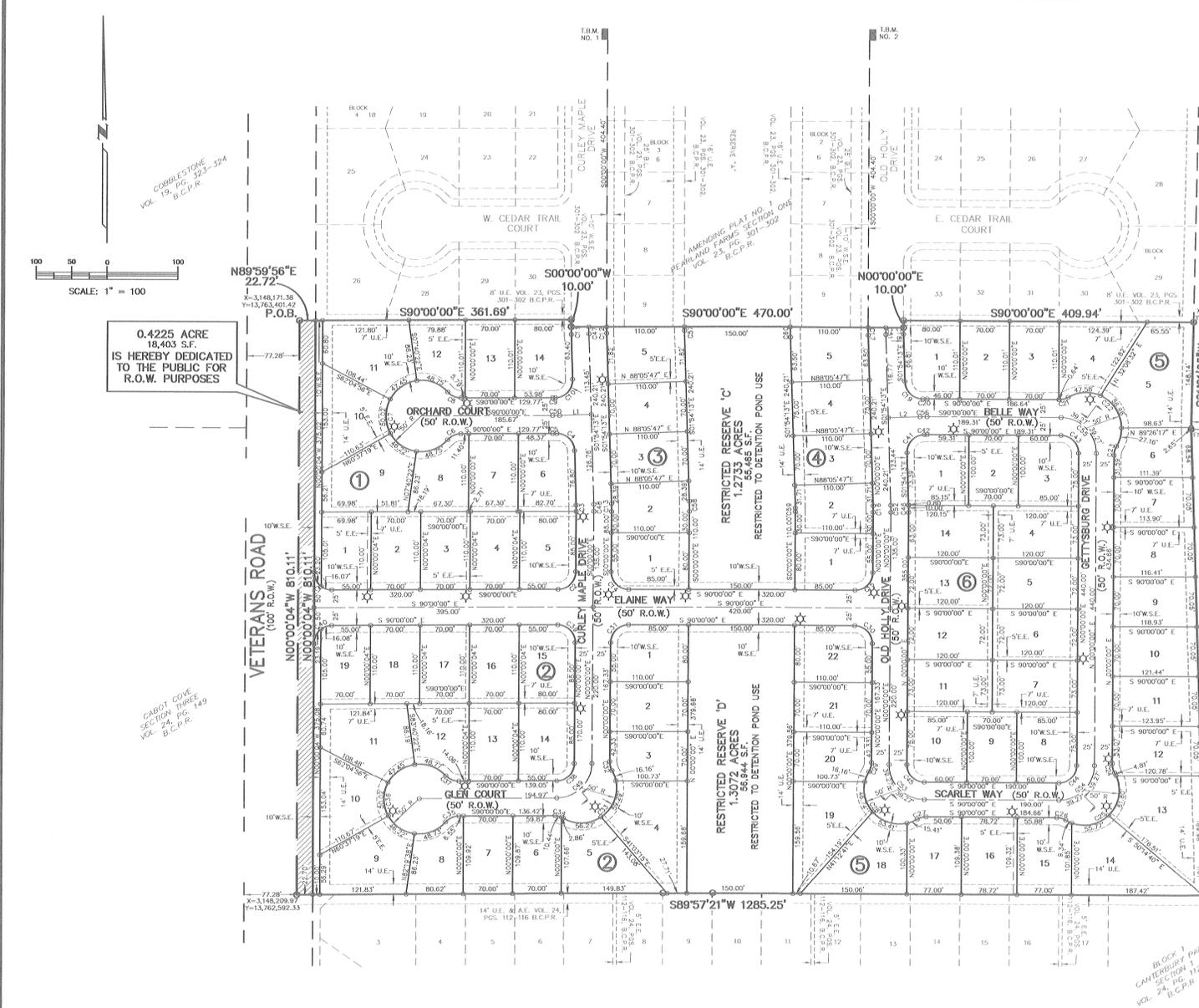
This product is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

0 200 400 800 Feet



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- LEGEND**
- B.C.D.R. BRAZORIA COUNTY DEED RECORDS
 - B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
 - C.C. COUNTY CLERK'S
 - B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - E.E. ELECTRICAL EASEMENT
 - O.R.B.C.T. OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS
 - R.O.W. RIGHT-OF-WAY
 - T.B.M. TEMPORARY BENCHMARK
 - U.E. UTILITY EASEMENT
 - W.S.E. WATER AND SEWER EASEMENT
 - S.F. SURFACE FEET
 - FND. FOUND
 - VOL. VOLUME
 - PG. PAGE
 - R. RADIUS
- FOUND 5/8" IRON ROD (UNLESS OTHERWISE NOTED)
 - SET 5/8" IRON ROD WITH CAP
 - ⊗ PROPOSED STREET LIGHT
 - STREET NAME CHANGE

METES AND BOUNDS DESCRIPTION

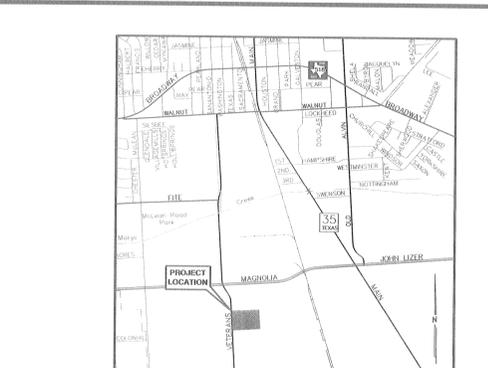
OF
23.5245 ACRES
SECTION 12, H. T. & B. R.R. CO. SURVEY
ABSTRACT NO. 508
BRAZORIA COUNTY, TEXAS

A PARCEL OF LAND CONTAINING 23.5245 ACRES (1,024,726 SQUARE FEET) MORE OR LESS, BEING OUT OF THE GRANT 26.9965 ACRE TRACT CONVEYED FROM FLYNN W. THOMPSON, TRUSTEE ET AL. TO CHASSER LODGE CORPORATION, AS RECORDED IN FILE NO. 00 053663, OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS, SAID 23.5245 ACRE TRACT BEING SITUATED IN SECTION 12, H. T. & B. R. CO. SURVEY, ABSTRACT NO. 508, IN BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH IRON ROD, IN THE EAST LINE OF VETERANS ROAD, RIGHT-OF-WAY VARIES, SAME BEING IN THE WEST LINE OF THE SAID 26.9965 ACRE TRACT, FOR THE SOUTHWEST CORNER OF AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, AS RECORDED IN VOLUME 23, PAGE 301 AND 302, PLAT RECORDS, BRAZORIA COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF THAT CERTAIN 0.4292 ACRE TRACT, DEDICATED FOR RIGHT-OF-WAY PURPOSES, AS SHOWN ON SAID AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE;

THENCE, CROSSING THE SAID 26.9965 ACRE TRACT, WITH THE SOUTH LINE OF SAID AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, THE FOLLOWING (5) FIVE COURSES AND DISTANCES:

1. N 89° 59' 56" E, A DISTANCE OF 22.72 FEET TO A FOUND 5/8 INCH IRON ROD;
2. EAST, A DISTANCE OF 361.89 FEET TO A FOUND 5/8 INCH IRON ROD;
3. SOUTH, A DISTANCE OF 10.00 FEET TO A FOUND 5/8 INCH IRON ROD;
4. EAST, A DISTANCE OF 470.00 FEET TO A FOUND 5/8 INCH IRON ROD;
5. NORTH, A DISTANCE OF 10.00 FEET TO A FOUND 5/8 INCH IRON ROD AND;
6. EAST, A DISTANCE OF 409.94 FEET TO A FOUND 5/8 INCH IRON ROD, IN THE WEST LINE OF THAT CERTAIN 35.152 ACRE TRACT, CONVEYED FROM PATRICK L. DODLEY TO MAG-NATION, L.L.C., AS RECORDED IN FILE NO. 2012019512, OFFICIAL RECORDS BRAZORIA COUNTY, TEXAS, SAME BEING IN THE EAST LINE OF THE SAID 26.9965 ACRE TRACT, WITH THE SOUTHWEST CORNER OF SAID AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE;



0.4225 ACRE
18,403 S.F.
IS HEREBY DEDICATED
TO THE PUBLIC FOR
R.O.W. PURPOSES

STATE OF TEXAS
COUNTY OF BRAZORIA

ME, K. HOVNIANIAN II, LLC, ACTING BY AND THROUGH SANDY COLLINS, THEREUNTO AUTHORIZED, ATTESTED BY MIKE HUGHES, OWNERS OF THE PROPERTY AS SHOWN ON THE FOREGOING MAP OF ORCHARD GLEN IN PEARLAND, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS ORCHARD GLEN, SAME BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 12, ABSTRACT NO. 508, LOCATED IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE, AS SUCH, ALL OF THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER AND DO HEREBY WAIVE ANY CLAIM FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED OR OCCASIONED BY THE ALTERATION OF GRADES, AND DO HEREBY BIND OURSELVES AND SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT THE OWNERS OF THE PROPERTY SUBDIVIDED AS SHOWN UPON THE FOREGOING MAP OF ORCHARD GLEN, HAVE COMPLIED OR WILL COMPLY WITH ALL RULES AND REGULATIONS OF THE CITY OF PEARLAND.

IN TESTIMONY WHEREOF, K. HOVNIANIAN II, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY SANDY COLLINS, THEREUNTO AUTHORIZED, ATTESTED BY MIKE HUGHES, THIS DAY OF JANUARY, 2014.

BY: SANDY COLLINS ATTEST: MIKE HUGHES

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SANDY COLLINS AND MIKE HUGHES, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND AS ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF FEBRUARY, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

RESTRICTED RESERVE 'C'
1.2733 ACRES
55,485 S.F.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'D'
1.3072 ACRES
56,485 S.F.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'B'
1.3072 ACRES
56,485 S.F.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'A'
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56,485 S.F.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'E'
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RESTRICTED RESERVE 'CG'
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56,485 S.F.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'CH'
1.3072 ACRES
56,485 S.F.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'CI'
1.3072 ACRES
56,485 S.F.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'CJ'
1.3072 ACRES
56,485 S.F.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'CK'
1.3072 ACRES
56,485 S.F.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'CL'
1.3072 ACRES
56,485 S.F.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'CM'
1.3072 ACRES
56,485 S.F.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'CN'
1.3072 ACRES
56,485 S.F.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'CO'
1.3072 ACRES
56,485 S.F.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'CP'
1.3072 ACRES
56,485 S.F.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'CQ'
1.3072 ACRES
56,485 S.F.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'CR'
1.3072 ACRES
56,485 S.F.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'CS'
1.3072 ACRES
56,485 S.F.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'CT'
1.3072 ACRES
56,485 S.F.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'CU'
1.3072 ACRES
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RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'CV'
1.3072 ACRES
56,485 S.F.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'CW'
1.3072 ACRES
56,485 S.F.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'CX'
1.3072 ACRES
56,485 S.F.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'CY'
1.3072 ACRES
56,485 S.F.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'CZ'
1.3072 ACRES
56,485 S.F.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'DA'
1.3072 ACRES
56,485 S.F.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'DB'
1.3072 ACRES
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RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'DC'
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RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'DD'
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RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'DE'
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RESTRICTED RESERVE 'DF'
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RESTRICTED RESERVE 'DH'
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RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'DJ'
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RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'DK'
1.3072 ACRES
56,485 S.F.
RESTRICTED TO DETENTION POND USE

RESTRICTED RESERVE 'DL'
1.3072 ACRES
56,485 S.F.
RESTRICTED TO DETENTION POND USE

LOT AREA TABLE

LOT	BLOCK	SQ. FT.	ACREAGE
1	1	7,674	0.1762
2	1	7,700	0.1768
3	1	7,700	0.1768
4	1	7,700	0.1768
5	1	8,665	0.1989
6	1	8,790	0.2018
7	1	7,700	0.1768
8	1	7,674	0.1762
9	1	11,001	0.2525
10	1	9,459	0.2171
11	1	11,289	0.2592
12	1	7,058	0.1620
13	1	7,701	0.1768
14	1	8,664	0.2021
1	2	8,666	0.1989
2	2	7,700	0.1768
3	2	7,583	0.1741
4	2	13,495	0.3098
5	2	10,780	0.2425
6	2	7,892	0.1784
7	2	7,892	0.1784
8	2	7,137	0.1639
9	2	11,009	0.2527
10	2	9,465	0.2173
11	2		

**P&Z AGENDA
ITEM**

G

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