

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

MARCH 3, 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.

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, MARCH 3, 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 17, 2014, p.m. P&Z Regular Meeting, held at 6:30 p.m.

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF RIVERSTONE FALLS DRIVE STREET DEDICATION

**Decision
Date:
3/07/2014**

A request by Warren Escovy of 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.

B. CONSIDERATION & POSSIBLE ACTION - PRELIMINARY PLAT OF WINDWARD BAY DRIVE STREET DEDICATION

**Decision
Date:
3/07/2014**

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD, owner; for approval of a Preliminary Plat of Windward Bay, a 2.043 acre street dedication located within the Southlake Subdivision, to wit

Legal Description: Being a subdivision of 2.043 acres of land in the H.T. & B.R.R. Co. Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas and the H.T. & B.R.R. Co. Survey, Section 84, Abstract 767, City of Pearland, Fort Bend County, Texas.

General Location: A quarter mile south of the intersection of Broadway and Southlake Blvd, west of Southlake Blvd.

C. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF EMERALD CROSSING DRIVE STREET DEDICATION

Decision

Date:

3/07/2014

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD, owner; for approval of a Preliminary Plat of Emerald Crossing, a 0.550 acre street dedication located within the Southlake Subdivision, to wit

Legal Description: Being a subdivision of 0.550 acres of land in the H.T. & B.R.R. Co. Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas

General Location: A half a mile south of the intersection of Broadway and Southlake Blvd, east of Southlake Blvd.

D. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SPICEWOOD PINE LANE STREET DEDICATION

Decision

Date:

3/07/2014

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD, owner; for approval of a Preliminary Plat of Spicewood Pine Lane, a 0.622 acre street dedication located within the Southlake Subdivision, to wit

Legal Description: Being a subdivision of 0.622 acres of land in the H.T. & B.R.R. Co. Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas

General Location: Three quarters of a mile south of the intersection of Broadway and Southlake Blvd, east of Southlake Blvd.

E. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SOUTHLAKE SECTION 5

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD, owner; for approval of a Preliminary Plat of Southlake Section 5, a 61.889 acre single-family residential subdivision with 77 lots within the Southlake Subdivision, to wit

Legal Description: A subdivision of 61.889 acres of land located in the H.T. & B.R.R. Co. Survey, Section 84, Abstract Number 538, City of Pearland, Brazoria County, Texas.

General Location: Approximately half of a mile south of the intersection of Broadway and Southlake Blvd.

F. DISCUSSION ITEMS

1. Commissioners Activity Report
2. National APA Conference, April 26-30, 2014, Atlanta, Georgia
3. Zoning Update
4. Next P&Z/JPH Meeting March 17, 2014
5. Comprehensive Plan Update

IV. ADJOURNMENT

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

I, Judy Brown, Office 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 27th day of February, 2014, A.D., at 5:30 p.m.

Judy Brown, Office Supervisor

Agenda removed _____ day of March, 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 17, 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 9:50 p.m. 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
P&Z Commissioner Ginger McFadden

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.

APPROVAL OF MINUTES

A motion was made by Commissioner Daniel Tunstall, and seconded by Commissioner Elizabeth McLane for the approval of the Minutes of February 3, 2014 P&Z Regular Meeting.

The vote was 7-0. The minutes were approved

EXCUSE ABSENCE

A motion was made by Vice-Chairperson Mary Starr, and seconded by Commissioner Linda Cowles to excuse the absence of P&Z Commissioner Ginger McFadden from the P&Z Regular Meeting of February 3, 2014.

The vote was 7-0. The absence was excused.

NEW BUSINESS

CONSIDERATION & POSSIBLE ACTION - THOROUGHFARE PLAN AMENDMENT

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

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

Interim City Planner Johnna Matthews inquired if the Commission needed to hear the staff report. None was necessary.

The vote was 7-0. The Thoroughfare Plan Amendment was approved.

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

Commissioner Derrick Reed made the motion to approve, and Commissioner Daniel Tunstall seconded.

Interim City Planner Johnna Matthews presented the staff report.

Commissioner Ginger McFadden suggested the phasing of the work be put in place. The applicant, Mr. Andrew Hinojosa stated they were not able to. Electricity was required to do the stucco, and the permit could not be obtained for the electricity until the Conditional Use Permit was approved.

Commissioner Daniel Tunstall suggested the applicant and staff meet and create a list to figure out what could be done now and put a timeline and phasing schedule in place.

There was discussion with regards to the compressor and Mr. Hinojosa stated the compressor would be in a separate closet style room, within the steel building to avoid loud noise.

Commissioner Derrick Reed asked why the phasing schedule had not been submitted. Mr. Hinojosa stated he was not aware he needed to. Commissioner Reed stated he should submit something to staff. Mr. Hinojosa stated all improvements had to be completed before the Tenant Occupancy could be issued.

Community Development Director Lata Krishnarao addressed the Commission and stated that at the meeting with Mr. Hinojosa and Mr. Leach, they discussed the façade being phased in, and added that some of the conditions could not be phased in but could be allowed at a later time if a Surety Bond was put in place.

Mr. Hinojosa stated that the phasing schedule could not be done because of the cost of the façade and paving.

Chairperson Henry Fuertes recommended that staff work out the eight conditions with the applicant within the next two weeks and bring back to the P&Z Commission. All seven of the Commissioners agreed that the 8 conditions needed to be in place before voting on it.

Commissioner Daniel Tunstall addressed Mr. Bill Perry, neighbor on O'Day Road who opposed the Conditional Use Permit, explaining how staff, City Council and the Commission have worked to come up with a comparable solution between the owner and the neighbors. Community Development Director Lata Krishnarao stated that when all is complete, the business will be the greatest looking business on O'Day Road.

Commissioner Derrick Reed made the motion to postpone until March 3, 2014, allowing time for the eight (8) conditions of approval to be addressed, and Commissioner Daniel Tunstall seconded.

The vote was 7-0. Conditional Use Permit No. 2014-01 was postponed.

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 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.

Commissioner Daniel Tunstall made the motion to approve, and Commissioner Derrick Reed seconded.

Associate Planner Ian Clowes stated a new Development Agreement was in the process of being submitted and so the applicant requested a waiver of decision for time.

The vote was 7-0. The Waiver of Decision of Time for the Final Plat of Canterbury Park Section 2 was approved.

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.

No action necessary as the Waiver of Decision for Time was approved.

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.

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

Associate Planner Ian Clowes stated no action was necessary as the plat was incomplete and had been withdrawn.

Because the motion was on the table, Vice-Chairperson Mary Starr made the motion to postpone until plat was brought back in, and Commissioner Elizabeth McLane seconded.

The vote was 7-0. The Final Plat of Highland Crossing Section 2 was postponed.

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.

Commissioner Daniel Tunstall made the motion to approve, and Commissioner Ginger McFadden seconded.

Associate Planner Ian Clowes stated the original Preliminary Plat was approved as Pearland Farms Section II. The current developer renamed the subdivision Orchard Glen. There was one outstanding item regarding a reserve that had been changed to 2 lots. Staff received the corrected plat showing the two (2) lots as one reserve, and revised to show 77 lots instead of 79. Staff also had in place the Subdivision Improvement Agreement.

Discussion ensued with regards to the Subdivision Improvement Agreement, the fact that the Subdivision Improvement Agreement was not signed until the date of the P&Z meeting, and lack of open space. Commissioner Daniel Tunstall stated that typically all outstanding comments were to be addressed prior to the meeting for approval. Deputy City Attorney Nghiem Doan stated that was true; however, a Subdivision Improvement Agreement was in place and signed by city staff, and a new plat showing the reserves had been submitted. There were no issues remaining with the plat. Associate Planner Ian Clowes stated that the property had straight zoning and the developer chose to pay Parkland fees in lieu of open space dedication.

Commissioner Daniel Tunstall also inquired about Storm water/Sewer being accepted, TIA showing connecting street to other subdivision, drainage, and fencing not shown on final plat. City Engineer Andrea Broughton addressed these issues.

Associate Planner Ian Clowes stated the motion should be amended to include the specific lots dedicated as reserves.

Commissioner Linda Cowles made the motion to amend and include Lot 4 & Lot 5, of Block 4 as recreational reserves, and Commissioner Elizabeth McLane seconded.

The vote was 7-0. The Final Plat of Orchard Glen was amended to include Lot 4 & Lot 5, of Block 4 as Recreational reserves.

The vote was 5-2. The Final Plat of Orchard Glen was approved. Commissioner Daniel Tunstall and Chairperson Henry Fuertes voted in opposition.

DISCUSSION ITEMS

1. Commissioners Activity Report –Commissioner Elizabeth McLane attended an HGAC workshop, Commissioner Daniel Tunstall and Vice-Chairperson Mary Starr attended the joint workshop between City Council and Pearland ISD. One common statement heard was “No more apartments”, and to have an event center.
2. National APA Conference, April 26-30, 2014, Atlanta, Georgia – Commissioner Derrick Reed will be attending, and staff will get with the other Commissioners to determine who else will be attending.
3. Next P&Z Meeting March 3, 2014
4. Comprehensive Plan Update – next CPAC meeting on February 19, 2014
5. Update on Pipeline Workshop – to be addressed in UDC T-17 update.

I. ADJOURNMENT

P&Z Chairperson Henry Fuertes adjourned the P&Z Regular Meeting at 10:57 PM.

These minutes were respectfully submitted by:

Judy Brown, Office Supervisor

Minutes approved as submitted and/or corrected on this 3rd day of March 2014, A.D.

Henry Fuertes, Chairperson

NEW BUSINESS

**P&Z AGENDA
ITEM**

A



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 02/24/2014
AGENDA ITEM SUBJECT: Preliminary Plat of Riverstone Falls Drive Street Dedication

Old Business **New Business** Discussion Item Workshop

Summary: A request by Warren Escovy of 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, generally located at the 1900 Block of Riverstone Ranch Dr.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF MARCH 3, 2014

PRELIMINARY PLAT OF RIVERSTONE FALLS DRIVE STREET DEDICATION

A request by Warren Escovy of 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.

SUMMARY: This is a request for a Preliminary Plat of Riverstone Falls Drive, an 11.165 acre street dedication located within the Riverstone Ranch Subdivision. The proposed street is located within the Riverstone Ranch Cluster Development Plan approved in 2006. This Preliminary Plat is for a portion of the road in Phase 1 of this Development. This road dedication will connect the previously approved Section 1 of Riverstone Ranch, to the newly constructed Hughes Road to the northwest. Currently, Section 1 is only served by Riverstone Ranch Dr. from the north. This road will allow for future continued expansion of Riverstone Ranch and is in conformance with the approved Cluster Development Plan.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	R1 - Cluster	Undeveloped Land
South	R1 - Cluster	Undeveloped Land
East	R1 - Cluster	Riverstone Ranch Section 1
West	R1 - Cluster	Hughes Road, Preserve at Highland Glen

UNIFIED DEVELOPMENT CODE: The proposed street dedication is in conformance with the Unified Development Code.

CONFORMANCE TO THE THOROUGHFARE PLAN: Riverstone Ranch Section 1 will be served by Riverstone Falls Drive a minor collector with a right-of-way of 60', which is shown on this plat. This road is in conformance with the thoroughfare plan. The current plat shows a right-of-way of 80' tapering down to 60'.

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

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat of Riverstone Falls Drive as proposed by the applicant for the following reasons:

1. The proposed preliminary plat will not cause any adverse impacts on the surrounding properties.
2. The request is in conformance with the comprehensive plan as well as the Unified Development Code.
3. The request is in conformance with the Riverstone Ranch Cluster Development Plan.
4. The request is in conformance with the thoroughfare plan.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Future Land Use Map
- Aerial Map
- Preliminary Plat of Riverstone Falls Drive.



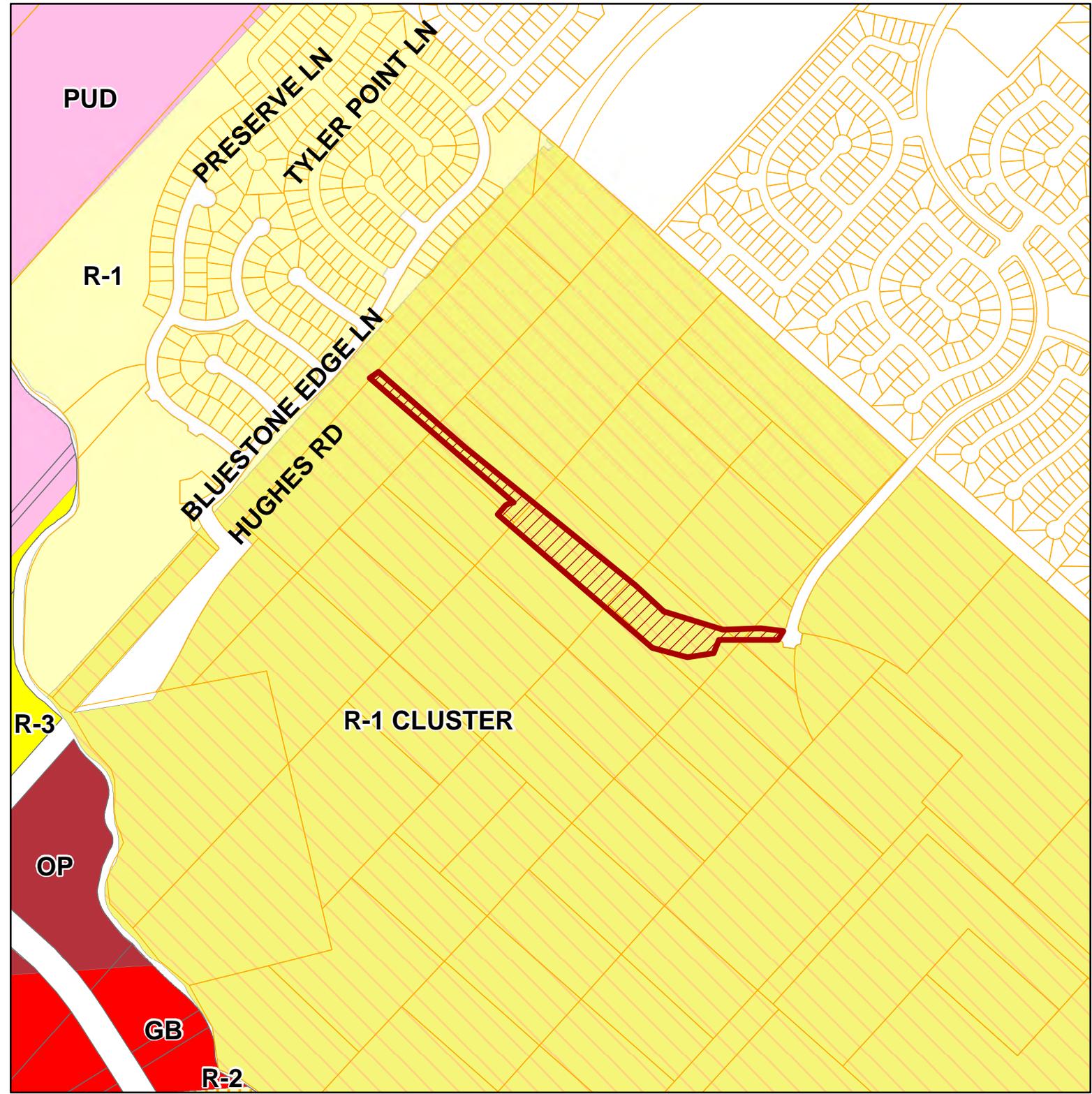
Zoning and Vicinity Map

Preliminary Plat Riverstone Falls Drive Street Dedication

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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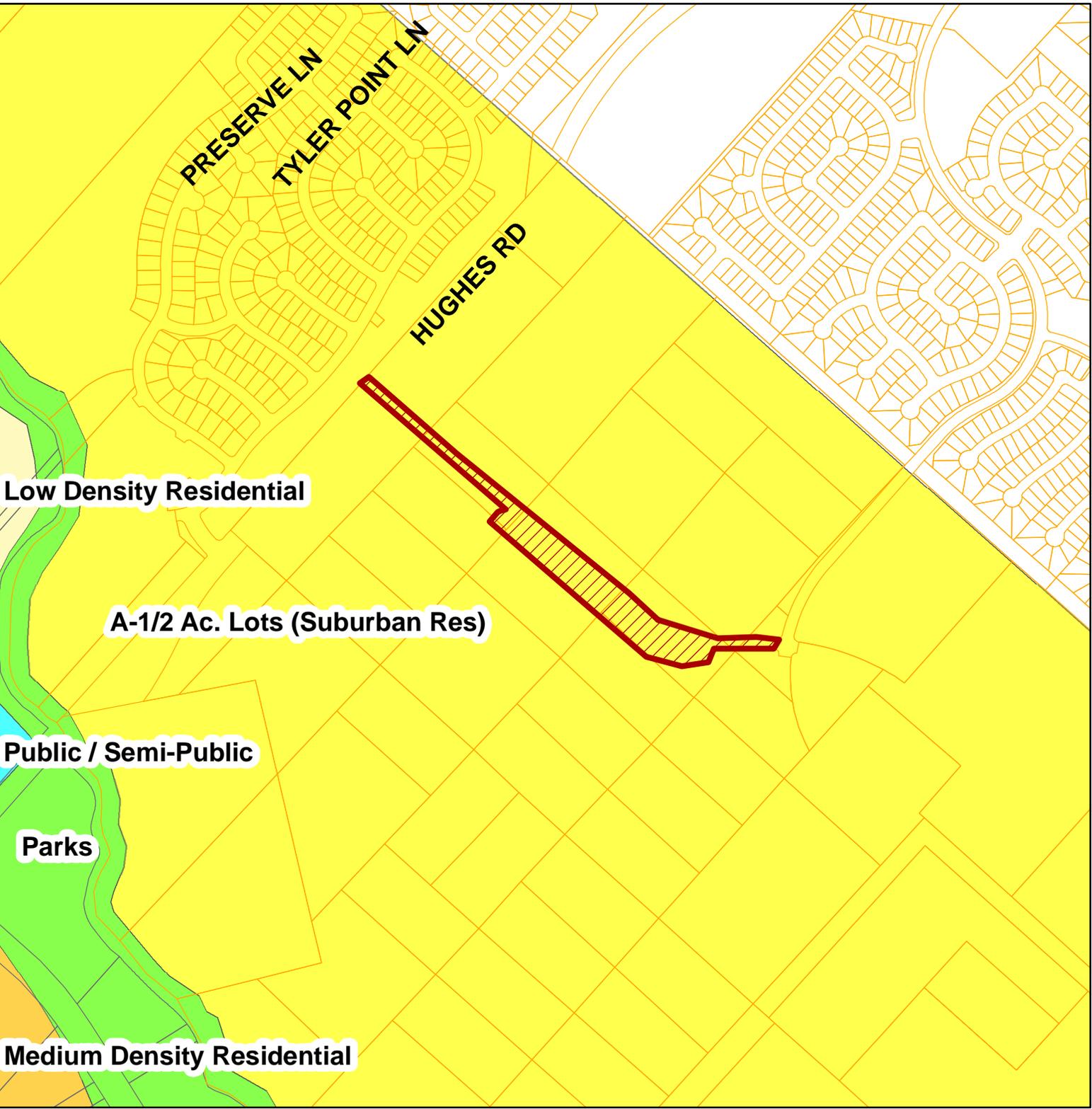
FLUP Map

**Preliminary Plat
Riverstone Falls Drive
Street Dedication**

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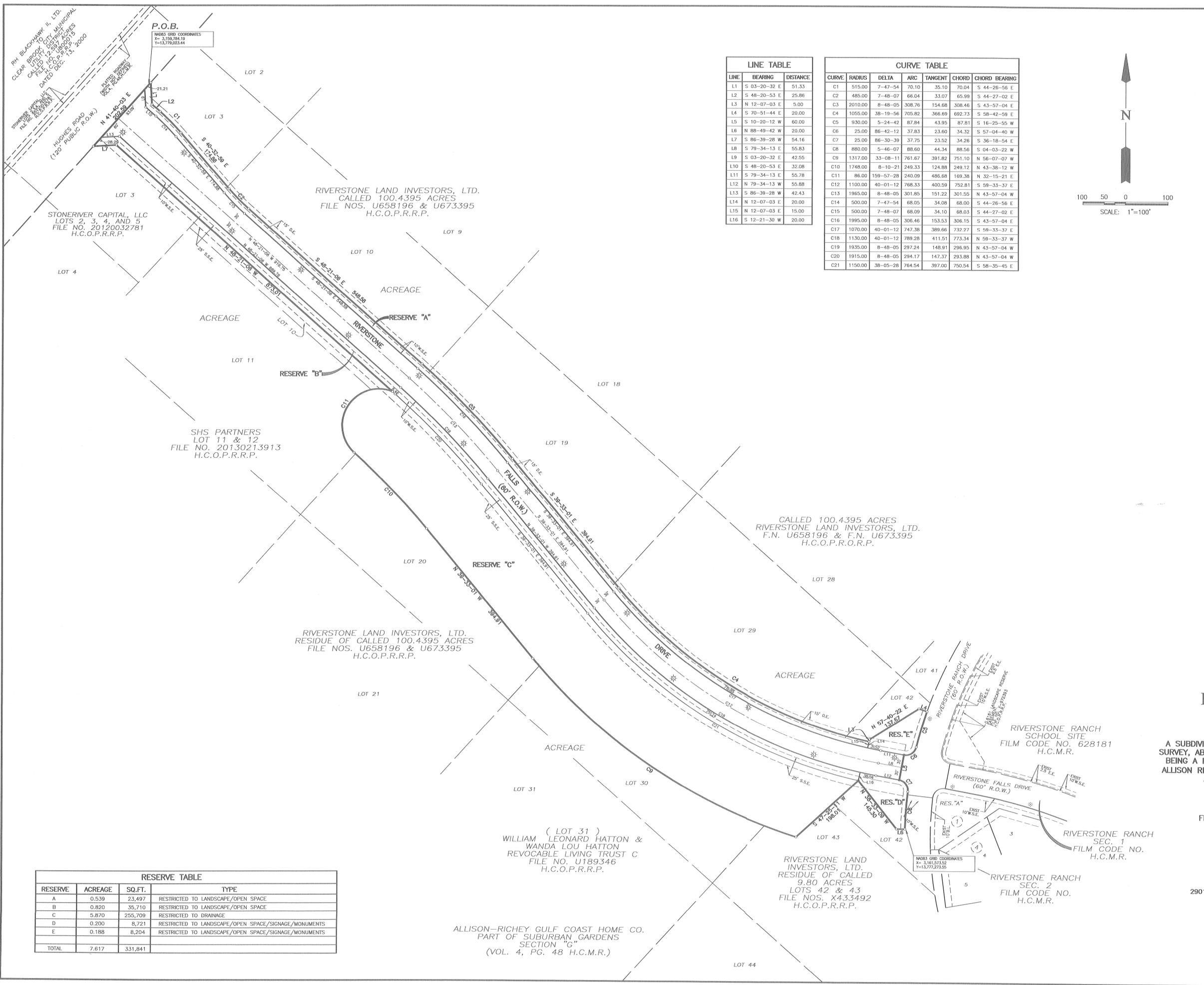
Aerial Map

Preliminary Plat Riverstone Falls Drive Street Dedication

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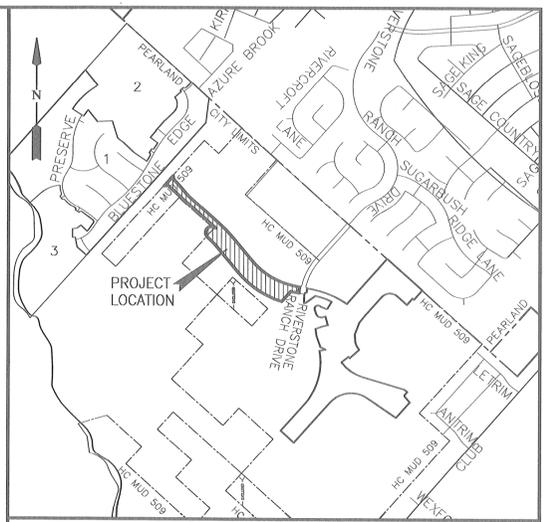
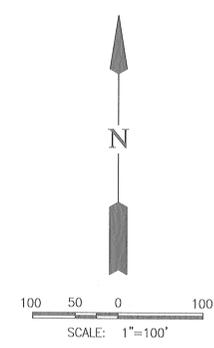
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LINE	BEARING	DISTANCE
L1	S 03-20-32 E	51.33
L2	S 48-20-53 E	25.86
L3	N 12-07-03 E	5.00
L4	S 70-51-44 E	20.00
L5	S 10-20-12 W	60.00
L6	N 88-49-42 W	20.00
L7	S 86-39-28 W	54.16
L8	S 79-34-13 E	55.83
L9	S 03-20-32 E	42.55
L10	S 48-20-53 E	32.08
L11	S 79-34-13 E	55.78
L12	N 79-34-13 W	55.88
L13	S 86-39-28 W	42.43
L14	N 12-07-03 E	20.00
L15	N 12-07-03 E	15.00
L16	S 12-21-30 W	20.00

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	515.00	7-47-54	70.10	35.10	70.04	S 44-26-56 E
C2	485.00	7-48-07	66.04	33.07	65.99	S 44-27-02 E
C3	2010.00	8-48-05	308.76	154.68	308.46	S 43-57-04 E
C4	1055.00	38-19-56	705.82	366.69	692.73	S 58-42-59 E
C5	930.00	5-24-42	87.84	43.95	87.81	S 16-25-55 W
C6	25.00	86-42-12	37.83	23.60	34.32	S 57-04-40 W
C7	25.00	86-30-39	37.75	23.52	34.26	S 36-18-54 E
C8	880.00	5-46-07	88.60	44.34	88.56	S 04-03-22 W
C9	1317.00	33-08-11	761.67	391.82	751.10	N 56-07-07 W
C10	1748.00	8-10-21	249.33	124.88	249.12	N 43-38-12 W
C11	86.00	159-57-28	240.09	486.68	169.38	N 32-15-21 E
C12	1100.00	40-01-12	768.33	400.59	752.81	S 59-33-37 E
C13	1965.00	8-48-05	301.85	151.22	301.55	N 43-57-04 W
C14	500.00	7-47-54	68.05	34.08	68.00	S 44-26-56 E
C15	500.00	7-48-07	68.09	34.10	68.03	S 44-27-02 E
C16	1995.00	8-48-05	306.46	153.53	306.15	S 43-57-04 E
C17	1070.00	40-01-12	747.38	389.66	732.27	S 59-33-37 E
C18	1130.00	40-01-12	789.28	411.51	773.34	N 59-33-37 W
C19	1935.00	8-48-05	297.24	148.91	296.95	N 43-57-04 W
C20	1915.00	8-48-05	294.17	147.37	293.88	N 43-57-04 W
C21	1150.00	38-05-28	764.54	397.00	750.54	S 58-35-45 E



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

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

RESERVE	ACREAGE	SQ. FT.	TYPE
A	0.539	23,497	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.820	35,710	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	5.870	255,709	RESTRICTED TO DRAINAGE
D	0.200	8,721	RESTRICTED TO LANDSCAPE/OPEN SPACE/SIGNAGE/MONUMENTS
E	0.188	8,204	RESTRICTED TO LANDSCAPE/OPEN SPACE/SIGNAGE/MONUMENTS
TOTAL	7.617	331,841	

1800 BLOCK OF RIVERSTONE RANCH DRIVE
**PRELIMINARY PLAT OF
RIVERSTONE FALLS DRIVE
STREET DEDICATION**

A SUBDIVISION OF 11.165 ACRES OF LAND SITUATED IN THE T.J.GREEN SURVEY, ABSTRACT 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.

5 RESERVES (7.617 ACRES)
FEBRUARY 24, 2014 JOB NO. 2040-5101-305

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

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

ENGINEER:

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

**P&Z AGENDA
ITEM**

B



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 02/24/2014
AGENDA ITEM SUBJECT: Preliminary Plat of Windward Bay Street Dedication

Old Business **New Business** Discussion Item Workshop

Summary: A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD, owner; for approval of a Preliminary Plat of Windward Bay, a 2.043 acre street dedication located within the Southlake Subdivision, generally located a quarter of a mile south of the intersection of Broadway St. and Southlake Blvd, west of Southlake Blvd.

Staff Recommendation: Approval.



PLANNING AND ZONING COMMISSION MEETING OF MARCH 3, 2014

PRELIMINARY PLAT OF WINDWARD BAY STREET DEDICATION

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD, owner; for approval of a Preliminary Plat of Windward Bay, a 2.043 acre street dedication located within the Southlake Subdivision, to wit

Legal Description: Being a subdivision of 2.043 acres of land in the H.T. & B.R.R. Co. Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas and the H.T. & B.R.R. Co. Survey, Section 84, Abstract 767, City of Pearland, Fort Bend County, Texas.

General Location: A quarter mile south of the intersection of Broadway St. and Southlake Blvd, west of Southlake Blvd.

SUMMARY: This is a request for a Preliminary Plat of Windward Bay, a 2.043 acre street dedication located within the Southlake Subdivision. The proposed street is located within the Shadow Creek Ranch Planned Unit Development. This Preliminary Plat is for a portion of the road within Section 8 of this development and will connect future local roads within Section 8 to Southlake Blvd., a major collector that will serve as the main artery connecting the subdivision north to Broadway St.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Planned Development (PD)	Vacant Single Family Land
South	Planned Development (PD)	Vacant Single Family Land
East	Planned Development (PD)	Southlake Sec. 5 - Vacant Single Family Land
West	Planned Development (PD)	Vacant Single Family 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 Development Guidelines.

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

CONFORMANCE TO THE THOROUGHFARE PLAN: The proposed road extension of Windward Bay will be a minor collector with a right-of-way of 60'. It will be served by Southlake Blvd, a major collector with 80 feet of right-of-way, which is shown on this plat. This road is in conformance with the thoroughfare plan.

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

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat of Windward Bay as proposed by the applicant for the following reasons:

1. The proposed preliminary plat will not cause any adverse impacts on the surrounding properties.
2. The request is in conformance with the comprehensive plan.
3. The request is in conformance with the Shadow Creek Ranch Development as well as the Land Use and Urban Development Ordinance.
4. The request is in conformance with the thoroughfare plan.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Future Land Use Map
- Aerial Map
- Preliminary Plat of Windward Bay



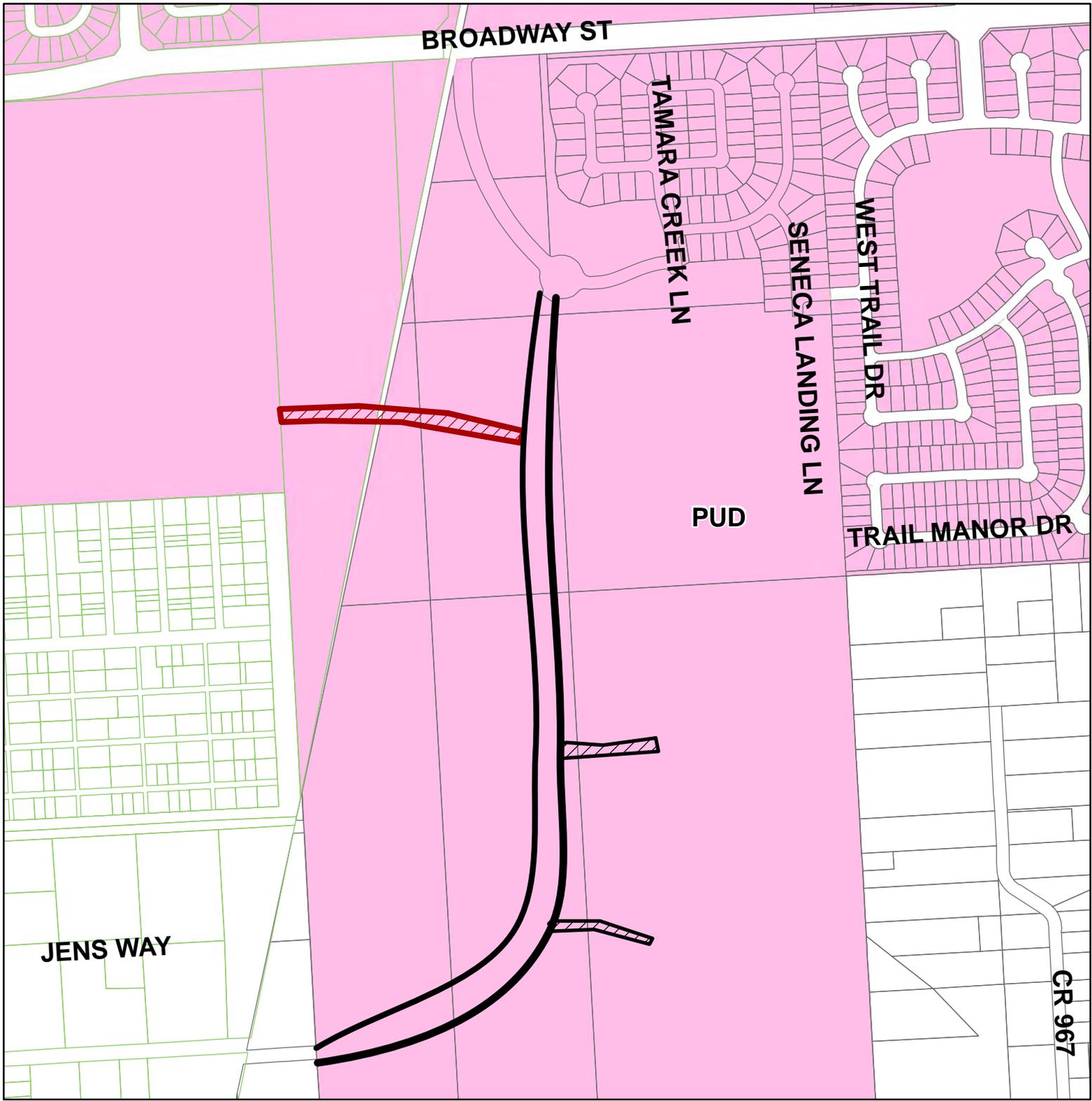
Zoning and Vicinity Map

Preliminary Plat Windward Bay Street Dedication

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.



0 180 360 720 Feet



Medium Density Residential

BROADWAY ST

Business Commercial

TAMARA CREEK LN

WEST TRAIL DR

Parks

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

Low Density Residential

JENS WAY

CR 967



FLUP Map

Preliminary Plat
Windward Bay
Street Dedication

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.

0 180 360 720 Feet





Aerial Map

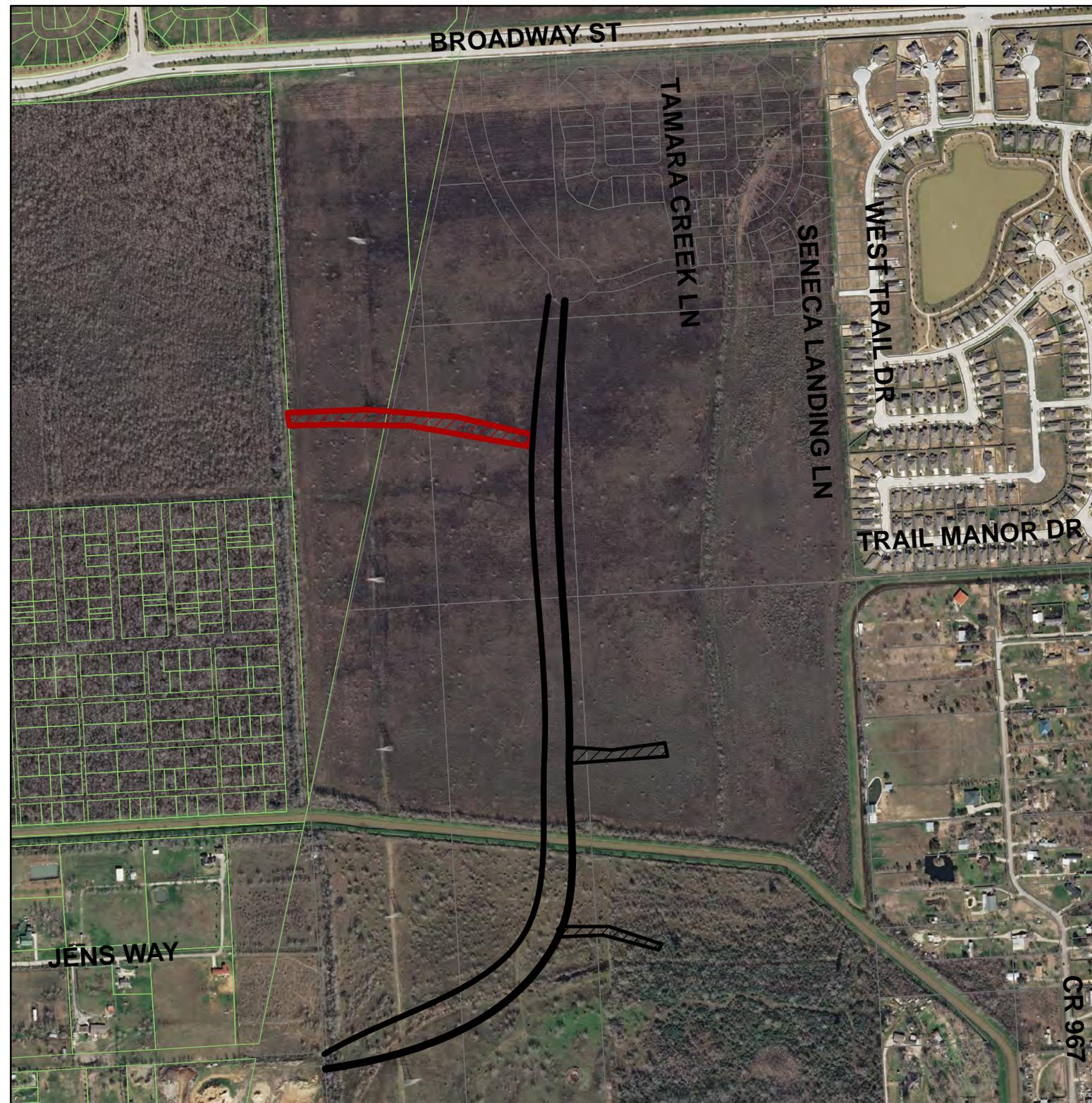
**Preliminary Plat
Windward Bay
Street Dedication**

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



0 180 360 720 Feet



ROBERT S. BENDER, TRUSTEE
CALLED 132.5682 ACRES
F.N. 2005157909
F.B.C.O.P.R.

518SCR, LTD.
CALLED 315.292 ACRES
F.N. 2011089118, F.B.C.O.P.R.
DOC. NO. 2011036869
B.C.O.R.

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B.C.O.R.

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CALLED 315.292 ACRES
F.N. 2011089118, F.B.C.O.P.R.
DOC. NO. 2011036869
B.C.O.R.

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	655.00	12-34-28	143.74	72.16	143.45	N 80-36-04 E
C2	890.00	31-12-58	484.89	248.63	478.92	N 89-55-20 E
C3	960.00	11-07-20	186.35	93.47	186.06	S 80-01-51 E
C4	35.00	87-00-35	53.15	33.22	48.19	N 50-54-12 E
C5	1240.00	6-44-41	145.97	73.07	145.89	S 04-01-34 W
C6	35.00	86-17-56	52.72	32.81	47.87	N 42-29-44 W
C7	1040.00	11-10-32	202.85	101.75	202.53	N 80-03-27 W
C8	810.00	31-12-58	441.31	226.28	435.87	S 89-55-20 W
C9	735.00	9-57-03	127.65	63.99	127.49	S 79-17-23 W
C10	35.00	87-29-49	53.45	33.50	48.40	S 40-30-59 W
C11	695.00	12-34-01	152.44	76.53	152.13	N 80-35-52 E
C12	850.00	31-12-58	463.10	237.45	457.39	N 89-55-20 E
C13	1000.00	13-01-47	227.41	114.20	226.92	S 80-59-04 E

- NOTES:
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
 - THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. _____, DATED _____, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27), WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE SURFACE FOR BOTH NAD 27 AND NAD 83 AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.999987.
 - FIVE-EIGHTS INCH (5/8") IRON ROD THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
 - BENCHMARK: MONUMENT GPS - 9 BRASS CAP SET IN CONCRETE, STAMPED "CITY OF PEARLAND 9 GPS MON, 1985". THE MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO HIGHWAY 288 AND COUNTY ROAD 92 AND F.M. 518. THE MONUMENT IS APPROXIMATELY 500 FEET NORTH OF COUNTY ROAD 92 AND 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM SEWER DRAIN INLETS.
ELEV. = 59.03, NGVD 29, 1987 ADJ.
ADD 1.84 FEET FOR NGVD-29, 1973 ADJ.
 - T.B.M. = TOP OF 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG" LOCATED AT NORTHEAST CORNER OF SOUTHLAKE BOULEVARD (AS SHOWN BY SYMBOL).
ELEV. = 62.21 NGVD-29, 1987 ADJUSTMENT
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48039C020 H, WITH THE EFFECTIVE DATE OF JUNE 5, 1989, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) AND PARTIALLY WITHIN ZONE "AE" (BASE FLOOD ELEVATION DETERMINED).
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.
 - ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY SHALL REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
 - ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNATED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT NO. 4.
 - THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA/FORT BEND MUNICIPAL UTILITY DISTRICT NO. 1 AT THE TIME OF PLATTING.
 - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
 - THERE ARE 7 STREET LIGHTS PROPOSED ON THIS PLAT.
 - A 6 FOOT SIDEWALK SHALL BE BUILT ALONG SOUTHLAKE BOULEVARD AT THE TIME OF DEVELOPMENT.

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON THE PLAT (SEE NOTE 4).

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

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF WINWARD BAY DRIVE STREET DEDICATION AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2014.

HENRY N. FUERTES, CHAIRPERSON
PLANNING & ZONING COMMISSION
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS _____ DAY OF _____, 2014.

DARRIN COKER
CITY ATTORNEY

ANDREA BROUGHTON, P.E., C.F.M.
CITY ENGINEER

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, 518SCR, LTD., A TEXAS LIMITED PARTNERSHIP, BY ITS SOLE GENERAL PARTNER, PSWA, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF WINWARD BAY DRIVE STREET DEDICATION, 2.042 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS AND THE H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 767, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID 518SCR, LTD., ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY HERETO, 518SCR, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PSWA, INC., A TEXAS CORPORATION, ITS SOLE GENERAL PARTNER, BY GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT THIS _____ DAY OF _____, 2014.

518SCR, LTD., A TEXAS LIMITED PARTNERSHIP

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

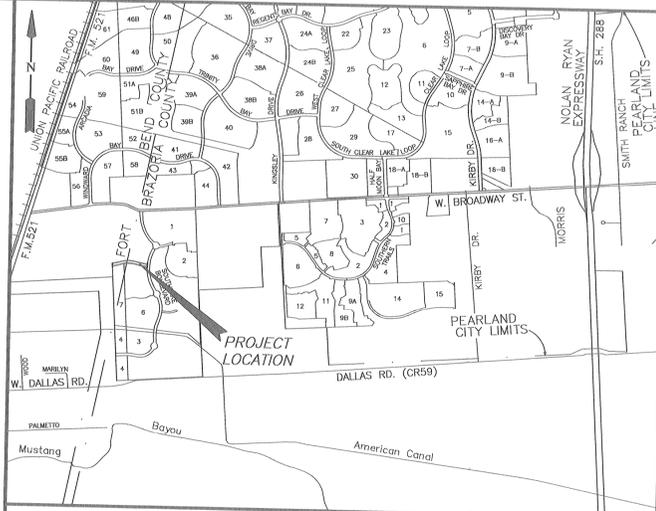
BY: GERALD W. NOTEBOOM
SENIOR EXECUTIVE VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

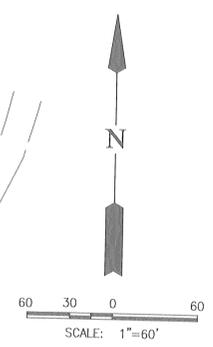
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT, OF PSWA, INC., A TEXAS CORPORATION, SOLE GENERAL PARTNER OF 518SCR, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



VICINITY MAP
SCALE: 1" = 1/2 MILE



- LEGEND
- ⊕ T.B.M. TEMPORARY BENCHMARK
 - ☼ PROPOSED STREET LIGHT
 - * EXISTING STREET LIGHT
 - E.E. ELECTRICAL EASEMENT
 - U.E. UTILITY EASEMENT
 - W.S.E. WATER AND SEWER EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - STM.S.E. STORM SEWER EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - F.N. FILE NUMBER
 - F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.P.R. FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
 - B.C.O.P.R. BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - B.C.D.R. BRAZORIA COUNTY DEED RECORDS
 - B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
 - B.C.O.R. BRAZORIA COUNTY OFFICIAL RECORDS
 - F.B.C.M.R. FORT BEND COUNTY MAP RECORDS
 - STREET NAME CHANGE

3300 BLOCK OF SOUTHLAKE BOULEVARD
**PRELIMINARY PLAT OF
WINWARD BAY DRIVE
STREET DEDICATION**
A SUBDIVISION OF 2.043 ACRES OF LAND SITUATED IN THE
H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538,
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS AND
THE H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 767
CITY OF PEARLAND, FORT BEND COUNTY, TEXAS.
FEBRUARY 24, 2014 JOB NO. 2027-0703C-309
OWNERS:
518SCR, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: PSWA, INC., A TEXAS CORPORATION
ITS SOLE GENERAL PARTNER
GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT
9000 GULF FREEWAY, STE. 300, HOUSTON, TEXAS 77017

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

**P&Z AGENDA
ITEM**

C



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 02/24/2014
AGENDA ITEM SUBJECT: Preliminary Plat of Emerald Crossing Street Dedication

Old Business **New Business** Discussion Item Workshop

Summary: A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD, owner; for approval of a Preliminary Plat of Emerald Crossing, a 0.550 acre street dedication located within the Southlake Subdivision, generally located half of a mile south of the intersection of Broadway St. and Southlake Blvd, east of Southlake Blvd.

Staff Recommendation: Approval.



PLANNING AND ZONING COMMISSION MEETING OF MARCH 3, 2014

PRELIMINARY PLAT OF EMERALD CROSSING STREET DEDICATION

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD, owner; for approval of a Preliminary Plat of Emerald Crossing, a 0.550 acre street dedication located within the Southlake Subdivision, to wit

Legal Description: Being a subdivision of 0.550 acres of land in the H.T. & B.R.R. Co. Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas

General Location: A half a mile south of the intersection of Broadway St. and Southlake Blvd, east of Southlake Blvd.

SUMMARY: This is a request for a Preliminary Plat of Emerald Crossing, a 0.550 acre street dedication located within the Southlake Subdivision. The proposed street is located within the Shadow Creek Ranch Planned Unit Development. This Preliminary Plat is for a portion of the road within Section 5 of this development and will connect future local roads within Section 5 to Southlake Blvd., a major collector that will serve as the main artery connecting the subdivision north to Broadway.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Planned Development (PD)	Southlake Sec. 5 - Vacant Single Family Land
South	Planned Development (PD)	Southlake Sec. 5 - Vacant Single Family Land
East	Planned Development (PD)	Southlake Sec. 5 - Vacant Single Family Land
West	Planned Development (PD)	Vacant Single Family 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 Development Guidelines.

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

CONFORMANCE TO THE THOROUGHFARE PLAN: The proposed road extension of Emerald Crossing will be a local street with a right-of-way of 50'. It will be served by Southlake Blvd, a major collector with 80 feet of right-of-way, which is shown on this plat. This road is in conformance with the thoroughfare plan.

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

STAFF RECOMMENDATION: Staff recommends approval of this Preliminary Plat of Emerald Crossing as proposed by the applicant for the following reasons:

1. The proposed preliminary plat will not cause any adverse impacts on the surrounding properties.
2. The request is in conformance with the comprehensive plan.
3. The request is in conformance with the Shadow Creek Ranch Development as well as the Land Use and Urban Development Ordinance.
4. The request is in conformance with the thoroughfare plan.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Future Land Use Map
- Aerial Map
- Preliminary Plat of Emerald Crossing

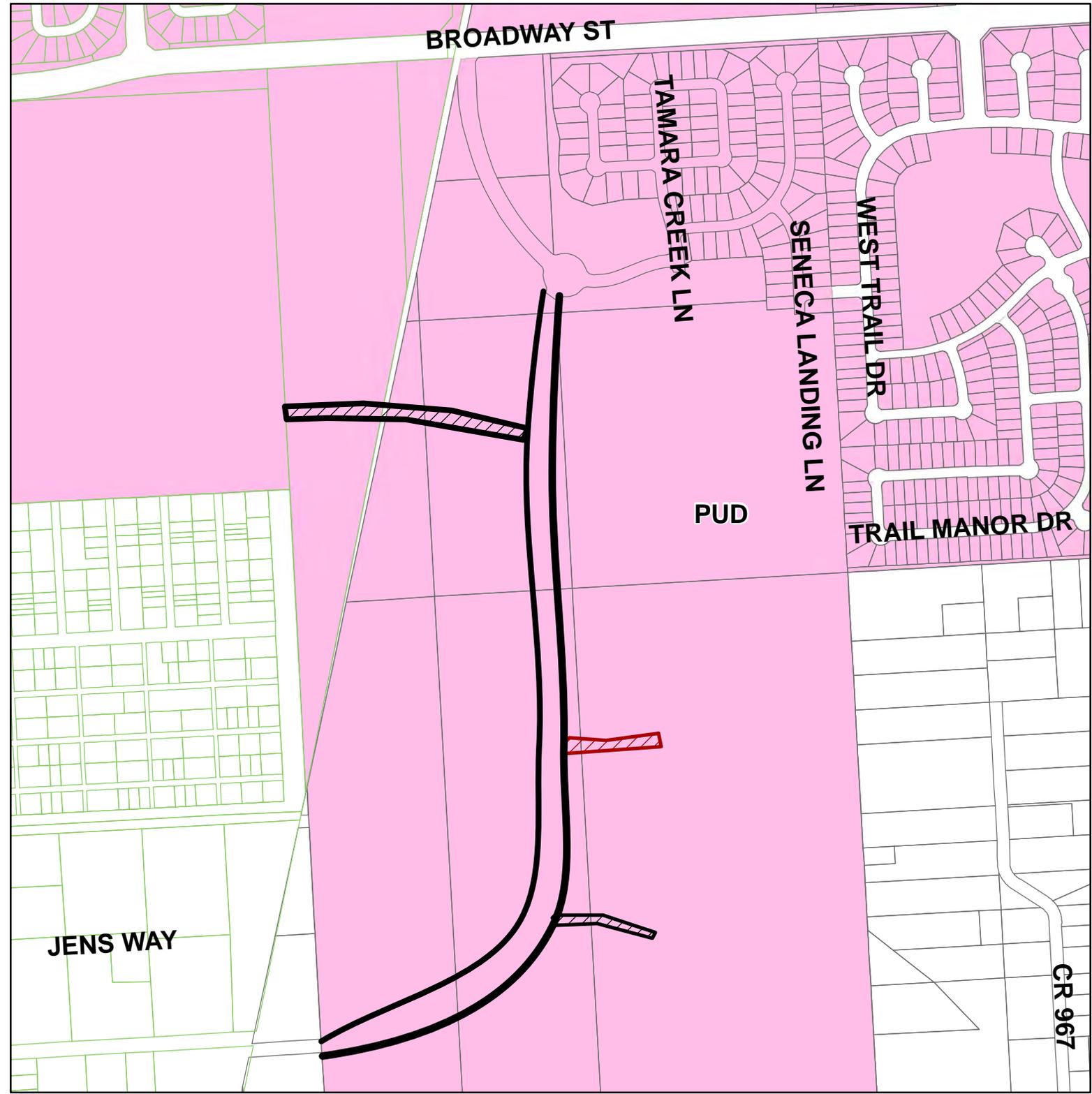
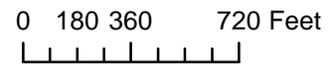


Zoning and Vicinity Map

Preliminary Plat Emerald Crossing Street Dedication

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N





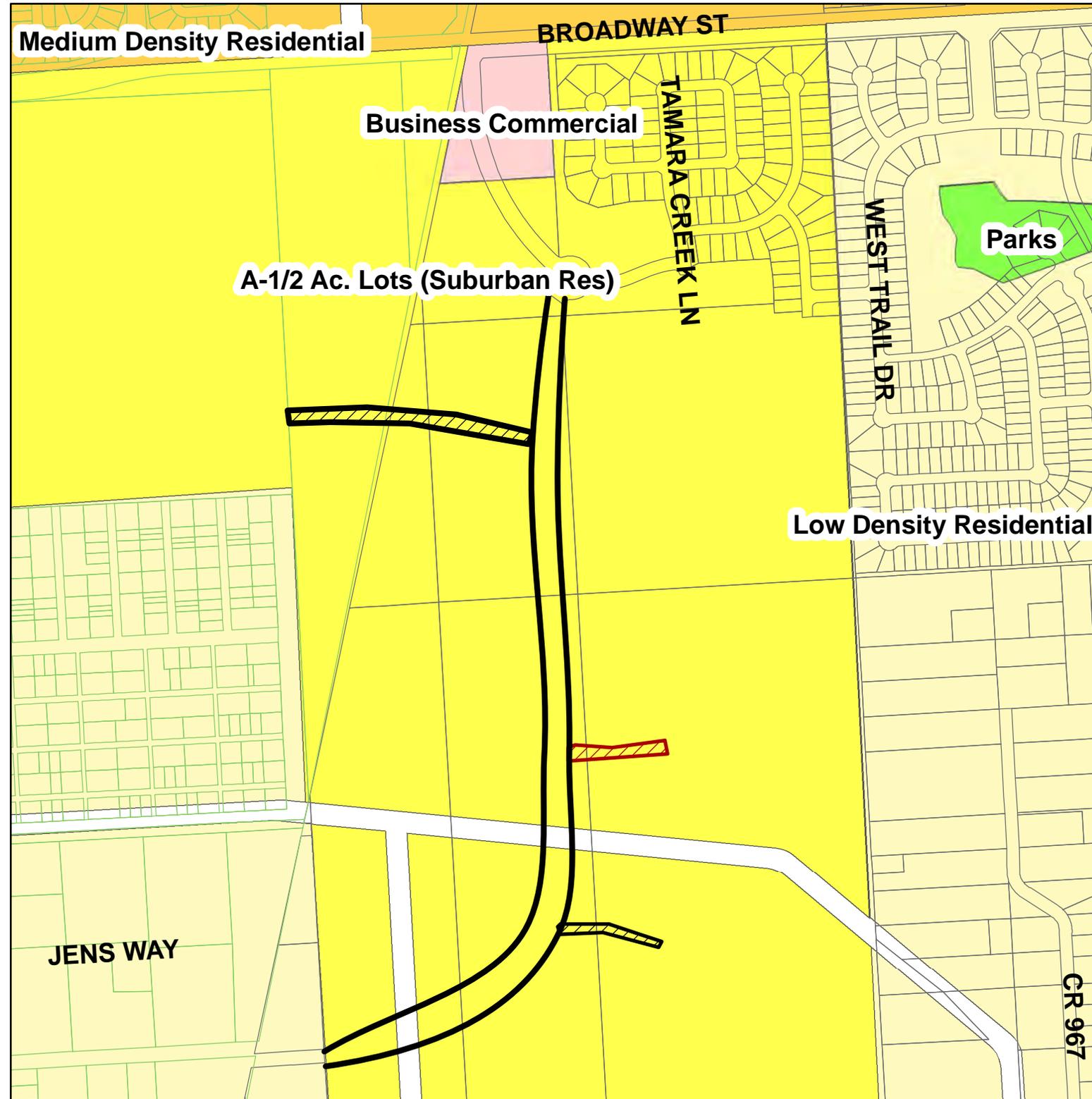
FLUP Map

**Preliminary Plat
Emerald Crossing
Street Dedication**

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N

0 180 360 720 Feet



Medium Density Residential

BROADWAY ST

Business Commercial

TAMARA CREEK LN

WEST TRAIL DR

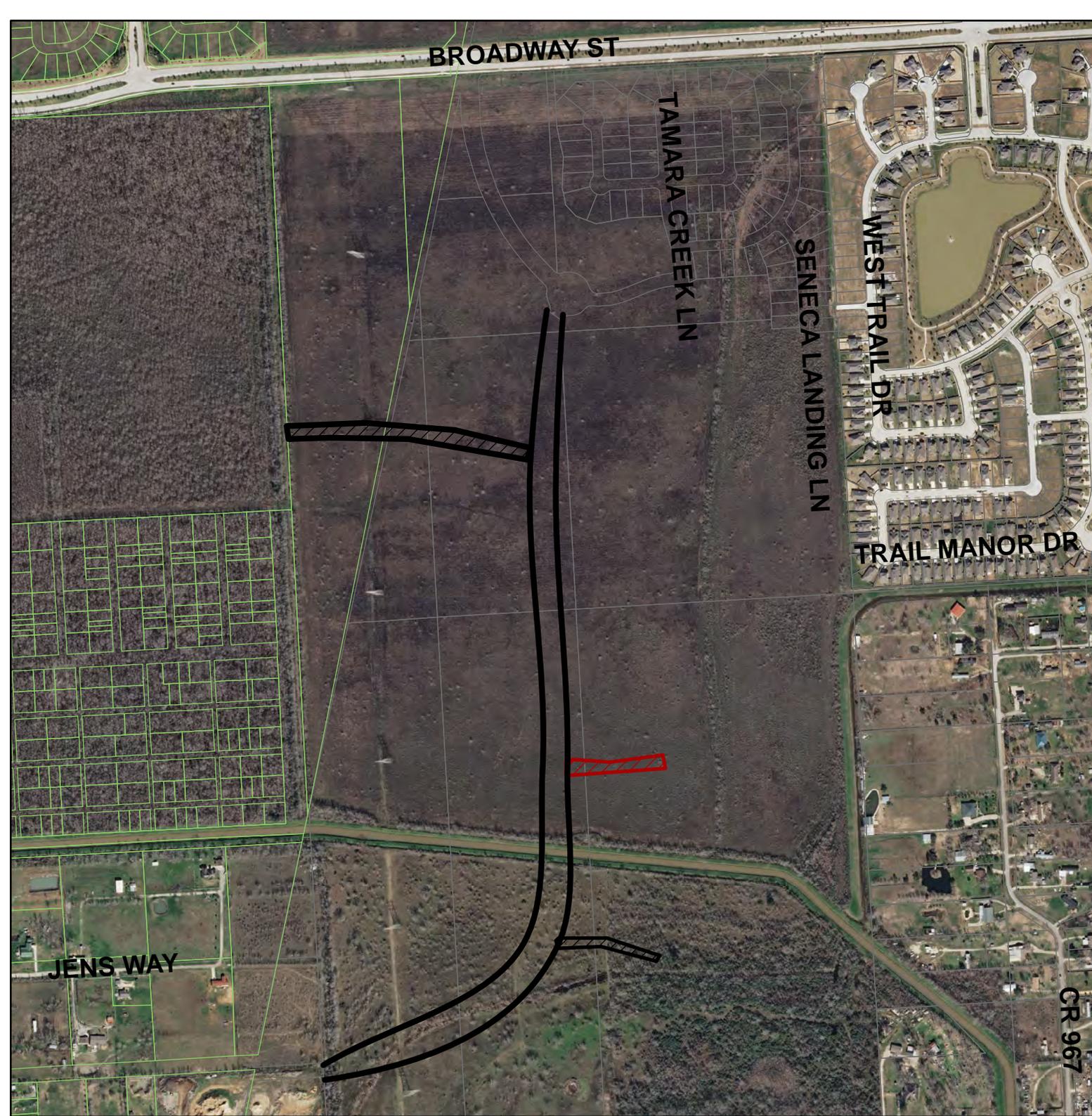
Parks

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

Low Density Residential

JENS WAY

CR 967



Aerial Map

**Preliminary Plat
Emerald Crossing
Street Dedication**

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0 180 360 720 Feet
|-----|-----|-----|-----|



**P&Z AGENDA
ITEM**

D



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 02/24/2014
AGENDA ITEM SUBJECT: Preliminary Plat of Spicewood Pine Lane Street Dedication

Old Business **New Business** Discussion Item Workshop

Summary: A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD, owner; for approval of a Preliminary Plat of Spicewood Pine Lane, a 0.622 acre street dedication located within the Southlake Subdivision, generally located three quarters of a mile south of the intersection of Broadway St. and Southlake Blvd, east of Southlake Blvd.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF MARCH 3, 2014

PRELIMINARY PLAT OF SPICEWOOD PINE LANE STREET DEDICATION

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD, owner; for approval of a Preliminary Plat of Spicewood Pine Lane, a 0.622 acre street dedication located within the Southlake Subdivision, to wit

Legal Description: Being a subdivision of 0.622 acres of land in the H.T. & B.R.R. Co. Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas

General Location: Three quarters of a mile south of the intersection of Broadway St. and Southlake Blvd, east of Southlake Blvd.

SUMMARY: This is a request for a Preliminary Plat of Spicewood Pine Lane, a 0.622 acre street dedication located within the Southlake Subdivision. The proposed street is located within the Shadow Creek Ranch Planned Unit Development. This Preliminary Plat is for a portion of the road within a future section of this development and will connect future local roads to Southlake Blvd., a major collector that will serve as the main artery connecting the subdivision north to Broadway.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Planned Development (PD)	Southlake Sec. 7 - Vacant Single Family Land
South	Planned Development (PD)	Southlake Sec. 7 - Vacant Single Family Land
East	Planned Development (PD)	Southlake Sec. 7 - Vacant Single Family Land
West	Planned Development (PD)	Southlake Sec. 3 - Vacant Single Family 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 Development Guidelines.

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

CONFORMANCE TO THE THOROUGHFARE PLAN: The proposed road extension of Spicewood Pine Lane will be a local street with a right-of-way of 50'. It will be served by Southlake Blvd, a major collector with 80 feet of right-of-way, which is shown on this plat. This road is in conformance with the thoroughfare plan.

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

STAFF RECOMMENDATION: Staff recommends approval of this Preliminary Plat of Spicewood Pine Lane as proposed by the applicant for the following reasons:

1. The proposed preliminary plat will not cause any adverse impacts on the surrounding properties.
2. The request is in conformance with the comprehensive plan.
3. The request is in conformance with the Shadow Creek Ranch Development as well as the Land Use and Urban Development Ordinance.
4. The request is in conformance with the thoroughfare plan.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Future Land Use Map
- Aerial Map
- Preliminary Plat of Spicewood Pine Lane



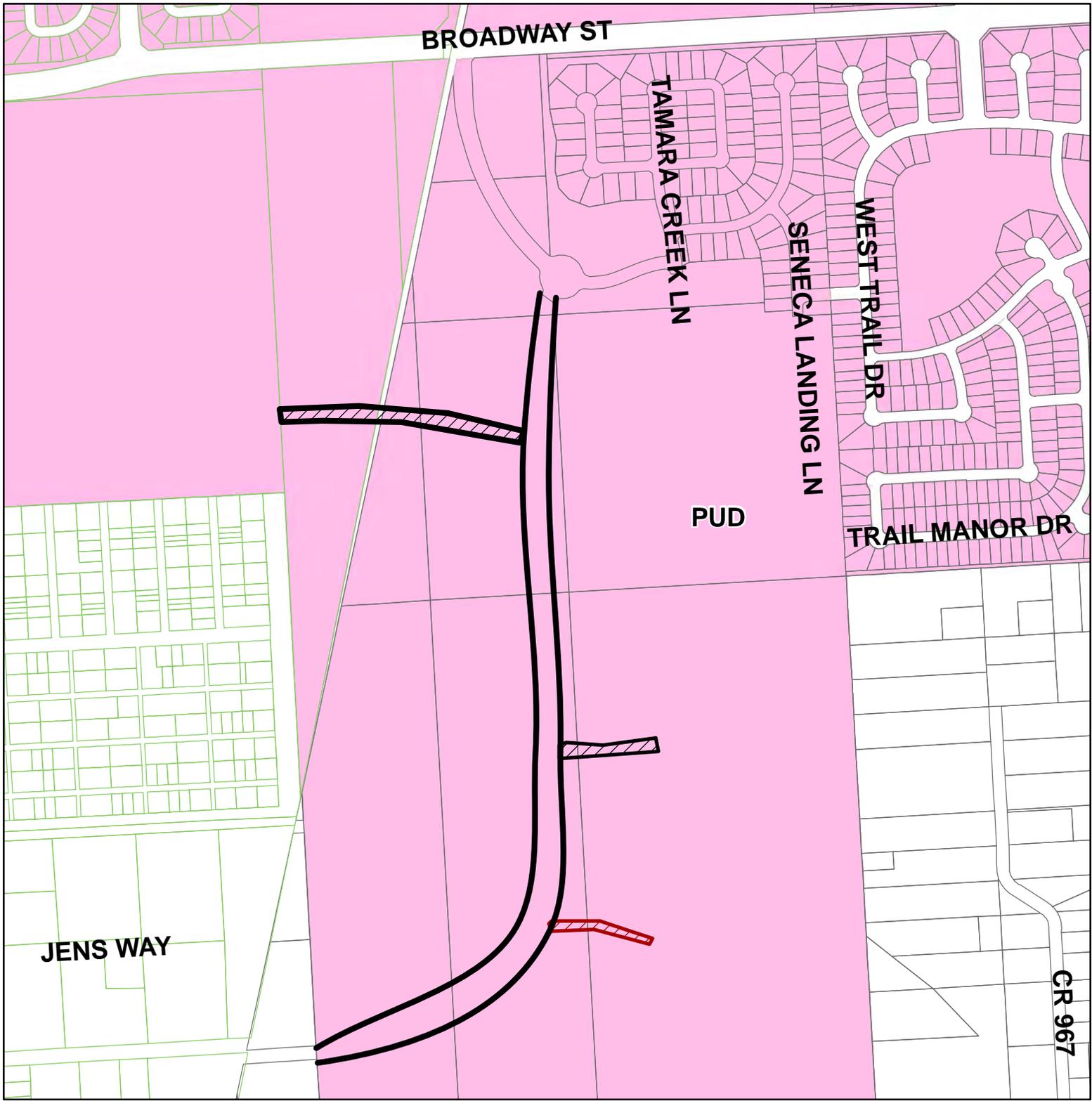
Zoning and Vicinity Map

Preliminary Plat Spicewood Pine Lane Street Dedication

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0 180 360 720 Feet





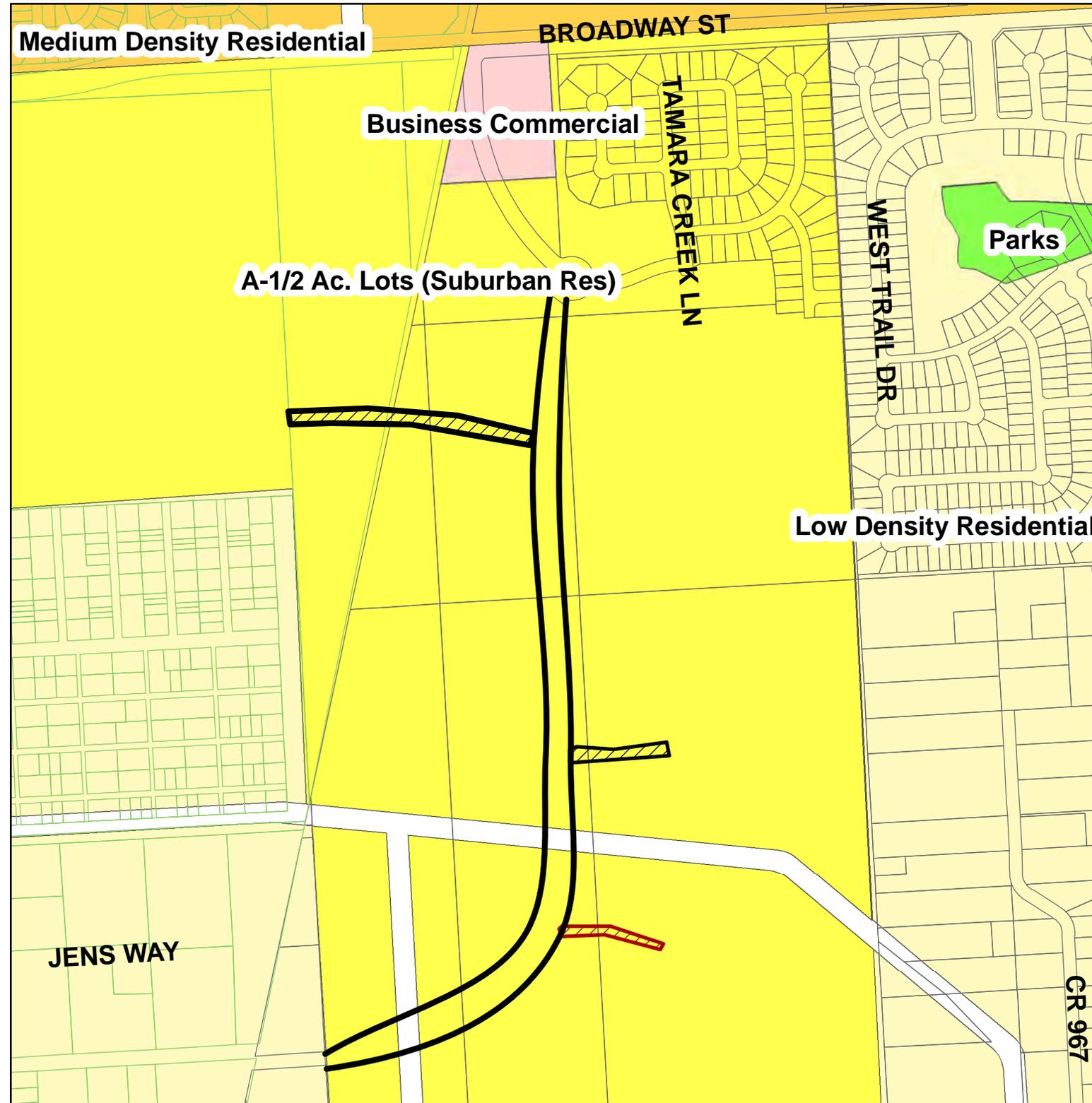
FLUP Map

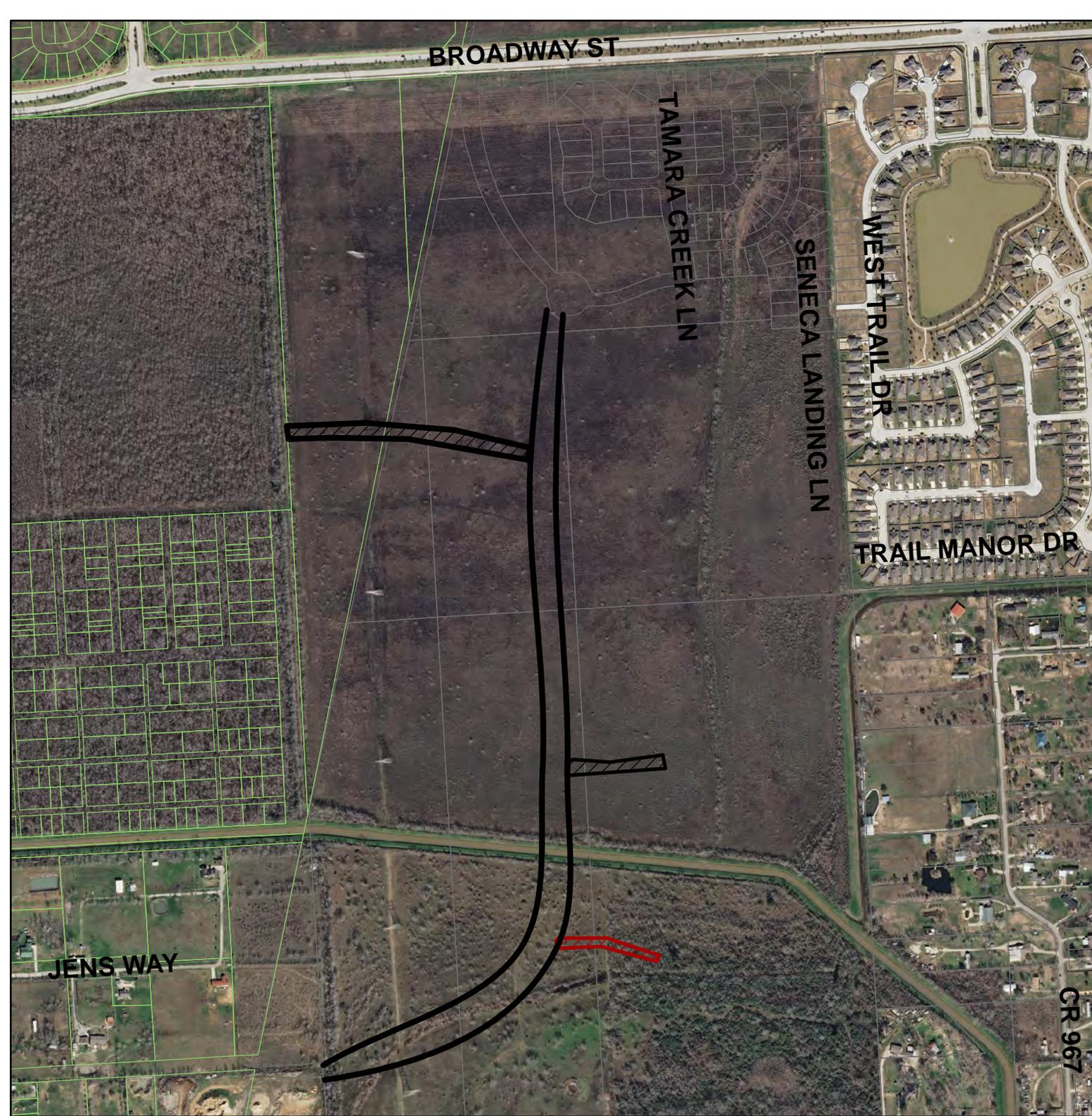
**Preliminary Plat
Spicewood Pine Lane
Street Dedication**

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N

0 180 360 720 Feet

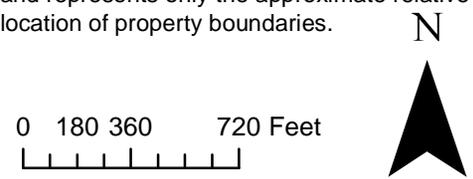




Aerial Map

**Preliminary Plat
Spicewood Pine Lane
Street Dedication**

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.



STATE OF TEXAS
COUNTY OF BRAZORIA

WE, 518SCR, LTD., A TEXAS LIMITED PARTNERSHIP, BY ITS SOLE GENERAL PARTNER, PSWA, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SPICEWOOD PINE LANE STREET DEDICATION, 0.622 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID 518SCR, LTD., ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY HERETO, 518SCR, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PSWA, INC., A TEXAS CORPORATION, ITS SOLE GENERAL PARTNER, BY GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT THIS _____ DAY OF _____, 2014.

518SCR, LTD., A TEXAS LIMITED PARTNERSHIP

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

BY: _____
GERALD W. NOTEBOOM
SENIOR EXECUTIVE VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT, OF PSWA, INC., A TEXAS CORPORATION, SOLE GENERAL PARTNER OF 518SCR, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON THE PLAT (SEE NOTE 4).

KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797

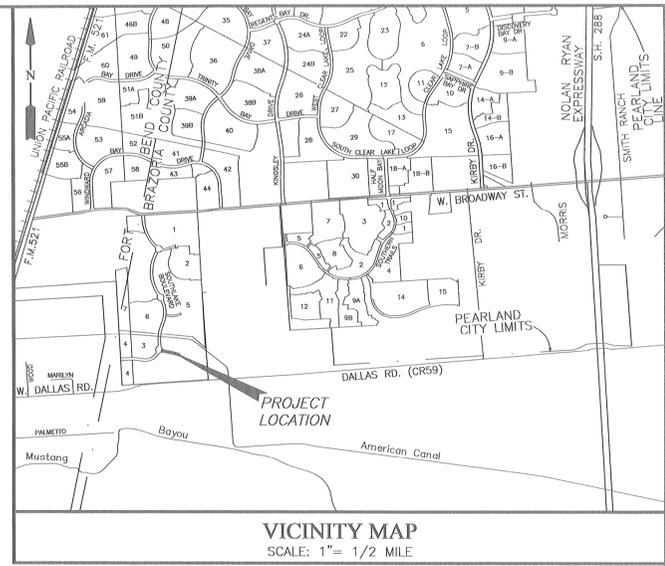
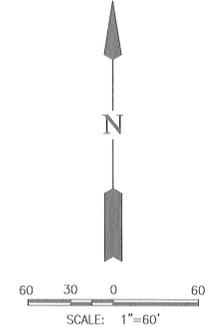
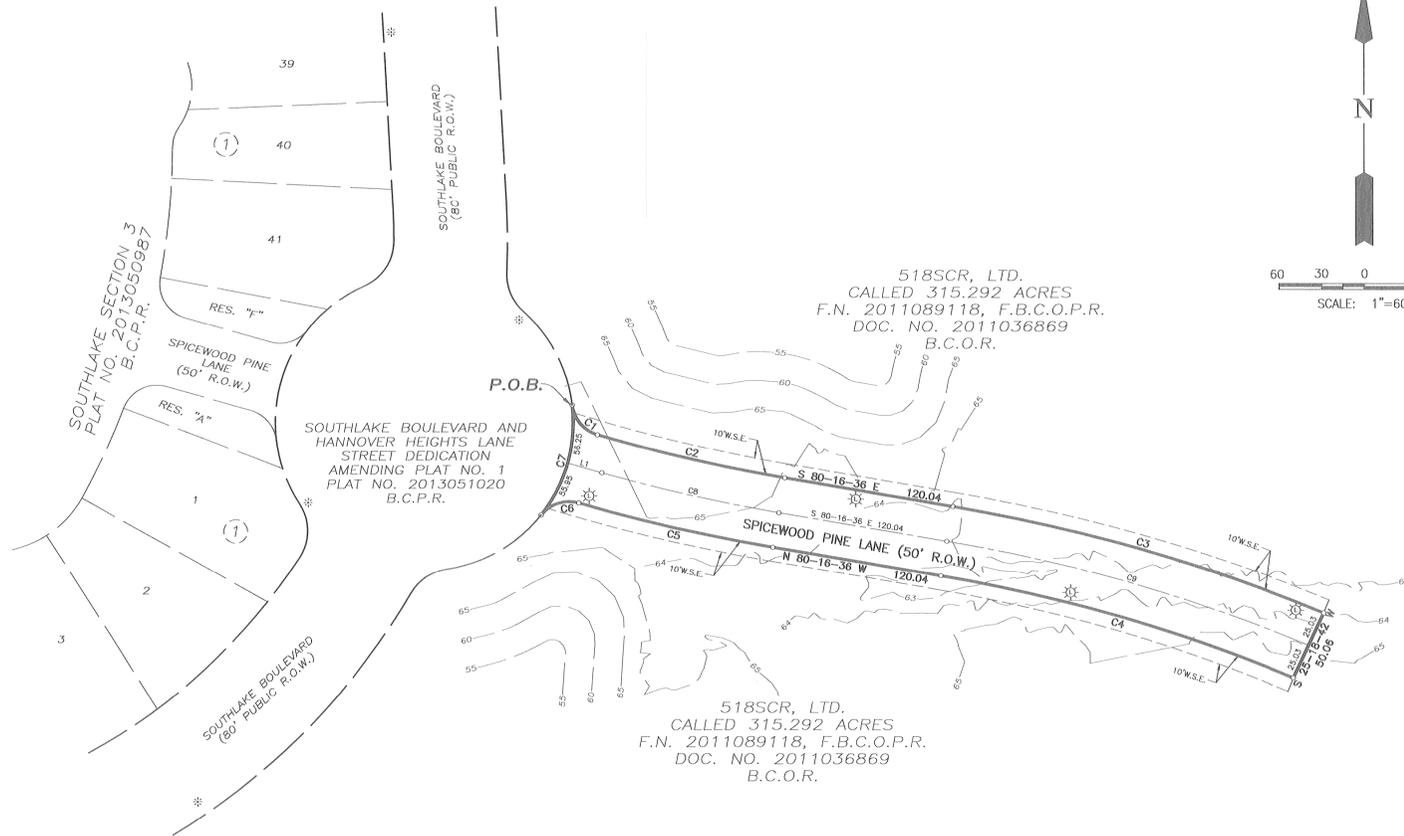
THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS SUBDIVISION OF SPICEWOOD PINE LANE STREET DEDICATION AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2014.

HENRY N. FUERTES, CHAIRPERSON
PLANNING & ZONING COMMISSION
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS _____ DAY OF _____, 2014.

DARRIN COKER
CITY ATTORNEY

ANDREA BROUGHTON, P.E., C.F.M.
CITY ENGINEER



VICINITY MAP
SCALE: 1" = 1/2 MILE

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF BRAZORIA COUNTY, AND THE CITY OF PEARLAND.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. _____ DATED _____, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27), WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE SURFACE FOR BOTH NAD 27 AND NAD 83 AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.99987.
- FIVE-EIGHTHS INCH (5/8") IRON ROD THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- BENCHMARK: MONUMENT GPS - 9 BRASS CAP SET IN CONCRETE, STAMPED "CITY OF PEARLAND 9 GPS MONU, 1955". THE MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO HIGHWAY 288 AND COUNTY ROAD 92 AND F.M. 518. THE MONUMENT IS APPROXIMATELY 500 FEET NORTH OF COUNTY ROAD 92 AND 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM SEWER DRAIN INLETS.
ELEV.= 59.03, NGVD-29, 1987 ADJ.
ADD 1.84 FEET FOR NGVD-29, 1973 ADJ.
- T.B.M. = TOP OF 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG" LOCATED AT THE SOUTHEAST CORNER OF SHADOW CREEK RANCH BROADWAY STREET EXTENSION FROM COUNTY LINE TO F.M. 521 (AS SHOWN BY SYMBOL).
ELEV.= 63.49' NGVD-29, 1987 ADJUSTMENT
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48039C0020 H, WITH THE EFFECTIVE DATE OF JUNE 5, 1989 AND MAP NO. 48039C 0020H, MAP REVISED JUNE 5, 1989, THE PROPERTY IS LOCATED IN ZONE "AE" (AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN).

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 TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY SHALL REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNATED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND, FORT BEND COUNTY AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- THERE ARE 4 STREET LIGHTS PROPOSED ON THIS PLAT.
- A 6 FOOT SIDEWALK SHALL BE BUILT ALONG SPICEWOOD PINE LANE AND AT THE TIME OF DEVELOPMENT.
- THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA/FORT BEND MUNICIPAL UTILITY DISTRICT NO. 1.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 74-09-59 E	25.00

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	25.00	66-51-37	29.17	16.50	27.55	S 40-14-14 E
C2	1175.00	6-36-34	135.54	67.85	135.47	S 76-58-19 E
C3	1225.00	12-44-37	272.46	136.80	271.90	S 73-54-18 E
C4	1175.00	12-37-21	258.86	129.95	258.33	N 73-57-56 W
C5	1225.00	6-34-04	140.42	70.29	140.35	N 76-59-34 W
C6	25.00	67-51-24	29.61	16.82	27.91	S 72-21-46 W
C7	105.00	45-14-30	82.91	43.75	80.77	N 15-48-49 E
C8	1200.00	6-06-37	127.97	64.05	127.91	S 77-13-18 E
C9	1200.00	12-41-04	265.66	133.38	265.12	N 73-56-04 W

3600 BLOCK OF SOUTHLAKE BOULEVARD

PRELIMINARY PLAT OF
SPICEWOOD PINE LANE
STREET DEDICATION

A SUBDIVISION OF 0.622 ACRES OF LAND SITUATED THE
H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538,
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

FEBRUARY 24, 2014 JOB NO. 2027-0705C-309

OWNERS:
518SCR, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: PSWA, INC., A TEXAS CORPORATION
ITS SOLE GENERAL PARTNER
GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT
9000 GULF FREEWAY, STE. 300, HOUSTON, TEXAS 77017

ENGINEER:

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026

CONTACT: RENE RODRIGUEZ

**P&Z AGENDA
ITEM**

E



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 02/24/2014
AGENDA ITEM SUBJECT: Preliminary Plat of Southlake Section 5

Old Business **New Business** Discussion Item Workshop

Summary: A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD, owner; for approval of a Preliminary Plat of Southlake Section 5, a 61.889 acre single-family residential subdivision with 77 lots within the Southlake Subdivision, generally located half of a mile south of the intersection of Broadway St. and Southlake Blvd.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF MARCH 3, 2014

PRELIMINARY PLAT OF SOUTHLAKE SECTION 5

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of 518 SCR, LTD, owner; for approval of a Preliminary Plat of Southlake Section 5, a 61.889 acre single-family residential subdivision with 77 lots within the Southlake Subdivision, to wit

Legal Description: A subdivision of 61.889 acres of land located in the H.T. & B.R.R. Co. Survey, Section 84, Abstract Number 538, City of Pearland, Brazoria County, Texas.

General Location: Approximately half of a mile south of the intersection of Broadway and Southlake Blvd.

SUMMARY: This is a request for a Preliminary Plat of Southlake Section 5, a proposed 77 lot single-family residential subdivision on approximately 61.889 acres. This proposed subdivision is located within the Shadow Creek Ranch Addendum Planned Unit Development. The Shadow Creek Ranch Addendum was approved on February, 27 2006 for approximately 453 acres of land within the City of Pearland. This Preliminary Plat is for section 5 which is located within Phase 3 of this development.

This section of Southlake will be served by Southlake Blvd. which has been constructed as an 80' ROW with direct connection to Broadway.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	PUD (Planned Unit Development – Shadow Creek)	Single Family Residential
South	PUD (Planned Unit Development – Shadow Creek)	Vacant Single Family Residential Land
East	ETJ	Vacant Land
West	PUD (Planned Unit Development – Shadow Creek)	Vacant Single Family Residential 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 Development Guidelines.

SHADOW CREEK RANCH ADDENDUM: The addendum to the Shadow Creek Ranch development allows for a combination of single family lots, parks, and wet and dry detention. This Preliminary Plat has 37.839 acres of reserve open space, and wet detention/amenity lakes. Section 5 of the Southlake Subdivision shows a required 6' trail to run along both sides of Southlake Blvd. This is the only required amenity for this section and will be required to be constructed prior to the approval of the final plat.

SHADOW CREEK RANCH: R-5 SINGLE FAMILY RESIDENTIAL DISTRICT: This Preliminary Plat depicts a variety of lot sizes, which fall under the R-5 Single Family Dwelling District. The requirements of the R-5 Single-Family Dwelling District have been summarized in Table 2. This Preliminary Plat has a minimum lot size of 7,800 square foot lots (60' x 130'), which is above the required 6,000 SF that is required.

Table 2: R-5 Single-Family Dwelling District	
Area and Height Requirements	
Minimum Lot Size:	6,000 square feet
Minimum Lot Width:	50 Feet
Maximum Lot Coverage:	60%
Maximum Height	35 Feet

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

PLATTING STATUS: This is the first plat for Southlake Section 5. This section is in conformance with the approved Master Plat of Shadow Creek Ranch Village 7.

COMFORMANCE TO THE COMPREHENSIVE PLAN: The subject property is within the A-1/2 Acre Lots and Business Commercial future land use designations. The A-1/2 Acre Lots land use designation is for larger lot single family development on 1/2 acre or larger lots. This submittal is not in conformance with this land use designation as the proposed lots are a minimum of 7,800 square feet or 0.18 acres. The City of Pearland uses the Future Land Use Plan as a guide to implement zoning. In this case, the approved Shadow Creek Ranch Addendum had a higher density than the Future Land Use Plan allows.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Broadway Street, which is a Major Thoroughfare with 120 feet of right-of-way. Internally this development will be served by Southlake Blvd., a Major Collector with 80 feet of right-of-way. Emerald Springs Dr. is a local street with 50 feet of right-of-way that will connect Section 5 to Southlake Blvd.

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

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

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

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

STAFF RECOMMENDATION: Staff recommends approval of this Preliminary Plat of Southlake Section 5 as proposed by the applicant for the following reasons:

1. The proposed preliminary plat will not cause any adverse impacts on the surrounding properties.
2. The request is in conformance with the Shadow Creek Ranch Development as well as the Land Use and Urban Development Ordinance.
3. The request is in conformance with the thoroughfare plan.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Future Land Use Map
- Aerial Map
- Preliminary Plat of Southlake Section 5



Zoning and Vicinity Map

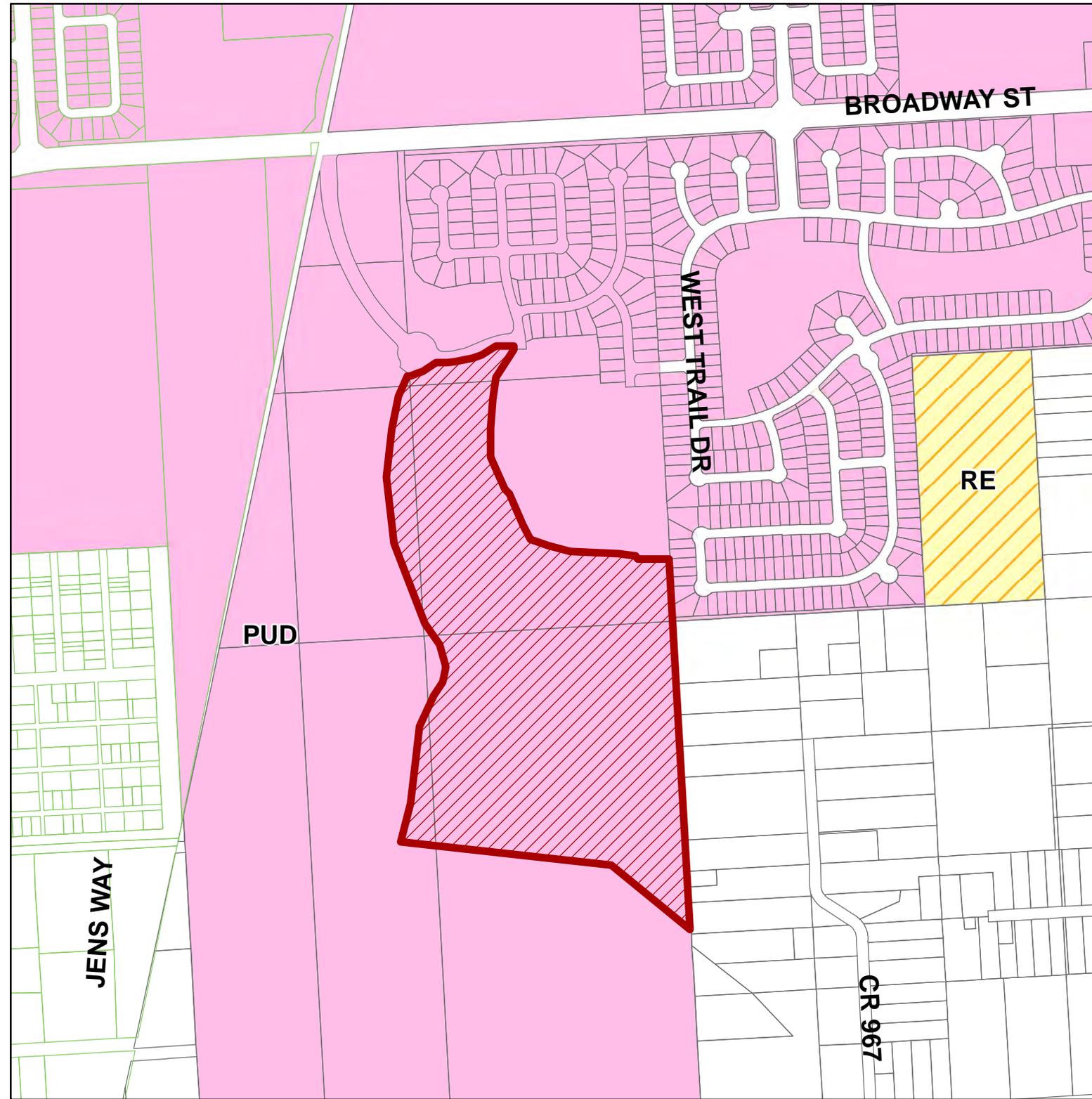
Preliminary Plat Southlake Section 5

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

N



0 200 400 800 Feet





FLUP Map

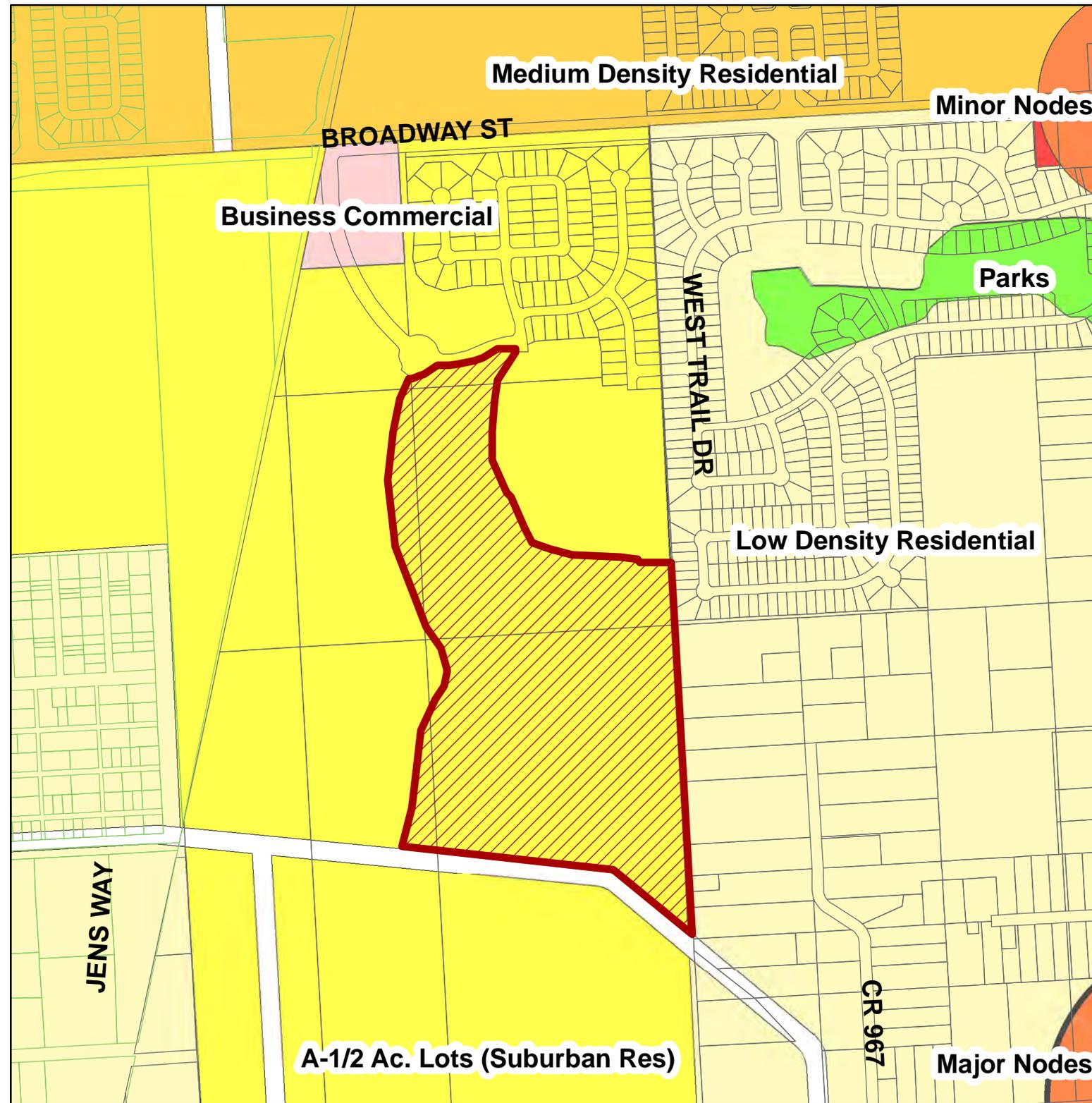
**Preliminary Plat
Southlake Section 5**

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

N



0 200 400 800 Feet





Aerial Map

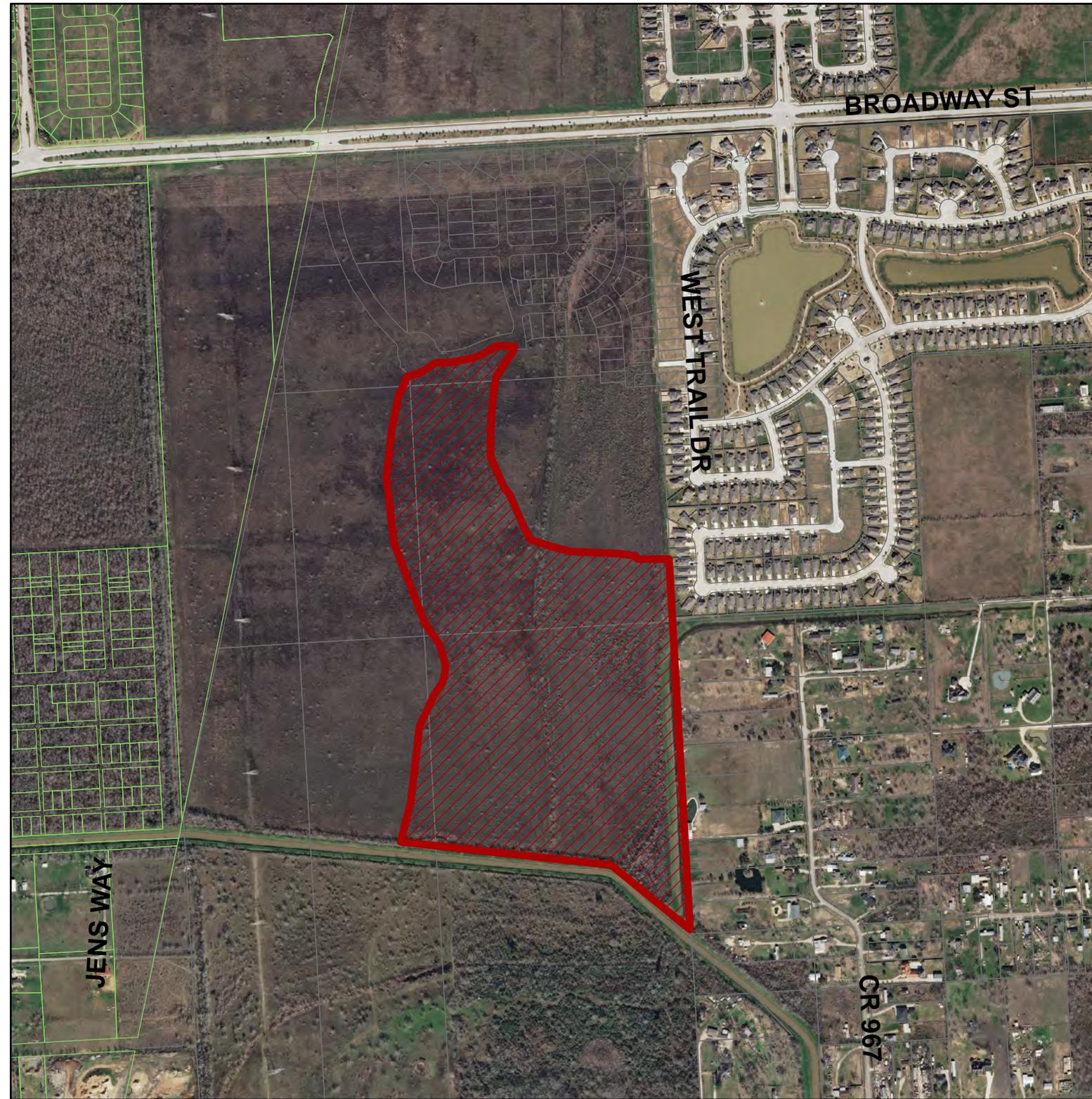
**Preliminary Plat
Southlake Section 5**

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

N



0 200 400 800 Feet
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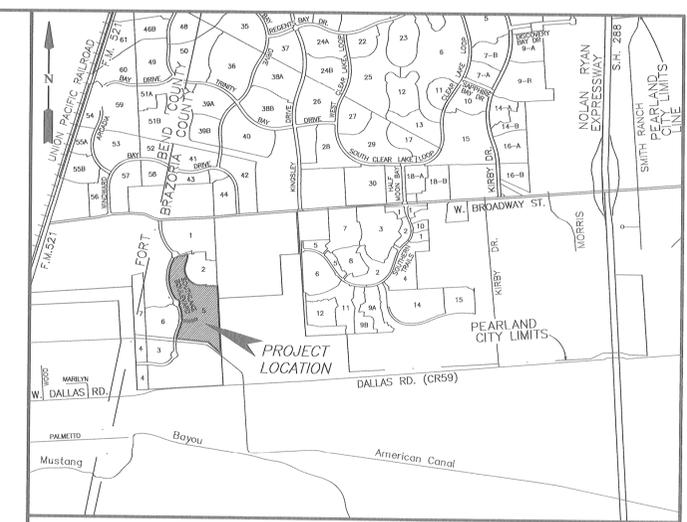
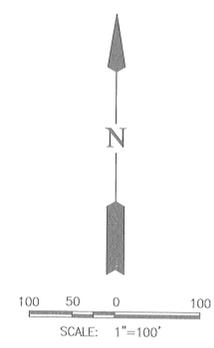
PEARLAND INVESTMENTS LIMITED PARTNERSHIP TO 518SCR, LTD CALLED 315.292 ACRES FILE NO. 2011089118 F.B.C.O.P.R. DOC. NO. 2011036869 B.C.O.P.R.

H.T. & B.R.R. CO. SURVEY SEC. 84, A-538

SOUTHLAKE BOULEVARD PHASE 2 STREET DEDICATION DOC. NO. 2013051034 B.C.O.P.R.

SOUTHLAKE SECTION 1 DOC. NO. 2013006194 B.C.O.P.R.

SOUTHLAKE SECTION 2 DOC. NO. 2013006198 B.C.O.P.R.



VICINITY MAP SCALE: 1"= 1/2 MILE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.103	4,492	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
B	26.994	1,175,859	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
C	0.285	12,409	RESTRICTED TO CANAL EASEMENT
D	3.074	133,904	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
E	6.826	297,356	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
F	0.107	4,665	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
G	0.450	19,586	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
TOTAL	37.839	1,648,271	

MATCH LINE - SEE SHEET 2 OF 3

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	410.00	14-33-08	104.13	52.35	103.85	N 12-00-22 E
C2	890.00	10-14-59	159.21	79.82	159.00	N 14-09-27 E
C3	25.00	85-42-15	37.40	23.19	34.01	N 51-03-04 E
C4	725.00	1-43-00	21.72	10.86	21.72	S 84-24-18 E
C5	505.00	19-20-40	170.50	86.07	169.89	N 86-46-52 E
C6	875.00	11-09-18	170.36	85.45	170.09	N 71-31-53 E
C7	825.00	11-23-55	164.13	82.34	163.86	S 71-24-34 W
C8	455.00	19-20-40	153.62	77.55	152.89	S 86-46-52 W
C9	775.00	1-34-17	21.25	10.63	21.25	N 84-19-57 W
C10	25.00	87-53-04	38.35	24.09	34.70	N 41-10-33 W
C11	890.00	27-43-24	430.64	219.62	426.45	N 11-05-43 W
C12	35.00	53-51-59	32.91	17.78	31.71	N 01-58-34 E
C13	105.00	119-07-06	218.30	178.68	181.05	N 30-39-59 W
C14	35.00	57-36-27	35.19	19.24	33.73	N 61-24-18 W
C15	1160.00	62-53-41	1273.35	709.38	1210.38	N 01-09-14 W
C16	35.00	59-44-33	36.49	20.10	34.86	N 60-09-53 E
C17	105.00	49-43-49	91.14	48.66	88.30	N 65-10-16 E
C18	35.00	53-44-54	32.83	17.74	31.64	N 67-10-48 E
C19	400.00	26-30-51	185.10	94.24	183.46	N 80-47-49 E
C20	50.00	77-40-15	67.78	40.25	62.71	N 80-08-14 E
C21	850.00	3-22-28	50.08	25.04	50.05	N 64-08-54 E
C22	1000.00	32-54-35	574.38	295.36	566.52	N 05-38-41 W
C23	330.00	126-22-04	727.83	652.83	589.02	S 41-05-04 W
C24	700.00	28-28-38	347.91	177.63	344.34	N 00-01-47 E
C25	700.00	17-29-13	213.64	107.66	212.81	S 05-31-30 W
C26	1400.00	13-39-21	333.67	167.63	332.88	S 81-01-02 W
C27	25.00	87-48-35	38.31	24.06	34.67	N 21-48-19 E
C28	355.00	124-30-15	771.42	674.80	628.35	N 40-09-09 E
C29	25.00	88-08-11	38.46	24.20	34.78	N 58-20-11 E

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C30	675.00	23-43-39	279.53	141.80	277.54	N 02-24-17 E
C31	25.00	50-36-31	22.08	11.82	21.37	N 34-45-48 W
C32	50.00	276-17-51	241.11	44.79	66.72	N 78-04-52 E
C33	25.00	46-01-01	20.08	10.62	19.54	S 13-13-17 W
C34	725.00	24-03-20	304.39	154.47	302.16	S 02-14-26 W
C35	675.00	17-29-13	206.01	103.81	205.21	S 05-31-30 W
C36	25.00	34-01-51	14.85	7.65	14.83	S 20-14-02 E
C37	50.00	273-43-34	238.87	46.85	68.37	N 80-23-10 W
C38	25.00	59-41-44	26.05	14.35	24.88	N 26-37-45 E
C39	25.00	91-01-09	39.71	25.45	35.67	N 48-43-41 W
C40	1375.00	9-31-49	228.71	114.62	228.45	S 80-59-50 W
C41	25.00	88-31-45	38.63	24.37	34.90	S 31-58-03 W
C42	1025.00	19-58-52	357.46	180.56	355.85	S 02-18-24 E
C43	25.00	46-38-44	20.35	10.78	19.80	S 15-38-20 E
C44	50.00	276-20-21	241.15	44.75	66.69	N 80-47-32 W
C45	25.00	49-51-15	21.75	11.62	21.07	N 32-27-02 E
C46	975.00	28-37-23	504.09	257.82	498.50	N 07-17-17 W
C47	25.00	91-56-48	40.12	25.86	35.95	N 68-04-22 W
C48	305.00	124-01-28	660.21	573.92	538.66	N 39-54-46 E
C49	25.00	89-31-18	39.06	24.79	35.21	S 33-18-51 E
C50	725.00	14-39-54	185.57	93.29	185.06	S 04-06-51 W
C51	25.00	126-27-16	55.18	49.55	44.64	S 60-00-31 W
C52	50.00	252-54-31	220.70	67.68	80.43	S 03-13-07 E
C53	25.00	126-27-16	55.18	49.55	44.64	S 66-26-44 E
C54	25.00	89-03-04	38.86	24.59	35.06	S 41-18-26 W
C55	1425.00	9-41-15	240.94	120.76	240.65	S 80-59-20 W
C56	25.00	86-05-51	37.57	23.35	34.13	N 60-48-22 W
C57	1025.00	4-20-32	77.68	38.86	77.66	N 19-55-42 W
C58	280.00	47-30-38	232.18	123.23	225.58	N 20-32-12 E

LINE	BEARING	DISTANCE
L1	N 04-43-48 E	24.22
L2	S 83-32-48 E	99.84
L3	N 20-02-11 W	50.13
L4	N 83-32-48 W	99.84
L5	N 32-36-04 W	46.09
L6	N 67-32-24 E	84.90
L7	S 22-27-36 E	39.16
L8	S 08-23-49 W	96.04
L9	S 02-21-10 E	95.97
L10	S 13-28-45 E	95.97
L11	S 24-36-20 E	116.80
L12	S 40-30-29 E	116.80
L13	S 51-38-04 E	95.97
L14	S 62-45-39 E	95.97
L15	S 73-53-14 E	95.97
L16	S 85-00-49 E	95.97
L17	N 84-12-24 E	90.01
L18	N 86-46-53 E	78.60
L19	S 03-13-07 E	20.52
L20	S 48-13-07 E	21.21
L21	N 86-46-53 E	133.17
L22	S 48-41-53 E	32.19
L23	N 86-46-53 E	116.17
L24	S 22-05-58 E	145.70
L25	N 75-43-54 W	37.64

LINE	BEARING	DISTANCE
L26	S 14-16-06 W	103.78
L27	S 86-46-53 W	94.56
L28	N 86-46-53 E	12.16
L29	N 22-05-58 W	5.57
L30	N 14-16-06 E	40.67
L31	S 14-16-06 W	103.78
L32	N 22-05-58 W	40.06
L33	N 22-05-58 W	145.70
L34	S 03-13-07 E	20.08
L35	S 60-56-46 E	18.86
L36	S 22-54-02 W	21.21
L37	S 01-55-46 E	62.44
L38	S 21-21-36 W	51.97
L39	S 41-46-53 W	22.11
L40	N 28-05-26 W	21.18
L41	S 22-20-00 W	19.47
L42	S 41-11-30 W	20.38
L43	N 05-22-49 E	20.00
L44	N 86-27-00 W	77.59
L45	S 76-52-58 W	63.54
L46	S 55-57-47 W	63.54
L47	S 35-02-36 W	63.54
L48	S 14-07-24 W	63.54
L49	S 06-47-47 E	63.54

- LEGEND**
- EXIST. INDICATES EXISTING
 - U.E. INDICATES UTILITY EASEMENT
 - W.L.E. INDICATES WATERLINE EASEMENT
 - S.T.M.S.E. INDICATES STORM SEWER EASEMENT
 - S.S.E. INDICATES SANITARY SEWER 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
 - ⊙ INDICATES PROPOSED STREET LIGHT
 - ⊙ INDICATES EXISTING STREET LIGHT
 - INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE
 - ⊕ T.B.M. INDICATES TEMPORARY BENCHMARK

**PRELIMINARY PLAT OF
SOUTHLAKE SECTION 5**

A SUBDIVISION OF 61.889 ACRES OF LAND SITUATED IN THE
H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538,
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

77 LOTS 7 RESERVES (37.839 ACRES) 2 BLOCKS

FEBRUARY 24, 2014 JOB NO. 2027-0175C-309

OWNERS:
518SCR, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: PSWA, INC., A TEXAS CORPORATION
ITS SOLE GENERAL PARTNER
GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT
9000 GULF FREEWAY, STE. 300, HOUSTON, TEXAS 77017

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

CONTACT: RENE RODRIGUEZ SHEET 1 OF 3

Date/Time : Mon, 24 Feb 2014 14:21:30m
Doc/Name : I:\Projects\2017\PREL\Southlake_5_PP.dwg

MATCH LINE - SEE SHEET 1 OF 3

PEARLAND INVESTMENTS LIMITED PARTNERSHIP TO 518SCR, LTD CALLED 315.292 ACRES FILE NO. 2011089118 F.B.C.O.P.R. DOC. NO. 2011036869 B.C.O.R.

H.T. & B.R.R. CO. SURVEY SEC. 84, A-538

SOUTHLAKE BOULEVARD PHASE 2 STREET DEDICATION DOC. NO. 2013051034 B.C.O.R.

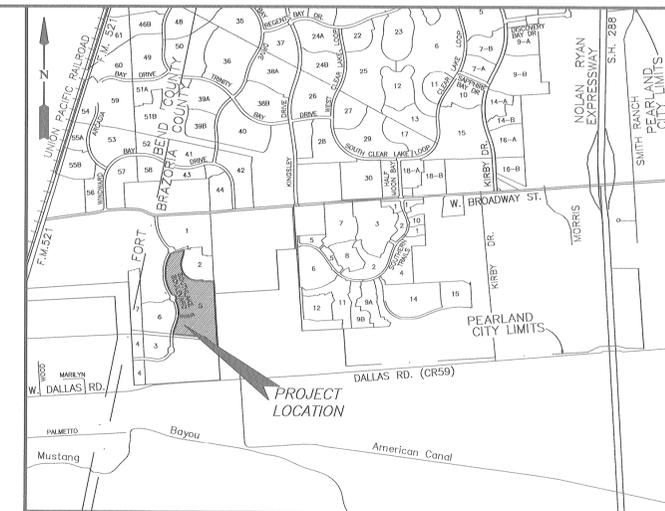
SOUTHLAKE SECTION 3 DOC. NO. 2013050987 B.C.O.R.

518SCR, LTD. CALLED 315.292 ACRES F.N. 2011089118, F.B.C.O.P.R. DOC. NO. 2011036869 B.C.O.R.

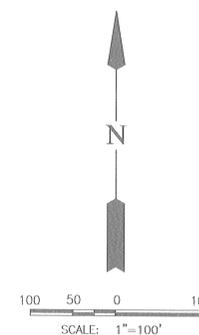
SOUTHERN TRAILS WEST, SEC. 2 DOC. NO. 2008052231 B.C.O.P.R.

RESTRICTED RESERVE "I" SOUTHERN TRAILS WEST SEC. 1 DOC. NO. 2006041142 B.C.O.P.R.

BLOCK 84 ALLISON RICHEY GULF COAST HOME COMPANY PART OF HOME SUBURBAN GARDENS VOLUME 2, PAGE 98, B.C.P.R.



VICINITY MAP SCALE: 1"= 1/2 MILE



- LEGEND
EXIST. INDICATES EXISTING
U.E. INDICATES UTILITY EASEMENT
W.L.E. INDICATES WATERLINE EASEMENT
S.M.S.E. INDICATES STORM SEWER EASEMENT
S.S.E. INDICATES SANITARY SEWER EASEMENT
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- - - INDICATES STREET NAME CHANGE
F.N. INDICATES FILE NUMBER
S.N. INDICATES SEE NOTE
T.B.M. INDICATES TEMPORARY BENCHMARK

PRELIMINARY PLAT OF SOUTHLAKE SECTION 5

A SUBDIVISION OF 61.889 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

77 LOTS 7 RESERVES (37.839 ACRES) 2 BLOCKS
FEBRUARY 24, 2014 JOB NO. 2027-0175C-309

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

CONTACT: RENE RODRIGUEZ

**P&Z AGENDA
ITEM**

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