AGENDA

CITY OF PEARLAND
PLANNING & ZONING COMMISSION

JUNE 2, 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.

REGULAR MEETING
PLANNING AND ZONING COMMISSION OF THE
CITY OF PEARLAND, TEXAS,
MONDAY, JUNE 2, 2014, AT 6:30 p.m.
COUNCIL CHAMBERS - CITY HALL - 3519 LIBERTY DRIVE

I. CALL TO ORDER

II. APPROVAL OF MINUTES

Approve the Minutes of the May 19, 2014, P&Z Regular Meeting.

III. EXCUSED ABSENCE

Excuse the absence of P&Z Vice-Chairperson Mary Starr at the May 19, 2014 P&Z Regular meeting.

IV. OLD BUSINESS

A. CONSIDERATION OF POSSIBLE AND POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 2014-5Z

A request of Alan Mueller, applicant; on behalf of Texproj2008, LLC, owner; for approval of an amendment to three (3) tracts identified as Tracts A, B and C located within the Province Village Planned Unit Development (PUD) to allow for single family homes, on approximately 24.154 acres of land on the following described property, to wit:

Legal Description:

Tract A: A 5.176-acre tract in the W.D.C. Hall Survey, Abstract No. 23, Harris County, Texas. Said 5.176-acres is in a 5.732-acre tract described in a deed to TEXPROJ2008, L.L.C., as recorded in Clerk's File No. 20070659409 in the Harris County Clerk's Office

Tract B: A 13.361-acre tract in the Thomas J. Green Survey, Abstract No. 198, Brazoria County, Texas. Said 13.361-acres is in a 21.898- acre tract described in a deed to TEXPROJ2008, L.L.C. as recorded in Clerk's File No. 2007062105 in the Brazoria County Clerk's Office

Tract C: A 5.617-acre tract in the Thomas J. Green Survey, Abstract No. 198, Brazoria County, Texas. Said 5.617- acres is in a 9.805-acre tract described in a deed to TEXPROJ2008, LLC, as recorded in Clerk's File No. 2007062105 in the Brazoria County Clerk's Office

General Location: Northeast of the intersection of Broadway Street and Pearland Parkway and west of Country Club Drive, Pearland, TX

B. CONSIDERATION & POSSIBLE ACTION - CONDITIONAL USE PERMIT APPLICATION NO. 2014-04

A request of Chan Patel with Sparkles Express, applicant; on behalf of The Old Place, Inc., owner; for approval of a Conditional Use Permit (CUP) to allow for an Auto Wash (Self Service) within the General Business (GB) zoning district, on approximately 1.10 acres of land on the following described property, to wit:

Legal Description: A tract or parcel containing 1.1019 acres or 47,999 square feet of land, out of a called 9.993 acre tract situated in the H.T. & B.R.R. CO. Survey, Abstract No. 506, Brazoria County, Texas Conveyed to the Old Place, Inc. as recorded in the Brazoria County Clerk's File No. 97-001270, Brazoria County, Texas

General Location: Approximately 1.1 acres of land included in a larger tract of land located at the northwest corner of Broadway Street and Hillhouse Road, Pearland, Texas

V. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - FIVE YEAR CAPITAL IMPROVEMENT PROGRAM 2015 – 2019

A request by the City of Pearland, Engineering and Capital Projects Department, for approval of capital improvement projects for fiscal years 2015-2019.

B. CONSIDERATION & POSSIBLE ACTION - PRELIMINARY PLAT OF ENCLAVE AT HIGHLAND GLEN SECTION 4

Decision Date: 6/6/2014

A request by Geoff Freeman of BGE Kerry R. Gilbert and Associates, applicant; on behalf of Jeff Anderson of Beazer Homes, owner; for approval of a Preliminary Plat of Enclave at Highland Glen Section 4, a 37 lot subdivision on 25.9 acres of land, to wit:

Legal Description: Being a subdivision of land containing 25.9 acres of land out of the Thomas J. Green Survey, A-290, City of Pearland Texas, County of Brazoria, Texas.

General Location: Generally located at the intersection of Hughes Rd. and Harbor Ridge Ln.

C. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF ENCLAVE AT HIGHLAND GLEN SECTION 5

Decision Date: 6/6/2014

A request by Geoff Freeman of BGE Kerry R. Gilbert and Associates, applicant; on behalf of Jeff Anderson of Beazer Homes, owner; for approval of a Preliminary Plat of Enclave at Highland Glen Section 5, a 55 lot subdivision on 12.9 acres of land, to wit:

Legal Description: Being a subdivision of land containing 12.9 acres of land out of the Thomas J. Green Survey, A-290, City of Pearland Texas, County of Brazoria, Texas.

General Location: located at the intersection of Baywater Creek Ln. and Cedar Ridge Ln.

D. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF PRESERVE AT HIGHLAND GLEN SECTION 3

Decision Date: 6/6/2014

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Bruce Craig of Beazer Homes, owner; for approval of a Final Plat of Preserve at Highland Glen Section 3, a 15 lot residential subdivision on 25.38 acres of land, to wit:

Legal Description: A subdivision of 25.381 acres of land situated in the Derril H.M. Hunter Survey, Abstract 36, City of Pearland, Harris County, Texas.

General Location: Generally located a half mile northeast of the intersection of Hughes Road and Pearland Parkway.

E. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SHADOW CREEK RANCH SF - 56

Decision Date: 6/6/2014

A request by Rene Rodriguez, from LJA, applicant, on behalf of 741 SCR, LTD, owner, for approval of a Final Plat of Shadow Creek Ranch - SF 56, a 61 lot residential subdivision, to wit:

Legal Description: Being a subdivision of 15.913 acres of land situated in

the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas also being a replat of Shadow Creek Ranch SF-56F, recorded under F.N. 20060295, F.B.C.O.P.R.

General Location: Generally located at the southwest corner of Windward Bay Dr. and Arcadia Bay Dr.

F. CONSIDERATION & POSSIBLE ACTION – MASSEY LAKE ESTATES CLUSTER DEVELOPMENT PLAN

A request by Kevin Cole, applicant, on behalf of Tin Dinh, owner, for approval of a Cluster Plan on a 40 acre tract of land for a single-family residential subdivision, to wit:

Legal Description: All of that certain 40 acre tract of land located in the H. T. & B. R. R. Company Survey, Abstract No. 547, Volume 2, Page 51 of the Plat Records of Brazoria County, Texas.

General Location: Generally located north of Bailey Road, between Manvel Road and Charles Avenue

G. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Zoning Update
3. Comprehensive Plan Update
4. Next JPH/P&Z Meeting June 16, 2014

H. 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, Jennifer Tatum, Office Assistant of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 29th of May, 2014, A.D., at 5:30 p.m.

_____
Jennifer Tatum, Office Assistant

Agenda removed _____ day of June, 2014.

APPROVAL

OF

MINUTES

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, ON MONDAY, MAY 19, 2014, AT 6:30 p.m. IN THE 2ND FLOOR CONFERENCE ROOM - CITY HALL - 3519 LIBERTY DRIVE

CALL TO ORDER

P&Z Chairperson Henry Fuertes opened the P&Z Regular Meeting at 8:16 p.m.

In attendance were:

P&Z Chairperson Henry Fuertes
P&Z Member Elizabeth McLane
P&Z Member Derrick Reed
P&Z Member Linda Cowles
P&Z Member Daniel Tunstall
P&Z Member Ginger McFadden

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

APPROVAL OF MINUTES

P&Z Commissioner Linda Cowles made the motion to approve, and P&Z Commissioner Derrick Reid seconded for the approval of the Minutes of the April 21, 2014, p.m. P&Z Regular Meeting, held at 6:30 p.m.

The vote was 6-0. The Minutes of the April 21, 2014 p.m. P&Z Regular Meeting was approved.

NEW BUSINESS

CONSIDERATION OF POSSIBLE ACTION - CONDITIONAL USE PERMIT APPLICATION NO. 2014-04

A request of Chan Patel with Sparkles Express, applicant; on behalf of The Old Place, Inc., owner; for approval of a Conditional Use Permit (CUP) to allow for an Auto Wash (Self Service) within the General Business (GB) zoning district, on approximately 1.10 acres of land on the following described property, to wit:

Legal Description: A tract or parcel containing 1.1019 acres or 47,999 square feet of land, out of a called 9.993 acre tract situated in the H.T. & B.R.R. CO. Survey, Abstract

No. 506, Brazoria County, Texas Conveyed to the Old Place, Inc. as recorded in the Brazoria County Clerk's File No. 97-001270, Brazoria County, Texas

General Location: Approximately 1.1 acres of land included in a larger tract of land located at the northwest corner of Broadway Street and Hillhouse Road, Pearland, Texas

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

City Planner Johnna Matthews summarized the staff report stating staff recommends approval with the following conditions:

1. Adequate screening to be provided to cover vacuum area
2. Landscape plan showing screening and landscaping

Chairperson Henry Fuertes questioned the access easement needing to have a 50 foot separation between the adjoining street curb line and the edge of entrance to the first parking bay, per the UDC. Director of Community Development Lata Krishnarao concurred that was correct.

Commissioner Linda Cowles discussed the landscape buffer and wants more details on the plans. Mr. Billy Black, representing the applicant, showed the commission samples of general plans.

Commissioner Daniel Tunstall inquired if the vacuum area was to be covered and if so with what. Mr. Black stated fabric awning. Director Krishnarao stated that was not acceptable and would need to discuss materials with staff.

Commissioner Daniel Tunstall made a motion to postpone to the June 2, 2014 P&Z Regular Meeting in order to review a site plan and landscape plan, and Commissioner Linda Cowles seconded.

The vote was 6-0. The Conditional Use Permit No. 2014-04 was postponed to June 2, 2014.

CONSIDERATION OF POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 2013-18Z

A request of Gerald Koza, owner/applicant, for approval of a change in zoning from GC, General Commercial to M-1, Light Industrial on approximately 16.871 acres of land, on the following described property, to wit:

Legal Description: Lot 1, Block 1, Associated Industrial Park, located in the H.T. &

B.R.R. Co. Survey, Abstract 542, Brazoria County, Texas.

General Location: East side of Main Street and south of McHard Road; 1603 N. Main Street, Pearland, Texas

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

There was a brief discussion with regards to the site being vacant, and the R-1 Cluster beside this tract not being affected by this zone change.

The vote was 6-0. Conditional Use Permit No. 2013-18Z was approved.

CONSIDERATION OF POSSIBLE AND POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 2014-5Z

A request of Alan Mueller, applicant; on behalf of Texproj2008, LLC, owner; for approval of an amendment to three (3) tracts identified as Tracts A, B and C located within the Province Village Planned Unit Development (PUD) to allow for single family homes, on approximately 24.154 acres of land on the following described property, to wit:

Legal Description:

Tract A: A 5.176-acre tract in the W.D.C. Hall Survey, Abstract No. 23, Harris County, Texas. Said 5.176-acres is in a 5.732-acre tract described in a deed to TEXPROJ2008, L.L.C., as recorded in Clerk's File No. 20070659409 in the Harris County Clerk's Office

Tract B: A 13.361-acre tract in the Thomas J. Green Survey, Abstract No. 198, Brazoria County, Texas. Said 13.361-acres is in a 21.898- acre tract described in a deed to TEXPROJ2008, L.L.C. as recorded in Clerk's File No. 2007062105 in the Brazoria County Clerk's Office

Tract C: A 5.617-acre tract in the Thomas J. Green Survey, Abstract No. 198, Brazoria County, Texas. Said 5.617- acres is in a 9.805-acre tract described in a deed to TEXPROJ2008, LLC, as recorded in Clerk's File No. 2007062105 in the Brazoria County Clerk's Office

General Location: Northeast of the intersection of Broadway Street and Pearland Parkway and west of Country Club Drive, Pearland, TX

Commissioner Linda Cowles made the motion to approve, and Commissioner Derrick Reed seconded.

City Planner Johnna Matthews summarized the staff report stating staff recommended denial.

Commissioner Derrick Reed stated he liked the proposed changes.

Commissioner Daniel Tunstall agreed that the power lines need to be underground, and he was okay with the change to single family. Mr. Tunstall also stated that the market needed to be reviewed so as not to deny developers what they want to do. Mr. Tunstall also stated the need for changes to amenity plans in order to see details.

Mr. Paul Grohman stated they want to see underground utilities, but ultimately Center Point will have the final say on this. There was discussion with regards to utilities.

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

The Planning and Zoning Commission was generally in favor of Zone Change Application Number 2014-5Z; however, recommended that the application be postponed so that the applicant would have the opportunity to work with CenterPoint Energy in determining if utilities could be constructed underground. The Planning and Zoning Commission also advised the applicant to work with staff in providing detailed open space, parkland dedication and amenities.

The vote was 5-1. Zone Change No. 2014-05Z was postponed. Chairperson Henry Fuertes voted in opposition.

CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF GOLFCREST ESTATES

A request by Chad Gormly of Gormly Surveying, Inc., applicant; on behalf of Howard Palmer, owner; for approval of a Final Plat of Golfcrest Estates, a 7 lot subdivision on 4.59 acres of land, to wit:

Legal Description: Being a 4.59 acre tract of land, being out of a tract of land as conveyed to Golfcrest Country Club by deed as recorded in Volume 7259, Page 5, Deed Records, Harris County, Texas, Situated in the W.D.C Hall Survey, abstract 23, Harris County, Texas.

General Location: Generally located at the 2700 Block of Country Club Drive.

Commissioner Derrick Reed made the motion to approve, and Commissioner Elizabeth McLane seconded.

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

The vote was 6-0. The Final Plat of Golfcrest Estates was approved.

CONSIDERATION & POSSIBLE ACTION - MASTER PLAT OF ENCLAVE AT HIGHLAND GLEN

A request by Geoff Freeman of BGE Kerry R. Gilbert and Associates, applicant; on behalf of Greg Coleman with Beazer Homes, owner; for approval of a Master Plat of Enclave at Highland Glen, a 187 lot single-family subdivision on 74.3 acres of land, to wit:

Legal Description: Being a subdivision of land containing 74.3 acres of land out of the Thomas J. Green Survey, A-290, City of Pearland Texas, County of Brazoria, Texas.

General Location: Generally located at the intersection of Hughes Rd. and Alexander Way.

Commissioner Derrick Reed made the motion to approve, and Commissioner Linda Cowles seconded.

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

The vote was 6-0. The Master Plat of Enclave at Highland Glen was approved.

CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF ENCLAVE AT HIGHLAND GLEN SECTION 1

A request by Geoff Freeman of BGE Kerry R. Gilbert and Associates, applicant; on behalf of Greg Coleman with Beazer Homes, owner; for approval of a Preliminary Plat of Enclave at Highland Glen Section 1, a 20 lot single-family subdivision on 8.2 acres of land, to wit:

Legal Description: Being a subdivision of land containing 74.3 acres of land out of the Thomas J. Green Survey, A-290, City of Pearland Texas, County of Brazoria, Texas.

General Location: Generally located at the intersection of Hughes Rd. and Alexander Way

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

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

The vote was 6-0. The Preliminary Plat of Enclave at Highland Glen Section 1 was approved.

CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF ENCLAVE AT HIGHLAND GLEN SECTION 2

A request by Geoff Freeman of BGE Kerry R. Gilbert and Associates, applicant; for Greg Coleman of Beazer Homes, owner; for approval of a Preliminary Plat of Enclave at Highland Glen Section 2, a 24 lot subdivision on 13.2 acres of land, to wit:

Legal Description: A subdivision of land containing 13.2 acres of land out of the Thomas J. Green Survey, A-290, City of Pearland Texas, County of Brazoria, Texas.

General Location: Generally located at the intersection of Hughes Rd. and Alexander Ridge Lane

Commissioner Derrick Reed made the motion to approve, and Commissioner Ginger McFadden seconded.

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

The vote was 6-0. The Preliminary Plat of Enclave at Highland Glen Section 2 was approved.

CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF ENCLAVE AT HIGHLAND GLEN SECTION 3

A request by Geoff Freeman of BGE Kerry R. Gilbert and Associates, applicant; for Greg Coleman of Beazer Homes, owner; for approval of a Preliminary Plat of Enclave at Highland Glen Section 2, a 24 lot subdivision on 13.2 acres of land, to wit:

Legal Description: A subdivision of land containing 12.4 acres of land out of the Thomas J. Green Survey, A-290, City of Pearland Texas, County of Brazoria, Texas.

General Location: Generally located at the intersection of Hughes Road and Alexander Ridge Lane

Commissioner Derrick Reed made the motion to approve, and Commissioner Linda Cowles seconded.

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

The vote was 6-0. The Preliminary Plat of Highland Glen Section 3 was approved.

CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF PEARLAND LAKES SECTION 2

A request by Geoff Freeman of BGE Kerry R. Gilbert and Associates, applicant; for Greg Coleman of Beazer Homes, owner; for approval of the Preliminary Plat of Pearland Lakes Section 2, a 37 lot subdivision on 12.3 acres of land, to wit:

Legal Description Being 12.3 acres of land out of the H.T. &B.R.R.R. Co. Survey, Section 85, A-304 City of Pearland. Brazoria County, Texas.

General Location: Generally located at the 2500 Block of Silverlake Parkway

Commissioner Derrick Reed made the motion to approve, and Commissioner Ginger McFadden seconded.

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

The vote was 6-0. The Preliminary Plat of Pearland Lakes Section 2 was approved.

CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF LAUREL HEIGHTS AT SAVANNAH SECTION 4

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Savannah Development LTD., owner; for approval of a Final Plat of Laurel Heights at Savannah Section Four, a 38 lot single-family subdivision on 9.1 acres of land, to wit:

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

General Location: Generally located at the northeast intersection of Linden Creek Lane and Orchard Hills Lane

Commissioner Linda Cowles made the motion to approve, and Commissioner Ginger McFadden seconded.

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

The vote was 6-0. The Final Plat of Laurel Heights at Savannah Section 4 was approved.

CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF LAUREL HEIGHTS AT SAVANNAH SECTION 5

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Savannah Development LTD., owner; for approval of a Final Plat of Laurel Heights at Savannah Section Five, a 56 lot single-family subdivision on 12.5 acres of land, to wit

Legal Description: Being 12.5 acres of land located in the H.T. & B.R.R. Survey, Abstract 302, Official Records of said Brazoria County, Texas.

General Location: Generally located at the northeast intersection of Mayfield Creek Lane and Applewood Crest Lane

Commissioner Derrick Reed made the motion to approve, and Commissioner Elizabeth McLane seconded.

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

The vote was 6-0. The Final Plat of Laurel Heights at Savannah Section 5 was approved.

CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SOUTHERN TRAILS SECTION 15

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of CL Ashton Woods, LP, owner; for approval of a Final Plat of Southern Trails Section 15, a 42 lot single-family residential subdivision, to wit:

Legal Description: Being 20.2 acres of land located in the H.T. & B.R.R. Co. Survey, Section 84 A-538 and Section 80 A-564, City of Pearland, Brazoria County, Texas, also being out of Allison-Richey Gulf Coast Home Company Subdivision as recorded in Volume 2, Page 98 B.C.P.R., Brazoria County Texas.

General Location: Generally located at the northwest corner of Kirby Drive and Magnolia Crossing

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

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

The vote was 6-0. The Final Plat of Southern Trails Section 15 was approved.

CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SOUTHERN TRAILS SECTION 16

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of CL Ashton Woods, LP, owner; for approval of a Final Plat of Southern Trails Section 16, a 12 lot single-family residential subdivision, to wit:

Legal Description: Being 3.6 acres of land located in the H.T. & B.R.R. Co. Survey, Section 84 A-538 and Section 80 A-564, City of Pearland, Brazoria County, Texas, also being out of Allison-Richey Gulf Coast Home Company Subdivision as recorded in Volume 2, Page 98 B.C.P.R. Brazoria County, Texas.

General Location: Generally located at the 12000 Block of Southern Trails Dr.

Commissioner Derrick Reed made the motion to approve, and Commissioner Elizabeth McLane seconded.

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

The vote was 6-0. The Final Plat of Southern Trails Section 16 was approved.

CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF HIGHLAND CROSSING SECTION 5

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Beazer Homes, owner; for approval of the Final Plat of Highland Crossing Section 5, generally located 600 feet northwest from the intersection of McHard Rd. and Old Alvin Rd. for 38 lots on 11.1 acres, on the following described property, Texas.

General Location: Generally located approximately 600 feet northwest from the intersection of McHard Rd. and Old Alvin Rd.

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

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

The vote was 6-0. The Final Plat of Highland Crossing Section 5 was approved.

DISCUSSION ITEMS

1. Commissioners Activity Report – no discussion
2. National APA Conference Update –Commissioner Elizabeth McLane discussed open street concepts, comprehensive plan, and the tour of Atlanta. Commissioner Derrick Reed discussed the Commissioners tract on ethics, changing trends in smaller cities, the Commissioners breakfast and the tour of Atlanta. Commissioner Cowles stated she has enjoyed the scanned articles and readings that Director Lata Krishnarao has sent out.
3. Comprehensive Plan Update – Informational workshop will be in July 2014.
4. Next P&Z Meeting June 2, 2014 – Commissioners would like to set up future workshops to discuss ideas and suggestions as a commission.

ADJOURNMENT

P&Z Chairperson Henry Fuertes adjourned the P&Z Regular Meeting at 9:59 p.m.

These minutes were respectfully submitted by:

_____

Judy Brown, Office Supervisor

Minutes approved as submitted and/or corrected on this 2nd day of June 2014, A.D.

_____

Henry Fuertes, Chairperson

EXCUSE ABSENCES

OLD BUSINESS

P&Z AGENDA ITEM

A

City of Pearland

P&Z AGENDA REQUEST

TO:	**Planning & Zoning Commission**
REQUESTOR:	**City of Pearland Planning Department**
DATE:	**05/27/2014**
AGENDA ITEM SUBJECT:	**Zone Change Application Number 2014-5Z**

☐ **Old Business** ☐ **New Business** ☐ **Discussion Item** ☐ **Workshop**

Summary: A request of Alan Mueller, applicant; on behalf of Texproj2008, LLC, owner; for approval of an amendment to three (3) tracts identified as Tracts A, B and C located within the Province Village Planned Unit Development (PUD) to allow for single family homes, on approximately 24.154 acres of land; Pearland, Texas.

The item was postponed from the May 19, 2014 regular meeting of the Planning and Zoning Commission. The Planning and Zoning Commission requested that the applicant work with CenterPoint Energy regarding relocation of above ground electric wires to the rear of the property. The Planning and Zoning Commission also requested that the applicant work with staff in order to provide detailed open space, parkland dedication and to codify amenities.

JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS,
MONDAY, MAY 19, 2014, AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

ZONE CHANGE APPLICATION NO. 2014-5Z

A request of Alan Mueller, applicant; on behalf of Texproj2008, LLC, owner; for approval of an amendment to three (3) tracts identified as Tracts A, B and C located within the Province Village Planned Unit Development (PUD) to allow for single family homes, on approximately 24.154 acres of land on the following described property, to wit:

Legal Description:

Tract A: A 5.176-acre tract in the W.D.C. Hall Survey, Abstract No. 23, Harris County, Texas. Said 5.176-acres is in a 5.732-acre tract described in a deed to TEXPROJ2008, L.L.C., as recorded in Clerk's File No. 20070659409 in the Harris County Clerk's Office

Tract B: A 13.361-acre tract in the Thomas J. Green Survey, Abstract No. 198, Brazoria County, Texas. Said 13.361-acres is in a 21.898- acre tract described in a deed to TEXPROJ2008, L.L.C. as recorded in Clerk's File No. 2007062105 in the Brazoria County Clerk's Office

Tract C: A 5.617-acre tract in the Thomas J. Green Survey, Abstract No. 198, Brazoria County, Texas. Said 5.617- acres is in a 9.805-acre tract described in a deed to TEXPROJ2008, LLC, as recorded in Clerk's File No. 2007062105 in the Brazoria County Clerk's Office

General Location: Northeast of the intersection of Broadway Street and Pearland Parkway and west of Country Club Drive, Pearland, TX

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION
C. STAFF WRAP UP

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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

Memo

To: City Council and Planning and Zoning Commission of the City of Pearland

From: Planning Department

Date: May 5, 2014

Re: Zone Change Application Number 2014-5Z

A request of Alan Mueller, applicant; on behalf of Texproj2008, LLC, owner; for approval of an amendment to three (3) tracts identified as Tracts A, B and C located within the Province Village Planned Unit Development (PUD) to allow for single family homes, on approximately 24.154 acres of land on the following described property, Brazoria and Harris County, Texas, Pearland, Texas.

Proposal

The applicant proposes to amend the Province Village PD for portions of Tracts 1, 2 and 3 to allow for R-4 single family developments. This will be the second amendment to the PD, as an amendment was approved in 2009. In summary, the amendment proposed to decrease Office Professional Uses by 5.6 acres, completely remove 87 townhomes/condominium and 27 garden homes , and add 95 single-family residential.

Background

The Province Village PD was originally approved in 2004 and includes 47.65 acres of land, identified within 3 Tracts; Tracts 1, 2 and 3. The PD is bounded by Pearland Parkway to the west, Clear Creek Park residential subdivision to the north, Broadway to the south, and Country Club Drive to the east. The original PD allowed for a mix of uses including townhomes/condominium homes, garden style homes and General Business (GB) commercial uses, such as restaurants and retail.

The applicant proposes to the PD to replace townhomes/condominium homes and patio homes with single family homes with R-4 zoning. The minimum lot width proposed is 55 feet and the minimum lot area proposed is 6,600 square feet. Per the UDC, the minimum lot width in the R-4 zoning district is 50 feet, with a minimum lot area of 5,000 square feet. The applicant proposes no more than 95 single family lots, which equates to a net density of 3.94 dwelling units per acre. The maximum density allowed within the R-4 zoning district is 5.6 dwelling units per acre.

The below table illustrates what was approved in 2009 and the proposed changes in red text, based on staff's analysis:

2009 Tract ID	2009 Total Acreage	2009 Approved Use	2014 Tract ID 2014	2014 Acreage	2014 New/Proposed Use
1	15	12.3 Acres = Office Professional Uses 1.5 Acres = detention Remaining =ROW	C	12.3 Acres 5.6 changed from OP to R-4.	6.8 Acres = Office Professional Uses (with existing bank on 1.5 acres) 5.6 Acres =21 Single Family R-4 Lots 1.5 Acres = detention Remaining = ROW
2	26.92	13.4 Acres = 84 unit townhome/condo 5 Acres = GB 0.6 Acres = Park 1.6 Acres = Open Space 3.8 Acres= detention Remaining - ROW	B		13.4 Acres = 53 Single Family R-4 Lots 5 Acres = GB 0.6 Acres = Park 1.6 Acres = Open Space 3.8 Acres= detention Remaining - ROW
3	5.74	5.74 Acres = 27 Garden Style SF Homes	A	5.74	5.74 Acres =17 Single Family R-4 Lots

A break-down of all proposed amenities is illustrated in the below table. It is important to note however that most of the amenities proposed would be required for any subdivision – 10-foot trail, detention, street trees, parkland, and parking. Others were required by the original PD. The only enhancements proposed by this amendment that would not be required as parkland credit would include –2 barbeque pits, and 4-foot

trail. Some wrought fences were removed with this amendment. There may be parkland dedication fees required.

Table 4

Design Enhancements, Amenities, and Recreational Facilities

Item	General Location
Six-foot height brick masonry fence	Adjacent to Province Village Drive and Country Club Drive
Six-foot height "fence-crete" masonry fence	Between Tract B and GB use and Centerpoint substation tract; Between Tract C and OP use
Six-foot height upgraded wood fence (rot board and cap rail with brick columns at +-100-foot spacing)	West side of Tract B
Ten-foot landscape reserve along Province Village Drive	Adjacent to Tracts A, B, & C
Street trees along Province Village Dr.	Adjacent to Tracts A, B, C, detention, and park
Primary entry monument	West side of tract C
Secondary entry monument	At Country Club Dr.
Landscape/Open Space Reserves	Tracts A, B, and C
.57-acre park with irrigation (1)	Park
Trees/Landscaping with irrigation (1)	Park and Detention
One age appropriate playground (1)	Park
Two picnic tables (1)	Park
Two barbeque grills	Park
One Shade structure (1)	Park
Eight Benches & other site furniture (1)	Detention
Four workout stations (1)	Detention
Ten-foot trail (2)	Detention-adjacent to Clear Creek
Six-foot trail (1)	Detention-connecting park to 10' trail
Four-foot trail	West side of Tract B
Parking lot/Trailhead (1)	Park

(1)Eligible for park fee credits and will be conveyed to the HOA for ownership and maintenance.

(2) Eligible for park fee credits and will be conveyed to City for ownership and maintenance.

Recommendation: Staff recommends denial of the request to amend portions of the Province Village PD to allow for R-4 single family developments, as opposed to Office Professional (OP), Garden- Style Homes, and Townhome/Condominium-type uses for the following reasons

1. The proposed amendment would not be consistent with the goals of the community or the PD regulations. Based on the discussion at the Council retreat, PEDC Strategic Plan and Comprehensive Plan Update, the City needs to

retain and encourage diversity of housing types, including patio homes, townhomes, lofts, duplexes, etc. The Comprehensive Plan is currently being updated. One of the issues that has been raised by citizens via Mindmixer, various meetings and listening sessions is that the City lacks diversity in housing. The PD currently allows for a mix of uses including a variety of housing types such as townhomes/condominiums and garden-style (patio) homes and is consistent with the definition of a PD, which is defined as "land development project that is comprehensively planned to permit flexibility in building siting; provide mixtures of housing types and land uses, designate usable open space and seeks to preserve significant natural features.

2. The amendment does not meet the recommendations of the current Comprehensive Plan or the input gathered from the public for the 2014 Comprehensive Plan Update.

   The desirability for diverse housing, especially Patio Homes and Townhomes, was recognized ten (10) years ago, when the 2004 Comprehensive Plan Update was adopted.

   Below are excerpts from the 2004 Comprehensive Plan:

   GENERAL HOUSING DIVERSITY

   In addition to the desire for an increased variety of lot size choices, the community has expressed a desire for an increased diversity of housing types. Patio homes and townhomes have been suggested to increase the housing diversity. These two are discussed in the City's 1999

   Comprehensive Plan as *Medium Density Residential*, and recommended locations for such development are identified on the *Future Land Use Plan* map.

   PATIO HOME & TOWNHOME ZONING DISTRICTS

   To facilitate the development process for these desired types of development, it is recommended that the City make the process easier to use and to understand by simply providing straight zoning districts and eliminating the PUD Districts. The patio home PUD should be eliminated as an option from the R-3 District; the straight zoning of patio homes through use of the R-4 District should remain. The townhome PUD should be eliminated from the R-4 District, and the PUD requirements should be used as the basis for establishing a zoning district specifically for townhome development.

   Further, the following are recommended for patio home and townhome development:

   - Patio home developments should be permitted to be a maximum of seven dwelling units per acre.

- Townhome developments should be permitted to be a maximum of ten dwelling units per acre.

- Both of these types of development should be permitted on tracts that are a maximum of 40 acres in size.

- Both of these types of development should be permitted to have a maximum project coverage of 50 percent.

- Both of these types of development should be required to provide a specific amount of green space/park land.

Amending the Pearland Zoning Ordinance in this manner will help the City provide the development community with better mechanisms to increase local housing choice. It should be noted that although these types of housing are desirable in Pearland, traditional single-family homes on larger lots, as recommended previously herein, should be the predominate type of residential development in the future. In addition to the above-listed recommendations, there are certain criteria by which the City should review such development proposals - at least one of the following criteria apply:

- Patio homes and townhomes together comprise less than 30 percent of a mixed use development.

- Patio homes and townhomes together comprise less than 30 percent of a residential development.

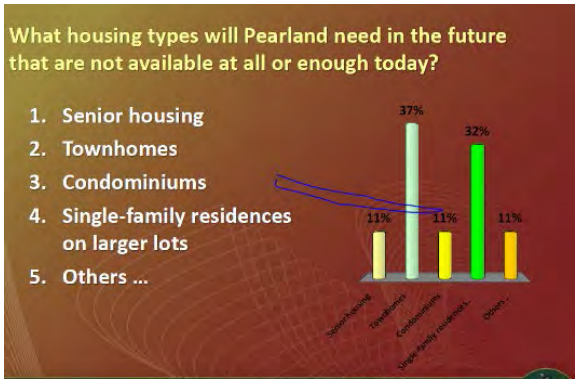
- Patio homes and townhomes are proposed as a cluster development (refer to the following section, *Housing Developments With Open Space*).

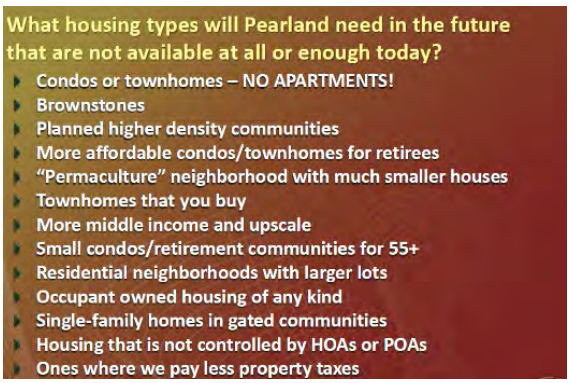
- The patio homes or townhomes provide a buffer between single-family land uses and higher intensity land uses, such as multiple-family or nonresidential.

- The patio homes or townhomes provide a buffer between single-family land uses and major thoroughfares or collectors.

- The land proposed for development of patio homes or townhomes is located along a major thoroughfare or collector.

Citizen input received as part of the 2014 Comprehensive Plan Update indicated that 68% favored housing types other than single family. Some of the other desires are summarized in the slides below.





3. This amendment reduces land designated for diverse housing. There are many other opportunities for single family development with the City. Currently, 12 out of 29 zones in the City permit single family by right, and contain undeveloped land with potential for future development. In 2013 alone, the city approved 1523 single family lots. No townhomes were permitted in this time frame. Only 3 zoning districts permit townhome development, and two permit patio home development. Staff is not aware of any substantial undeveloped land in these zones.

   The 2004 update to the Comprehensive Plan (The Plan), it was recommended that patio homes and townhomes were needed in the City to diversity housing types. The Plan also recommends that the <u>City should not rezone any additional land to allow for smaller residential lot sizes, with exceptions to allow for patio home, townhome and cluster developments.</u> The applicant proposes a smaller lot size than what would be required under the base zoning of R-4, within the proposed Tract C. R-4 requires a minimum lot width of 50 feet and a minimum lot depth of 90 feet, which equates to 5,000 square feet. The applicant proposes a minimum lot width of 55 feet and a minimum lot area of 6.600 square feet.

   Over 42% of the City's single family housing stock falls under the R-2, R-3 and R-4 category. Additionally, based on the table below, 37% of the land within the City is developed for residential. Out of <u>all</u> residential land, 87% is being used for single family uses, and 13% for apartments, townhomes, and mobile homes. This substantiates the general consensus that the City lacks diversity in housing.

Combined Totals: All Three Counties		
Classification	Sum of Area (sq ft)	% of Total
No Data/Unclassified	124484324	7.74%
Agricultural	366426388	22.78%
Commercial/Nonresidential	119694741	7.44%
Industrial/Manufacturing	14489878	0.90%
Multi Family	15127219	0.94%
Other Residential	65379439	4.06%
Parks/Golf Courses	39593433	2.46%
Public	162434632	10.10%
Semi Public	28240405	1.76%
Single Family	508860731	31.64%
Undeveloped/Vacant	156720787	9.74%
Utilities/Infrastructure	6914884	0.43%
Total	1608366865	100.00%

4. The housing types proposed in the current PD are more appropriate for this area, due to the fact that Pearland Parkway-Broadway Street corridor is growing rapidly into a walkable, urban center with a host of various uses to support the neighborhood, including HEB at the corner of Pearland Parkway and Broadway Street, an Emergency Care Clinic is currently under construction on the south side of Broadway Street, next to CVS, various retail uses are proposed along Pearland Parkway, adjacent to HEB, various restaurants and retail and single family residential developments exist, and are proposed. Additionally, recently approved Center at Pearland Parkway has been designed as a pedestrian friendly, walkable center with outdoor gathering areas to compliment this mixed use PD.

5. The current PD uses provide a transition between the non-residential uses in the PD and existing single family development. The higher density townhome/condominium development originally proposed for Tract 2, and adjacent to the General Business (GB) uses which currently include Chili's and a retail strip center, provides a transition between the commercial uses along Broadway Street and Pearland Parkway and the proposed single family within Tract 1 located east of Pearland Parkway and the bank at the corner of Pearland Parkway and Province Village Drive.

6. The applicant is also seeking parkland dedication credit. A PD requires enhancements, including, but not limited to the following:

- Enhanced Open Space. The UDC requires a minimum of 20% landscaping area for a mixed use PD.
- Entry signage with landscaping
- Decorative Street Lighting
- Decorative Signage
- Combination of at least 3 building materials, including stone and stucco percentages
- Additional Landscaping
- Decorative Cross Walks at strategic location
- Retain some towns homes and patio homes
- Underground utilities with utility corridors identified.
- Landscaping plan /Open Space plan quantifying the areas and improvements
- Better connectivity to adjacent trails, retail and commercial uses by wider and pedestrian friendly sidewalks
- Undergrounding of utilities with designated easements for power lines.

7. The applicant included sample elevations for the proposed single family homes. Staff recommends that if the homes are to be constructed as depicted in the sample illustrations, the elements (façade materials, transparency, etc.) should be codified and included within the PD.

Exhibits

1. Staff Report
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Notification Map
6. Notification List
7. Applicant Packet

Aerial Map

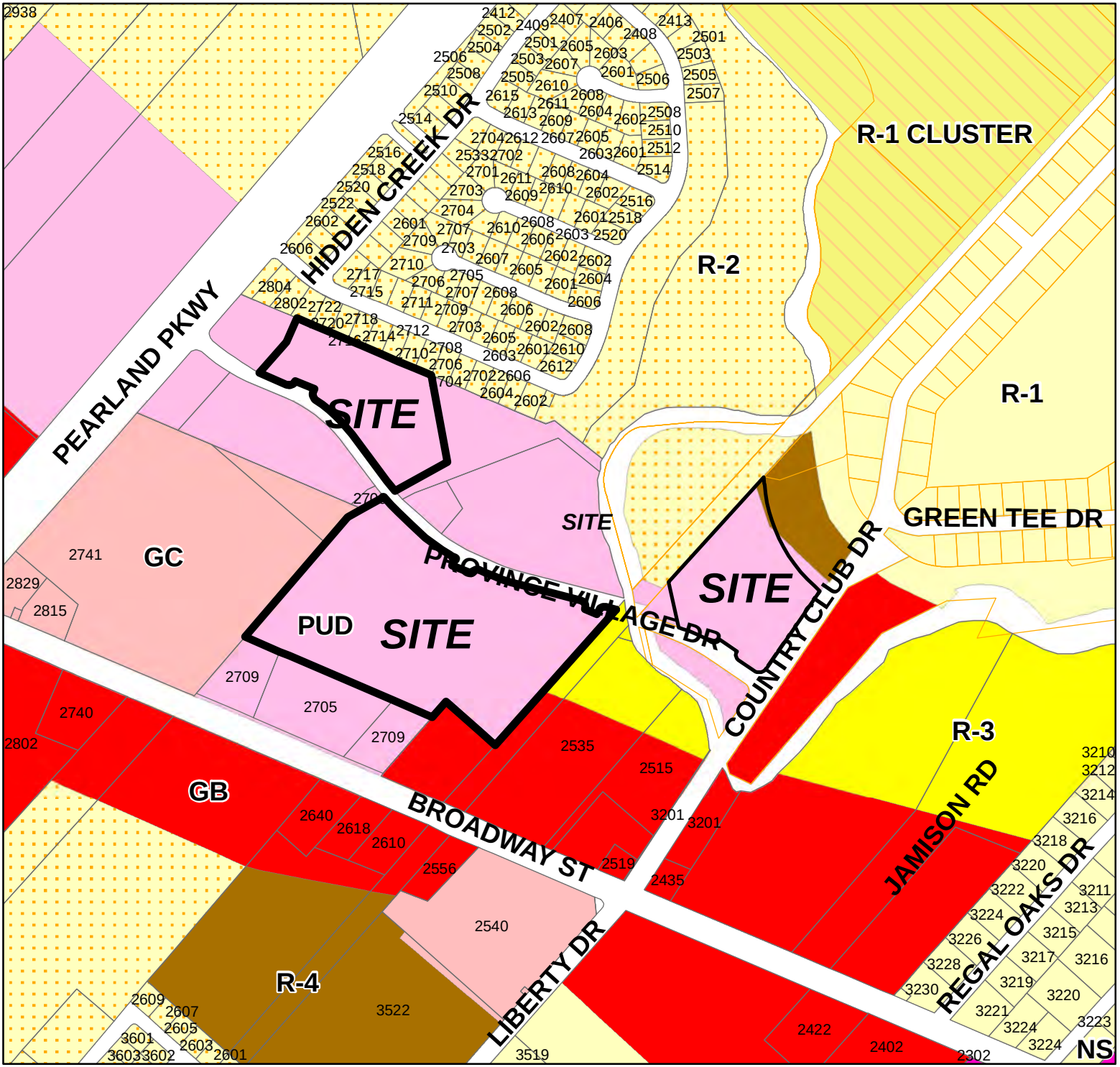
Zone Change 2014-5Z

Province Village PUD Amendment

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 155310 620 Feet

N



Vicinity and Zoning Map

Zone Change 2014-5Z

Province Village PUD Amendment

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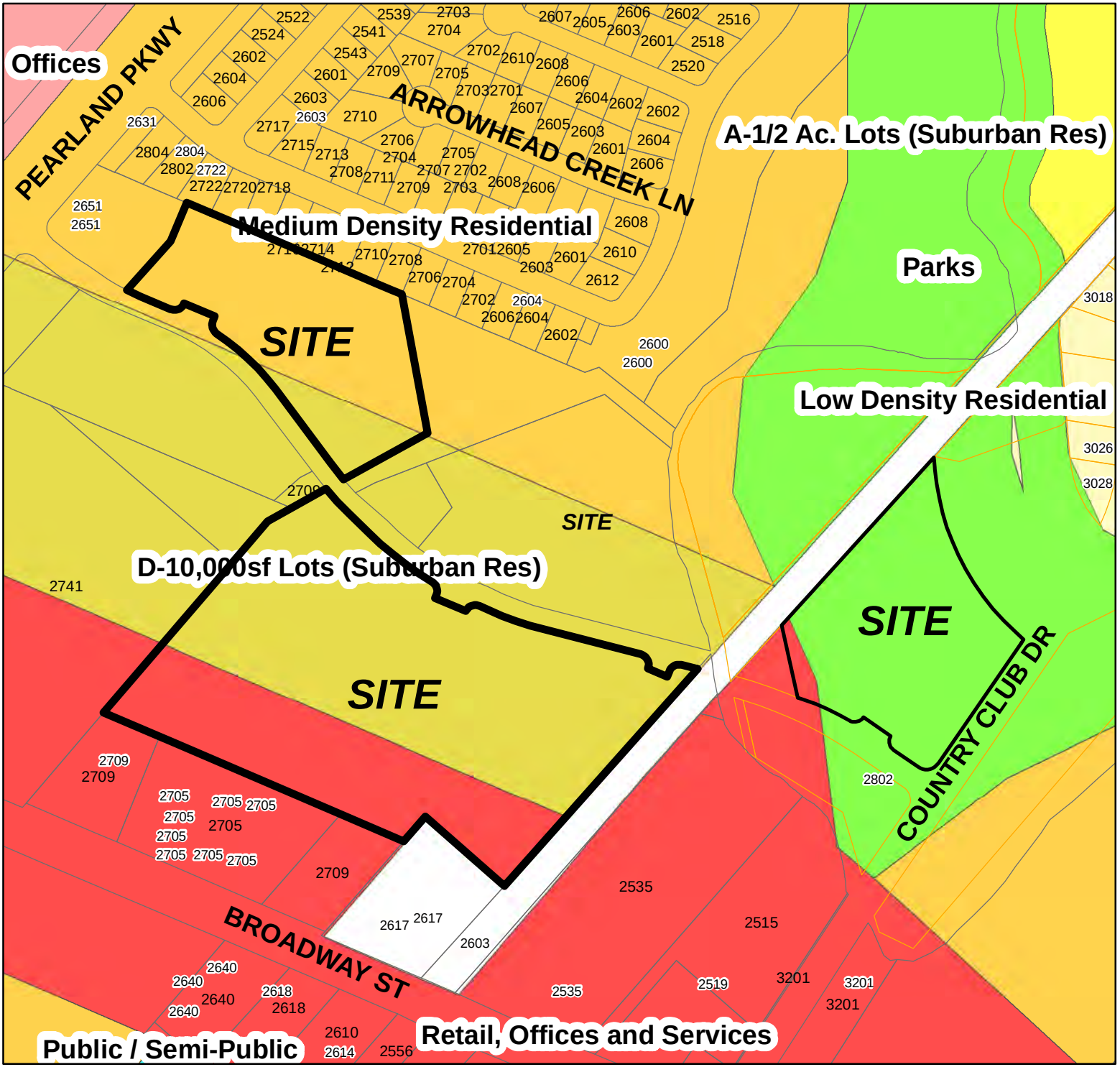
N

0 125250 500 Feet



FLUP Map

Zone Change 2014-5Z

Province Village PUD Amendment

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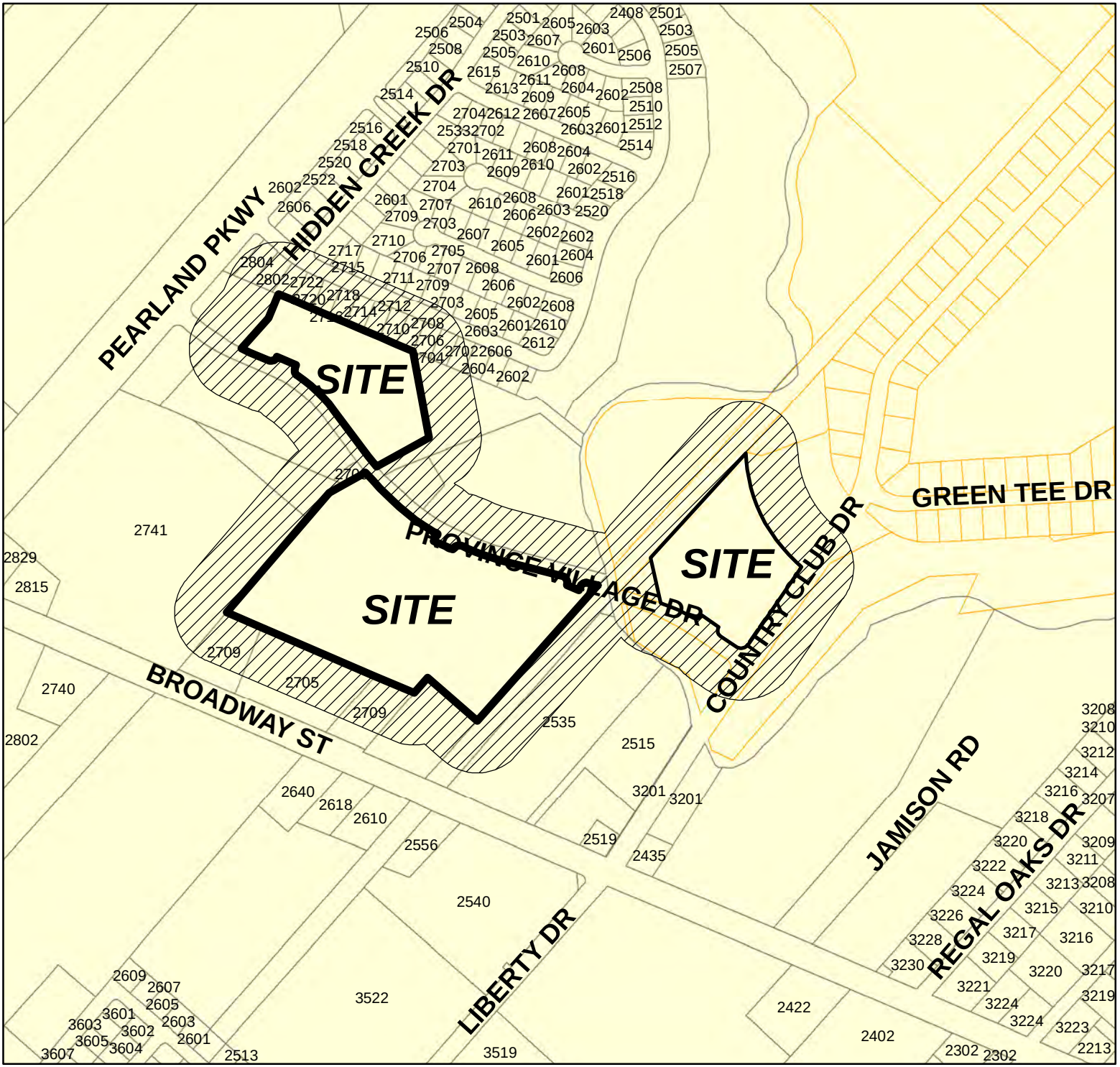
N

0 75 150 300 Feet



Abutter Map

Zone Change 2014-5Z

Province Village PUD Amendment

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

0 125 250 500 Feet

NAME	ADD_LINE1	ADD_LINE2	CITY	STAT	ZIP
KUHNS PERRY S & ESMERALDA		2713 PEBBLE CREEK DR	PEARLAND	TX	77581
CHAMBLIN MITCHELL & SHERI		2708 ARROWHEAD CREEK LN	PEARLAND	TX	77581
DORSEY CECIL E & LINDA K		2606 HIDDEN CREEK DR	PEARLAND	TX	77581
HOLT RONALD G & BARBARA		2717 PEBBLE CREEK DR	PEARLAND	TX	77581
CLEAR CREEK PARK	HOA	2615 BAY AREA BLVD	HOUSTON	TX	77058
DIESE RICHARD W & LISA K		2715 PEBBLE CREEK DR	PEARLAND	TX	77581
NIXON DEVON M		2804 PEBBLE CREEK DR	PEARLAND	TX	77581
LUCAS ALAN W		2802 PEBBLE CREEK DR	PEARLAND	TX	77581
THARRETT DAVID & SARAH MCQUEEN		2711 PEBBLE CREEK DR	PEARLAND	TX	77581
VU LOI T		2709 PEBBLE CREEK DR	PEARLAND	TX	77581
ADAMS MICHAEL W & ANGELA D		2720 PEBBLE CREEK DR	PEARLAND	TX	77581
GREEN STEPHEN L & TANYA H		2707 PEBBLE CREEK DR	PEARLAND	TX	77581
JONES CORY A		2718 PEBBLE CREEK DR	PEARLAND	TX	77581
LEDBETTER RANDY W & BOBBIE A		PO BOX 788	PEARLAND	TX	77588
MUNGUIA RIGOBERTO & MIRIAM		2716 PEBBLE CREEK DR	PEARLAND	TX	77581
ALCANCIA OSCAR E & BONITA K		2714 PEBBLE CREEK DR	PEARLAND	TX	77581
COFFEE SUSAN SMITH		2712 PEBBLE CREEK DR	PEARLAND	TX	77581
WILLHOITE ROBERT R & LUCRETIA H		2710 PEBBLE CREEK DR	PEARLAND	TX	77581
SCHWERDTFEGER TRACY K & KIMBERLY A		2708 PEBBLE CREEK DR	PEARLAND	TX	77581
LIBERATORE JAMES V & CHRISTINE		2706 PEBBLE CREEK DR	PEARLAND	TX	77581
SPIRES RALPH E		2704 PEBBLE CREEK DR	PEARLAND	TX	77581
MARTIN KENNETH & SHANNON		2702 PEBBLE CREEK DR	PEARLAND	TX	77581
MOTLEY MELVIN & DE ANN		2606 PEBBLE CREEK DR	PEARLAND	TX	77581
TEXPROJ2008 LLC		PO BOX 800	SAINT FRANCISVILLE	LA	70775
CENTERPOINT ENERGY INC	ELECTRIC OPERATIONS	PO BOX 1475	HOUSTON	TX	77251
ALLON PROPERTY MANAGEMENT I LLC		6 WATERFORD OAKS LN	KEMAH	TX	77565
MALLAS ARTEMIS LIVING TRUST UTD	%MARVIN F POER COMP	PO BOX 802206	DALLAS	TX	75380
LOWE'S HOME CENTERS INC	ATTN: TAX DEPT (2ETA)	PO BOX 1000	MOORESVILLE	NC	28115
CENTERPOINT ENERGY INC	ELECTRIC OPERATIONS	PO BOX 1475	HOUSTON	TX	77251
LOWE'S HOME CENTERS INC	ATTN: TAX DEPT (2ETA)	PO BOX 1000	MOORESVILLE	NC	28115
RUBIO DESIDERIO		2722 PEBBLE CREEK DR	PEARLAND	TX	77581
OFFICE GROVE PROVINCE LP		15120 NORTHWEST FWY	HOUSTON	TX	77040
INTERNATIONAL BANK OF COMMERCE		5615 KIRBY DR	HOUSTON	TX	77005

PROTESTANT EPISCOPAL CHUR	% H L ERDMAN & ASSOC IN	8200 BROOKRIVER DR	DALLAS	TX	75247
FROST OIL PRTNSHP % BANK OF OKLAHOMA N	PO BOX 1588		TULSA	OK	74101-1588
WILLCOXON H LEE JR	PO BOX 7		EL CAMPO	TX	77437-0007
FROST P M % SOUTHWEST BANK OF TEX	ATTN: DEBBIE GIBSON POP	PO BOX 27459	HOUSTON	TX	77227-7459
FROST FAMILY I LTD	5004 CEDAR ST		BELLAIRE	TX	77401-4009
T & B ALEXANDER FAMILY LTD PARTNERSHIP	2411 PARK AVE		PEARLAND	TX	77581-4233
THE MAVERICK GROUP LLP	4921 PINEY POINT AVE		BATON ROUGE	LA	70817-2724
CENTERPOINT ENERGY INC	ELECTRIC OPERATIONS	PO BOX 1475	HOUSTON	TX	77251
WILLCOXON H LEE JR	PO BOX 7		EL CAMPO	TX	77437-0007
FROST P M % SOUTHWEST BANK OF TEX	ATTN: DEBBIE GIBSON POP	PO BOX 27459	HOUSTON	TX	77227-7459
FROST FAMILY I LTD	5004 CEDAR ST		BELLAIRE	TX	77401-4009
TEXPROJ2008 LLC	30349 S SHERWOOD BLVD STE 300		BATON ROUGE	LA	70816
T & B ALEXANDER FAMILY	2411 PARK AVE		PEARLAND	TX	77581-4233

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

APPLICATION FOR A CHANGE IN ZONING

Current Zoning District: PUD - Province Village

Proposed Zoning District: PUD - Amendment #2

Property Information:

Address or General Location of Property: Province Village Dr.

Tax Account No. Harris County: 0402230000196 Brazoria County Property ID 59940
Thomas J Green Survey Abstract 198 & 290

Subdivision: W D C Hall Survey Abstract 70 & 23 Lot: _____ Block: _____

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

PROPERTY OWNER INFORMATION:

NAME Texproj 2008 LLC
ADDRESS PO Box 800
CITY St Francisville STATE LA ZIP 70775
PHONE (225) 571 7133
FAX ( )
E-MAIL ADDRESS danbrown1957@yahoo.com

APPLICANT/AGENT INFORMATION:

NAME Alan Mueller
ADDRESS 4201 Broadway
CITY Pearland STATE TX ZIP 77581
PHONE (832) 512 1200
FAX (281) 412 9060
E-MAIL ADDRESS alan@gcmaxtexas.com

*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: Daniel W Brown Date: 4-24-14

Agent's/Applicant's Signature: Alan R Mueller Date: 4/24/14

OFFICE USE ONLY:

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:

Application No.

APPLICATION CHECKLIST FOR THE FOLLOWING

- **Zone Changes**
- **Planned Development Districts (PD)**

☑ 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 provides or contains the metes and bounds description). Exhibit 5 in the Amendment

☑ Parcel map, printed from the City of Pearland website, indicating the location and boundaries of the subject property.

☑ Letter of Intent, explaining the zone change request in detail and why the zoning is being requested to be changed, and state the uses being proposed

*Letter of Intent is not required for a PD.

☑ Application fee, as determined below, by cash, check made payable to the City of Pearland, or credit card (Visa and MasterCard only)

- **Zero (0) to less than 25 acres:**
  - $ 750.00 plus $25.00 per each type of zoning district requested; or
  - $ 800.00 if requesting a Planned Development (PD)
- **25 to less than 50 acres:**
  - $ 800.00, plus $25.00 per each type of zoning district requested; or
  - → $ 850.00 if requesting a Planned Development (PD)
- **50 to less than 75 acres:**
  - $ 850.00, plus $25.00 per each type of zoning district requested; or
  - $ 900.00 if requesting a Planned Development (PD)
- **75 to less than 100 acres:**
  - $ 900.00, plus $25.00 per each type of zoning district requested; or
  - $ 950.00 if requesting a Planned Development (PD)
- **100 acres and above:**
  - $ 950.00, plus $25.00 per each type of zoning district requested; or
  - $ 1000.00 if requesting a Planned Development (PD)

☑ For PD's Only: the proposed PD document in electronic form by date of application (either emailed or on a CD) (see PD Format for guidelines on how to prepare the PD).
Emailed to Lata 4/3/14

☑ Acknowledgement of the sign to be posted on the property 10 days prior to the public hearing. Will post one sign on each tract - 3 Total

☑ Provide evidence or proof that all taxes and obligations have been paid regarding the subject property. Ordered 4/24/14

☐ 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.**

Additional Information:

- Upon making an application for a zoning change or conditional use permit, the applicant shall place sign(s) as required. The City shall inspect such sign(s) to ensure compliance as required by the UDC.
- After the zoning change or conditional use permit request is approved by the City Council, denied by the City Council, or withdrawn by the applicant, the applicant shall remove the sign from the area of the request within ten (10) days of such event.
- It shall be unlawful for anyone to remove, destroy, deface or obstruct the view of a sign which gives notice that a zoning change or conditional use permit has been requested.
- In the event the applicant shall fail to erect and/or maintain signs in accordance with this section, then the public hearing before the Planning and Zoning Commission/City Council shall be postponed to a date in the future, which would allow time for compliance.
- The erection of any sign required by this section shall not require a permit under Section 4.1.2.6 of this UDC.
- The owner or applicant shall promptly notify the Planning Department of any sign required by this section, which becomes lost, stolen or vandalized. The Planning and Zoning Commission shall have the power to decide whether or not there has been substantial compliance with the posting requirements in the case of lost, stolen or vandalized signs.

CITY OF PEARLAND
R E P R I N T
*** CUSTOMER RECEIPT ***

Oper: JCOTTER Type: OC Drawer: 1
Date: 4/24/14 01 Receipt no: 210408

Description	Quantity	Amount
BA	BOARD OF ADJUSTMENTS	
	1.00	$850.00
Trans number:		4446315

PRAIRIE VILLAGE PD
ALAN MOELLER
VISA

Tender detail

BR CREDIT CARD	$850.00
Total tendered	$850.00
Total payment	$850.00

Trans date: 4/24/14 Time: 9:14:48

ZONE CHANGE/ VARIANCE/[redacted]RECORDATION

(circle one)

$850 BA or [redacted] or FE

Description: *Input who the check is from*

COMMENTS/DESCRIPTION (F10):

Location or Address Prairie Village PD

Applicant Alan Moeller

Owner _____

Gromax

Development

April 24, 2014

Lata Krishnarao
Director of community Development
City of Pearland
3519 Liberty Drive
Pearland TX 77581

RE: Letter of Intent
Province Village PUD – Amendment #2

Ms. Krishnarao:

The purpose of this amendment is to update the zoning of Tracts A, B, and C as described in the attached Province Village Amendment # 2 document. This Amendment will remove the townhome and patio home restrictions to allow for traditional single family development. Additionally, this amendment places several development conditions on the residential developer to implement a variety of recreational and esthetic improvements that will enhance the appearance of Province Village Drive and provide recreational features for residents of Province Village and the general public. This amendment will reduce the allowed number of residential units from 112 in the current PUD to no more than 95 homes in the updated plan.

The Province Village PUD was originally adopted in 2004 and revised by Amendment # 1 in 2009. Tract A is designated as R-4 with a further limitation for patio homes only. Tract B is designated as R-4 with a further limitation for townhomes only. Tract C was originally designated for townhome uses, but was revised to Office & Professional in 2009. Despite several development efforts, demand for townhomes and patio homes in this location has not occurred in the 10 years since the PUD was adopted and much of the PUD remains vacant and under-utilized. The proposed park and trail system have not been developed as of this date.

The benefits of this Amendment include:

- A reduction in residential density from the currently approved plan.
- Repurposing of the land to a use more likely to be developable instead of the currently allowed uses which have not developed in the 10 years since the PUD was approved.
- Housing types that are compatible with surrounding development.
- Implementation of regional wastewater improvements which were included in the Province Village oversizing agreement, which was defaulted upon by the original developer.
- Province Village streetscape improvements including masonry fencing, trees/landscaping, and monumentation.
- Park and trail improvements available to the general public.
- Implementation of a portion of the City's Clear Creek Trail master plan.
- Construction of a parking area that will serve as a trailhead for the Clear Creek trail.
- Development of a .57 acre park to be maintained by the HOA.
- Amenitization of the existing detention pond adjacent to the park site.

4201 W. Broadway, Pearland, Texas 77581
*281-412-9210 * Fax: 281-412-9060*
Development@gromaxtexas.com

Gromax

Development

This PUD amendment is required to facilitate development of the property. It has been 10 years since approval of the original PUD, which is more than adequate time to illustrate that this location is not marketable as a townhome/patio home product. Approval of this amendment will encourage timely development of the property, allow for the completion of overdue public improvements, and allow the City to benefit from the additional esthetic and recreational improvements contained in this amendment that are above and beyond the current requirements of the PUD.

Please contact me if you have any questions.

Sincerely,

Alan R. Mueller

4201 W. Broadway, Pearland, Texas 77581
*281-412-9210 * Fax: 281-412-9060*
Development@gromaxtexas.com

Lata Krishnarao
Director of community Development
City of Pearland
3519 Liberty Drive
Pearland TX 77581

RE: Authorization to file applications

Ms. Krishnarao:

I hereby assign Alan Mueller as agent on behalf of Texproj2008, LLC, for the sole purpose of representing Texproj2008, LLC, in its zoning and/or planned development applications for amendment of the Province Village PUD. This representation as agent is only for this transaction and would not be for any other use. This authorization as agent does not include the power to bind Texproj2008, LLC, to any liability or payment obligation.

Please contact me if you have any questions.

Sincerely,

Daniel D Brown

Texproj2008, LLC
By: Dan Brown
Its: Manager
PO Box 800
St. Francisville LA 70775

4/23/14
Date

Province Village
Planned Unit Development
Amendment #2

Submitted April 3, 2014

Province Village
Planned Unit Development
Amendment #2

I Introduction

This Amendment #2 applies only to the Tracts A, B, and C as shown on Exhibit 1 and described by metes and bounds in Exhibit 4. The provisions of Amendment #1 continue to apply to all other property within this PUD.

A. Description of the Property

The PUD is bounded on the east by Country Club Drive, on the west by Pearland Parkway, on the north by Clear Creek Park subdivision and Clear Creek, and on the south by FM 518. Province Village Drive, a minor collector, crosses the property from Country Club Drive to Pearland Parkway. Existing development consists of a bank, a restaurant, a retail strip center, and detention ponds. Tracts A, B, and C, the subject of this Amendment #2, are vacant.

The Province Village PUD was originally adopted in 2004 and revised by Amendment # 1 in 2009. Tract A is designated as R-4 with a further limitation for patio homes only. Tract B is designated as R-4 with a further limitation for townhomes only. Tract C was originally designated for townhome uses, but was revised to Office & Professional in 2009. Despite several development efforts, demand for townhomes and patio homes in this location has not occurred in the 10 years since the PUD was adopted and much of the PUD remains vacant and under-utilized. The proposed park and trail system have not been developed as of this date.

B. Description of Proposed Development

The proposed use of Tracts A, B, and C is single family residential. In addition, recreational and esthetic improvements will be made along Province Village Drive and within the park and detention reserves as part of the residential development.

C. Description of the Land

Tracts A, B, and C are shown on Exhibit 1 and described in Exhibit 5. Tract A is approximately 5.1 acres; Tract B 13.4 acres; and Tract C 5.6 acres.

D. Purpose

The purpose of this amendment is to update the zoning of Tracts A, B, and C. This Amendment 2 will remove the townhome and patio home restrictions to allow for traditional single family development. Additionally, this amendment places several development conditions on the residential developer to implement a variety of recreational and esthetic improvements that will enhance the appearance of Province Village Drive and provide recreational features for residents of Province Village and the public in general. This amendment will reduce the allowed

number of residential units from 112 in the current PUD to no more than 95 homes in the updated plan.

The benefits of this Amendment include:

- A reduction in residential density from the currently approved plan.
- Repurposing of the land to a use more likely to be developable instead of the current allowed uses which have not developed in the 10 years since it was approved.
- Housing types that are compatible with surrounding development.
- Province Village streetscape improvements including masonry fencing, trees/landscaping, and monumentation.
- Park and trail improvements available to the general public.
- Implementation of a portion of the City's Clear Creek Trail master plan.
- Construction of a parking area that will serve as a trailhead for the Clear Creek trail.
- Development of a .57 acre park to be maintained by the HOA.
- Amenitization of the existing detention pond adjacent to the park site.

II Zoning and Land Use

A. Existing Zoning

Properties within the PUD have an underlying zoning of Office & Professional, General Business, and R-4 Single Family Residential as shown in Exhibit 1. Tract A is designated R-4 with a further limitation for patio homes only. Tract B is designated R-4 with a further limitation for townhomes only. Tract C is designated as Office & Professional.

B. Proposed Base Zoning Districts

Proposed zoning is shown on Exhibit 2. Tracts A and B will remain as R-4, but with the townhome and patio home restriction removed. Tract C is proposed to be repurposed as R-4. A condition of a minimum lot width of 55' feet is proposed, greater than the typical 50' for standard R-4 and the 30' width that is allowed in the current PUD.

C. Standards and Land Use Summary

Tracts A, B, and C will conform to the UDC requirements of R-4 zoning for traditional single family dwellings, except the minimum lot width is 55' with a minimum lot area of 6,600 square feet. There will be no more than 95 single family residential lots.

1. Land Use Summary

The land use summary for the entire PUD assuming the proposed amendments to Tracts A, B, and C is shown in Table 1 below:

Table 1

Land Use Summary Table

Use	Acres	% of Total	Zoning District
Single Family (Tracts A, B, &C) - Includes +- 2.0 acres of internal open space areas to be maintained by the HOA	24.1	51%	R-4
General Business	5.0	10%	GB
Office & Professional	6.69	14%	OP
Detention	8.59	18%	PUD
Parkland to be maintained by the HOA	0.57	1%	PUD
Collector Street	2.7	6%	PUD
Total	**47.65**	**100%**	

Overall Gross Residential Density: 2.86 homes/gross residential acre

Net Residential Density: 3.94 homes/net residential acre

2. Residential Lot Summary

Table 2

Zone	Lot Area	Number
R-4	6,600 SF	95 maximum

3. Residential Density

Table 3

Zone	Net Residential	Gross Residential	Overall PUD
R-4	3.94	2.86	2.01

D. Permitted, Conditional and Accessory Uses

For Tracts A, B, and C, only those permitted, conditional, and accessory uses as may be allowed in the UDC R-4 zoning classification are allowed.

III Design Standards

A. Design Enhancements

The following design enhancements, amenities, and recreational facilities, shown below in Table 4, will be implemented with the development of Tracts A, B, and C. Refer to the Design Plan in Exhibit 3 and the Park and Detention Amenities Plan in Exhibit 4 for additional clarification.

Table 4

Design Enhancements, Amenities, and Recreational Facilities

Item	General Location
Six-foot height brick masonry fence	Adjacent to Province Village Drive and Country Club Drive
Six-foot height "fence-crete" masonry fence	Between Tract B and GB use and Centerpoint substation tract; Between Tract C and OP use
Six-foot height upgraded wood fence (rot board and cap rail with brick columns at +-100-foot spacing)	West side of Tract B
Ten-foot landscape reserve along Province Village Drive	Adjacent to Tracts A, B, & C
Street trees along Province Village Dr.	Adjacent to Tracts A, B, C, detention, and park
Primary entry monument	West side of tract C
Secondary entry monument	At Country Club Dr.
Landscape/Open Space Reserves	Tracts A, B, and C
.57-acre park with irrigation (1)	Park
Trees/Landscaping with irrigation (1)	Park and Detention
One age appropriate playground (1)	Park
Two picnic tables (1)	Park
Two barbeque grills	Park
One Shade structure (1)	Park
Eight Benches & other site furniture (1)	Detention
Four workout stations (1)	Detention
Ten-foot trail (2)	Detention-adjacent to Clear Creek
Six-foot trail (1)	Detention-connecting park to 10' trail
Four-foot trail	West side of Tract B
Parking lot/Trailhead (1)	Park

(1)Eligible for park fee credits and will be conveyed to the HOA for ownership and maintenance.

(2) Eligible for park fee credits and will be conveyed to City for ownership and maintenance.

All items will be completed prior to the issuance of the first single family home certificate of occupancy (excluding models), unless financial surety in a form acceptable to the City is posted.

B. Design Plan Elements

Refer to the Design Plan in Exhibit 3 and the Park and Detention Amenities Plan in Exhibit 4 for a graphical representation of the items in the list above. Locations and quantities shown on the Design Plan and the Park and Detention Amenities Plan are approximate. The residential street configuration and lot layout are subject to change at the discretion of the owner, provided that the total number of lots does not exceed the maximum specified in this Amendment.

C. Deviations

No deviations from the R-4 zoning district requirements are proposed.

D. Unified Development Code Compliance

Tracts A, B, and C will conform to the requirements of the Unified Development Code unless specifically called out in this Amendment.

IV Required Dedications

Residential streets will be dedicated to the City via plat. There are no other required dedications of land. Improvements within the 0.57-acre park will be conveyed to the HOA for ownership and maintenance. The ten-foot Clear Creek trail section will be conveyed to the City for ownership and maintenance.

V Phasing

Tracts A, B, and C are anticipated to be developed in a single phase. All design enhancements described in Section III will be completed prior to the issuance of the first single family home certificate of occupancy (excluding models), unless financial surety in a form acceptable to the City is posted.

VI Exhibits

1. Existing PUD Zoning Designations
2. Proposed PUD Zoning Designations (only modifications are to Tracts A, B, & C)
3. Design Plan for Tracts A, B, and C
4. Park and Detention Amenity Plan Detail
5. Tracts A, B, and C Metes and Bounds Descriptions
6. Representative home elevations (These are provided to convey a sense of the style and level of finish that is anticipated, but actual elevations may differ from these samples.)

Exhibit 1

Existing Zoning

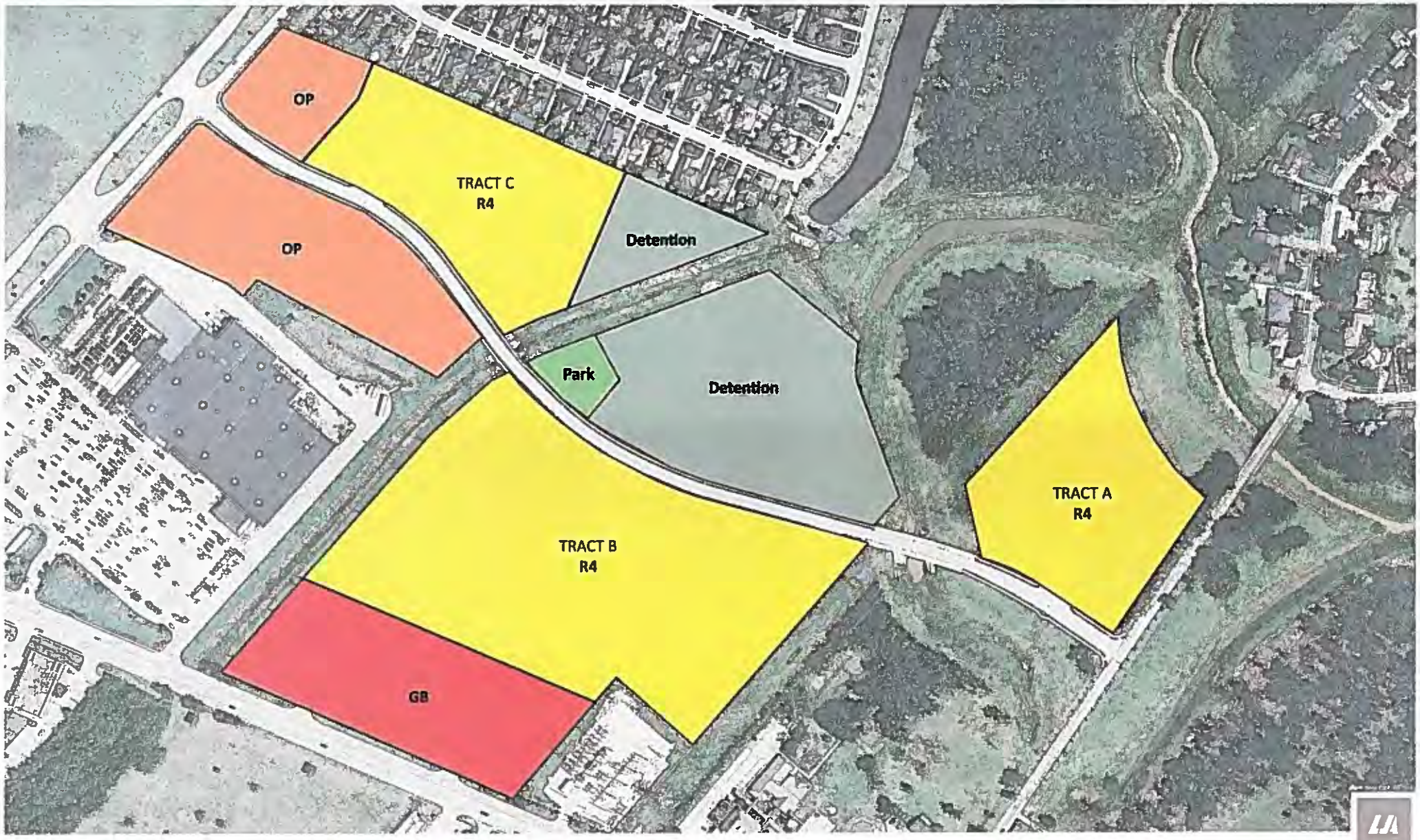
Existing Zoning

Province Village

Exhibit 1

Exhibit 2

Proposed Zoning



Proposed Zoning

Province Village

Exhibit 2

Exhibit 3

Design Plan
Tracts A, B, & C

Design Plan

Province Village- Tracts A,B, & C

Exhibit 3

Exhibit 4

Park & Detention Amenity Plan

North 0 50 100 200

Park and Detention Amenities Plan

Province Village- Tracts A,B, & C

Exhibit 4

Exhibit 5

Metes and Bounds Descriptions

Tracts A, B, & C

Gehan Homes, LTD.
5.176 Acres

W.D.C. Hall Survey
Abstract No. 23

TRACT "A"

STATE OF TEXAS §

COUNTY OF HARRIS §

METES AND BOUNDS DESCRIPTION of a 5.176-acre tract in the W.D.C. Hall Survey, Abstract No. 23, Harris County, Texas. Said 5.176-acre is in a 5.732-acre tract described in a deed to TEXPROJ2008, L.L.C. as recorded in Clerk's File No. 20070659409 in the Harris County Clerk's Office and is more particularly described by metes and bounds as follows:

BEGINNING at the point of intersection of the northwesterly right-of-way line of Country Club Drive, (based on a width of 80-feet), with the northeasterly cut-back corner of Province Village Drive, (based on a width of 60-feet at this location), as shown on the Final Plat of Province Village Drive, Office Park and Reserves as recorded in Clerk's File No. 2007070406 in the Brazoria County Clerk's Office, said point is in the east line of said 5.732-acre tract and is the point of curvature of a curve to the right;

THENCE, along said cutback corner and with said curve to the right, having a radius of 35.00 feet, a central angle of 89°56'11", (chord bears South 79°23'59" West, 49.47 feet), for an arc length of 54.94 feet to the point of tangency;

THENCE, North 55°37'59" West, along the north line of said Province Village Drive (60-foot wide at this point) for a distance of 71.39 feet to the point of curvature of a curve to the right for the cut-back corner of the southeasterly right-of-way line of Country Club Crossing (not open, based on a width of 80-feet);

THENCE, along the southeasterly line of said Country Club Crossing, and with said curve to the right, having a radius of 25.00 feet, a central angle of 89°12'27", (chord bears North 11°01'47" West, 35.11 feet), for an arc length of 38.92 feet to a point for corner;

THENCE, North 55°34'03" West, crossing said Country Club Crossing for a distance of 80.00 feet to the northwesterly line of said Country Club Crossing;

THENCE, South 34°25' 57" West, along the northwesterly line of said Country Club Crossing for a distance of 1.20 feet to the point of curvature of a curve to the right for a cut-back corner;

THENCE, along said cut-back corner and with said curve to the right, having a radius of 25.00 feet, a central angle of 86°58'32", (chord bears South 77°54'49" West, 34.41 feet), for an arc length of 37.95 feet to the point of reverse curvature of a curve to the left on the aforementioned north line of Province Village Drive;

THENCE, along the north line of said Province Village Drive, and with said curve to the left, having a radius of 500.00 feet, a central angle of 13°44'09", (chord bears North 65°28'23" West, 119.58 feet), for an arc length of 119.87 feet to the point of reverse curvature of a curve to the right;

THENCE, continuing along the north line of said Province Village Drive, and with said curve to the right, having a radius of 500.00 feet, a central angle of 01°43'42", (chord bears North 71°28'36" West, 15.08 feet), for an arc length of 15.08 feet to a point for corner, said point is the south corner of Reserve "C" of the aforementioned Final Plat of Province Village Drive, Office Park and Reserves;

THENCE, North 12°31'34" West, along the northeasterly line of said Reserve "C" for a distance of 184.09 feet to a point in the southeasterly line of an 8.805-acre tract described in a deed to Houston Lighting & Power Company as recorded in Clerk's File No. D739468 in the Harris County Clerk's Office;

THENCE, North 42°12'15" East, along the southeasterly line of said 8.805-acre tract, for a distance of 543.84 feet to the most northerly corner of the aforementioned 5.732-acre tract;

THENCE, South 04°51'02" East, along the northeasterly line of said 5.732-acre tract for a distance of 32.98 feet to the point of curvature of a curve to the left;

THENCE, continuing along the northeasterly line of said 5.732-acre tract and with said curve to the left having a radius of 595.00 feet, a central angle of 42°58'54", (chord bears South 26°19'01" East, 435.96 feet), for an arc length of 446.35 feet to the point of tangency;

THENCE, South 47°32'59" East, continuing along the northeasterly line of said 5.732-acre tract for a distance of 27.39 feet to a point for corner in the aforementioned northwesterly line of Country Club Drive;

THENCE, South 34°26'05" West, along the northwesterly line of said Country Club Drive for a distance of 360.79 feet to the POINT OF BEGINNING, containing a computed area of 5.176-acres (225,475 square feet).

NOTES:

1. The bearings shown hereon are based on the recorded Final Plat of Province Village Drive, Office Park and Reserves as recorded in Clerk's File No. 2007070406 in the Brazoria County Clerk's Office.
2. This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the zone application for which it was prepared.

The Wilson Survey Group, Inc.
2006 East Broadway, Suite 103
Pearland, Texas 77588
(281) 485-3991
Job No. 14-127

Gehan Homes, LTD
13.361 Acres

Thomas J. Green Survey
Abstract No. 198

TRACT "B"

STATE OF TEXAS §

COUNTY OF BRAZORIA §

METES AND BOUNDS DESCRIPTION of a 13.361-acre tract in the Thomas J. Green Survey, Abstract No. 198, Brazoria County, Texas. Said 13.361-acre is in a 21.898-acre tract described in a deed to TEXPROJ2008, L.L.C. as recorded in Clerk's File No. 2007062105 in the Brazoria County Clerk's Office and is more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of Restricted Lot "A" of the of Province Village General Business Amending Plat No.1 as recorded in Clerk's File No. 2006031446 in the Brazoria County Clerk's Office, said point is at the point of intersection of the northeast right-of-way line of Broadway Street, (aka: FM 518, based on a width of 120-feet) with the east line of a 90-foot wide City of Pearland Drainage Easement as recorded in Volume (87) 496, Page 765 in the Brazoria County Deed Records;

THENCE, North 41°28'18" East, along the westerly line of said Restricted Reserve "A", same being the east line of said drainage easement, for a distance of 300.00 feet to the POINT OF BEGINNING and southwest corner of the aforementioned 21.898-acre tract, same being the southwest corner of the herein described tract;

THENCE, North 41°28'18" East, continuing along the east line of said drainage easement, same being the west line of said 21.898-acre tract, for a distance of 465.23 feet to an angle point;

THENCE, North 48°57'15" East, continuing along the east line of said drainage easement, same being the west line of said 21.898-acre tract, for a distance of 198.27 feet to an angle point;

THENC, North 63°18'12" East, continuing along the east line of said drainage easement, same being the west line of said 21.898-acre tract, for a distance of 42.13 feet to a point in the south right-of-way line of Province Village Drive, (based on a width of 50-feet), as shown on the Amending Plat No. 1 of Province Village Drive, Office Park and Reserves as recorded in Clerk's File No. 2008019410 in the Brazoria County Clerk's Office, said point is the most northerly corner of the herein described tract and is in a curve to the left,

THENCE, along the south line of said Province Village Drive, and with said curve to the left, having a radius of 825.00 feet, a central angle of 02°58'48", (chord bears South 43°42'25" East, 42.90 feet), for an arc length of 42.91 feet to the point of tangency,

THENCE, South 45°11'48" East, continuing along the south line of said Province Village Drive, for a distance of 65.89 feet to the point of curvature of a curve to the left;

THENCE, continuing along the south line of said Province Village Drive, and with said curve to the left, having a radius of 825.00 feet, a central angle of 13°27'52", (chord bears South 51°55'45" East, 193.43 feet), for an arc length of 193.88 feet to the point of reverse curvature of a curve to the right, said point is the cut-back corner of Parkside Village Boulevard, (not open, based on a width of 80.00-feet);

THENCE, along said cut-back corner and with said curve to the right, having a radius of 25.00 feet, a central angle of 81°50'21", (chord bears South 17°44'57" East, 32.75 feet), for an arc length of 35.71 feet to the point of tangency;

THENCE, South 23°09'47" West, along the northwesterly line of said Parkside Village Boulevard, for a distance of 8.53 feet to a point for corner;

THENCE, South 66°50'13" East, crossing said Parkside Village Boulevard, for a distance of 80.01 feet to a point in the southeasterly line of said Parkside Village Boulevard, said point is the point of curvature of a cut-back corner to the right;

THENCE, along said cut-back corner and with said curve to the right, having a radius of 25.00 feet, a central angle of 90°00'54", (chord bears North 69°46'54" East, 35.36 feet), for an arc length of 39.28 feet to the point of tangency in the aforementioned south right-of-way line of Province Village Drive;

THENCE, South 65°13'06" East, along the south line of said Province Village Drive, for a distance of 24.45 feet to the point of curvature of a curve to the left;

THENCE, continuing along the south line of said Province Village Drive, and with said curve to the left, having a radius of 825.00 feet, a central angle of 09°50'06", (chord bears South 70°08'09" East, 141.44 feet), for an arc length of 141.61 feet to the point of tangency;

THENCE, South 75°03'12" East, continuing along the south line of said Province Village Drive for a distance of 239.53 feet to the point of curvature of a cut-back corner of Park Village Lane (not open, based on a width of 50-feet), said cut-back is a curve to the right;

THENCE, along the cub-back corner of said Park Village Lane, and with said curve to the right, having a radius of 25.00 feet, a central angle of 98°13'32", (chord bears South 25°56'43" East, 37.80 feet), for an arc length of 42.86 feet to a point for corner;

THENCE, South 60°50'13" East, crossing said Park Village Lane for a distance of 50.00 feet to a point in the southeasterly line of said Park Village Lane;

THENCE, North 23°09'43" East, along the southeasterly line of said Park Village Lane, for a distance of 14.44 feet to the point of curvature of a cut-back corner, said cut-back corner is a curve to the right;

THENCE, along said cut-back corner and with said curve to the right, having a radius of 25.00 feet, a central angle of 81°46'43", (chord bears North 64°03'17" East, 32.73 feet), for an arc length of 35.68 feet to the point of tangency in the aforementioned south line of Province Village Drive;

THENCE, South 75°03'12" East, along the south line of said Province Village Drive for a distance of 50.66 feet to a point in the westerly line of a 1.916 acre tract of land, called "Tract 2", as described in a deed to Houston Lighting & Power Company as recorded in Volume 1147, Page 19 in the Brazoria County Deed Records, said point is in the east line of the aforementioned 21.898-acre tract:

THENCE, South 41°10'05" West, along the west line of said "Tract 2", same being the east line of said 21.898-acre tract, for a distance of 648.11 feet to the northeast corner of a 1.955-acre tract, called "Tract 2", as described in a deed to Houston Lighting & Power Company as recorded in Volume 1147, Page 19 in the Brazoria County Clerk's Office, said point is the most southerly corner of the herein described tract;

THNENCE, North 48°49'50" West, along the north line of said "Tract 2", same being the south line of said 21.898-acre tract, for a distance of 249.99 feet to the north corner of said "Tract 2";

THENCE, South 41°10'10" West, along the west line of said "Tract 2", same being an interior line of said 21.898-acre tract, for a distance of 81.21 feet to the northeast corner of Restricted Lot "C" of the aforementioned Province Village General Business Amending Plat 1;

THENCE, North 66°45'54" West, along the north line of said Restricted Lot "C" for a distance of 164.99 feet to the north corner of said Restricted Lot "C", same being the east corner of Restricted Lot "B" of said Province Village General Business Amending Plat 1;

THENCE, North 66°49'46" West, along the north line of said Restricted Lot "B" for a distance of 434.03 feet to the north corner of said Restricted Lot "B", said point is the east corner of the aforementioned Restricted Lot "A";

THENCE, North 66°45'54" West, along the north line of said Restricted Lot "A", for a distance of 165.00 feet to the POINT OF BEGINNING, containing a computed area of 13.361-acres (582,012 square feet).

NOTES:

1. The bearings shown hereon are based on the recorded Final Plat of Province Village Drive, Office Park and Reserves as recorded in Clerk's File No. 2007070406 in the Brazoria County Clerk's Office.
2. This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the zone application for which it was prepared.

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Job No. 14-127

Gehan Homes, LTD.
5.617 Acres

Thomas J. Green Survey
Abstract No. 198

TRACT "C"

STATE OF TEXAS §

COUNTY OF BRAZORIA §

METES AND BOUNDS DESCRIPTION of a 5.617-acre tract in the Thomas J. Green Survey, Abstract No. 198, Brazoria County, Texas. Said 5.617-acre is in a 9.805-acre tract described in a deed to TEXPROJ2008, L.L.C. as recorded in Clerk's File No. 2007062105 in the Brazoria County Clerk's Office and is more particularly described by metes and bounds as follows:

BEGINNING at a point in the north right-of-way line of Province Village Drive, (based on a width of 50-feet), as shown on the Amending Plat No. 1 of Province Village Drive, Office Park and Reserves as recorded in Clerk's File No. 2008019410 in the Brazoria County Clerk's Office, said point is the southeast corner of Lot 1 of the Development Plat of Hometown Bank Pearland as recorded in Clerks' File No. 2012013017 in the Brazoria County Clerk's Office;

THENCE, North 41°57'29" East, along the east line of said Lot 1 for a distance of 197.70 feet, to an angle point;

THENCE, North 23°13'37" East, continuing along the east line of said Lot 1 for a distance of 96.94 feet to the northeast corner of said Lot 1, said point is in the south line of Lot 3, Block 5 of the Amending Plat of Clear Creek Park as recorded in Volume 21, Pages 35-36 in the Brazoria County Plat Records;

THENCE, South 66°46'23" East, along the south line of said Clear Creek Park, for a distance of 673.35 feet, to the east corner of the herein described tract;

THENCE, South 23°13'37" West, along the southeasterly line of the herein described tract for a distance of 350.44 feet to a point for corner in the westerly line of a 90-foot wide City of Pearland Drainage Easement as recorded in Volume (87) 496, Page 765 in the Brazoria County Deed Records;

THENCE, South 69°53'28" West, along the westerly line of said drainage easement for a distance of 97.58 feet to an angle point;

THENCE, South 63°16'08" West, continuing along the westerly line of said drainage easement, for a distance of 78.94 feet to a point in the north line of the aforementioned Province Village Drive, said point is in a curve to the right;

THENCE, along the north line of said Province Village Drive and with said curve to the right, having a radius of 775.00 feet, a central angle of 00°05'44", (chord bears North 36°23'14" West, 1.29 feet), for an arc length of 1.29 feet to the point of tangency;

THENCE, North 36°19'48" West, continuing along the north line of said Province Village Drive for a distance of 221.54 feet to the point of curvature of a curve to the left;

THENCE, continuing along the north line of said Province Village Drive, and with said curve to the left, having a radius of 575.00 feet, a central angle of 19°23'37", (chord bears North 46°01'36" West, 193.70 feet), for a arc length of 194.63 feet to the point of reverse curvature of a curve to the right, said point is the cut-back corner of the southeasterly right-of-way line of Parkside Village Gardens, (not open), (based on a width of 80-feet);

THENCE, along said cut-back corner and with said curve to the right, having a radius of 25.00 feet, a central angle of 78°46'50", (chord bears North 16°20'18" West, 31.73 feet), for an arc length of 34.38 feet to the point of tangency;

THENCE, North 23°02'52" East, along the southeasterly line of said Parkside Village Gardens, for a distance of 11.54 feet to a point for corner;

THENCE, North 66°57'11" West, crossing said Parkside Village Gardens, for a distance of 80.00 feet to the point of curvature of a curve to the right, said point is the cut-back corner of the northwesterly right-of-way of said Parkside Village Gardens;

THENCE, along the northwesterly cut-back corner of said Parkside Village Gardens, and with said curve to the right, having a radius of 25.00 feet, a central angle of 90°12'35", (chord bears South 68°09'10" West, 35.42 feet), for an arc length of 39.36 feet to the point of tangency in the north line of the aforementioned Province Village Drive;

THENCE, North 66°44'29" West, along the north line of said Province Village Drive, for a distance of 79.00 feet to the point of curvature of a curve to the right;

THENCE, continuing along the north line of said Province Village Drive, and with said curve to the right, having a radius of 500.00 feet, a central angle of 04°18'30", (chord bears North 64°34'45" West, 37.59 feet), for an arc length of 37.60 feet to the POINT OF BEGINNING, containing a computed area of 5.617-acres (244,661 square feet).

NOTES:

1. The bearings shown hereon are based on the recorded Amending Plat No. 1 of Province Village Drive, Office Park and Reserves as recorded in Clerk's File No. 2008019410 in the Brazoria County Clerk's Office.
2. This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the zone application for which it was prepared.

The Wilson Survey Group, Inc.
2006 East Broadway, Suite 103
Pearland, Texas 77588
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Job No. 14-127

Exhibit 6

Elevation Sample Illustrations

Gehan HOMES

the Mimosa

Elevation P

This spacious home combines an elegant appearance with comfortable, family-oriented design. Downstairs, the oversized kitchen is perfect for the aspiring gourmet cook and features a huge walk-in pantry, granite countertops, hardwood cabinetry and stainless steel appliances. The breakfast nook overlooks the optional covered patio with optional outdoor kitchen and fireplace – perfect for entertaining al fresco – while the expansive family room features a wall of windows that look into the large backyard. Traverse up the wood or wrought-iron staircase to the bedrooms. The sumptuous master suite features plenty of natural lighting, while the bath boasts a separate garden tub, glass-enclosed shower and huge walk-in closet.

Floor Plan Description

Premier Series

Square Footage:	2731	Baths:	2.5
Stories:	2	Garages:	2
Bedrooms:	4	Dining Rooms:	2

Gehan HOMES

the Sycamore

Elevation P

Premier Series

3270 Square Feet

Stories:	2	Baths:	2.5
Bedrooms:	5	Garages:	2

Options

Study • Master Suite Bay Window • 3rd Bath
2-Story Family Room • 6th Bedroom with Bath
Media Room • 3-Car Garage • Covered Patio
Outdoor Living

Multi-Parcel Tax Certificate

Remit certificate fee to :

National TaxNet
P.O. Box 848123
Dallas, Texas 75284-8123

Customer : EMPIRE TITLE - HOUSTON (Branch etb)
User : Joe Pumphrey
GF Number : 2014-02-6519
Closer : bda
Buyer(s) : Gehan Homes, Ltd.

Certificate Number : 6376196
Print Date : 04/23/2014

Fee : $30.00 (includes sales tax)

Certificate Current Year Tax Summary

Jurisdiction	Tax Year	Base Tax
BRAZORIA COUNTY RO'VIN GARRETT RTA ASSR	2013	$4,245.39
BRAZORIA COUNTY MUD #28 (ASMT OF SW)	2013	$8,724.53
PEARLAND CITY	2013	$7,502.04
PEARLAND ISD	2013	$15,062.58
BRAZORIA COUNTY DD #4	2013	$1,346.05
HARRIS COUNTY	2013	$1,279.79
Current Year Total (as available)		$38,160.38

Certificate Totals of Taxes Due by Collector

PAYABLE TO:	Balance Due w/o Penalties	Amount Due 04/2014	Amount Due 05/2014
BRAZORIA COUNTY RO'VIN GARRETT RTA ASSR	$0.00	$0.00	$0.00
BRAZORIA COUNTY MUD #28 (ASMT OF SW)	$0.00	$0.00	$0.00
HARRIS COUNTY	$0.00	$0.00	$0.00

Notice

PLEASE READ THE CERTIFICATE CAREFULLY, AS IMPORTANT COMMENTS AND/OR WARNINGS MAY BE INCLUDED.
PLEASE CONTACT YOUR BRANCH WITH ANY QUESTIONS YOU MAY HAVE REGARDING THESE COMMENTS/WARNINGS.

IMPORTANT CERTIFICATE COMMENTS

ORDERED AS:

TR A: 5.176 ACRES IN ABST 23. REPORTING ACCT 040-223-000-196 (5.13 ACRES) PER M&B.

TR B: 13.361 ACRES IN ABST 198. REPORTING ACCTS 0198-0003-000 (19.744 ACRES), 7156-0002-001 (0.572 ACRES) AND -002 (6.752 ACRES) PER M&B. SPLIT OUT IS REQUIRED.

TR C: 5.617 ACRES IN ABST 198. REPORTING ACCT 0198-0003-000 (19.7441 ACRES) PER M&B. SPLIT OUT IS REQUIRED.

CAD Account Number(s)

0402230000196 71560002002 01980003000

71560002001

Assessment Information

Account Number:	0402230000196 **(Parcel 1 of 4)**	**2013 Assessed Values**	
Owner Name(s):	TEXPROJ2008 LLC	Land:	201,117
Mailing Address:	30349 S SHERWOOD BLVD Unit 300 BATON ROUGE LA 70816	Imprv:	0
Property Address:	COUNTRY CLUB DR	Total:	201,117
Legal Description:	TR 1N ABST 23 W D C HALL		
Acreage:	5.13000		
2013 Exemptions:	None	Total Est. Taxes w/o Exempt: $7,194.23	
Warnings:	**Property is assessed as land only. Please verify no improvements prior to closing or additional taxes may be due.**		

Tax Information Detail - CAD Account 0402230000196

BRAZORIA COUNTY MUD #28 (ASMT OF SW)
PO BOX 1368
FRIENDSWOOD, TX 77549
(281) 482-0216

Payments as of: 04/07/2014 Current Year Taxes
04/07/2014 Prior Year Taxes

2013 Tax Rate: 0.820000
Est. Taxes w/o Exempt: $1,649.16

Bill Ref: 710402230000196

Tax Year	Base Tax	Amount Due 04/2014	Amount Due 05/2014
2013	$1,649.16	Paid	Paid
SUBTOTAL	**$1,649.16**	**$0.00**	**$0.00**

- **Bonds Approved: $89,155,000.00**
- **Bonds Issued: $0.00**
- **No Standby fee assessed**

Tax Information Detail - CAD Account 0402230000196

HARRIS COUNTY
P.O. BOX 3547
HOUSTON, TX 77253
(713) 368-2000

Payments as of: 04/15/2014 Current Year Taxes
04/15/2014 Prior Year Taxes

2013 Tax Rate: 0.636338
Est. Taxes w/o Exempt: $1,279.78

Tax Year	Base Tax	Amount Due 04/2014	Amount Due 05/2014
2013	$1,279.79	Paid	Paid
SUBTOTAL	**$1,279.79**	**$0.00**	**$0.00**

Tax Information Detail - CAD Account 0402230000196

PEARLAND ISD
COLLECTED BY
BRAZORIA COUNTY RO'VIN GARRETT RTA ASSR
111 E LOCUST
ANGLETON, TX 77515
(979) 864-1340

Payments as of: 04/04/2014 Current Year Taxes
04/04/2014 Prior Year Taxes

2013 Tax Rate: 1.415700
Est. Taxes w/o Exempt: $2,847.21

Bill Ref: 08001001100

Tax Year	Base Tax	Amount Due 04/2014	Amount Due 05/2014
2013	$2,847.21	Paid	Paid
SUBTOTAL	$2,847.21	$0.00	$0.00

Tax Information Detail - CAD Account 0402230000196

PEARLAND CITY
COLLECTED BY
BRAZORIA COUNTY RO'VIN GARRETT RTA ASSR
111 E LOCUST
ANGLETON, TX 77515
(979) 864-1340

Payments as of: 04/04/2014 Current Year Taxes
04/04/2014 Prior Year Taxes

2013 Tax Rate: 0.705100
Est. Taxes w/o Exempt: $1,418.08

Bill Ref: 08001001100

Tax Year	Base Tax	Amount Due 04/2014	Amount Due 05/2014
2013	$1,418.08	Paid	Paid
SUBTOTAL	$1,418.08	$0.00	$0.00

Account Summary of Taxes Due

Payable to:	Balance Due w/o Penalties	Amount Due 04/2014	Amount Due 05/2014
BRAZORIA COUNTY RO'VIN GARRETT RTA ASSR	$0.00	$0.00	$0.00
BRAZORIA COUNTY MUD #28 (ASMT OF SW)	$0.00	$0.00	$0.00
HARRIS COUNTY	$0.00	$0.00	$0.00

Assessment Information

Account Number:	71560002002 **(Parcel 2 of 4)**	**2013 Assessed Values**	
Owner Name(s):	TEXPROJ2008 LLC	**Land:**	2,700
Mailing Address:	PO BOX 800 SAINT FRANCISVILLE,LA 70775-8000	**Imprv:**	0
Property Address:		**Total:**	2,700
Legal Description:	PROVINCE VILLAGE DRIVE OFFICE PARK & RESERVES (A0198-A0070) BLOCK 2 TRACT B DETENTION)		
Geo Id:	000000599440		
2013 Exemptions:	None	Total Est. Taxes w/o Exempt: $96.90	
Warnings:	**Property is assessed as land only. Please verify no improvements prior to closing or additional taxes may be due.**		

Tax Information Detail - CAD Account 71560002002

PEARLAND CITY
COLLECTED BY
BRAZORIA COUNTY RO'VIN GARRETT RTA ASSR
(979) 864-1340

Payments as of : **04/04/2014 Current Year Taxes**
04/04/2014 Prior Year Taxes

2013 Tax Rate: 0.705100
Est. Taxes w/o Exempt: $19.04

Tax Year	Base Tax	Amount Due 04/2014	Amount Due 05/2014
2013	$19.04	Paid	Paid
SUBTOTAL	**$19.04**	**$0.00**	**$0.00**

Tax Information Detail - CAD Account 71560002002

BRAZORIA COUNTY DD #4
COLLECTED BY
BRAZORIA COUNTY RO'VIN GARRETT RTA ASSR
(979) 864-1340

Payments as of : **04/04/2014 Current Year Taxes**
04/04/2014 Prior Year Taxes

2013 Tax Rate: 0.156000
Est. Taxes w/o Exempt: $4.21

Tax Year	Base Tax	Amount Due 04/2014	Amount Due 05/2014
2013	$4.21	Paid	Paid
SUBTOTAL	**$4.21**	**$0.00**	**$0.00**

Tax Information Detail - CAD Account 71560002002

BRAZORIA COUNTY RO'VIN GARRETT RTA ASSR
111 E LOCUST
ANGLETON, TX 77515
(979) 864-1340

Payments as of: 04/04/2014 Current Year Taxes
04/04/2014 Prior Year Taxes

2013 Tax Rate: 0.492020
Est. Taxes w/o Exempt: $13.28

Tax Year	Base Tax	Amount Due 04/2014	Amount Due 05/2014
2013	$13.28	Paid	Paid
SUBTOTAL	**$13.28**	**$0.00**	**$0.00**

Tax Information Detail - CAD Account 71560002002

BRAZORIA COUNTY MUD #28 (ASMT OF SW)
PO BOX 1368
FRIENDSWOOD, TX 77549
(281) 482-0216

Payments as of: 04/07/2014 Current Year Taxes
04/07/2014 Prior Year Taxes

2013 Tax Rate: 0.820000
Est. Taxes w/o Exempt: $22.14

Bill Ref: 7171560002002

Tax Year	Base Tax	Amount Due 04/2014	Amount Due 05/2014
2013	$22.14	Paid	Paid
SUBTOTAL	**$22.14**	**$0.00**	**$0.00**

- **Bonds Approved: $89,155,000.00**
- **Bonds Issued: $0.00**
- **No Standby fee assessed**

Tax Information Detail - CAD Account 71560002002

PEARLAND ISD
COLLECTED BY
BRAZORIA COUNTY RO'VIN GARRETT RTA ASSR
(979) 864-1340

Payments as of: 04/04/2014 Current Year Taxes
04/04/2014 Prior Year Taxes

2013 Tax Rate: 1.415700
Est. Taxes w/o Exempt: $38.22

Tax Year	Base Tax	Amount Due 04/2014	Amount Due 05/2014
2013	$38.22	Paid	Paid
SUBTOTAL	**$38.22**	**$0.00**	**$0.00**

Account Summary of Taxes Due

Payable to:	Balance Due w/o Penalties	Amount Due 04/2014	Amount Due 05/2014
BRAZORIA COUNTY RO'VIN GARRETT RTA ASSR	$0.00	$0.00	$0.00
BRAZORIA COUNTY MUD #28 (ASMT OF SW)	$0.00	$0.00	$0.00

Assessment Information

Account Number:	01980003000 (Parcel 3 of 4)	2013 Assessed Values	
Owner Name(s):	TEXPROJ2008 LLC	Land:	860,050
Mailing Address:	PO BOX 800 SAINT FRANCISVILLE,LA 70775-8000	Imprv:	0
Property Address:	2709 BROADWAY	Total:	860,050
Legal Description:	A0198 T J GREEN (PEARLAND) TRACT 6-6A ACRES 19.7441		
Geo Id:	000000164164		
Acreage:	19.74410		
2013 Exemptions:	None	Total Est. Taxes w/o Exempt: $30,865.65	
Warnings:	**Property is assessed as land only. Please verify no improvements prior to closing or additional taxes may be due.**		

IMPORTANT ACCOUNT COMMENTS

THIS PROPERTY DID HAVE AN AG EXEMPTION FOR TAX YEAR 2004. PER BRAZORIA COUNTY TAX OFFICE, ROLLBACK TAXES OF $121,908.08 WERE PAID FOR 2003-2004 ROLLBACK YEARS. NO AG EXEMPTION FOR TAX YEARS 2005-2008. PROPERTY IS NOT SUBJECT TO FURTHER ROLLBACK TAXES. (JDS)

Tax Information Detail - CAD Account 01980003000

PEARLAND CITY
COLLECTED BY
BRAZORIA COUNTY RO'VIN GARRETT RTA ASSR
(979) 864-1340

Payments as of : 04/04/2014 Current Year Taxes
04/04/2014 Prior Year Taxes

2013 Tax Rate: 0.705100
Est. Taxes w/o Exempt: $6,064.21

Tax Year	Base Tax	Amount Due 04/2014	Amount Due 05/2014
2013	$6,064.21	Paid	Paid
SUBTOTAL	**$6,064.21**	**$0.00**	**$0.00**

Tax Information Detail - CAD Account 01980003000

BRAZORIA COUNTY DD #4
COLLECTED BY
BRAZORIA COUNTY RO'VIN GARRETT RTA ASSR
(979) 864-1340

Payments as of : 04/04/2014 Current Year Taxes
04/04/2014 Prior Year Taxes

2013 Tax Rate: 0.156000
Est. Taxes w/o Exempt: $1,341.68

Tax Year	Base Tax	Amount Due 04/2014	Amount Due 05/2014
2013	$1,341.68	Paid	Paid
SUBTOTAL	**$1,341.68**	**$0.00**	**$0.00**

Tax Information Detail - CAD Account 01980003000

BRAZORIA COUNTY RO'VIN GARRETT RTA ASSR
111 E LOCUST
ANGLETON, TX 77515
(979) 864-1340

Payments as of: 04/04/2014 Current Year Taxes
04/04/2014 Prior Year Taxes

2013 Tax Rate: 0.492020
Est. Taxes w/o Exempt: $4,231.62

Tax Year	Base Tax	Amount Due 04/2014	Amount Due 05/2014
2013	$4,231.62	Paid	Paid
SUBTOTAL	$4,231.62	$0.00	$0.00

Tax Information Detail - CAD Account 01980003000

BRAZORIA COUNTY MUD #28 (ASMT OF SW)
PO BOX 1368
FRIENDSWOOD, TX 77549
(281) 482-0216

Payments as of: 04/07/2014 Current Year Taxes
04/07/2014 Prior Year Taxes

2013 Tax Rate: 0.820000
Est. Taxes w/o Exempt: $7,052.41

Bill Ref: 7101980003000

Tax Year	Base Tax	Amount Due 04/2014	Amount Due 05/2014
2013	$7,052.41	Paid	Paid
SUBTOTAL	$7,052.41	$0.00	$0.00

- **Bonds Approved: $89,155,000.00**
- **Bonds Issued: $0.00**
- **No Standby fee assessed**

Tax Information Detail - CAD Account 01980003000

PEARLAND ISD
COLLECTED BY
BRAZORIA COUNTY RO'VIN GARRETT RTA ASSR
(979) 864-1340

Payments as of : 04/04/2014 Current Year Taxes
04/04/2014 Prior Year Taxes

2013 Tax Rate: 1.415700
Est. Taxes w/o Exempt: $12,175.73

Tax Year	Base Tax	Amount Due 04/2014	Amount Due 05/2014
2013	$12,175.73	Paid	Paid
SUBTOTAL	$12,175.73	$0.00	$0.00

Account Summary of Taxes Due

Payable to:	Balance Due w/o Penalties	Amount Due 04/2014	Amount Due 05/2014
BRAZORIA COUNTY RO'VIN GARRETT RTA ASSR	$0.00	$0.00	$0.00
BRAZORIA COUNTY MUD #28 (ASMT OF SW)	$0.00	$0.00	$0.00

Assessment Information

Account Number:	71560002001 **(Parcel 4 of 4)**	**2013 Assessed Values**	
Owner Name(s):	TEXPROJ2008 LLC	**Land:**	100
Mailing Address:	PO BOX 800 SAINT FRANCISVILLE,LA 70775-8000	**Imprv:**	0
Property Address:		**Total:**	100
Legal Description:	PROVINCE VILLAGE DRIVE OFFICE PARK & RESERVES (A0198-A0070) BLOCK 2 TRACT A (PARK)		
Geo Id:	000000599439		
2013 Exemptions:	None	Total Est. Taxes w/o Exempt: $3.59	
Warnings:	**Property is assessed as land only. Please verify no improvements prior to closing or additional taxes may be due.**		

Tax Information Detail - CAD Account 71560002001

PEARLAND CITY
COLLECTED BY
BRAZORIA COUNTY RO'VIN GARRETT RTA ASSR
(979) 864-1340

Payments as of : **04/04/2014 Current Year Taxes**
04/04/2014 Prior Year Taxes

2013 Tax Rate: 0.705100
Est. Taxes w/o Exempt: $0.71

Tax Year	Base Tax	Amount Due 04/2014	Amount Due 05/2014
2013	$0.71	Paid	Paid
SUBTOTAL	**$0.71**	**$0.00**	**$0.00**

Tax Information Detail - CAD Account 71560002001

BRAZORIA COUNTY DD #4
COLLECTED BY
BRAZORIA COUNTY RO'VIN GARRETT RTA ASSR
(979) 864-1340

Payments as of : **04/04/2014 Current Year Taxes**
04/04/2014 Prior Year Taxes

2013 Tax Rate: 0.156000
Est. Taxes w/o Exempt: $0.16

Tax Year	Base Tax	Amount Due 04/2014	Amount Due 05/2014
2013	$0.16	Paid	Paid
SUBTOTAL	**$0.16**	**$0.00**	**$0.00**

Tax Information Detail - CAD Account 71560002001

BRAZORIA COUNTY RO'VIN GARRETT RTA ASSR
111 E LOCUST
ANGLETON, TX 77515
(979) 864-1340

Payments as of: 04/04/2014 Current Year Taxes
04/04/2014 Prior Year Taxes

2013 Tax Rate: 0.492020
Est. Taxes w/o Exempt: $0.49

Tax Year	Base Tax	Amount Due 04/2014	Amount Due 05/2014
2013	$0.49	Paid	Paid
SUBTOTAL	**$0.49**	**$0.00**	**$0.00**

Tax Information Detail - CAD Account 71560002001

BRAZORIA COUNTY MUD #28 (ASMT OF SW)
PO BOX 1368
FRIENDSWOOD, TX 77549
(281) 482-0216

Payments as of: 04/07/2014 Current Year Taxes
04/07/2014 Prior Year Taxes

2013 Tax Rate: 0.820000
Est. Taxes w/o Exempt: $0.82

Bill Ref: 7171560002001

Tax Year	Base Tax	Amount Due 04/2014	Amount Due 05/2014
2013	$0.82	Paid	Paid
SUBTOTAL	**$0.82**	**$0.00**	**$0.00**

- **Bonds Approved: $89,155,000.00**
- **Bonds Issued: $0.00**
- **No Standby fee assessed**

Tax Information Detail - CAD Account 71560002001

PEARLAND ISD
COLLECTED BY
BRAZORIA COUNTY RO'VIN GARRETT RTA ASSR
(979) 864-1340

Payments as of: 04/04/2014 Current Year Taxes
04/04/2014 Prior Year Taxes

2013 Tax Rate: 1.415700
Est. Taxes w/o Exempt: $1.42

Tax Year	Base Tax	Amount Due 04/2014	Amount Due 05/2014
2013	$1.42	Paid	Paid
SUBTOTAL	$1.42	$0.00	$0.00

Account Summary of Taxes Due

Payable to:	Balance Due w/o Penalties	Amount Due 04/2014	Amount Due 05/2014
BRAZORIA COUNTY RO'VIN GARRETT RTA ASSR	$0.00	$0.00	$0.00
BRAZORIA COUNTY MUD #28 (ASMT OF SW)	$0.00	$0.00	$0.00

Exclusions and Conditions of Tax Certificates

ALL APPLICABLE AD VALOREM TAXES ON THE ABOVE REFERENCED PROPERTY(S) ARE FOUND TO HAVE THE STATUS PROVIDED EXCEPT:

a. THE STATUS DOES NOT COVER ANY CHANGES MADE TO THE TAX RECORDS OF THE AGENCIES LISTED AFTER THE "PAYMENTS AS OF" DATE
b. DOES NOT INCLUDE OR IS NOT A CERTIFICATION OF ANY
   1. MINERAL TAXES
   2. PERSONAL PROPERTY TAXES (INCLUDING MOBILE HOMES)
   3. ANY OTHER NON AD VALOREM TAXES

Texas Tax Information

- Texas taxes are usually billed for the calendar year on or around October 1st
- Taxes are delinquent on February 1st
- Additional penalties apply to current year delinquencies on July 1st

HOA Certificate

National TaxNet
P.O. Box 848123
Dallas, Texas 75284-8123

Customer : EMPIRE TITLE - HOUSTON (Branch etb)
User : Joe Pumphrey
GF Number : 2014-02-6519
Closer : bda
Buyer(s) : Gehan Homes, Ltd.

Certificate Number : 6376196
Print Date : 04/23/2014

PROPERTY INFORMATION

Owner Name(s): TEXPROJ2008 LLC
Legal Description: A0198 T J GREEN (PEARLAND) TRACT 6-6A ACRES 19.7441
Situs Address: 2709 BROADWAY
CAD Account: BRAZORIA, #01980003000

HOMEOWNER'S ASSOCIATION INFORMATION

HOA Name: NO MAINTENANCE ASSESSED
Collection Cycle: Unknown
Collector: NO MAINTENANCE ASSESSED

Phone:
Fax:
Contact:

Comments: THE LEGAL DESCRIPTION REQUESTED IS NOT ASSESSED BY A HOMEOWNERS ASSOCIATION.

NO HOMEOWNERS ASSOCIATION FEES APPLY.

ASSESSMENT INFORMATION

Billing Cycle	Assessment Type	Base Amount	Balance Due	Payoff	Payoff	Payoff
			Total Due:	$0.00	$0.00	$0.00

Comments:
HOA Bill Status: Ready

HOA Certificate

National TaxNet
P.O. Box 848123
Dallas, Texas 75284-8123

Customer : EMPIRE TITLE - HOUSTON (Branch etb)
User : Joe Pumphrey
GF Number : 2014-02-6519
Closer : bda
Buyer(s) : Gehan Homes, Ltd.

Certificate Number : 6376196
Print Date : 04/23/2014

PROPERTY INFORMATION

Owner Name(s): TEXPROJ2008 LLC
Legal Description: PROVINCE VILLAGE DRIVE OFFICE PARK & RESERVES (A0198-A0070) BLOCK 2 TRACT A (PARK)
Situs Address:
CAD Account: BRAZORIA, #71560002001

HOMEOWNER'S ASSOCIATION INFORMATION

HOA Name: NO MAINTENANCE ASSESSED
Collection Cycle: Unknown
Collector: NO MAINTENANCE ASSESSED

Phone:
Fax:
Contact:

Comments: THE LEGAL DESCRIPTION REQUESTED IS NOT ASSESSED BY A HOMEOWNERS ASSOCIATION.

NO HOMEOWNERS ASSOCIATION FEES APPLY.

ASSESSMENT INFORMATION

Billing Cycle	Assessment Type	Base Amount	Balance Due	Payoff	Payoff	Payoff
			Total Due:	$0.00	$0.00	$0.00

Comments:
HOA Bill Status: Ready

HOA Certificate

National TaxNet
P.O. Box 848123
Dallas, Texas 75284-8123

Customer : EMPIRE TITLE - HOUSTON (Branch etb)
User : Joe Pumphrey
GF Number : 2014-02-6519
Closer : bda
Buyer(s) : Gehan Homes, Ltd.

Certificate Number : 6376196
Print Date : 04/23/2014

PROPERTY INFORMATION

Owner Name(s): TEXPROJ2008 LLC
Legal Description: PROVINCE VILLAGE DRIVE OFFICE PARK & RESERVES (A0198-A0070) BLOCK 2 TRACT B DETENTION)
Situs Address:
CAD Account: BRAZORIA, #71560002002

HOMEOWNER'S ASSOCIATION INFORMATION

HOA Name: NO MAINTENANCE ASSESSED
Collection Cycle: Unknown
Collector: NO MAINTENANCE ASSESSED

Phone:
Fax:
Contact:

Comments: THE LEGAL DESCRIPTION REQUESTED IS NOT ASSESSED BY A HOMEOWNERS ASSOCIATION.

NO HOMEOWNERS ASSOCIATION FEES APPLY.

ASSESSMENT INFORMATION

Billing Cycle	Assessment Type	Base Amount	Balance Due	Payoff	Payoff	Payoff
			Total Due:	$0.00	$0.00	$0.00

Comments:
HOA Bill Status: Ready

Preliminary HOA Information

National TaxNet
P.O. Box 848123
Dallas, Texas 75284-8123

Customer : EMPIRE TITLE - HOUSTON (Branch etb)
User : Joe Pumphrey
GF Number : 2014-02-6519
Closer : bda
Buyer(s) : Gehan Homes, Ltd.

Certificate Number : 6376196
Print Date : 04/23/2014

PROPERTY INFORMATION

Owner Name(s): TEXPROJ2008 LLC
Legal Description: TR 1N ABST 23 W D C HALL
Situs Address: COUNTRY CLUB DR
CAD Account: HARRIS, #0402230000196

HOMEOWNER'S ASSOCIATION INFORMATION

HOA Name: ASHLEY POINTE HOA ** NEW SUB **
Collection Cycle: Annually
Collector: ASHLEY POINTE HOA ** NEW SUB **
SAGEGLEN
11610 SAGEYORK
HOUSTON, TX 77089

Phone: 2814812160
Fax: 2814812070
Contact: CATHERINE SMITH

Comments: ***SAGEGLEN CHARGES A $25.00 RUSH FEE

**NTN MUST HAVE IN WRITING FROM THE TITLE COMPANY THEY WILL PAY THE RUSH FEE BEFORE NTN WILL RUSH THE FILE.

**ATTENTION NTN STAFF EMAIL ADDRESS IS SAGEGLEN@SBCGLOBAL.NET AND IS PROGRAMMED IN MACHINE IF FAX FAILS

ASSESSMENTS ARE PAYABLE TO ASHLEY POINT HOA IN A SEPARATE CHECK.

REFINANCE FEE OF $100.00 PAYABLE TO ASHLEY POINTE HOA.

TRANSFER FEE OF $100.00 PAYABLE TO ASHLEY POINTE HOA.

RESALE CERTIFICATE IS $150.00 PAYABLE TO SAGEGLEN C.A.

CAP FEE IS REQUIRED ON ALL HMR TO HMR SALES.

ASSESSMENT INFORMATION

Billing Cycle	Assessment Type	Base Amount	Balance Due	Payoff	Payoff	Payoff
			Total Due:	$0.00	$0.00	$0.00

Comments:
HOA Bill Status: Pending

HOA Certificate

National TaxNet
P.O. Box 848123
Dallas, Texas 75284-8123

Customer : EMPIRE TITLE - HOUSTON (Branch etb)
User : Joe Pumphrey
GF Number : 2014-02-6519
Closer : bda
Buyer(s) : Gehan Homes, Ltd.

Certificate Number : 6376196
Print Date : 04/23/2014

PROPERTY INFORMATION

Owner Name(s): TEXPROJ2008 LLC
Legal Description: TR 1N ABST 23 W D C HALL
Situs Address: COUNTRY CLUB DR
CAD Account: HARRIS, #0402230000196

HOMEOWNER'S ASSOCIATION INFORMATION

HOA Name: NO MAINTENANCE
Collection Cycle: Unknown
Collector: NO MAINTENANCE

Phone: 0000000000
Fax: 0000000000
Contact:

Comments: THE LEGAL DESCRIPTION REQUESTED IS NOT ASSESSED BY A HOMEOWNERS ASSOCIATION. NO HOMEOWNERS ASSOCIATION FEES APPLY.

ASSESSMENT INFORMATION

Billing Cycle	Assessment Type	Base Amount	Balance Due	Payoff	Payoff	Payoff
			Total Due:	$0.00	$0.00	$0.00

Comments:
HOA Bill Status: Ready

P&Z AGENDA ITEM

B

City of Pearland

P&Z AGENDA REQUEST

TO:	**Planning & Zoning Commission**
REQUESTOR:	**City of Pearland Planning Department**
DATE:	**05/27/2014**
AGENDA ITEM SUBJECT:	**Conditional Use Permit Application Number CUP 2014-04**

☐ **Old Business** ☐ **New Business** ☐ **Discussion Item** ☐ **Workshop**

Summary: A request of Chan Patel with Sparkles Express, for approval of a Conditional Use Permit (CUP) to allow for an Auto Wash (Self Service) within the General Business (GB) zoning district, on approximately 1.1 acres of land. The property is generally located at the northwest corner of Broadway Street and Hillhouse Road; Pearland, Texas.

The item was postponed from the May 19, 2014 regular meeting of the Planning and Zoning Commission. The Planning and Zoning Commission requested a revised site plan, a landscape plan which illustrates adequate screening of the car wash tunnel opening and the two vacuum areas, as well as elevations.

Regarding the site plan, the Commission cited the below provision from Chapter 4 of the Unified Development Code regarding a 50-foot separation between the adjoining street curb line and the edge of the entrance to the first parking bay:

Section 4.2.1.2.a.8

*8) For developments within **Development plats**, as permitted under Chapter 3, Article 1, Division 4, where access **and** frontage is provided by access easements, the following requirements will apply:*

b. Fifty feet (50') of separation between the adjoining street curb line and the edge of the entrance to the first parking bay;

The above provision does not apply to this development for the following reasons:

1. The subject provision applies to developments within a **Development Plat** when the subject parcel of land obtains access **and** frontage via an access easement. Given that this proposal does not require a "Development Plat," this regulation does not apply.
2. Given that the subject parcel has 160-feet of direct frontage on Broadway Street, this regulation does not apply.
3. Per the proposed site plan, there is approximately 74 feet of separation between the closest parking space and the property line. There is an additional 20 feet of separation between the property line and what appears to be the edge of pavement line, for a total of 94 feet of separation. The right-of-way line and the property line appear to be one in the same.

JOINT PUBLIC HEARING

THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS,

MONDAY, MAY 19, 2014, AT 6:30 P.M.

COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

CONDITIONAL USE PERMIT APPLICATION NO. 2014-04

A request of Chan Patel with Sparkles Express, applicant; on behalf of The Old Place, Inc., owner; for approval of a Conditional Use Permit (CUP) to allow for an Auto Wash (Self Service) within the General Business (GB) zoning district, on approximately 1.10 acres of land on the following described property, to wit:

Legal Description: A tract or parcel containing 1.1019 acres or 47,999 square feet of land, out of a called 9.993 acre tract situated in the H.T. & B.R.R. CO. Survey, Abstract No. 506, Brazoria County, Texas Conveyed to the Old Place, Inc. as recorded in the Brazoria County Clerk's File No. 97-001270, Brazoria County, Texas

General Location: Approximately 1.1 acres of land included in a larger tract of land located at the northwest corner of Broadway Street and Hillhouse Road, Pearland, Texas

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION
C. STAFF WRAP UP

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

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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

Memo

To: City Council and Planning and Zoning Commission of the City of Pearland
From: Planning Department
Date: May 5, 2014
Re: Conditional Use Permit Application Number CUP 2014-04

A request of Chan Patel with Sparkles Express, for approval of a Conditional Use Permit (CUP) to allow for an Auto Wash (Self Service) within the General Business (GB) zoning district, on approximately 1.1 acres of land. The property is generally located at the northwest corner of Broadway Street and Hillhouse Road; Pearland, Texas.

Proposal

The subject property of which the applicant is requesting approval of a Conditional Use Permit (CUP) to construct an Auto Wash (Self Service) on approximately 1.1 acres. The Unified Development Code (UDC) defines an Auto Wash (Self-Service) as "Washing, waxing or cleaning of automobiles or light duty trucks where the owner of the vehicle causes the vehicle to become washed.

According to the applicant, the proposed express tunnel car wash is designed to automatically wash and dry vehicles through the tunnel entrance, where an attendant will guide the vehicle onto the conveyer. Blowers at the end of the conveyer will dry the vehicle before the customer exits the tunnel. The proposed structure, including the tunnel and the equipment room/offices will be approximately 3,060 square feet, with 16 vacuums in two separate areas, with each section covered with an awning. The applicant has indicated that the car wash hours of operation are generally 8:00 am – 7:00 pm (possibly 8:00 pm in the summer months); seven (7) days per week.

Access will be from Broadway Street via an existing access easement just west of the subject property, where customers will enter, pay at one of the auto cashiers, move through the tunnel, stop at the vacuum cleaners, if necessary, and exit back onto Broadway Street via the existing access easement. The existing access easement currently provides access to Candlewood Suites and Texas Children's Medical Office. It is important to note that Broadway Street is a major thoroughfare and is located within the Corridor Overlay District (COD), which requires enhanced design standards.

Background

The subject property is developed with a multi-tenant building which was previously used as a daycare. According to Brazoria County appraisal district records, the building was constructed in 1985, with asphalt paving added in 1997. The property was annexed into the city in 1996. Pursuant to Chapter 2 of the Unified Development Code, when a property is annexed into the city, the default zoning district is Suburban District (SD),. The site was zoned to Neighborhood Service (NS) and a Conditional Use Permit was approved on December 10, 2012 for a Daycare Center.

Recommendation

The request meets the criteria for approval as outlined in Section 2.2.3.4 (Criteria for Approval). Staff recommends approval of the Conditional Use Permit (CUP 2014-04) to allow for the construction and operation of an Auto Wash (Self Service) on approximately 1.1 acres of land within the GB zoning district, for the following reasons:

1. The proposed Auto Wash (Self Service) will not significantly negatively impact surrounding properties or developments, as the majority of the surrounding properties are developed within non-residential uses, with the exception of the non-conforming single family home and storage of machinery and heavy equipment to the north.

2. With the recommended conditions of approval, the proposed CUP would allow for a use that is not necessarily compatible with surrounding uses and the character of an area; however can be made compatible with conditions.

3. The property has frontage on Broadway Street; a major thoroughfare, and is located within the COD. The COD overlay regulations supplement the regulations of the GB zoning district with more restrictive standards. These standards will ensure a high quality development that will enhance the character of the area and ensure an aesthetically pleasing development.

4. The subject property is located within the “Retail, Offices and Services” future land use designation of the Comprehensive Plan and is in compliance with this future land use designation.

5. Broadway Street is a major thoroughfare and provides a high degree of mobility, serves high volumes of traffic and has higher speeds than most other types of roadways. It is desirable to minimize the number of driveways on thoroughfares in order to reduce the number of conflict points and facilitate traffic flow. No new driveways will be added to Broadway Street, as a result of this development, as access will be from an existing access easement to the west of the site currently used to provide access to Candlewood Suites and Texas Children’s Medical Office. There will be no employees or customers drying vehicles outside or cleaning the interior of the cars at the end of the tunnel. Therefore, it is anticipated that there will be no traffic back-up onto Broadway Street. Additionally, a Traffic Impact Analysis (TIA) is required at the time of platting, which may require additional improvements, such as a deceleration lane, for example.

6. The proposed development will require platting of the site. Platting will ensure that infrastructure is adequate to serve the proposed development. The subject property has access to public water and sewer. There is an existing 16 inch waterline on the south side of Broadway Street, approximately 110 feet from the property line and 2 existing sanitary manholes along the frontage of the site. Extensions of these lines will likely be required depending upon how the tract is platted, and will be determined during the platting process.

Conditions

1. The applicant proposes to cover the vacuum areas with an awning. Adequate screening needs to be provided, as required.

2. A landscape plan, showing screening and landscaping, is required as part of the approval of the Conditional Use Permit.

Exhibits

1. Staff Report

2. Revised Site Plan

3. Aerial Map

4. Zoning Map

5. Future Land Use Map

6. Notification Map

7. Notification List

8. Applicant Packet

Exhibit 1
Staff Report

SUMMARY OF ANALYSIS:

The applicant is requesting approval of a Conditional Use Permit (CUP) to construct an Auto Wash (Self Service) on approximately 1.1 acres out of a called 9.993-acre tract. The Unified Development Code (UDC) defines an Auto Wash (Self-Service) as "Washing, waxing or cleaning of automobiles or light duty trucks where the owner of the vehicle causes the vehicle to become washed. One type of unattended car wash facility utilizes automated self-service (drive-through/rollover) wash bays and apparatus in which the vehicle owner inserts money or tokens into a machine, drives the vehicle into the wash bay, and waits in the vehicle while it is being washed. The other type of unattended facility is comprised of wand-type self-service (open) wash bays in which the vehicle owner drives the vehicle into the wash bay, gets out of the vehicle, and hand washes the vehicle with a wand-type apparatus by depositing coins or tokens into the machine."

According to the applicant, the proposed express tunnel car wash is designed to automatically wash and dry vehicles through the tunnel entrance, where an attendant will guide the vehicle onto the conveyer. Blowers at the end of the conveyer will dry the vehicle before the customer exits the tunnel. This activity meets the initial definition of "Auto Wash (Self Service), as explained in the definition per the UDC.

Access will be from Broadway Street via an existing access easement just west of the subject property, where customers will enter, pay at one of the auto cashiers, move through the tunnel, stop at the vacuum cleaners, if necessary, and exit back onto Broadway Street via the existing access easement. The existing access easement currently provides access to Candlewood Suites and Texas Children's Medical office.

The property is currently developed with retail office space designed for use by multiple tenants, and was formally used as a daycare via approval of a CUP on December 10, 2012. Platting will be required prior to development. The applicant proposes to plat an approximately 1.1 acre lot out of the total 9.9 acres for the purpose of constructing the proposed car wash.

The site is located within the General Business (GB) zoning district, and which district's purpose is to permit an extensive variety of commercial uses, including retail trade, personal and business service establishments, offices and commercial recreation uses of limited scope. The GB zoning district requires approval of a Conditional Use Permit (CUP) for the proposed use. A CUP allows for a use that is not necessarily compatible with surrounding uses; however can be made compatible with conditions. According to Chapter 2 of the Unified Development Code (UDC) such conditions may include modifications necessary to mitigate adverse effects of the proposed use and to carry out the spirit and intent of the UDC.

SITE HISTORY: The subject property is developed with a multi-tenant building which was previously used as a daycare. According to Brazoria County appraisal district records, the building was constructed in 1985, with asphalt paving added in 1997. The site was annexed into the city in 1996. The default zoning for property that is annexed into the city is Suburban District (SD). The property was zoned to Neighborhood Service (NS) and a CUP was approved on December 12, 2012 for the aforementioned Daycare Center.

The site is surrounding by nonresidential uses on all sides and the GB zoning district, with the exception of the property to the north, which is zoned Neighborhood Service (NS) and is developed with a non-conforming single family home and is used for the storage of machinery and heavy equipment. Neither use is a permitted use within the NS zoning district. The below table identifies surrounding uses and zoning districts.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	Neighborhood Service (NS)	Single Family Home and Storage of Machinery and Heavy Equipment
South	General Business (GB)	Undeveloped
East	General Business (GB)	Retail Shopping Center, including Capital Bank, H&R Block, Dental Office
West	General Business (GB)	Candlewood Suites,

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC): The subject property is located within the General Business (GB) zoning district. The purpose of the aforementioned zoning district is to permit an extensive variety of commercial uses, including retail trade, personal and business service establishments, offices and commercial recreation uses of limited scope. The GB zoning district requires approval of a Conditional Use Permit (CUP) for the proposed use. A CUP allows for a use that is not necessarily compatible with surrounding uses; however can be made compatible with conditions. Pursuant to Chapter 2 of the UDC such conditions may include modifications necessary to mitigate adverse effects of the proposed use and to carry out the spirit and intent of the UDC.

The GB zone requires a minimum lot area of 22,500 square feet; a minimum lot width of 150 feet, a minimum lot depth of 125 feet; a minimum front yard setback of 25 feet and a minimum side yard of 10 feet, and a maximum height of 45 feet.

Additionally, COD regulations apply to properties fronting on Broadway Street, as Broadway Street is a Major Thoroughfare, according to the city's Thoroughfare Plan. The COD is intended to help the city to exercise greater control over the aesthetic, functional and safety characteristics of development along major thoroughfares when developments front on such roadways. The COD regulations supplement the standards of the base zoning district with new or different standards which are more restrictive. Such standards include, but are not limited to the following:

- A 30-foot wide buffer is required along property frontages that face major thoroughfares, such as Broadway Street. The aforementioned 30-foot buffer shall be free of paving, including parking areas, maneuvering and loading areas.
- No outdoor activity is allowed within the COD

- Meandering sidewalks are required along property frontages.
- Outdoor storage is not permitted without approval by the City Council via a CUP, and must meet certain requirements.
- Screening is required for vehicle loading and unloading. Screens shall incorporate shrubbery having year round foliage and/or a wall or architectural element of the building that is a minimum of 6 feet in height and is a maximum of 75% opaque.
- All utility service shall be located underground.
- Building articulation is required for all nonresidential structures.
- Mechanical irrigation is required to be installed and maintained.

PLATTING STATUS: The property is not platted. Prior to development and the issuance of building permits, platting will be required. Platting will trigger various site improvements, including detention and extension of public infrastructure.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The subject property is located within the "Retail, Offices and Services" future land use designation. According to the comprehensive plan, major features of this designation include the following:

- Neighborhood shopping centers, or developed as separate uses
- Located at major intersections
- Limited outdoor retail activities
- Buffer from neighboring single family residential
- Appropriate zoning districts: OP, Office and Professional; NS, Neighborhood Service; GB, General Business (selected uses)

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property has frontage on Broadway Street; a major thoroughfare which requires 120 feet of right-of-way. The applicant's survey indicates that right-of-way along the property frontage is 120 feet; however the thoroughfare plan indicates that Broadway Street is to be widened in this area. Right-of-way will be dedicated, if necessary, at the time of platting.

AVAILABILITY OF UTILITIES: The subject property has access to public water and sewer. There is an existing 16 inch waterline on the south side of Broadway Street, approximately 110 feet from the property line and 2 existing sanitary manholes along the frontage of the site. Extensions of these lines will likely be required depending upon how the tract is platted, and will be determined during the platting process.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed Auto Wash (Self Service) will not significantly impact surrounding properties or developments. All surrounding properties are zoned for non-residential uses and zoning districts, including GB to the west, east and south and NS to the north. Properties to the east and west are developed with a retail shopping center (east) and a hotel and medical offices (west). The property to the south (south side of Broadway Street) is currently undeveloped and the property to the north is developed with a non-conforming single family home and appears to be used for storage of machinery and heavy equipment. The site is considered non-conforming, as single family dwelling units and the storage of machinery and heavy equipment are not permitted uses within the NS zoning district. Additionally, as proposed, the proposed 1.1 acre lot will not directly abut the property to the north, and will be approximately 180 feet from the north property line. Additionally, the tract to the north is heavily treed along its southern property line.

ADDITONAL COMMENTS: This request has been reviewed by the City's Development Review Committee and there were no additional comments from other departments at the time of this report.

PUBLIC NOTIFICATION: Staff sent nineteen (19) public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for the CUP on May 9, 2014. Additionally, a legal notice of the public hearing was published in the local newspaper on Thursday, May 1, 2004 and a notification sign was placed on the property by the applicant. Staff has not received any returned notices from property owners within 200 feet of the site.

OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST: Staff has not received any comments either in opposition to or in support of the proposed CUP request.

RECOMMENDATION: Staff recommends approval of the Conditional Use Permit (CUP 2014-04) to allow for the construction and operation of an Auto Wash (Self Service) on approximately 1.1 acres of land within the GB zoning district, as proposed by the applicant and owner for the following reasons:

1. The proposed Auto Wash (Self Service) will not significantly impact surrounding properties or developments. All surrounding properties are zoned for non-residential uses and zoning districts, including GB to the west, east and south and NS to the north. Properties to the east and west are developed with a retail shopping center (east) and a hotel and medical offices (west). The property to the south (south side of Broadway Street) is currently undeveloped and the property to the north is developed with a non-conforming single family home and appears to be used for storage of machinery and heavy equipment. The site is considered non-conforming, as single family dwelling units and the storage of machinery and heavy equipment are not permitted uses within the NS zoning district. Additionally, as proposed, the proposed 1.1 acre lot will not directly abut the property to the north, and will be approximately 180 feet from the north property line. Additionally, the tract to the north is heavily treed along its southern property line.

2. A CUP allows for a use that is not necessarily compatible with surrounding uses and the character of an area; however can be made compatible with conditions. Pursuant to Chapter 2 of the (UDC such conditions may include modifications necessary to mitigate adverse effects of the proposed use and to carry out the spirit and intent of the UDC. As mentioned above, the subject property is surrounded by non-residential developments and non-residential zoning districts. Although the property to the north is zoned NS, which is a non-residential zoning district, it is considered non-conforming as a result of the existing single family home and is being used for the storage of machinery and heavy equipment.

3. Additionally, the property has frontage on Broadway Street; a major thoroughfare, and is located within the COD. The COD overlay regulations supplement the regulations of the GB zoning district with more restrictive standards. These standards will ensure a high quality development that will enhance the character of the area and ensure an aesthetically pleasing development. Such standards include, but are not limited to the following:
    - A 30-foot wide buffer is required along property frontages that face major thoroughfares, such as Broadway Street. The aforementioned 30-foot buffer shall be free of paving, including parking areas, maneuvering and loading areas;
    - No outdoor activity is allowed within the COD;
    - 100% masonry or glass, transparency and building articulation along Broadway Street; and

- Enhanced landscaping, including large shade trees, ornamental trees, shrubs and parking lot islands.

4. The subject property and surrounding properties are located within the "Retail, Offices and Services" future land use designation of the Comprehensive Plan. According to the Comprehensive Plan, major features of this designation include the following:
    - Neighborhood shopping centers, or separate commercial uses;
    - Located at major intersections;
    - Limited outdoor retail activities;
    - Buffer from neighboring single family residential;
    - Appropriate zoning districts include Office and Professional (OP), Neighborhood Service (NS) and selected uses within the General Business (GB) zoning district.

The proposed use conforms to and meets the intent and vision of the future land use designation of the Comprehensive Plan. All surrounding properties are zoned for commercial uses, and there will be no negative impacts to the non-conforming single family home to the north, as substantial landscape buffering exists and would be required if the Auto Wash were to directly abut the residential use. There will be limited outdoor activity, which will include patrons of the car wash who may choose to vacuum their vehicles under the covered vacuum areas. Even in this instance substantial screening is required by the Unified Development Code, which includes street trees, ornamental trees, a 30 foot wide buffer area, as shown on the site plan, which includes meandering sidewalks, and which shall remain free of parking, maneuvering and loadings areas. Additionally, the vacuum stalls as well as the area where cars will exit the tunnel shall be screened with a screening wall.

5. Broadway Street is a major thoroughfare and provides a high degree of mobility, serves high volumes of traffic and has higher speeds than most other types of roadways. It is desirable to minimize the number of driveways on thoroughfares in order to reduce the number of conflict points and facilitate traffic flow. No new driveways will be added to Broadway Street, as a result of this development, as access will be from an existing access easement to the west of the site currently used to provide access to Candlewood Suites and Texas Children's Medical Office. There will be no employees or customers drying vehicles outside or cleaning the interior of the cars at the end of the tunnel. Therefore, it is anticipated that there will be no traffic back-up onto Broadway Street. Additionally, a Traffic Impact Analysis (TIA) is required at the time of platting, which may require additional improvements, such as a deceleration lane, for example.

6. The proposed development will require platting of the site. Platting will ensure that infrastructure is adequate to serve the proposed development. The subject property has access to public water and sewer. There is an existing 16 inch waterline on the south side of Broadway Street, approximately 110 feet from the property line and 2 existing sanitary manholes along the frontage of the site. Extensions of these lines will likely be required depending upon how the tract is platted, and will be determined during the platting process.

CONDITIONS:

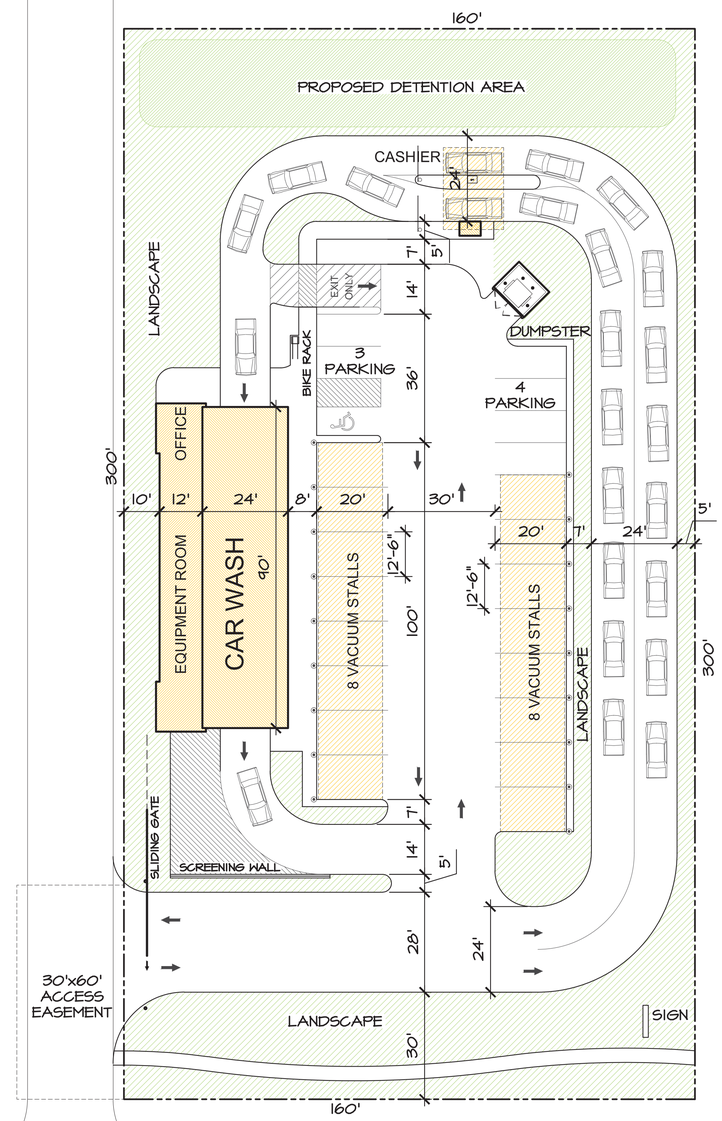
1. The applicant proposes to cover the vacuum areas with an awning. Adequate screening needs to be provided, as required.

2. A landscape plan, showing screening and landscaping, is required as part of the approval of the Conditional Use Permit.

Exhibit 2
Revised Site Plan

NOTE:
1. LANDSCAPE WILL COMPLY WITH THE CITY ORDINANCE AND LANDSCAPING STANDARDS.
2. ALL CAR WASH EQUIPMENT IS LOCATED INSIDE THE BUILDING

BLDG AREA	3,294 S.F.
STORIES	1
BLDG HT.	28FT.
FLOOR AREAS	
TUNNEL	2,160 S.F.
EQUIPMENT	920 S.F.
OFFICE	214 S.F.
REQUIRED PARKING	17
PROVIDED PARKING	1 H/C
	6 STANDARD
	16 VACUUM
	23 TOTAL



BROADWAY ST. - HIGHWAY 518

N9 **SITE PLAN**
SCALE: 1"=20'

REVIEW SET
NOT FOR CONSTRUCTION

A PLUS DESIGN GROUP
ARCHITECTURE
INTERIORS
CONSTRUCTION
972-724-4440
972-691-7731 FAX
APDG.US

© COPYRIGHT A PLUS DESIGN GROUP 2014

Trent W. Clark, Architect
TX Registration # 17084

PRELIMINARY
NOT FOR
CONSTRUCTION
These Drawings are incomplete and may not be used for regulatory approval, permit, or construction.

A NEW CAR WASH FACILITY FOR:
SPARKLES EXPRESS
PEARLAND, TEXAS

REVISIONS

No.	DATE	NOTE

Drawn by:	M.L.
Checked by:	T.C.
Project No.	14-0321
Date	05-01-2014

SITE PLAN

A1

Exhibit 3
Aerial Map

Aerial Map

CUP 2014-04

Hillhouse & Broadway Street

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 75 150 300 Feet

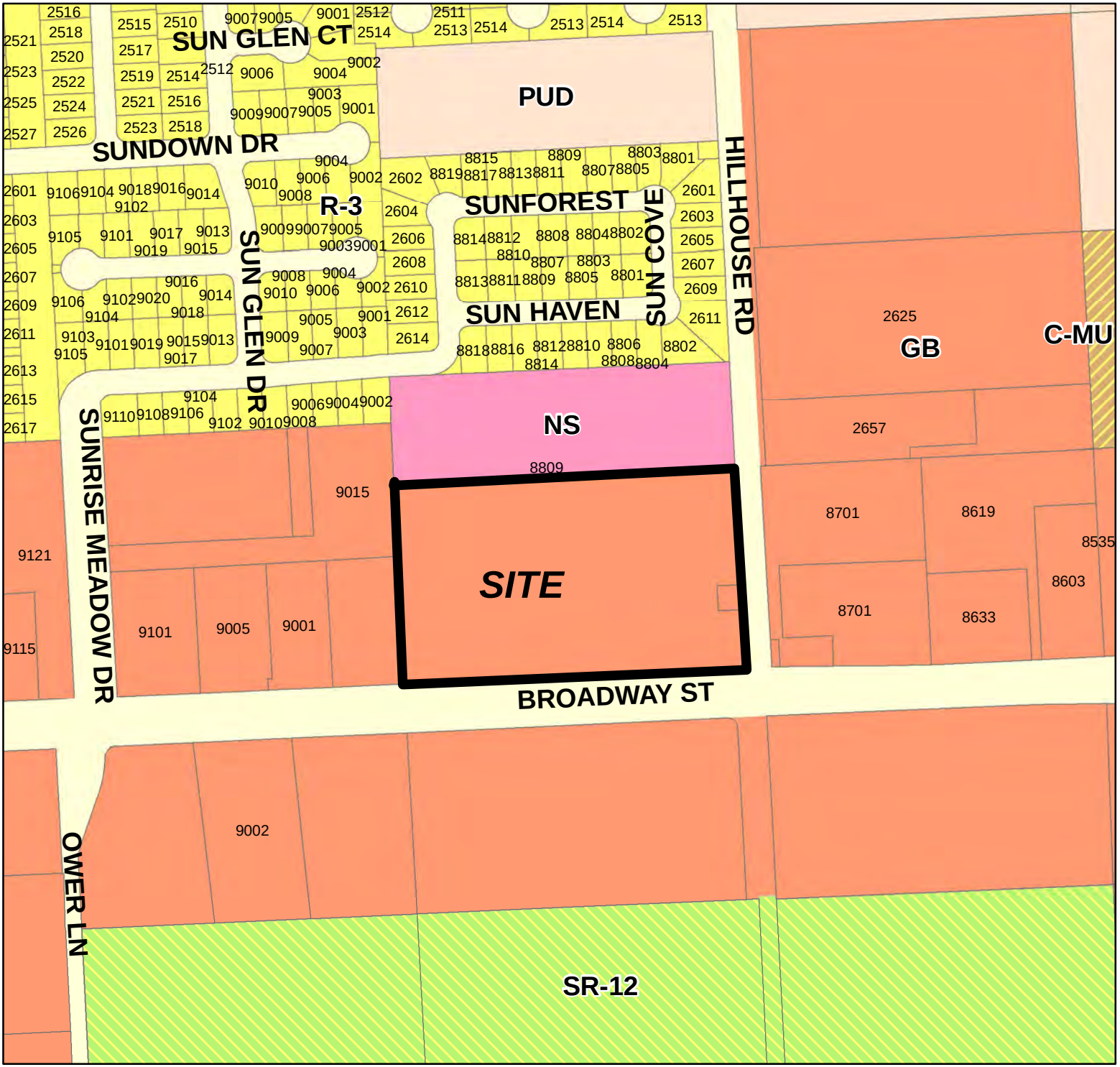


Exhibit 4
Zoning Map

Zoning Map

CUP 2014-04

Hillhouse & Broadway Street

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N

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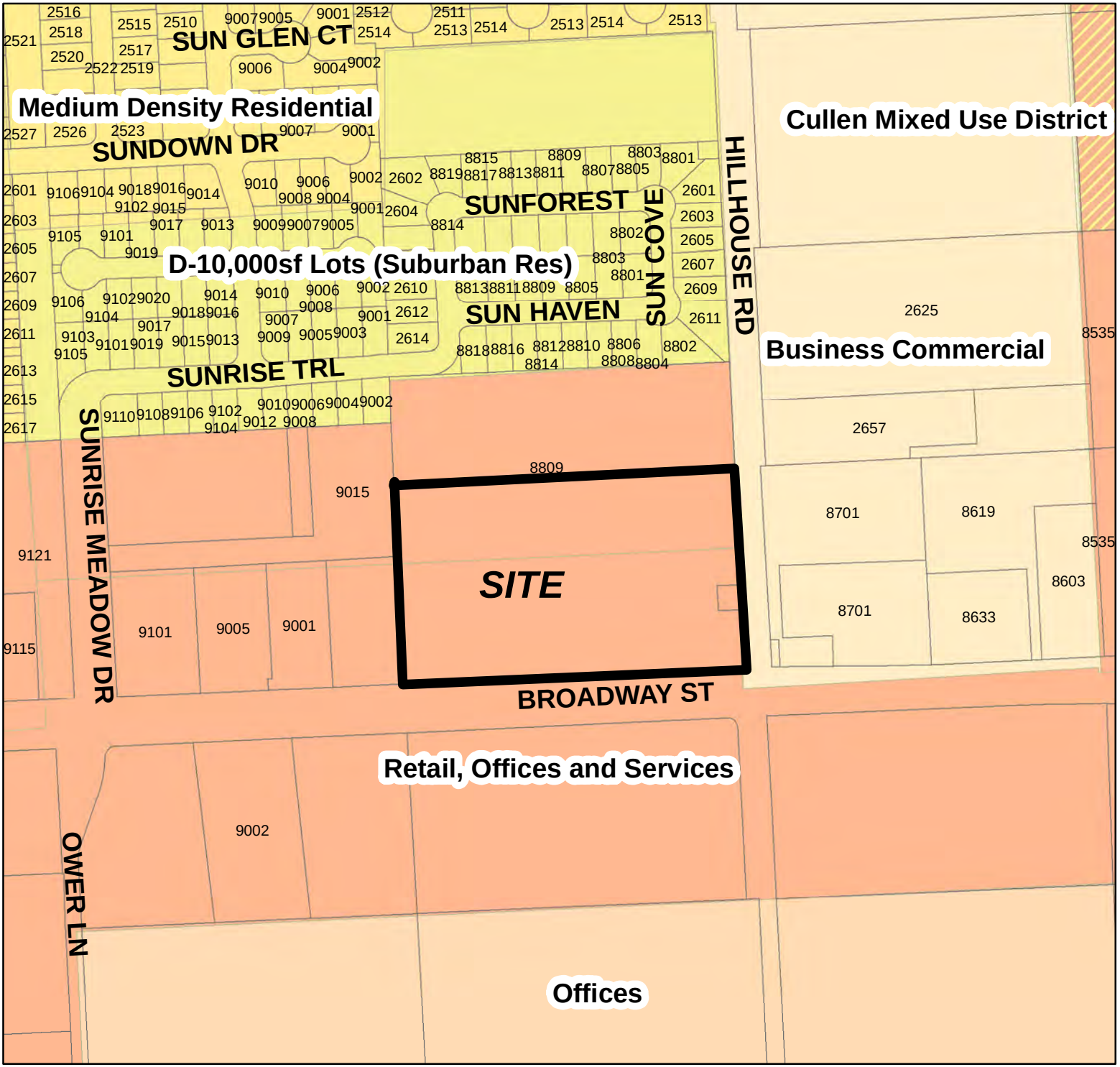


Exhibit 5
Future Land Use Map

FLUP Map

CUP 2014-04

Hillhouse & Broadway Street

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 75 150 300 Feet

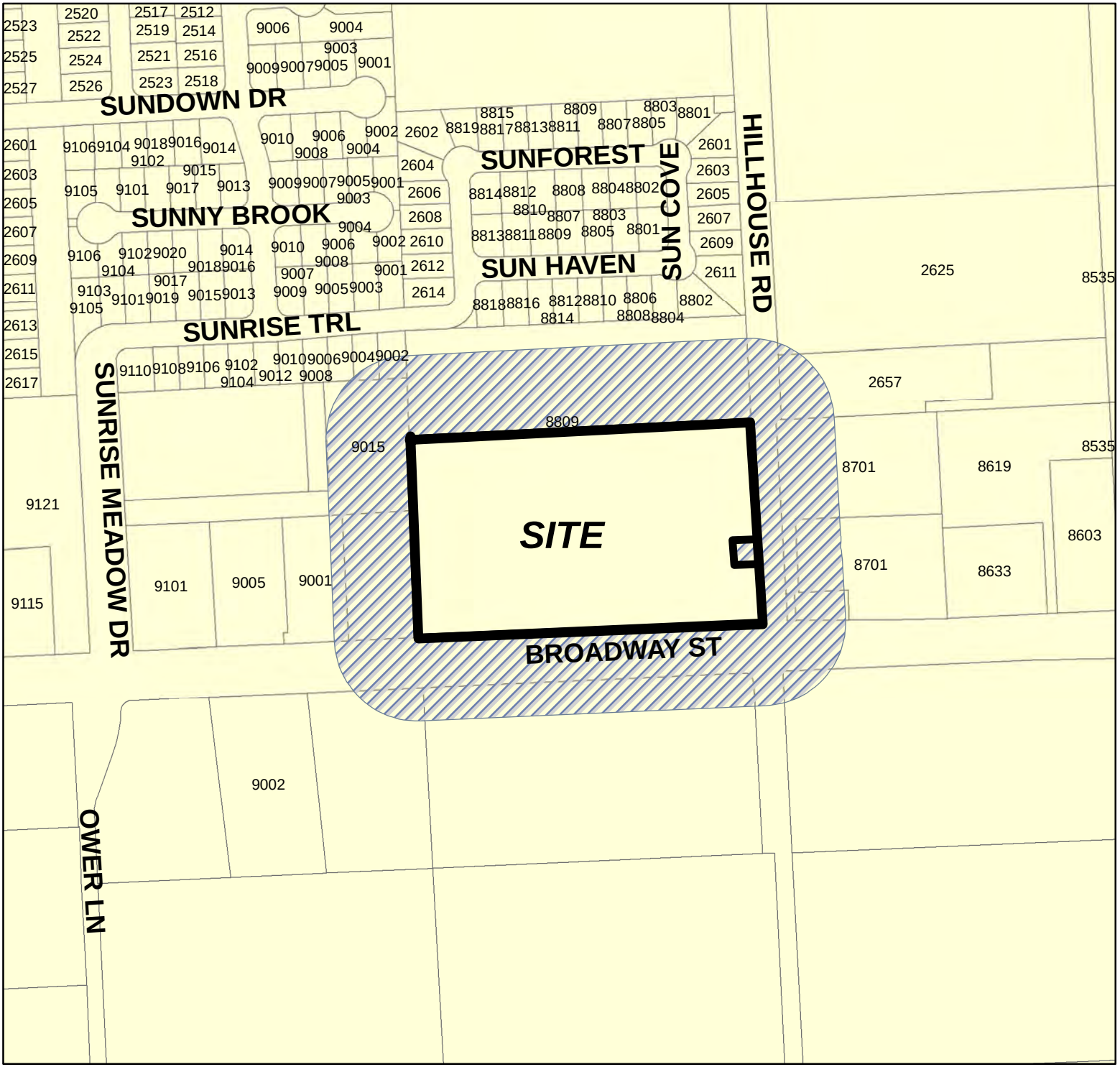


Exhibit 6
Notification Map

Notification Map

CUP 2014-04

Hillhouse & Broadway Street

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 75 150 300 Feet

Exhibit 7

Notification List

NAME	ADD_LINE2	CITY	STA	ZIP
DOHERTY FRANK TRUSTEE	8735 BROADWAY ST	PEARLAND	TX	77584
NEEDHAM RICKY D	813 INDIGO SPRINGS LN	LA MARQUE	TX	77568
VELAZQUEZ CARLOS & MELODY	9004 SUNRISE TRL	PEARLAND	TX	77584
WILLIAMSON TRAVIS W	9006 SUNRISE TRL	PEARLAND	TX	77584
SILVER PEAR 518 BUSINESS PARK LTD	PO BOX 79650	HOUSTON	TX	77279
THE OLD PLACE INC	PO BOX 703	MANVEL	TX	77578
PEARLAND PLAZA LP	3922 ABBEYWOOD DR	PEARLAND	TX	77584
SILVER PEAR 518 BUSINESS PARK LTD	PO BOX 79650	HOUSTON	TX	77279
MOORE THEODORE & MAMMIE	2657 HILLHOUSE RD	PEARLAND	TX	77584
THE OLD PLACE INC	PO BOX 703	MANVEL	TX	77578
SU CHENG HUEY TR	102 PEBBLEBROOK CT	SUGAR LAND	TX	77478
FORTRESS PEARLAND INVESTMENTS LLC	4318 W FUQUA ST	HOUSTON	TX	77045
SIMMONS ANDREW	4830 MALLOW ST	HOUSTON	TX	77033
WESTCHASE HOSPITALITY INC	9015 BROADWAY ST	PEARLAND	TX	77584
BPI REALTY SERVICES INC	3800 SOUTHWEST FWY	HOUSTON	TX	77027
WESTCHASE HOSPITALITY INC	9015 BROADWAY ST	PEARLAND	TX	77584
SILVER PEAR 518 BUSINESS PARK LTD	PO BOX 79650	HOUSTON	TX	77279
THE OLD PLACE INC	PO BOX 703	MANVEL	TX	77578
SILVER PEAR 518 BUSINESS PARK LTD	PO BOX 79650	HOUSTON	TX	77279

Exhibit 8
Applicant Packet

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

Conditional Use Permit Request for: Auto Wash (Self-Service)
(list proposed use from the Table of Uses of the UDC)

Current Zoning District: General Business

Property Information:

Address or General Location of Property: Fm 518 (Broadway)
See attached Exhibit A

Tax Account No. Property ID 175877

Subdivision: N/A - Comm Accts Lot: Block:

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

PROPERTY OWNER INFORMATION:

NAME The Old Place, Inc.
ADDRESS P.O. Box 703
CITY Manvel STATE TX ZIP 77578
PHONE (832) 372-1003
FAX( )
E-MAIL ADDRESS kittywilbanks@gmail.com

APPLICANT/AGENT INFORMATION: SPARKLES EXPRESS CARWASH
NAME Chandrakant C Patel (Chan C Pate
ADDRESS 46 Lake Mist Drive
CITY Sugar Land STATE TX ZIP 77479
PHONE (281) 565-6445
FAX( )
E-MAIL ADDRESS chancpatel@yahoo.com

*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: Kitty Wilbanks Date: 04.07.14

Agent's/ Applicant's Signature: Date: April 7/2014

OFFICE USE ONLY:

FEES PAID: $250.00	DATE PAID: 4/16/14	RECEIVED BY: IC	RECEIPT NUMBER: 202059

Application No. CUP2014-04

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.**

Additional Application requirements for Telecommunications Towers, Antennas, and Shared Use on Existing Towers and Alternate Structures to be provided per Section 2.5.5.2 of the current Unified Development Code:

☐ An inventory of the applicant's existing towers that are either within the City or within one mile of the corporate limits, specifying the location, height, and design of each tower. The Planning Department may share the information with other applicants for a conditional use permit under this article.

☐ Site plans to scale specifying the location of tower(s), transmission building and other accessory uses, street access, parking, fences, landscaped areas, and adjacent land uses.

☐ A report from a professional structural engineer licensed in the State of Texas documenting the following:

a. Tower height and design, showing a cross-section of the tower structure.
b. Total anticipated capacity of the tower structure, including the number and types of antennas which can be accommodated.

☐ A letter of intent to lease excess space on the tower and to lease additional excess land on the tower site when the shared use potential of the tower is absorbed, if structurally and technically possible.

☐ Each applicant must make a good faith effort to substantially demonstrate that no existing towers could accommodate the applicant's proposed antenna by doing the following:

a. The applicant must contact the owners of all existing towers of a height roughly equal to or greater than the height of the tower proposed by the applicant. A list must be provided of all owners contacted, the date of the contact, and the form and content of the contact. Where an existing tower is known to have capacity for additional antennas of the sort proposed, that application for a new tower is not complete until the owner of the existing tower responds, unless the applicant submits sufficient information for the Planning Department to determine that all reasonable efforts to obtain a response have been made and further efforts would be futile.

b. The applicant must request the following information from each tower owner contacted:

☐ Identification of the site by location, existing uses, and tower height.

☐ Whether each tower could structurally accommodate the antenna proposed by the applicant without requiring structural changes be made to the tower. To enable the owner to respond, the applicant must provide each owner with the height, length, weight, and other relevant data about the proposed antenna.

- ☐ Whether each tower could structurally accommodate the proposed antenna if structural changes were made, not including totally rebuilding the tower. If so, the owner must specify in general terms what structural changes would be required.

- ☐ If structurally able, would shared use by the existing tower be precluded for reasons related to RF interference. If so, the owner must describe in general terms what changes in either the existing or proposed antenna would be required to accommodate the proposed tower, if at all.

- ☐ Any other information which may be requested by the Planning Department to fully evaluate and review the application and the potential impact of a proposed tower or antenna.

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:

PROPOSED (<u>SPECIFY REQUEST</u>)
Contact City of Pearland
281-652-1768

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

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

CR

Additional Information:

- Upon making an application for a zoning change or conditional use permit, the applicant shall place sign(s) as required. The City shall inspect such sign(s) to ensure compliance as required by the UDC.

- After the zoning change or conditional use permit request is approved by the City Council, denied by the City Council, or withdrawn by the applicant, the applicant shall remove the sign from the area of the request within ten (10) days of such event.

- It shall be unlawful for anyone to remove, destroy, deface or obstruct the view of a sign which gives notice that a zoning change or conditional use permit has been requested.

- In the event the applicant shall fail to erect and/or maintain signs in accordance with this section, then the public hearing before the Planning and Zoning Commission/City Council shall be postponed to a date in the future, which would allow time for compliance.

- The erection of any sign required by this section shall not require a permit under Section 4.1.2.6 of this UDC.

- The owner or applicant shall promptly notify the Planning Department of any sign required by this section, which becomes lost, stolen or vandalized. The Planning and Zoning Commission shall have the power to decide whether or not there has been substantial compliance with the posting requirements in the case of lost, stolen or vandalized signs.

ZONE CHANGE/ VARIANCE/ [redacted] RECORDATION

(circle one)

$250.00 **BA** or [redacted] or **FE**

Description: ***Input who the check is from***

COMMENTS/DESCRIPTION (F10):

Location or Address CUP# 2014-04
8809 Broadway

Applicant _____

Owner _____

CITY OF PEARLAND
R E P R I N T
*** CUSTOMER RECEIPT ***

Oper: AGONZALES Type: OC Drawer: 1
Date: 4/17/14 01 Receipt no: 202059

Description	Quantity	Amount
BA	BOARD OF ADJUSTMENTS 1.00	$250.00
Trans number:		4437691

CUP 2014-04
8809 BROADWAY
PATEL

Tender detail		
CK CHECK	3959	$250.00
Total tendered		$250.00
Total payment		$250.00

Trans date: 4/16/14 Time: 15:50:20

The Old Place, Inc.
P. O. Box 703
Manvel, TX 77578

April 16, 2014

City of Pearland
Attn: Johnna Matthews
3519 Liberty Drive
Pearland, TX 77581

Re: CUP Application Authorization

Dear Ms. Matthews:

Authorization is hereby given to Chan Patel with Sparkles Express to submit a Conditional Use Permit Application with the City of Pearland for a public hearing to be held on May 19, 2014. Please feel free to contact me at 832-372-1008 if you have any questions or need additional information.

Sincerely,

Kitty Dalmolin-Wilbanks
The Old Place, Inc.

Letter of Intent

The subject property at 8909 Broadway is the location of the proposed Express Tunnel car wash. For zoning purposes the car wash is currently categorized as Auto Wash (Self-Serve). The owner is requesting a Conditional Use Permit be granted for the project at this location.

An Express Tunnel, as proposed, is designed to automatically wash and dry vehicles in very short period of time. Customers enter the premises, pay at one of the auto cashiers, and then drive to the tunnel entrance where an attendant guides the vehicle onto the conveyor.

The conveyor moves the vehicle through the tunnel as soap and wax is applied and soft-touch brushes are activated at the appropriate times to clean all areas of the vehicle. Blowers at the end of the conveyor dry the vehicle before the customer exits the tunnel.

Free vacuums are available for customers wanting to take advantage of this service.

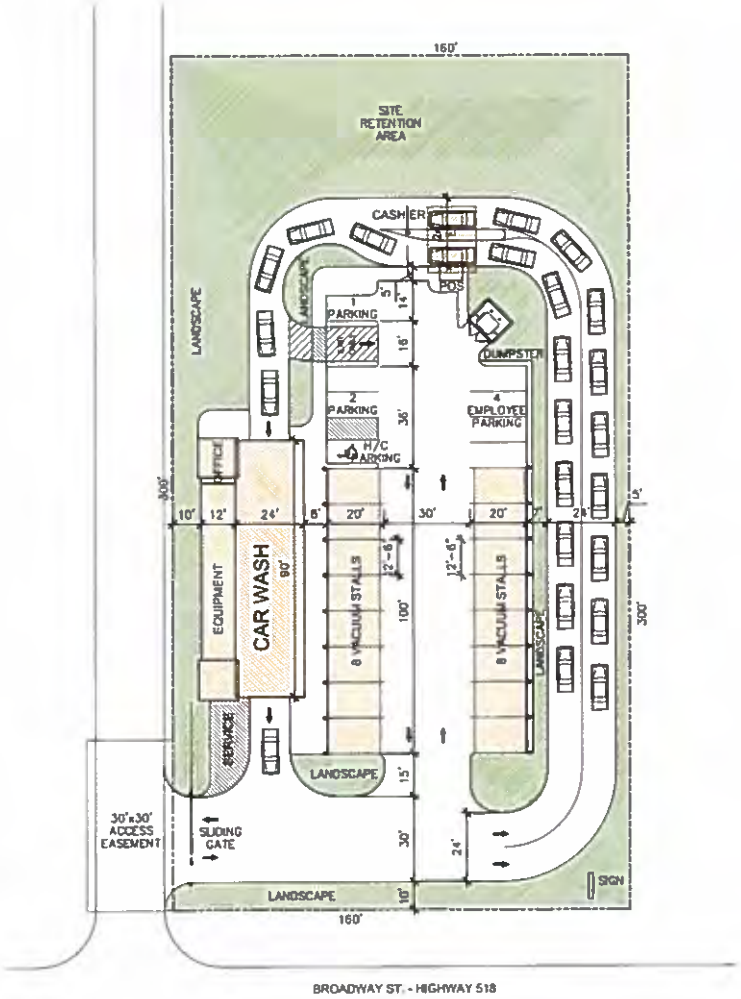
The business model is designed for a customer to enter the car wash from Broadway (by means of the Access Easement from the existing access drive), pay at one of the auto cashiers, move through the tunnel and, if there is no stopping at the vacuums, be back on Broadway with a clean and dry vehicle in under five minutes – without ever having to exit their vehicle.

The car wash structure, including the tunnel and the equipment room/offices, is approximately 3,060 sq. ft. Plans are for (16) free vacuums, in two separate vacuum areas, with each section covered with an awning.

Final architectural design is to be determined, but the development will be of quality construction emphasizing glass, steel and masonry (following Pearland guidelines). The vacuum covers are to be high-grade all-weather fabric awnings, with steel supports, designed to coordinate with the building structure. There will be a matching awning cover over the pay stations.

Since this is not a Full-Serve wash, there will not be employees at the end of the tunnel drying vehicles and doing interior work. So there won't be cars and trucks stacking up near the street while this work is done. As said, vehicles will either exit the tunnel and move back onto Broadway or drive to the designated vacuum spaces.

The car wash hours of operation are generally 8:00 AM – 7:00 PM (possibly 8:00 PM in the summer). When the wash is closed there will be a locked gate restricting all access to the property. So, as opposed to a Self-Serve car wash, there will be no activity of any kind on the premises after the gate is locked at closing.



N9 SITE PLAN

A PLUS DESIGN GROUP
ARCHITECTURE
INTERIORS
CONSTRUCTION
972-724-1340
972-691-7731 FAX
APDG US
Trent W. Clark, Architect
TX Registration # 17084

PRELIMINARY
NOT FOR CONSTRUCTION
These Drawings are incomplete and may not be used for regulatory approval permit, or construction.

A NEW CAR WASH FACILITY FOR
SPARKLES EXPRESS
PEARLAND, TEXAS

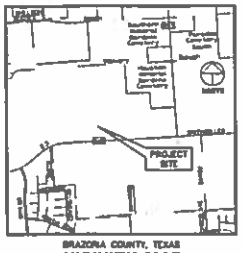
REVISIONS

No.	DATE	NOTE

Drawn by	M.L.
Checked by	T.C.
Project No.	14-0321
Date	04-11-2014

SITE PLAN

A1



BRAZORIA COUNTY, TEXAS

VICINITY MAP

NOT TO SCALE

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

	BOLLARD		CONCRETE POLE		BRASS SCREW
	PARKING		GAS METER		CORRUGATED METAL PIPE
	GAS VALVE		CHAINLINK FENCE		CORRUGATED PLASTIC PIPE
	FIRE HYDRANT		WROUGHT IRON FENCE		REINFORCED CONCRETE PIPE
	WATER METER		WOOD FENCE		TELEPHONE
	WATER VALVE		BARBWIRE FENCE		CONFEDERATED BELL TELEPHONE CO.
	CONNECTION CONTROL VALVE		BARB WIRE		WATER
	GRADE OUTLET		WIRE FENCE		UNDERGROUND
	GRADE OUTLET		PIPELINE		GAS
	CLEANOUT		CONCRETE		BRAZORIA COUNTY CLEAN POLE
	TELEPHONE PEDESTAL		SIGN		BRAZORIA COUNTY WOOD DECORATIVE
	ELECTRIC BOX		PIPELINE MARKER		BRAZORIA COUNTY MAP MARKERS
	TRAFFIC SIGNAL BOX		UNDERGROUND CABLE BOX		STEEL PIPE
	LIGHT POLE		OVERHEAD GUY LINE		WOOD POST
	TRAFFIC LIGHT POLE		OVERHEAD WIRE		FENCE
	GROUND/FLOOD LIGHT		PIN OR BLADE/POINT MARK		CENTER-OF-UNIT
	POWER POLE		TOP OF CURB		GRAVEL PIT
	POWER POLE W/TRANSFORMER		CUTTER		VOLUME
	POWER POLE W/LIGHT		TOP OF GRADE		PAD PIER
	POWER POLE W/WIREMAN		FLOW LINE		BUILDING LINE
	METER POLE		MANHOLE		UTILITY EASEMENT
			SANITARY SEWER		DRAIN/FIELD
			WELL SITE		

DESCRIPTION

A TRACT OF PARCEL CONTAINING 1.1019 ACRES OR 47,999 SQUARE FEET OF LAND, OUT OF A CALLED 9.993 ACRE TRACT SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 506, BRAZORIA COUNTY, TEXAS CONVEYED TO THE OLD PLACE INC. AS RECORDED IN THE BRAZORIA COUNTY CLERK'S FILE No. 97-001270, BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.

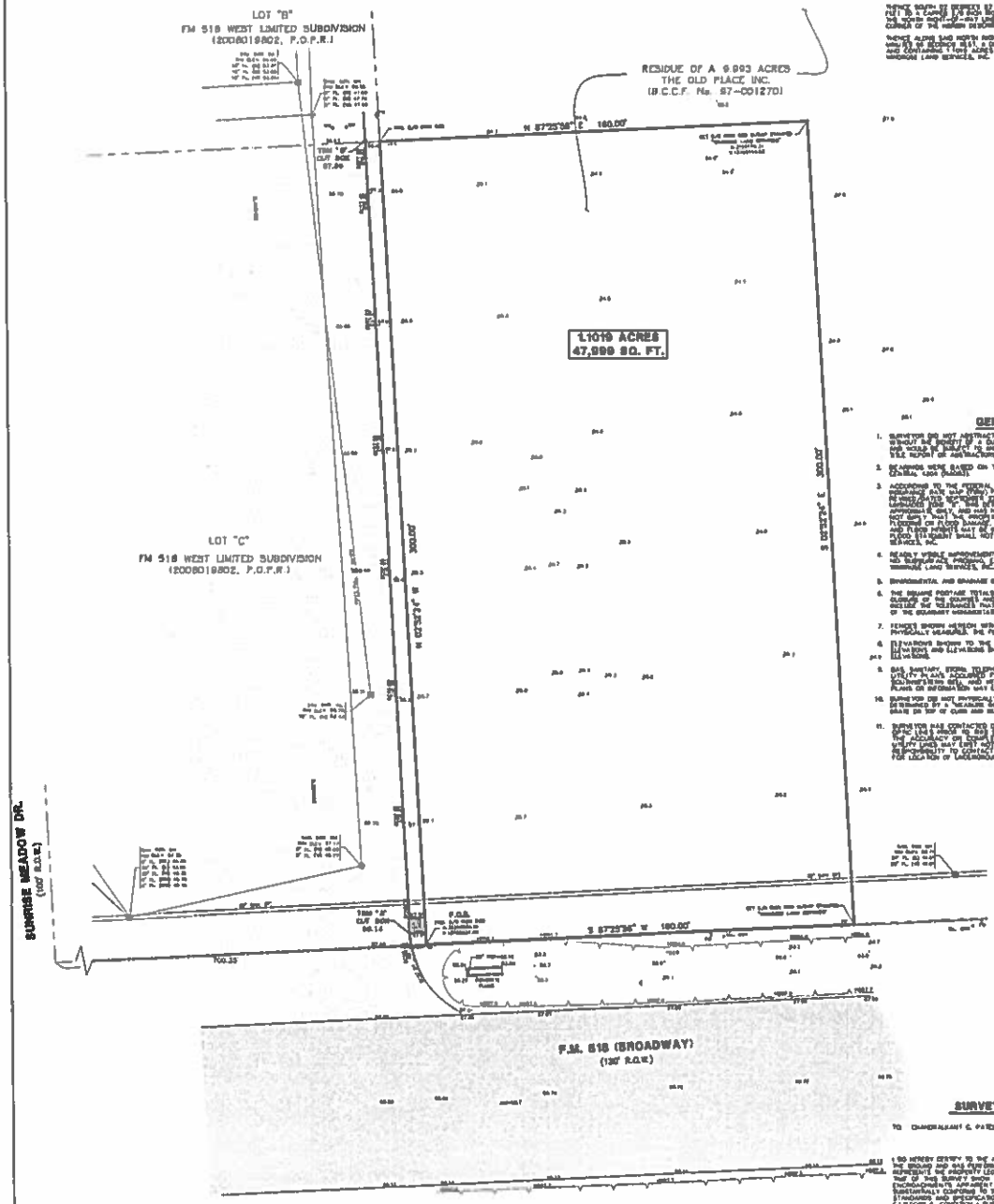
BEGINNING AT A 5/8" IRON ROD FOUND AT THE NORTH WEST-OF-WAY LINE OF FM 518 (BROADWAY) (120' R.O.W.) AND THE SOUTHEAST CORNER OF A LOT "C" IN THE FM 518 WEST LIMITED SUBDIVISION AS RECORDED IN THE BRAZORIA COUNTY CLERK'S FILE No. 2008019802, BRAZORIA COUNTY, TEXAS AND BEING THE SOUTH WEST CORNER OF SAID 9.993 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG STATED BOUNDARY LINE OF SAID LOT C AND SAID 9.993 ACRE TRACT AND HEREIN DESCRIBED TRACT, NORTH 02 DEGREES 02 MINUTES 00 SECONDS WEST A DISTANCE OF 303.05 FEET TO A 1/2" IRON ROD FOUND BEING AN INTERIOR CORNER OF SAID LOT C AND BEING THE SOUTH EAST CORNER OF LOT "B" OF SAID SUBDIVISION, AND MARKING THE NORTHWEST OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 25 MINUTES 36 SECONDS EAST A DISTANCE OF 160.00 FEET TO A 1/2" IRON ROD FOUND AT THE EASTERLY BOUNDARY LINE SEPARATE BETWEEN THE NORTH EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 02 MINUTES 00 SECONDS EAST A DISTANCE OF 303.05 FEET TO A CAPPED 1/2" IRON ROD FOUND (TEXAS BOUNDARY LINE SURVEY) AT THE NORTH RIGHT-OF-WAY LINE OF FM 518 (BROADWAY) MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF FM 518, SOUTH 87 DEGREES 25 MINUTES 36 SECONDS WEST, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.1019 ACRES OR 47,999 SQUARE FEET OF LAND, PREPARED BY WINDROSE LAND SERVICES, INC.



GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR INFORMATION CONCERNING AND WOULD BE SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTOR'S CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, AND AN ABBREVIATED REPORT DATED MAY 16, 2011, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE X (SHADED) DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES, INC.
4. NEARBY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO EXCAVATION, PHYSICAL EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES, INC.
5. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
6. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES SHOWN ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE EQUIPMENT UTILIZED.
7. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY DEVIATE BETWEEN MEASURED LOCATIONS.
8. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURVEY ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.
9. GAS, SANITARY, STORM, TELEPHONE AND WATER LINES SHOWN HEREON ARE BASED ON UTILITY MAPS ACCURATE FROM GAS MAPS, DEPARTMENT PUBLIC WORKS, SOUTHWESTERN BELL, AND OTHER UTILITY COMPANIES. SINGLE UTILITY PLANS OR INFORMATION WAS LIKELY NOT SHOWN BY THE COMPANY.
10. SURVEYOR DID NOT PHYSICALLY OPEN MANHOLES, UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF DRAIN OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
11. SURVEYOR HAS CONTACTED OWNERS FOR LOCATION OF SUPER UTILITY AND FIBER OPTIC LINES WHICH IS NOT PRESENT. SURVEYOR CANNOT GUARANTEE OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS REPORT. OTHER UNDERGROUND UTILITY LINES MAY LIKELY NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT OWNERS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATION

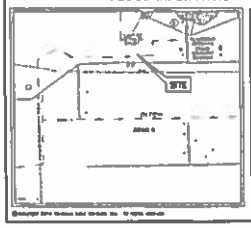
TO: CHANDRAKANT C. PATEL

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND FURTHERMORE WAS NOT INSPECTED. THAT THE PLAT CONTAINED REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND BY THE SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTially CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY AND A CATEGORY 5, CONDITION I SURVEY, TO THE BEST OF MY KNOWLEDGE.

03-26-2014
DATE

Registered Professional Land Surveyor
Texas Registration No. 5180

FLOOD INFORMATION



BENCHMARK 9-CPS MON PUBLISHED ELEVATION – 59.03

ALL ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF PEARLAND CONTROL BENCHMARK 9 (BM 9) WHICH IS A BRASS CAP SET IN FLUSH IN CONCRETE STAMPED "CITY OF PEARLAND BENCHMARK 9" THIS BENCHMARK IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO PRESTWICK PARK AND COUNTY ROAD 93 AND FM 518. THE MONUMENT IS APPROXIMATELY 600 FEET NORTH OF COUNTY ROAD 93 AND 15.6 (±1) MONUMENT-WEST OF THE SOUTHWEST CORNER OF A PAD FOR SIGNAL BRACE MASTS. (BASED ON 1987 ADJUSTMENT)

TEMPORARY BENCHMARK "A" ELEVATION – 58.14

TEMPORARY BENCHMARK "A" IS A CUT BOX ON BACK OF CURB 9.14 FEET NORTHWESTERLY FOM THE SOUTHWEST CORNER OF SUBJECT TRACT.

TEMPORARY BENCHMARK "B" ELEVATION – 57.36

TEMPORARY BENCHMARK "B" IS A CUT BOX ON BACK OF CURB 9.1(±) FEET WESTERLY FROM THE NORTHWEST CORNER OF SUBJECT TRACT

REVISIONS

DATE	REASON	BY

Windrose Land Services, Inc.
3000 Wilcrest, Suite 300
Houston, Texas 77042
Phone (713) 460-2091 Fax (713) 461-1751
Professional Development Consultants
Land Surveying, Planning, Project Management, GIS Services
Firm Registration No. 10108800

SURVEY OF
1.1019 ACRES OR 47,999 SQUARE FEET
OUT OF A 9.993 ACRE TRACT
SITUATED IN THE
H.T. & B.R.R. CO. SURVEY
ABSTRACT NO. 506
BRAZORIA COUNTY, TEXAS

FIELDED BY: M.O.	CHECKED BY: MK	JOB NO. 51484
DRAWN BY: R.V.	DATE: 03-17-2014	SHEET NO. 1 OF 1

Contract Exhibit A

Initials

Seller

Buyer

Query/Info
Selection
Draw
Lat/Long
System
Layers
Queries
Geocoding
Markup
Manager
Polygons
Area: 36550.59 Sq Feet, Perimeter: 799.24 Feet*
PolyLines
Points
Text
Callouts
Area Units: Sq Feet
Linear Units: Feet
* Measurements are done against projected data and may not represent correct values.
Lat / Long
Overview Map
PEARLAND CITY LIMIT
SITE
300'
160'
BROADWAY ST
Tool: Draw Rectangle
X: 3126893.59, Y: 13769510.41, Longitude: -95.3555, Latitude: 29.5608
1: 2.677
Scales
Bookmarks

Windrose Land Services, Inc
3200 Wilcrest, Suite325
Houston, Texas 77042
Phone (713) 458-2281 Fax (713) 461-1151
Professional Surveying and Engineering Services
Firm Registration No. 10108800

DESCRIPTION
1.1019 ACRES OR 47,999 SQUARE FEET

A TRACT OR PARCEL CONTAINING 1.1019 ACRES OR 47,999 SQUARE FEET OF LAND, OUT OF A CALLED 9.993 ACRE TRACT SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT No. 506, BRAZORIA COUNTY, TEXAS CONVEYED TO THE OLD PLACE INC. AS RECORDED IN THE BRAZORIA COUNTY CLERK'S FILE No. 97-001270, BRAZORIA COUNTY, TEXAS, SAID 1.1019 ACRE BEING DESCRIBED AS FOLLOWS WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL 4204, NAD 83;

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE NORTH RIGHT-OF-WAY LINE OF F.M. 518 (BROADWAY)(120' R.O.W.) AND THE SOUTHEAST CORNER OF A LOT "C", FM 518 WEST LIMITED SUBDIVISION AS RECORDED IN THE BRAZORIA PUBLIC OFFICIAL PLAT RECORDS 2008019802, BRAZORIA COUNTY, TEXAS AND BEING THE SOUTH WEST CORNER OF SAID 9.993 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG COMMON BOUNDARY LINE OF SAID LOT C AND SAID 9.993 ACRE TRACT AND HEREIN DESCRIBED TRACT, NORTH 02 DEGREES 52 MINUTES 24 SECONDS WEST A DISTANCE OF 300.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOT C AND BEING THE SOUTH EAST CORNER OF LOT "B" OF SAID SUBDIVISION, AND MARKING THE NORTHWEST OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 25 MINUTES 56 SECONDS EAST A DISTANCE OF 160.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 52 MINUTES 24 SECONDS EAST A DISTANCE OF 300.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE NORTH RIGHT-OF-WAY LINE OF FM 518 (BROADWAY) MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF FM 518, SOUTH 87 DEGREES 25 MINUTES 56 SECONDS WEST, A DISTANCE OF 160.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.1019 ACRES OR 47,999 SQUARE FEET OF LAND, PREPARED BY WINDROSE LAND SERVICES, INC.

MIKE KURKOWSKI
R.P.L.S. NO. 5101
STATE OF TEXAS

STATE OF TEXAS REGISTERED MIKE KURKOWSKI 5101 PROFESSIONAL LAND SURVEYOR

03-26-2014
DATE

Thursday, February 20, 2014

Shopping Cart

Property Tax Status

Begin a New Search Go to Your Portfolio Tax Office FAQ's

Make your check or money order payable to:
Ro'Vin Garrett
111 E Locust
Angleton, Texas 77515

Shopping Cart: For your convenience you may pay several accounts at once. Click the 'Click Here to Pay Now' button to add this account to the shopping cart. Additional accounts can be added by doing a search again, then clicking the 'Click Here to Pay Now' button for each account. Up to 50 accounts may be paid at one time. Accounts are not saved in the shopping cart after you go to the Certified Payment web site.

A Convenience Fee of up to 2.4% will be charged for all credit card payments by the vendor providing this service. For eChecks, a convenience fee of $1.50 will be charged for each transaction. The fee covers the cost of making payments by credit card possible. The fee will appear as a charge to 'Certified Payments'. No part of this fee is retained by Brazona County.

Unless otherwise noted, all data refers to tax information for 2013. All amounts due include penalty, interest, and attorney fees when applicable. Due to the large volume of work during heavy payment periods amounts due may not reflect payments that have been received but not yet processed.

Account Number: 05060017000

Address:
THE OLD PLACE INC
PO BOX 703
MANVEL, TX 77578-0703

Property Site Address:
8809 BROADWAY FM 518

Legal Description:
A0506 H T & B R R, TRACT 30-30A, ACRES 9.930

Current Tax Levy: $59,944.96

Current Amount Due: $0.00

Prior Year Amount Due: $0.00

Total Amount Due: $0.00

Last Payment Amount for Current Year Taxes: $59,944.96

Active Lawsuits: None

Pending Credit Card or E-Check Payments:
No Payment Pending

Jurisdictions:
BRAZORIA COUNTY
BRAZORIA DRAINAGE DIST 4
CITY OF PEARLAND
PEARLAND ISD
SPECIAL ROAD & BRIDGE

Market Value: $2,165,000

Land Value: $1,562,060

Improvement Value: $602,940

Capped Value: $0

Agricultural Value: $0

Exemptions: None

Last Certified Date: 08/21/2013

Taxes Due Detail by Year and Jurisdiction

Payment Information

Print a Current Tax Statement

Click Here to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.

Tax Office:

Search & Pay Taxes
Appraisal District
Your Tax Portfolio
Tax Rates & Entities
Related Links
Tax Office FAQ
Tax Office Home Page

Brazoria County:

Home
Holiday Schedule
Job Postings
County Directory
Related Links
Commissioner's Court
Courthouse History

Terms of Use

E-mail: roving@brazoria-county.com
111 E Locust Suite
Angleton, TX 77515
(979) 864-1320

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©Brazoria County

NEW BUSINESS

P&Z AGENDA ITEM

A

City of Pearland

P&Z AGENDA REQUEST

TO:	**Planning & Zoning Commission**
REQUESTOR:	**City of Pearland, Engineering and Capital Projects Department**
DATE:	**05/27/2014**
AGENDA ITEM SUBJECT:	**Five Year Capital Improvement Program 2015-2019**

☐ **Old Business** ☐ **New Business** ☐ **Discussion Item** ☐ **Workshop**

Summary: A request by the City of Pearland, Engineering and Capital Projects Department, for approval of capital improvement projects for fiscal years 2015-2019.

A Workshop was held before the Planning and Zoning Commission on May 5, 2014.

MEMORANDUM

TO: **CITY OF PEARLAND PLANNING & ZONING COMMISSION**

FROM: **MIKE HODGE, ASSISTANT CITY MANAGER**

DATE: **APRIL 28, 2014**

SUBJECT: **FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM 2015 - 2019**

Pursuant to City Charter, the Planning & Zoning Commission (P&Z) is to *"submit annually to the City Manager, not less than ninety (90) days prior to the beginning of the budget year, a list of recommendations for capital improvements, which, in the opinion of the commission, are necessary or desirable to be constructed during the forthcoming five (5) years. Such list shall be arranged in order of preference, with recommendations as to which projects shall be constructed in which year."*

Seven years ago the City modified its process for preparing and presenting its Capital Improvement Plan that brought the City into compliance with the City's Charter and provided for an orderly process in implementing the Five-Year CIP. The process has not changed, and what is presented to the Planning & Zoning Commission is in the same format as the previous years.

Attached is a list of capital improvement projects for fiscal years 2015 – 2019 by major CIP category in preference order and identifying the fiscal years in which appropriation is needed. Staff took great care in reviewing project timing and made adjustments to the timing of projects where it made sense and where feasible to do so. Years of appropriation in future CIP programs may change based on needs and fiscal constraints. Project Name, Project Description, and Project Justification are included for each project.

The City of Pearland's Capital Improvement Program (CIP) has been developed in order to further our commitment to the citizens of Pearland by working to meet today's needs, as well as those of the future. The development of the CIP is a continuous process and, consequently, should be viewed as a working document. Therefore, while the list covers a five-year planning horizon, it is revised every year in order to accommodate new projects and reflect changing needs. The first year of the CIP is incorporated into the City's annual budget to appropriate funds. Improvements identified in subsequent years are approved only on a planning basis and do not receive appropriation of funds.

Projects included in the CIP are either City managed projects or those projects managed by other agencies that require City participation. Major changes from last year are highlighted. Projects highlighted in yellow are new projects; projects highlighted in purple reflect timing changes; projects highlighted in green are projects that were in the previous 5-Year CIP, however it is anticipated that additional funds will be needed, and projects highlighted in blue reflect reductions in project budgets. Staff will be present at the May 5, 2014 P&Z meeting to review the list with the Commission and will be requesting formal recommendation to the City Manager on May 19, 2014.

CITY OF PEARLAND
2015 - 2019 CAPITAL IMPROVEMENT PROGRAM
DRAINAGE

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF APPROPRIATION	
1	DR0602	Cowart Creek Diversion*	2015	Construction
2	DR1301	Lower Kirby Urban Center Regional Detention	2016-2017	ROW/Construction
3	DR1103	Cullen/FM 518 Detention Pond	2015-2016	Design/Construction
4	DR1302	Old Townsite Drainage	2015-2016	Design/Construction
5	DR2002	D. L. Smith Detention Pond Expansion Phase I**	2016-2018	Design/Construction
6	DR1701	PER for Future Bond Referendum	2017	PER

*Additional monies needed in current year.
**Pushed back a year.

Some projects are color coded to reflect major differences from last year's CIP.	
Timing	
Additional money needed	
Project Budget Reduced	
New Project	

CITY OF PEARLAND
2015 - 2019 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **DRAINAGE**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	DR0602	Cowart Creek Diversion	Cowart Creek Diversion and Regional Detention for the Bailey Road corridor between FM 1128 and Wells Road Phase II of this project scheduled for 2015 consists of regrading the north-south diches along all of the roads between Harkey and Veterans from CR101 to CR100. The ditch maintenance and improvement project entails re-grading the drainage ditches along Holland, Harkey, Wayne, Berry, McLean and Wellborn roads between CR 101 (Bailey Rd) and CR 100 as part of the cooperative drainage improvements for Bailey Road and the Cowart Creek Diversion. Driveway culverts will also be replaced/reset at the proper elevation as necessary based on the hydraulic evaluation.	The basis of this diversion and detention project is to separate the drainage corridor out of the Bailey Road (FM1128 to Veterans) transportation corridor, thereby allowing for the development of both the ultimate transportation and drainage facilities in adequately sized, separate corridors.
2	DR1301	Lower Kirby Urban Center Regional Detention	This project will provide regional storm water detention for the area bounded by BW8 to the north, Clear Creek to the south, Kirby Drive to the west, and SH288 to the east. Based on preliminary studies, the system will consist of one detention pond near Clear Creek, combined with a widening of the TxDOT ditch to provide conveyance and storage between BW8 and Clear Creek. The initial construction phase in FY2014/2015 will consist of the inflow and outflow structures between the ditch and pond, which will provide approximately 95 acre feet of storage. Subsequent projects will be developer driven.	This project was one of the highest priority projects from the City's Regional Detention Study conducted in 2010. The concept is also supported by the Lower Kirby Urban Center Master Plan and Implementation Strategy. The project will allow properties within the sub-watershed boundaries to contribute to the construction of the system or buy-in to the detention system in-lieu of constructing individual ponds on each property, increasing the amount of developable land. The City has agreements in place with the Pearland Municipal Management District and the Lower Kirby Pearland Management District which will reimburse the City to construct the regional system.
3	DR1103	Cullen/FM 518 Detention Pond	Future storm water regional detention pond located at the southwest quadrant of FM 518/Cullen Parkway intersection. The project will include construction of detention pond, existing ditch improvements and possible underground storm sewer improvements required to convey development runoff.	This project was one of the highest priority projects from the City's Regional Detention Study conducted in 2010. The proposed detention pond will provide the required detention for future development of approximately 155 acres of undeveloped land, allowing future development along FM 518 without the need for individual detention ponds. The development of this regional detention facility is a City Council goal.
4	DR1302	Old Townsite Drainage	The City's Sub-Regional Detention Master Plan identified an area located within the City's Old Townsite as a potential location for a sub-regional detention pond. The 41-acre service area is located at the southwest corner of Walnut and Galveston and extends to SH35 and FM518, which is within the southeast quadrant of the Old Townsite. The scope of the project will be to develop a drainage and detention plan for serving the area with a sub-regional detention pond and will include the development of a PER that determines pond location, pond size, and conveyance to the sub-regional facility.	The need for sub-regional detention has been a priority set by Council which led to the development of the Sub-Regional Detention Pond Master Plan. One of the short-term priority projects was a pond located within the southeast quadrant of the Old Townsite. Phase one focuses on the area located between Walnut St. and FM518. Re-development of this portion of the Old Townsite has been difficult primarily because of the inability to construct on-site detention. Implementation of this project will help alleviate that issue allowing for approximately 15 acres to develop and will also provide regional detention for the re-development or expansion of approximately 20 acres. In addition to this, the detention pond will also serve and mitigate the impacts of the expansion of the roadway network within this portion of the Old Townsite.

CITY OF PEARLAND
2015 - 2019 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **DRAINAGE**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
5	DR2002	D. L. Smith Detention Pond Expansion Phase I	Phase I of the project will expand the existing DL Smith detention facility by approximately 150 acre-feet. The expansion will occur to the west of the existing McHard Road outfall ditch and south of the pipeline easement. A future phase will add an additional 150 acre-feet of detention for further flood plain improvements and regional detention.	In accordance with the City's Master Drainage Plan, there is a need for additional storage capacity along the Clear Creek Watershed to mitigate existing flooding and provide capacity for future development. This expansion will lower the 100-year water surface elevation of Clear Creek, alleviate existing flood plain issues, accommodate future development along McHard Road between Old Alvin and Pearland Parkway, and be able to provide detention for the expansion of the University of Houston Clear Lake - Pearland Campus and other potential city facilities on D.L. Smith site.
6	DR1701	PER for Future Bond Referendum	Provide funding for preliminary engineering on future projects yet to be identified that would be funded with the City's next bond referendum. Preliminary engineering would tighten down scopes and provide for estimated construction dollars that would be needed to take a proposition to the voters.	

CITY OF PEARLAND
2015 - 2019 CAPITAL IMPROVEMENT PROGRAM
PARKS

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF APPROPRIATION	
1	P50071	Centennial Park Ph 2	2015	Construction
2	P20001	Independence Park Ph I	2015-2017	Design/Construction
3	PK1401	Shadow Creek Ranch Trail	2015-2016	ROW/Construction
4	PK1402	Green Tee Terrace Trail	2015-2016	ROW/Construction
5	P20004	Delores Fenwick Nature Center	2015-2017	Design/Construction
6	P20008	JHEC Nature Trails (Formerly Nature Center Ph II)	2017	Construction/Equipment
7	PK1701	PER for Future Bond Referendum*	2017	PER
8	PK1702	Trail Connectivity Phase III	2017	Design/Construction
9	PK1801	Sports Complex at Max Road Ph. 2	2018-2019+	PER/Design/Construction
10	PK1901	Shadow Creek Ranch Park Ph. II	2019+	PER/Design/Construction

*Pushed out two years.

Some projects are color coded to reflect major differences from last year's CIP.	
Timing	
Additional money needed	
Project Budget Reduced	
New Project	

CITY OF PEARLAND
2015 - 2019 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **PARKS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	P50071	Centennial Park Ph II	Phase II of Centennial Park includes the demolition of the existing soccer fields, the construction of two new lighted softball fields, the installation of a new picnic pavilion and additional parking for the complex.	Once the Max Road Sports Complex is completed, youth and adult soccer will move from Centennial Park to Max Road where the program can be expanded. The existing soccer fields will be demolished and converted to lighted softball fields. Additional softball fields will allow for the expansion of the girls softball program. Adult softball will ultimately move to the Shadow Creek Ranch Complex once completed to make room for girls softball.
2	P20001	Independence Park Ph I	Phase I Improvements include a reorientation of the entry into the park, relocation and upgrade of the existing playground, improvements to the existing pavilion, the construction of additional parking, an amphitheater for special events and landscaping. Construction will be coordinated with the Trail Phase III project.	Independence Park is one of the oldest and most recognized parks that the City owns. According to the park utilization survey conducted with the master plan, this park had the second highest utilization of all City parks. Most of the current amenities at the park are outdated or in bad condition and are in need of replacement. This project was approved by voters in the 2007 Bond Program. The Master Plan lists improvements to this park as a high priority.
3	PK1401	Shadow Creek Ranch Trail	Extension of a 10-foot hike and bike trail from the future Shadow Creek Ranch Park site along Clear Creek to the existing trail approximately 1,300 feet east of Kirby Drive. Project will include benches, bike racks, trail signage, trash receptacles, water fountains, and shade structures.	The Parks and Recreation Plan that was adopted by Council in December of 2005 lists the hike and bike trails as the number one priority for acquisition and development. This project is included in the 2013-2014 TIP and will be 80% federally funded.
4	PK1402	Green Tee Terrace Trail	Extension of a 10-foot hike and bike trail from the Pearland Library/City Hall to Barry Rose Road along the Clear Creek Corridor. Project includes benches, bike racks, trail signage, trash receptacles, water fountains, shade structures, and a pedestrian bridge over Clear Creek.	The Parks and Recreation Plan that was adopted by Council in December 2005, lists the hike and bike trails as the number one priority for acquisition and development. This project is included in the 2013-2014 TIP and will be 80% federally funded.
5	P20004	Delores Fenwick Nature Center	The project will include a 7,000 sq ft LEED Platinum Certified building with an open air pavilion at one end that would include: environmental educational displays, demonstration gardens, interpretive exhibits, 6 or 7 offices, restrooms, outdoor spray station and hose bibs, a classroom with a 50 seat capacity, 400 sq ft of storage and grass crete parking.	There is a great need in the community to educate the public on the benefit of recycling, green space and trees. This project would give Pearland a unique opportunity to showcase JHEC as a learning opportunity for the entire community. Children/adults would be able to come and take classes and learn about the environment in a hands-on setting. This would be the office for the KPB staff and provide an opportunity to showcase the entire concept of utilizing one site as multi purposing for parks, recreation, detention, education, recycling, and environmental park.

CITY OF PEARLAND
2015 - 2019 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **PARKS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
6	P20008	JHEC Nature Trails (Formerly Nature Center Ph II)	Project includes 2 miles of 8 ft trails, being a combination of crushed granite and concrete in low lying areas, boardwalk, pedestrian bridge, fishing pier, picnic tables, benches, trash receptacles, drinking fountain, interpretive signage, and a paddle craft launching area.	The overall vision for this particular area was to provide an area that provides access to nature in a suburban setting, provide for recreation opportunities and provide a facility for environmental/nature education and awareness. It will also be a showcase facility displaying the multi-use of both a detention pond and water treatment plant effluent to create a usable park and open space for the community. Because appropriate grant money became available through the County coupled with trails appearing as a number one priority in citizen surveys for many years, the City has proceeded with acting on the vision of creating the trail portion of the project using the money made available.
7	PK1701	PER for Future Bond Referendum	Provide funding for preliminary engineering on future projects yet to be identified that would be funded with the City's next bond referendum. Preliminary engineering would tighten down scopes and provide for estimated construction dollars that would be needed to take a proposition to the voters.	
8	PK1702	Trail Connectivity Phase III	Implement phases of the Hike and Bike Master Plan. Phase III is scheduled in 2017 and will run from SH35 along the south side of Walmart to West of Old Alvin Rd connecting with an existing trail that runs east of Old Alvin to Clear Creek.	The Parks and Recreation Plan that was adopted by Council in December of 2005 lists the hike and bike trails as the number one priority for acquisition and development.
9	PK1801	Sports Complex at Max Road Ph. 2	Proposed improvements include addition of six international sized (11 vs.11) soccer fields, and pavilion. Approximately 1-3 fields will be lighted and the park will be located inside of a detention facility. The parking lot will be expanded, doubling the existing available parking spaces. The sports complex will have a total of 12 fields, 4-6 of those fields will be lighted.	There is a significant need for game soccer fields and sports fields in the City. With the development of this facility Centennial Park will be able to be converted to a facility for youth softball that will allow the youth soccer program, youth softball program and the youth baseball program to expand as the population in the community increases.
10	PK1901	Shadow Creek Ranch Park Ph. II	Phase II project elements based on updated Parks Master Plan.	The Parks and Recreation Master Plan calls for a multipurpose sports complex in this area of the community to serve the anticipated growth of the area.

CITY OF PEARLAND
2015 - 2019 CAPITAL IMPROVEMENT PROGRAM
FACILITIES

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF APPROPRIATION	
1	FA1401	Fire Station #2	2015	Construction/Equipment
2	FA0904	City Hall Complex Renovations	2015	Construction/Equipment
3	FA1501	Fire Station #8	2015-2016	PER/ROW/Design/Const/Equip
4	F20002	Tom Reid Library Expansion	2015	Design/Construction
5	FA1402/FA1201	Hillhouse Road Annex Phase II	2015-2016	Design/Construction/Equipment
6	FA1403	Orange Street Service Center	2015	Construction/Equipment
7	FA1701	Fire Station #1	2017-2018	Design/Construction/Equipment
8	FA1801	Shadow Creek Library	2018-2019	PER/Design/Const/Equip

Some projects are color coded to reflect major differences from last year's CIP.	
Timing	
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New Project	

CITY OF PEARLAND
2015 - 2019 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **FACILITIES**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	FA1401	Fire Station #2	Construction of a 10,726 square foot station to house one 4-person Engine Crew, one 4-person Ladder Crew and one 2-person Ambulance Crew. Station 2 will include 10 dorm rooms, three restrooms with showers, a kitchen dining area, a Captain's and a Lieutenant's office, and an exercise room. The equipment area will include 3-80 feet deep drive-thru apparatus bays, a bunker gear storage area, medical supply storage, and EMS decontamination area. The project will require a minimum of 2 acres in the vicinity of Harkey Rd and Fite Rd.	Rebuild/Relocate Fire Station 2 to accommodate a 24-hour operation and include EMS housing. This existing fire station is almost 40 years old. The location of the facility will help maintain response time and distances. There is no space for crews to stand-by for short-term when other stations are responding to calls or for an extended period during a storm.
2	FA0904	City Hall Complex Renovations	The Project consists of an initial space needs assessment and adjacency programming for the reallocation of departmental spaces and proceeds into design of these limited and specific remodels of portions of City Hall and modifications to the existing spaces in the Community Center. These changes include accommodating Finance Department staff in Utility Billing and all current second floor activities, possible changes to the departmental space within City Hall, and possibly into the Community Center. In the Community Center changes include remodeling to provide a more secure work environment for Permits and Community Development, Planning and Engineering areas, including controlled access from the public areas; remodel of current community room open spaces to provide for additional office space for growing personnel demands.	To provide adequate personnel space to accommodate the City's growth. The project will incorporate the recommendations included in the Business Security Survey performed by the Police Department and modifications or replacement of HVAC systems in the Community Center.
3	FA1501	Fire Station #8	Construction of approximately 15,000 sq. ft. fire station designed to house two 4 person engine crews, one 4 person ladder crew and one 2 person ambulance crew. The station will include 14 dorm rooms, 4 restrooms with showers a kitchen/ dining area a day room, a captain's office and Lieutenant's office, a conference/ training room, an EMS decontamination area and an exercise room along with storage areas for bunker gear, medical supplies. The facility will be constructed to 140 mph 3 second gust wind load standards and will include four 80 feet deep drive through equipment bays and adequate parking for full staffing on 24/7 operation.	Provide Fire and EMS services at a location that will improve response times. In addition, the new station will accommodate a 24-hour operation and will add EMS housing. This station is based on the Fire Station Location Plan approved in February 2012.
4	F20002	Tom Reid Library Expansion	The library expansion will increase the now 20,584 sf building by 11,542 sf for an overall floor plan area of 32,126 sf. This expansion will create new areas in the library such as a bookstore, children's story time room, teen zone, computer labs and additional office/storage space. Renovations and enlargements of existing areas such as the circulation desk and book stacks are also included.	The significant growth of Pearland has created a need for a larger children's area and adult meeting room to conduct activities, more stack area for books, and improved computer access.
5	FA1402/ FA1201	Hillhouse Road Annex Phase II	Phase II will be fully defined after development of a business plan, approval by City Council, and completion of programming for the Hillhouse site. Conceptually, Phase II includes a equipment and material storage facilities, and a small expansion of office space for Public Works/Parks maintenance crews.	Property was acquired in 2004 for a city facility. This work will make best use of the property while reducing time spent by employees in traveling to the service center for fuel, lockers, and equipment. Funds from FY 2013 fund a study to look at both the Hillhouse and Orange Street Public Works sites to determine future use of those sites.

CITY OF PEARLAND
2015 - 2019 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **FACILITIES**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
7	FA1701	Fire Station #1	Construction of approximately 8,500 sq-ft. station to house one 4-person Engine Crew and one 2-person EMS Ambulance Crew. Station will include 6 dorm rooms, 2 restrooms with showers, a kitchen dining area, a dayroom, a station command office, and exercise room. Equipment area will consist of 2-80 foot deep drive-thru apparatus bays, a bunker gear storage area, medical supply storage, and an EMS decontamination area. Facility will be located at the northeast corner of McHard and Old Alvin. The building will be designed to add a third 80-foot deep apparatus bay in the future.	Replaces a station that will be approximately 48 years old at a location that will improve response times. In addition, the new station will better accommodate a 24-hour operation and will add EMS housing.
6	FA1403	Orange Street Service Center	Public Works facilities on East Orange and Old Alvin requires updating in order to meet the demands on this facility. Fleet Maintenance facility requires the addition of fluids storage and handling equipment, the remodel of office and parts storage and the addition of a bulk fluids storage area. The storage yard requires completion of the paving to provide all weather access and clean safe operations, addition of covered pipe and bulk material storage areas and covered equipment storage. Remodel Public Works Admin building and adjacent offices and remodel old EMS and Fire Marshal buildings for division staff offices.	The Orange Street facility has not been updated in over ten years. Yard facilities lack covered storage areas to protect stored materials and the hydraulic systems of heavy equipment. Departmental administrative staff levels have changed and grown over this period and staff are being officed out of pourly constructed facilities in the attached areas of the Admin building or in makeshift offices throughout the yard area. Remodel of office facilities will allow consolidation of division superintendents and support staff at this facility.
8	FA1801	Shadow Creek Library	Design and Construct a new permanent County Library facility on the west side totalling approximately 30,000 square feet. Project will include the building, specialized mechanical HVAC systems, staff work and break spaces, both public and staff parking, exterior security lighting, security and fire alarm and fire fighting systems and library furnishings.	In late 2012 the City initiated construction of a temporary (7 to 10 year) County Library Annex in commerical storefront space off of Broadway and Business Center Drive. This consisted of approximately 6000 square feet. The facility has experienced substantial patronage from residents within the west end of the city. Currently the City and County are planning a 4000 square foot expansion for this facility to accommodate high demand. The new library would provide a permanent home for this facility and be sized to accommodate growing demands from citizens throughout the county.

CITY OF PEARLAND
2015 - 2019 CAPITAL IMPROVEMENT PROGRAM
STREETS

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF APPROPRIATION	
1	TR1205	Max Road[1]	2015	Construction
2	TR1202	Fite Road[1]	2015	Construction
3	TR1405	McHard Road Extension (Mykawa Road to Cullen Parkway)	2015, 2017-2018	ROW/Construction
4	T08002	Bailey Road - Veterans to FM 1128*	2015-2016	Construction
5	TR1404	Kirby Drive Expansion	2015	Construction
6	TR1501	Smith Ranch Road Extension (CR 94)	2015-2018	ROW/Design/Construction
7	TR1201	Hughes Ranch Road (CR 403)	2015-2017	Design/Construction
8	TR1402	Regency Park Subdivision Paving	2015	Construction
9	TR1602	Safe Routes to School Improvements**	2015-2019+	Design/Construction
10	TR1502	Industrial Drive Realignment	2015	PER/Design/Construction
11	TR1503	Hooper Road Extension	2015-2016	ROW/Design/Construction
12	TR1603	Park-N-Ride	2016-2018	PER/ROW/Design/Construction
13	TR1601	Traffic Signal Intersection Improvements	2016-2019	Design/Construction
14	TR0601	Mykawa Road Widening (BW8 to FM 518)***	2017-2019	ROW/Design/Construction
15	T20002	Old Alvin Road Widening (Plum Street to McHard Road)***	2017-2019	ROW/Design/Construction
16	TR1701	Old Alvin Road Rehabilitation (McHard to Knapp)***	2017-2018	Design/Construction
17	TR0803	Old Town Area Sidewalks	2015-2017	Design/Construction
18	TR1702	PER for Future Bond Referendum***	2017	PER
19	TR1703	Grand Boulevard Reconstruction**	2017-2018	PER/ROW/Design/Construction
20	TR1801	Hughes Ranch Road (Cullen to Stone Rd)**	2018-2019	ROW/Design/Construction
N/A	TR1406	SH288 Tollway[2]	2016-2017	Design/Construction

*Moved forward a year.
**Pushed out a year.
***Pushed out two years.

[1]Additional money in current year.
[2]Not a city managed or funded project, though significant impact.

Some projects are color coded to reflect major differences from last year's CIP.	
Timing	
Additional money needed	
Project Budget Reduced	
New Project	

CITY OF PEARLAND
2015 - 2019 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **STREETS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	TR1205	Max Road	Widen Max Road from the future Hughes Ranch alignment and connecting with Reid Boulevard, just west of the Food Town shopping center. The roadway will be four lanes, divided, with concrete curb and gutter, including storm sewers, outfalls and detention. A traffic signal will be installed at the intersection of Hughes Ranch Road and Max Road, and a new bridge will be constructed over Hickory Slough. A 10-ft multi-use path will be incorporated on the west side of the roadway from Hughes Ranch to Broadway per the Trail Master Plan.	New residential development in the area, as well as the development of the City's Sports Complex adjacent to the proposed project, increase the demand for reliable access to the area. Improvements to this roadway will reduce maintenance, improve mobility, and increase public safety.
2	TR1202	Fite Road	An extension of Fite Road approximately 2,500 feet east of McLean, running adjacent to Centennial Park, tying into Veterans Drive. The project includes four lanes, undivided, of concrete curb and gutter including storm sewers, outfalls and detention, a traffic signal at McLean Road and other related improvements.	This extension will reduce the large amount of traffic that is currently diverted to Walnut Street, which is primarily residential. The completion of this segment will allow traffic to continue on Fite beyond its current termination point, which will improve transportation efficiency and safety. The roadway is heavily used as an alternative route to FM 518 and serves residential, commercial, and school traffic.
3	TR1405	McHard Road Extension (Mykawa Road to Cullen Parkway)	A new extension of approximately 3.5 miles of McHard Road, from Cullen Parkway to Mykawa Road, constructing a 4-lane, concrete, curb and gutter, divided roadway with raised medians. Includes storm sewers, outfalls and detention, traffic signals, sidewalks and related items. This project will be coordinated with the McHard Road Trunk Sewer extension and McHard Road Water Line Extension.	This project is in accordance with the City's Thoroughfare Plan to alleviate traffic on FM518 by providing an alternate east/west route between SH288 and SH35.
4	T08002	Bailey Road - Veterans to FM 1128	Bailey Road will be improved to a four-lane concrete curb and gutter boulevard from approximately 1,000 feet west of FM 1128 to Veterans Drive, a distance of 2.76 miles. The project includes the full build out of the Bailey Intersections.	Four lane boulevard segment will provide traffic an additional east/west connector to major highways, accommodate increasing school traffic, and complete drainage improvements along this area of the Cowart Creek corridor. This project is included in the City's Thoroughfare Plan and was approved by voters in the 2007 Bond election.
5	TR1404	Kirby Drive Expansion	Four lanes of Kirby Drive exist from Broadway to the Pearland Town Center north entrance. Two lanes continue south to CR 59. The limits of this project include extending the remaining two lanes from the Pearland Town Center entrance to CR 59. The proposed cross section is concrete curb and gutter with sidewalks. The Kirby Drive Water Line project will occur in coordination with this project.	Expansion of Alvin ISD with two schools in the area will require improved and greater access for traffic circulation. This project fills a gap between Broadway and CR 59.
6	TR1501	Smith Ranch Road Extension (CR 94)	Expansion of Smith Ranch Road from 2-lanes of asphalt into 4-lanes, divided, with raised medians, concrete curb and gutter, landscaping, and storm sewer. Limits are from Hughes Ranch Road to 2,040 ft north of Broadway.	Continued increase in new development will increase traffic on this roadway. A strong demand for better access to this area calls for the expansion of this roadway.

CITY OF PEARLAND
2015 - 2019 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **STREETS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
7	TR1201	Hughes Ranch Road (CR 403)	Reconstruction of CR403 from Cullen to Smith Ranch Road from a two lane asphalt open ditch roadway to a four lane concrete curb and gutter boulevard for a distance of 2 miles. Brazoria County will be completing the design, environmental clearance, and relocating the utilities. The project includes approximately 13,000 LF of Noise Barrier. Installation of additional water line infrastructure will be constructed in coordination with this project to fill in the gaps of the current system.	The roadway will provide enhanced safety and access to Dawson High School located on Cullen Blvd. and enhance access to SH 288 and the SH288 Tollway, in conformance with the City Thoroughfare Plan.
8	TR1402	Regency Park Subdivision Paving	Replace all concrete paving within Regency Park Subdivision. Project will include an evaluation of the existing drainage system within the subdivision, and recommendations to improve drainage. Replacement of existing water line infrastructure throughout the neighborhood will be done in coordination with this project.	Regency Park is the oldest concrete-paved subdivision in the City. Currently, the pavement condition throughout the subdivision has become increasingly unacceptable. Because of the nature of the failures, it is not fiscally efficient to replace individual concrete slabs.
9	TR1602	Safe Routes to School Improvements	As identified in the Safe Routes to School Plan, sites may include the installation of sidewalks, drainage improvements, roadway widening, crosswalk enhancements/improvements and other traffic improvments. City staff is working to prioritize and produce cost estimates that will include detailed scopes of work required and a project schedule.	Facilitate safe pedestrian mobility to schools and encourage reduced driving, traffic calming and other safety measures. Locations are to be coordinated with the Safe Routes to School Study. Grant funds to be applied for.
10	TR1502	Industrial Drive Realignment	Reconstruct Industrial Drive approximately 950 feet to align directly opposit each side of SH 35. Each side will include tapers to create dedicated left turn lanes and right through option lanes. Pavement will be three lanes wide tapering to the existing two lane roadway. Realignment will require drainage adjustments to both side of SH35 including culverts and safety end treatments as well as modifications to drainage ditches in the area. Pipeline relocation/ mitigation will be required.	TxDOT has secured safety funding to add a turn lane on SH 35 at this intersection. They will also conduct a traffic signal warrant study to determine if a signal is necessary. In order for TxDOT to move forward with these improvements East and West Industrial Drive must realign to eliminate the existing off-set. The completed project will provide a safer intersection.
11	TR1503	Hooper Road Extension	Extension of Hooper Road from Beltway 8 for approximately 3,200 LF to the south property line of MHI. Work will include concrete curb and gutter, streetlights, sidewalks, landscaping and irrigation. Storm sewer, detention, associated water and sanitary sewer insfrastructure will be included as well.	Provide a roadway designed to handle the truck traffic associated with the industrial traffic in the Lower Kirby Area. The project will be funded by the PEDC and through a developer agreement.
12	TR1603	Park-N-Ride	The SH288- Brazoria County Park & Ride project was identified in the 2003 METRO Solutions plan for managing traffic congestion on the SH288 corridor. The proposed 15.6 acre site is located along the east right of way of SH288 south of Hughes Ranch Road and west of Smith Ranch Road. As currently proposed, the facility would consist of three bus bays, parking for 1000 vehicles and include pedestrian facilities and bicycle accommodations. The site was purchased in November, 2011 at the cost of $3.97 million dollars by METRO and an Environmental study was completed in July, 2011) providing a Categorical Exclusion for the site. METRO has withdrawn from the project and wishes to divest the land for $800,000 totaling their share of the 80/20 split with federal funding.	SH288 has become a heavily traveled corridor during morning and afternoon peaks. Traffic ADT's will likely continue to grow even after the toll lanes are completed in 2016/17 due largely to economic growth in the southern county area. Originally, the 12 bus service for weekdays projected an annual fare revenue of $772,000 with 228,600 annual riders and was considered to be better than average patronage. A feasibility and funding study is underway with results expected in November, 2014.

CITY OF PEARLAND
2015 - 2019 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **STREETS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
13	TR1601	Traffic Signal Intersection Improvements	The City encounters intersections that are in need of signalization as we continue to grow in population not necessarily due to a new development. We need to be able to have annual projects that enable us to address the traffic congestion and safety needs caused by the unsignalized intersection if not improved. Funds in 2016 to be used for a traffic signal at Business Center Drive and Discovery Bay.	Through the 2013 citizens survey, it was made apparent that the citizens are concerned with traffic and congestion issus. This project will allow us a funded project to address their concerns and the needs of the City to maintain or improve mobility effeciency throughout the City, while improving safety. We collect prorata fees from developers which pay for a portion of intersection improvements.
14	TR0601	Mykawa Road Widening (BW8 to FM 518)	Construct approximately 3 miles of 4-lane concrete curb and gutter divided boulevard section roadway, including storm sewers, outfalls and detention, traffic signals and related items. A detailed Drainage Study, Environmental Assessment, and 95% Construction Plans were created for the segment between BW8 and McHard Rd from a previous design effort.	This proposed roadway is included in the City's Thoroughfare Plan and the 2007 Bond Program to alleviate traffic headed south from the Beltway 8 to FM 518.
15	T20002	Old Alvin Road Widening (Plum Street to McHard Road)	Reconstruction of approximately 1.0 mile of Old Alvin Rd from Plum St to McHard Rd from a 2-lane asphalt to a 4-lane undivided curb and gutter roadway. East side from McHard to Knapp to have 6' sidewalks. Funds allocated in 2013 will be used for drainage adjacent to the Old Alvin Water line project.	This proposed roadway was part of the 2007 Bond Referendum and will provide another north-south route between McHard Road and FM518.
16	TR1701	Old Alvin Road Rehabilitation (McHard to Knapp)	Rehabilitate pavement and widen subgrade to 26 feet, widen pavement from 21 to standard 24 feet for the length of 3150 linear feet from McHard Road to Knapp Road. Install sidewalks, drainage, and turn lanes.	Rehabilitate and widen Old Alvin Road from McHard to Knapp Road. Install sidewalks, drainage, and turn lanes.
17	TR0803	Old Town Area Sidewalks	Enclose ditches and install sidewalks in the Old Town area between Houston St. and Grand Ave., from FM 518 to Orange St. N. Houston and E. Orange will be completed in 2015.	Sidewalks are part of and constructed in coordination with the Old Townsite Master Plan. In order to install sidewalks without acquiring additional right of way, the roadside ditches must be enclosed. There are currently no sidewalks in the Old Town area; the work described here includes work we expect to complete within the next five years. The Old Town Drainage Project in the northeast quadrant is complete.
18	TR1702	PER for Future Bond Referendum	Provide funding for preliminary engineering on future projects yet to be identified that would be funded with the City's next bond referendum. Preliminary engineering would tighten down scopes and provide for estimated construction dollars that would be needed to take a proposition to the voters.	
19	TR1703	Grand Boulevard Reconstruction	Reconstruct approximately 1,300 feet of Grand Boulevard from Broadway to Walnut Street from one lane each direction to a Boulevard with one lane each direction with angled parking. A water line will be constructed in coordination with this project.	This proposal will implement the goals and objectives of the Old Townsite Plan. This proposal will be critical for the success of the City of Pearland's Old Townsite.

CITY OF PEARLAND
2015 - 2019 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **STREETS**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
20	TR1801	Hughes Ranch Road (Cullen to Stone Rd)	An expansion of Hughes Ranch Road from Cullen Parkway to Stone Road, approximately 3300lf. Includes 4-lanes undivided concrete curb and gutter, sidewalks, and drainage. A new water line will be constructed in coordination with this project.	In conformance with the City's Thoroughfare Plan, this roadway will provide enhanced safety and access to Dawson High School, SH 288, and the Max Road Sports Complex. Project will complete the improvements between current construction from Stone to Max Rd and anticipated improvements between SH288 and Stone.
N/A	TR1406	SH288 Tollway	Construction of a four-lane tollway (two lanes in each direction) within the existing median of the SH288 corridor from County Road 58 in Brazoria County to US59 near downtown Houston. The existing lanes will remain free lanes. The Harris County segment will be managed and constructed by TxDOT and the Brazoria County segment will be managed and constructed by the Brazoria County Tollroad Authority. The project will include entrances and exits within Pearland north of FM518 and direct access from a T-ramp at Hughes Ranch Road on the east and Discovery Bay Drive on the west. The Harris County segment is projected to include a minimum of four (4) direct connectors to the Sam Houston Tollway. Construction is projected to start in 2015.	The SH288 corridor has become very congested with the significant growth in Brazoria County and southern Harris County. A traditional highway expansion would not be possible for many years based on existing state funding levels. Providing additional lanes with a tollway project will significantly accelerate completion of the highway expansion.

CITY OF PEARLAND
2015 - 2019 CAPITAL IMPROVEMENT PROGRAM
WATER

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF APPROPRIATION	
1	WA1001	General Engineering/CIP Administration	2015-2018	Administration
2	WA1608	McHard Water Line Phase II*	2016	Design/Construction
3	WA1203	Tom Bass Park Loop	2015	Construction
4	WA1505	FM 521 Waterline (Broadway to Mooring Pointer)	2015-2016	PER, ROW, Design, Construction
5	WA1503	Regency Park Subdivision 8" Water Line	2015	Design/Construction
6	WA1504	Hooper Road Water Line	2015-2016	Design/Construction
7	WA1602	Hughes Ranch Road West 12" Water Line	2016-2017	Design/Construction
8	WA1601	Water Meter Changeout	2016-2017	Equipment
9	WA0812	Surface Water Plant	2017-2019+	PER, Design, Construction
10	WA1502	AC Water Line Replacement	2015-2019	Design/Construction
11	WA1702	Grand Boulevard Waterline - Old Townsite Southeast Quadrant	2017-2018	Design/Construction
12	WA1701	Far Northwest Ground Storage Tank Expansion	2017-2018	PER, Design, Construction
13	WA1402	Southeast Water Plant Improvements	2018-2019	Design/Construction
14	WA1603	FM 1128 16" Waterline	2016-2017	PER, ROW, Design, Construction
15	WA1604	CR 100 Waterline	2016-2017	Design, Construction
16	WA1605	Harkey Rd. Waterline from CR100 to CR128 & CR128 from Harkey to Veterans	2016-2017	PER, ROW, Design, Construction
17	WA1606	Veterans Dr. Bailey Rd. to CR 128 16" Waterline	2016-2017	PER, ROW, Design, Construction
18	WA1801	Hughes Ranch Road East 12" Water Line Phase II	2018-2019	Design/Construction

*Pushed out two years.

Some projects are color coded to reflect major differences from last year's CIP.	
Timing	
Additional money needed	
Project Budget Reduced	
New Project	

CITY OF PEARLAND
2015 - 2019 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **WATER**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	WA1001	General Engineering/CIP Administration	This project provides services necessary for the entire CIP and not project specific but is specific to the water or wastewater projects. The Wastewater and Water Models will be updated and any special studies will be completed as necessary.	The Wastewater Model was last updated in 2007 and a partial update to the Water Model in 2012, and most of the high priority projects identifed at that time have been completed. Additionally the model updates will ensure that projects included in the CIP are based upon priority and the special studies will include cost estimates for the projects.
2	WA1608	McHard Rd. 16" Waterline Phase II	Phase II extends from Cullen Parkway to Mykawa a total of 17,340 linear feet. This portion of the project is timed to coincide with Right of Way approval and acquisition for the McHard Road project.	This will be a second continuous connection between the east and west sides of the City. It will allow for more efficient water flow, better fire protection and the movement of water from the expanded Alice Street Water Plant. This will reduce monthly average payments for water supplied to the west side from the Far North West plant where purchase prices are much higher.
3	WA1203	Tom Bass Park Loop	To install approximately 950 feet of 12" waterline to loop from the termination of the existing waterline along the feeder road of BW 8 through Tom Bass Park, connecting to the Lakes of Country Place subdivision. Approximately 1,250 feet of 12" waterline completed by Public Works in 2012.	Looping of the distribution system per the water model in a location where we have a 12" main that dead ends along the Beltway.
4	WA1505	FM 521 Waterline (Broadway to Mooring Pointer)	7,500 feet of 16" water line along Almeda Rd from Broadway to Mooring Pointer.	Looping of transmission lines based on the City's water model.
5	WA1503	Regency Park Subdivision 8" Water Line	Installation of 8" water line throughout the Regency Park Subdivision. Existing lines in the neighborhood are Ac Pipe and are deteriorating. They will be left in place to avoid the added cost of containment, removal and proper disposal. This project will be done in coordination with the Regency Park Subdivision Paving & Drainage Project.	Existing lines in this subdivision are AC Pipe, deteriorating and are placed along the back of the properties, making it difficult for maintenance.
6	WA1504	Hooper Road Water Line	Installation of approximatey 3,200 LF of 8" PVC water line from Beltway 8, south along Hooper Road. The project will be constructed with the Hooper Road Extension project.	Provide water service in the Lower Kirby Area currently not served.
7	WA1602	Hughes Ranch Road West 12" Water Line	Installation of approximately 5200' of 12" water line along Hughes Ranch Road from CR 94 to Cullen Parkway. This water line connection will be done in coordination with the Hughes Ranch Road Expansion from CR 94 to Cullen Parkway.	There is currently several missing sections of water line totaling approximately 5200' along Hughes Ranch Road. The water line will connect existing City lines to acquired MUD water lines.

CITY OF PEARLAND
2015 - 2019 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **WATER**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
8	WA1601	Water Meter Changeout	Change out of approximately 33,000 water meters and drive-by reading system with a wireless remote read and addition of Customer Portal Technology. The change out will include, remote antennae, meters, external antennae on meter lids, installation, hardware and software, and vaults as needed.	AWWA standards recommends that residential meters are replaced when over 10 years old or more than 1.0 mill gallons have passed through the meter. By 2017 approximately 22,000 meters in Pearland will be older than 10 years old or have 1.0 mill. gallons that has passed through the meters. The AWWA stardard is based on .25 gallons per min. The newer meters will register .03 gallons per minute, thus measuring more water, increasing revenues and reducing water loss. Newer technology will allow for remote turn on's and offs and capture water and loss associated with a given area. Customer expectations are also higher wanting information more readily to view (graphs, etc.) and the customer portal would provide.
9	WA0812	Surface Water Plant	Phase I began with the purchase of property for the plant. Interim work to protect erosion of neighboring property was constructed in 2010. In FY 2017, plant design will begin with a schedule to have the plant online in 2022. 10 MGD surface water plant is Phase I of ultimate 20 MGD plant.	The Water Model Update completed in 2007 recommended the completion of the Surface Water Plant in 2015. Due to the economy, growth has slowed down as compared to the original assumptions of water use. The timing for the Surface Water Plant was evaluated when the Water Model was updated in 2012.
10	WA1502	AC Water Line Replacement	Replace approximately 50 miles of failing AC water lines (over 30 years old) in the City with PVC water lines. The project will replace the water line infrastructure in the following locations over a period of years - Corrigan Subdivision, Old Towne, Summerset / Shrine, Country Place, Green Tee, Westminster, Brookside Acres, Shadycrest, Creek View, Parkview, Wood Creek, Heritage Green, Clear Creek Estates, Twin Creek Woods. In 2015, the City will start in the Old Town area and work out from there laying approximately 58,000 LF of pipe annually.	AC water line has a failure rate significantly higher than that of comparable and like sized PVC. This project will in time replace the failing AC infrastructure with more robust PVC which was not prevalent in the industry at the time the AC lines were installed. The AC lines are responsible for a higher percentage of work orders per foot than comparable PVC lines and require an inordinate amount of resources to maintain relative to PVC. The projects will also provide the opportunity to resolve dead end water line issues in the effected areas which will improve water quality.
11	WA1702	Grand Boulevard Waterline - Old Townsite Southeast Quadrant	This project is estimated to replace 1300 lf of 8" water line, fire hydrants, service connections, and main line valves along Grand Boulevard. Construction will be completed in conjunction with the reconstruction of Grand Blvd.	Existing waterlines in the Old Town area are a hodgepodge of galvanized steel, ductile iron, AC, and PVC. In many cases, sizes and locations of pipe are unknown. Valves do not generally exist in necessary areas. This has created havoc within the Old Townsite southeast quadrant.
12	WA1701	Far Northwest Ground Storage Tank Expansion	Installation of a third 1.66 MGD ground storage tank, a second 15,000 gallon pressure tank, and related piping and controls.	This expansion will be for future developments outside of Shadow Creek Ranch.

CITY OF PEARLAND
2015 - 2019 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **WATER**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
13	WA1402	Southeast Water Plant Improvements	In FY14 the water well at the southeast water production facility was taken off line due to its higher than acceptable levels of organic magnesium. Elevated levels of organic magnesium cause taste, odor and appearance issues though the water product itself remains safe for consumption. This project will install a distribution line at the facility that will improve water quality by providing adequate water flow within the tank which will significantly reduce or eliminate the odor, taste and appearance issues. The project also includes the installation of green sand filter, automatic backwash control, a 30,000 gallon backwash equalization tank, disposal pumps, 4" backwash line. Funding in FY 2014 is for re-piping and reconfiguration of elevated storage to alleviate stagnation.	The City of Pearland has maintained a log of customer complaints regarding "dirty water". Complaints regarding brown/rusty colored water that would indicate problems with iron and manganese have been consistently occurring in the winter months.
14	WA1603	FM 1128 16" Waterline	To install approximately 5,300 feet of 16-inch water line along FM 1128 (Manvel Rd) from Bailey Rd. to CR100.	This will loop the system from Veterans to FM1128 for pressure and fire protection based on 2007 Water Model Update and is developer driven.
15	WA1604	CR 100 Waterline	To install approximately 13,160 feet of 16-inch water line along CR 100 from Veterans Dr. to FM 1128 (Manvel Rd).	This will supply water for future development along this corridor based on the 2007 Water Model update, projected growth for 2016 demand and is developer driven.
16	WA1605	Harkey Rd. Waterline from CR100 to CR128 & CR128 from Harkey to Veterans	To install approximately 13,300 feet of 12-inch waterline from Harkey Rd/CR100 south to CR128 then east to Veterans Dr.	This will loop the system between Harkey Rd. and Veterans from CR100 to CR128 for pressure and fire protection based on 2007 Water Model Update for 2016 demand and is developer driven.
17	WA1606	Veterans Dr. Bailey Rd. to CR 128 16" Waterline	To install approximately 5,300 feet of 16-inch water line on Veterans Dr. from Bailey Rd, south to CR 100 and continue an additional 5,300 feet with a 12-inch line from CR 100 to CR 128.	This will supply to the city limits and ETJ south of Bailey Rd. for future development based on 2007 Water Model Update for 2016 demand and is developer driven.
18	WA1801	Hughes Ranch Road East 12" Water Line Phase II	Installation of approximately 3,300 LF of 12" water line, extending along Hughes Ranch Road from Cullen Parkway to Max Road, near the Sports Complex. This water line extension will be completed in coordination with the Hughes Ranch Road Expansion from Cullen to Stone Road.	The water line extension will tie dead end water line on Max Road into the transmission line on Cullen. Existing lines along Max and this segment of Hughes Ranch Road are MUD lines, 980LF of this line would be in the ETJ and will not extended by future development.

CITY OF PEARLAND
2015 - 2019 CAPITAL IMPROVEMENT PROGRAM
WASTEWATER

PREFERENCE NO.	PROJECT NO.	PROJECT NAME	YEAR OF APPROPRIATION	
1	WW1405	Far NW WWTP Expansion	2015	Construction
2	WW1306	Riverstone Ranch Oversizing	2015-2016	Design/Construction
3	WW1201	Southdown (North Central) WWTP Rehabilitation -WWM Project 31A	2015	Construction
4	WW1502	Barry Rose WWTP Expansion	2015-2017	PER, Design, Construction
5	WW1501	Roy/Max/Garden Roads Basin Sewage System - WWM Project 12	2015-2016	ROW, Design, Construction
6	WW1406	McHard Rd Trunk Sewer (Garden to Southdown WWTP)	2015 & 2017	Design/Construction
7	WW1503	Green Tee 1 to Riverstone Wastewater Diversion (Longwood Service Area Phase 1)	2015	Design/Construction
8	WW1504	(JHEC) SWEC Filter and Bar Screen Improvements	2015	Design/Construction
9	WW1505	Hooper Road Sanitary Sewer	2015-2016	Design/Construction
10	WW1603	JHEC WWTP Expansion - WWM Project 29A	2016-2019	PER, Design, Construction
11	WW1602	Relocation Mykawa/Scott LS - WWM Project 5*	2016-2017	PER, ROW, Design, Construction
12	WW1601	Orange Mykawa Lift Station Retirement - WWM Project 33	2016-2017	PER, ROW, Design, Construction
13	WW1701	Veterans Drive Lift Station Service Area - WWM Project 11	2017-2018	PER, ROW, Design, Construction
14	WW1506	Springfield Lift Station Abandonment	2015-2016	Design/Construction
15	WW1507	Sanitary Sewer Rehabilitation	2015-2019+	Design/Construction

*Pushed out two years.

Some projects are color coded to reflect major differences from last year's CIP.	
Timing	
Additional money needed	
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New Project	

CITY OF PEARLAND
2015 - 2019 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **WASTEWATER**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
1	WW1405	Far NW WWTP Expansion	Expand the existing 2.0 MGD wastewater treatment plant serving the area west of SH 288 to 4.0 MGD. Project includes addition of effluent pumping capability to provide irrigation to Shadow Creek Ranch Park. The PER for the project is underway. One of the items identified early in the PER was the need for a belt press operation at the plant. The centrifuge which currently assists in the management of solids, is undersized and in need of replacement. Staff is proposing to design and construct a belt press at the facility to improve solids management at the facility.	During early 2013, existing flows to this plant reached 75% of the capacity on several occasions. TCEQ requires design of capacity increases to begin when flows reach 75% capacity for three consecutive months. *The centrifuge at the FNW WWTP is not capable of managing the solids at the facility. This project will install a belt press of suffucuent size and capacity to address the future needs of the FNW WWTP. Essentially this project will build the belt press before the other components of the project to avoid the need to expend funding on the aging and insufficiently sized centrifuge.
2	WW1306	Riverstone Ranch Oversizing	Oversizing of the Riverstone Ranch development's sewer infrastructure in order to incorporate into the City's larger system.	This project accomplishes a portion of the overall plan developed in the Longwood Wastewater Basin study to eliminate the need for an expansion or long-term operation of the Longwood Wastewater Treatment Plant. This project also eliminates three lift stations in the Green Tee Subdivision.
3	WW1201	Southdown (North Central) WWTP Rehabilitation -WWM Project 31A	Rehabilitate influent lift station wet well, replace pump discharge piping within the wet well, retrofit and rehab the two existing Parkson rotating fine screens, replace sludge airlift pump boxes in aeration basins with stainless steel, install process Water Sprayer Assembly at existing clarifier, drain clarifier and replace corner sweeps on clarifier mechanism; install stamford baffles on square clarifiers, repair sand filter.	Extend the life of the Southdown WWTP and improve operations.
4	WW1502	Barry Rose WWTP Expansion	Complete a Preliminary Engineering Report to evaluate the timing and alternatives to expand the Barry Rose WWTP Plant from the existing 3.1 mgd to 4.5 mgd to serve expanding population in this service area. Ultimately expansion would take plant to 8 mgd.	The TCEQ rules require the initiation of engineering and financial planning to upgrade a wastewater treatment plant when the flows reach 75% of the plant capacity. The plant is currently treating approximately 50% of the capacity.
5	WW1501	Roy/Max/Garden Roads Basin Sewage System - WWM Project 12	This project proposes approximately 4,940 feet of 18" trunk sewer along Broadway St. from Food Town's Lift Station to O'Day Rd, approximately 1,300 feet of 15" trunk sewer along Garden Rd from Broadway to the lift station and 1,200 feet of 12" sewer line along Roy / Max Rd from Broadway to Hickory Slough.	This project will eliminate modeled overflows and two existing lift stations (Food Town's, Garden Rd.) and serve areas that are currently not serviced.
6	WW1406	McHard Rd Trunk Sewer (Garden to Southdown WWTP)	Install, along McHard Rd, approximately 4,500 feet of 24" trunk sewer from Cullen to Southdown WWTP; 5,800 feet of 18" trunk sewer from Cullen to Max Road; and approximately 4,000 lf of 15" trunk sewer from Max Road to Garden Road.	This project will provide gravity sewer and is called for in the wastewater model. Extends Southdown service area to the east, picking up areas not currently served by City system.

CITY OF PEARLAND
2015 - 2019 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **WASTEWATER**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
7	WW1503	Green Tee 1 to Riverstone Wastewater Diversion (Longwood Service Area Phase 1)	Decommission lift station pump at corner of Country Club Dr. and Golfcrest, convert to manhole and install approximately 2200 feet of 8 to 10 inch gravity line to receiving manhole in first phase of Riverstone Ranch oversizing. This includes approximately 80 feet of bored installation, 3 manholes to 12 feet deep coring manholes, sand bedding backfill grade and hydro-mulch.	This is the first of three projects within Green Tee designed to remove wastewater flows from the Longwood Wastewater Treatment Plant through diversion to the Riverstone Ranch Oversized system. (Longwood Phase 2 was scheduled out of sequence for 2014) When completed this and two additional diversion projects within the subdivision will remove 870 equivalent sewer connections from Longwood Plant reducing inflow there by 8.9%
8	WW1504	(JHEC) SWEC Filter and Bar Screen Improvements	This project will provide for another filtration mechanism at the John Hargrove Environmental Center JHEC / SWEC waste water treatment plant. Presently the plant use three filters to manage its daily loading. The additional filter system will enable the operators to take a portion of the plant off line when needed to perform maintenance as needed. The current configuration of three filters does not accommodate for this and therefore prohibits frequent and needed maintenance of the system. The project will also address deficiencies with the bar screen mechanism which is not and has not been operating properly. It is in need of replacement. A new compactor / washer will also be included in this project.	As currently configured, the JHEC / SWEC waste water treatment plant is not flexible enough to accommodate frequent and needed maintenance. This project will allow for that and enable the operators to maintain the plant in a more effective manner. The new bar screen will enable the plan to remove more solids at the head works and therefore provide better effluent.
9	WW1505	Hooper Road Sanitary Sewer	Installation of approximately 3,200 LF of 8" sewer from Beltway 8, south along Hooper Road. The project will be constructed with the Hooper Road Extension project.	Provide water service in the Lower Kirby Area currently not served.
10	WW1603	JHEC WWTP Expansion - WWM Project 29A	A 2-mgd expansion to the existing 4 mgd wastewater treatment plant that will increase the wastewater treatment capacity to 6-mgd facility at the John Hargrove Environmental Center.	This 2-mgd expansion is based on growth projections for the JHEC WWTP service area and additional flows that will be diverted to the JHEC WWTP from the Longwood Service Area. Current flows are at 55% to 60% of capacity.
11	WW1602	Relocation Mykawa Scott LS - WWM Projects 5	Replacement of the existing lift station, a new 12" force main, approximately 2,500 feet, from Mykawa to SH35 and a new 8 - 12" gravity line, approximately 3,430 feet along Mykawa from Scott Street to Shank. Project will be coordinated with Mykawa Rd. construction.	The Mykawa-Scott basin has heavy I/I based on pump run time. Rehabilitation of the basin with the above improvements will reduce flow to the Barry Rose WWTP, reduce surcharging in the McHard 24" trunk sewer, and eliminate one lift station. The project will also remove the existing line from underneath the future widening of Mykawa Road.
12	WW1601	Orange Mykawa Lift Station Retirement - WWM Project 33	Abandonment of lift station and installation of new 12-inch gravity sewer line along Mykawa from Orange to Walnut for approximately 3,386 feet. To be completed in coordination with Mykawa Road construction.	Retirement of an old lift station that pumps wastewater three times before sending to the plant. In addition, this lift station will require a major rehabilitation within the next five years. The project will also eliminate an inverted siphon gravity line and remove the existing lines from being in conflict with the drainage for the Mykawa Road project.
13	WW1701	Veterans Drive Lift Station Service Area - WWM Project 11	This project extends the trunk sewer south along Veterans Dr. as far as Dare Rd., providing gravity sewer service as follows: approximately 1,600 feet of 12" line, 16,680 feet of 18" line, and 4,920 feet of 24" line.	This will allow gravity sewer for development south of Bailey Rd. and eliminate two lift stations (Park Village and Springfield). This project will be developer driven.

CITY OF PEARLAND
2015 - 2019 CAPITAL IMPROVEMENTS PROGRAM
SUMMARY - **WASTEWATER**

PREF. NO.	PROJECT NO.	PROJECT NAME	PROJECT DESCRIPTION	JUSTIFICATION
14	WW1506	Springfield Lift Station Abandonment	Convert the Springfield lift station into a manhole and gravity flow all wastewater 1,300 feet south to the Park Village Lift station on the east side of McLean.	The pump at this facility is currently above ground centrifugal pumps that have been in service for 30+ years. The rehab of these facilities would be costly and consist of submersible pump replacements with guide rail systems, raising wet well top to a higher elevation, relining wet well and upgrading the control panels. It is less costly to convert these facilities to gravity flow manholes.
15	WW1507	Sanitary Sewer Rehabilitation	To replace failing waste water lines over thirty years of age in the following areas over a period of years - Corrigan Subdivision, Old Towne, Summerset/Shrine, Country Place, Green Tee, Westminster, Brookside Acres, Shadycrest, Creek View, Parkview, Wood Creek, Heritage Green, Clear Creek Estates, Twin Creek Woods.	Through analysis of Public Works work order history and institutional knowledge, the waste water lines in these older areas are responsible for the majority of line breaks and service interruptions in Pearland. This project will address the areas with the most frequent failures and improve system reliability for the residents. You will note that the list of project locations is the same as that listed for water line rehabilitation. It is recommended that both projects are done simultaneously to limit construction impacts to the residents.

ACRONYMS

ADT - Average Daily Traffic

AWWA – American Water Works Association

BW – Beltway

CIP – Capital Improvement Program

CR – County Road

EMS – Emergency Medical Service

ETJ – Extraterritorial Jurisdiction

FM – Farm to Market Road

HVAC – Heat, Vent & Air Conditioning

ISD - Independent School District

JHEC – John Hargrove Environmental Center

KPB – Keep Pearland Beautiful

LEED - Leadership in Energy & Environmental Design

LF – Linear Feet

MGD – Million Gallons per Day

MUD – Municipal Utility District

PER – Preliminary Engineering Report

PVC – Polyvinyl Chloride

ROW – Right of Way

SF – Square Feet

SH - State Highway

TIP – Transportation Improvement Program

P&Z AGENDA ITEM

B

City of Pearland

P&Z AGENDA REQUEST

TO:	**Planning & Zoning Commission**
REQUESTOR:	**Ian Clowes**
DATE:	**05/27/2014**
AGENDA ITEM SUBJECT:	**Preliminary Plat of Enclave at Highland Glen Section 4**

☐ **Old Business** ☐ **New Business** ☐ **Discussion Item** ☐ **Workshop**

Summary: A request by Geoff Freeman of BGE Kerry R. Gilbert and Associates, applicant; on behalf of Jeff Anderson of Beazer Homes, owner; for approval of a Preliminary Plat of Enclave at Highland Glen Section 4, a 37 lot residential subdivision on 25.9 acres of land, generally located at the intersection of Hughes Rd. and Harbor Ridge Ln.

Staff Recommendation: Approval

PLANNING AND ZONING COMMISSION
MEETING OF JUNE 2, 2014

PRELIMINARY PLAT OF ENCLAVE AT HIGHLAND GLEN SECTION 4

A request by Geoff Freeman of BGE Kerry R. Gilbert and Associates, applicant; on behalf of Jeff Anderson of Beazer Homes, owner; for approval of a Preliminary Plat of Enclave at Highland Glen Section 4, a 37 lot subdivision on 25.9 acres of land, to wit:

Legal Description: A subdivision of land containing 25.9 acres of land out of the Thomas J. Green Survey, A-290, City of Pearland Texas, County of Brazoria, Texas.

General Location: Generally located at the intersection of Hughes Rd. and Harbor Ridge Ln.

ZONING: The proposed subdivision is located within the Reserve at Highland Glen Cluster Development Plan and is currently zoned Single Family – 1 (R-1).

The Reserve at Highland Glen Cluster Development Plan was approved in March of 2013. The plan requires a minimum of 6.4 acres of amenitized dry detention, a 1.1 acre park, 2 seating nodes, and a number of neighborhood enhancements, in the form of a primary entry feature, 6' trails throughout the development and an extension of the 10' regional trail along Clear Creek. This section of the subdivision contains a portion of the required 6' trail and completion of the 10' city trail along Clear Creek. These amenities will need to be in place prior to the approval of the final plat.

UNIFIED DEVELOPMENT CODE: The proposed subdivision is in conformance with all requirements of the Unified Development Code.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The subject property is within the A-1/2 Acre Lots future land use designation. This submittal is not in conformance with this future land use designation as the proposed lots are a minimum of 6,600 square feet or 0.16 acres.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property is served by Hughes Road, a secondary thoroughfare with a right-of-way of 100 feet. The proposed plat is in conformance with the thoroughfare plan.

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

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

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

PARKLAND FEES: Parkland dedication fees will be required prior to approval of any Final Plats.

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

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat of Enclave at Highland Glen Section 4 as proposed by the applicant, for the following reasons:

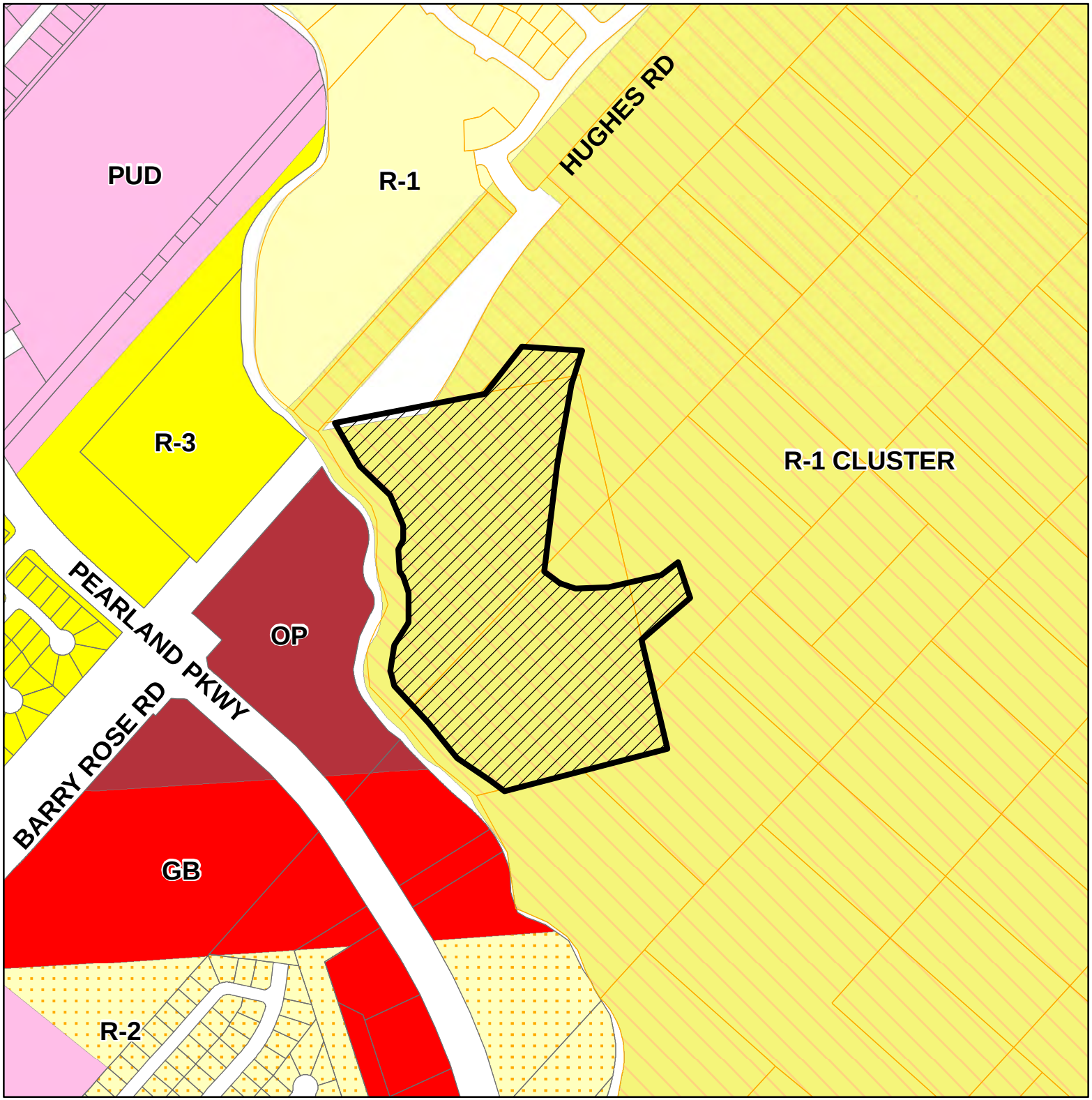
1. The proposed Preliminary Plat will not cause any adverse impacts on the surrounding properties.

2. This request is in conformance with the Unified Development Code with the approved Cluster Development Plan

3. The request is in conformance with the approved Reserve at Highland Glen Cluster Development Plan.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Future Land Use Plan
- Aerial Map
- Preliminary Plat of Enclave at Highland Glen Section 3



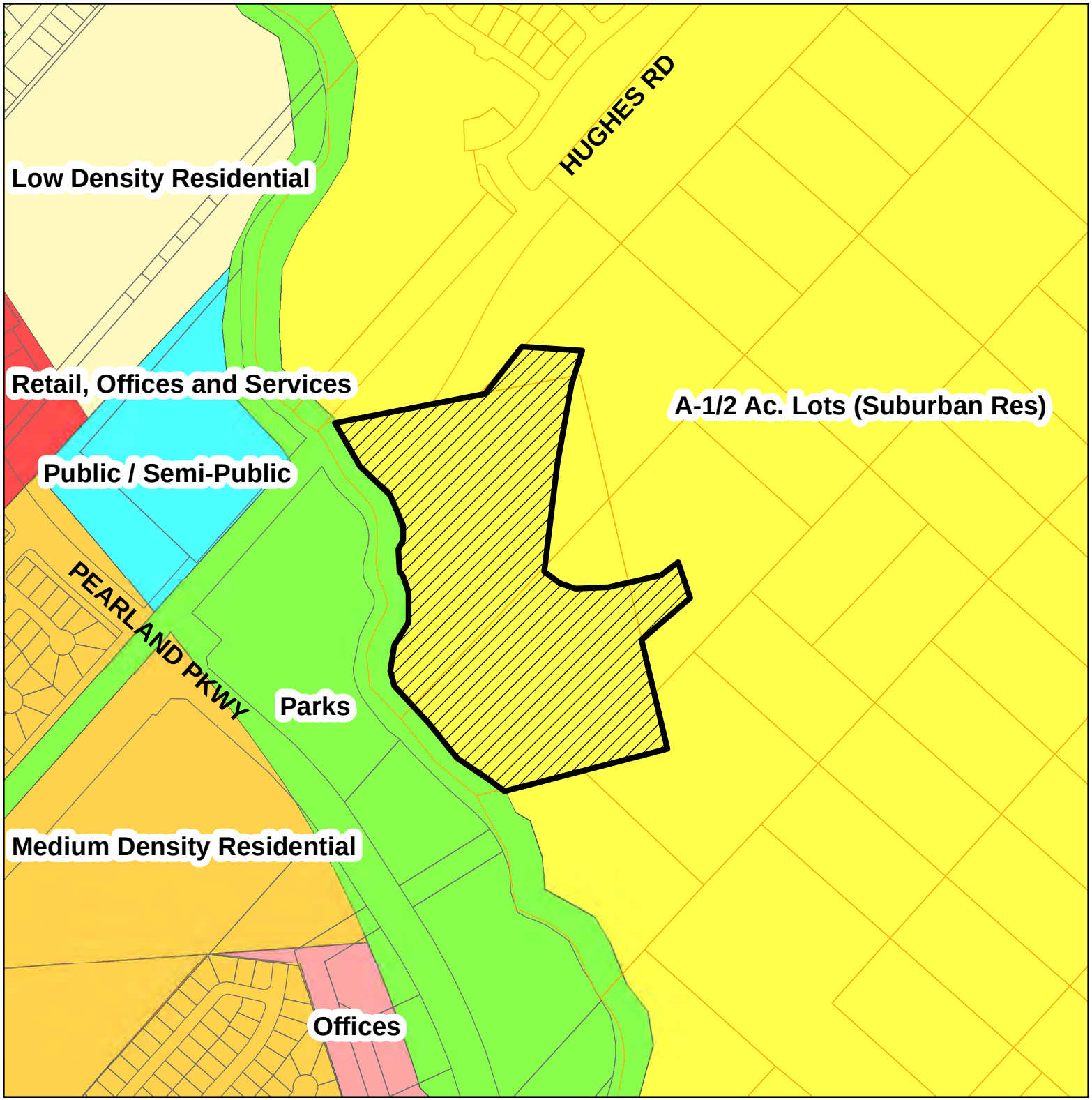
Zoning and Vicinity Map

Preliminary Plat of Enclave at Highland Glen Section 4

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

N

0 150 300 600 Feet



FLUP Map

Preliminary Plat of Enclave at Highland Glen Section 4

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N

0 150 300 600 Feet

Aerial Map

Preliminary Plat of Enclave at Highland Glen Section 4

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

N

0 150 300 600 Feet

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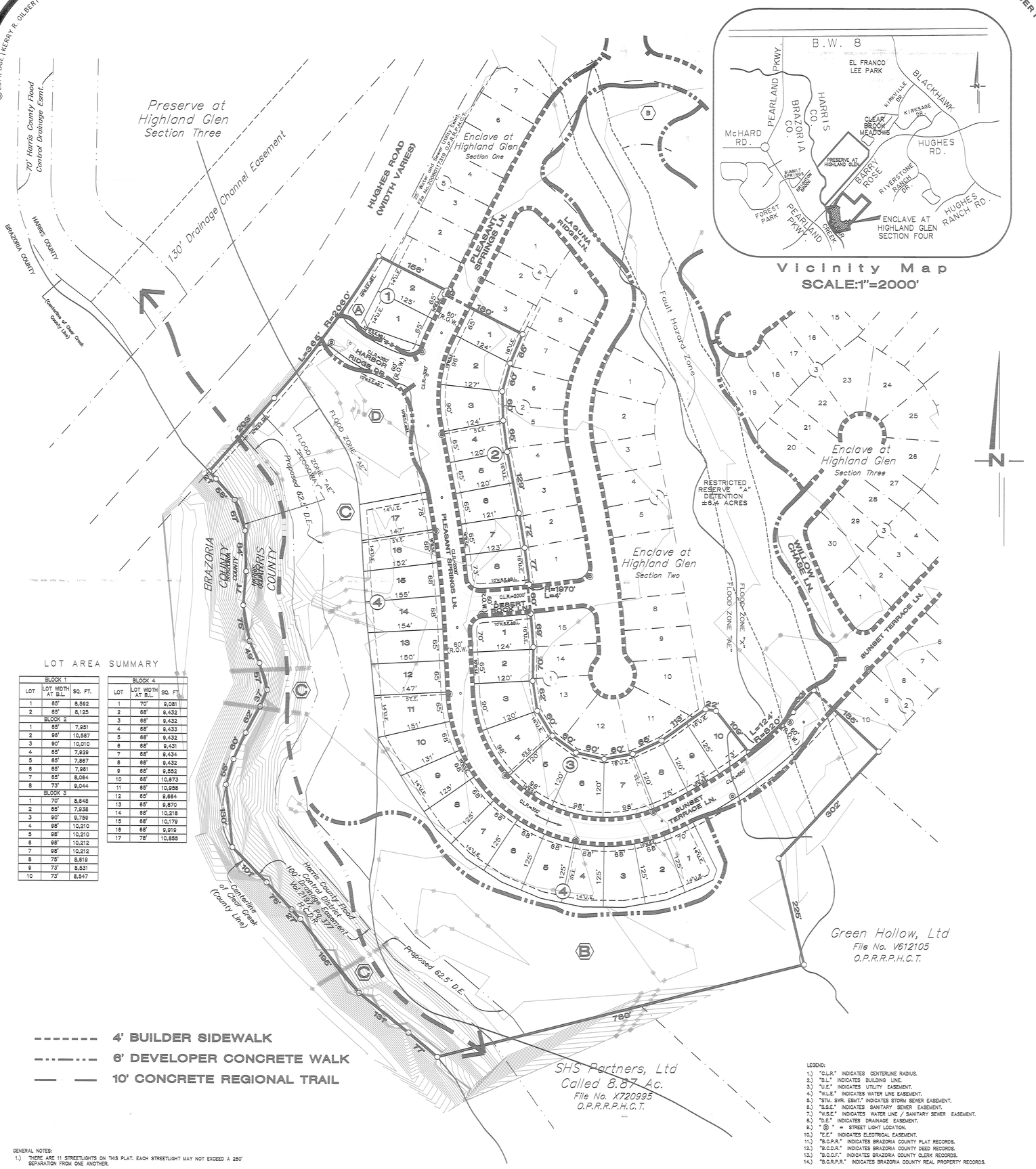


Vicinity Map
SCALE:1"=2000'

LOT AREA SUMMARY

BLOCK 1		
LOT	LOT WIDTH AT B.L.	SQ. FT.
1	65'	8,592
2	65'	8,125
BLOCK 2		
1	65'	7,951
2	95'	10,557
3	90'	10,010
4	65'	7,929
5	65'	7,867
6	65'	7,961
7	65'	8,064
8	73'	9,044
BLOCK 3		
1	70'	8,648
2	65'	7,938
3	90'	9,759
4	98'	10,210
5	98'	10,210
6	98'	10,212
7	98'	10,212
8	75'	8,619
9	73'	8,531
10	73'	8,547

BLOCK 4		
LOT	LOT WIDTH AT B.L.	SQ. FT.
1	70'	9,081
2	65'	9,432
3	65'	9,432
4	65'	9,433
5	65'	9,432
6	65'	9,431
7	65'	9,434
8	65'	9,432
9	65'	9,552
10	65'	10,673
11	65'	10,958
12	65'	9,864
13	65'	9,670
14	65'	10,218
15	65'	10,179
16	65'	9,919
17	76'	10,855

- 4' BUILDER SIDEWALK
- 6' DEVELOPER CONCRETE WALK
- 10' CONCRETE REGIONAL TRAIL

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

GENERAL NOTES:
1.) THERE ARE 11 STREETLIGHTS ON THIS PLAT. EACH STREETLIGHT MAY NOT EXCEED A 250' SEPARATION FROM ONE ANOTHER.
2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP MAP NO. 48201C0205L, WITH THE EFFECTIVE DATE OF JUNE 18, 2007, THE PROPERTY IS LOCATED IN PARTIALLY IN ZONE "AE" AND PARTIALLY IN ZONE "X" (AREAS TO BE DETERMINED TO BE PARTIALLY WITHIN THE 100 YEAR FLOODWAY.
3.) ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
4.) ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS
5.) ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND HARRIS COUNTY FLOOD CONTROL.
6.) THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT WILL BE THE HIGHER OF (1) EITHER TWELVE (12) INCHES ABOVE THE TOP OF CURB ELEVATION FOR A SUNK STREET OR THE TOP OF CURB ELEVATION FOR A RAISED STREET, OR (2) THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (3) TWELVE (12) INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
7.) DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTH AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
8.) 4' SIDEWALKS REQUIRED ON ALL INTERNAL PUBLIC STREET RIGHT-OF-WAYS ADJOINING SINGLE FAMILY RESIDENTIAL LOTS AND 8' SIDEWALKS REQUIRED ON ALL INTERNAL PUBLIC STREET RIGHT-OF-WAYS ADJOINING ALL RESERVES.
9.) THIS SUBDIVISION IS CONSISTANT WITH THE R-1 CLUSTER DEVELOPMENT PLAN
10.) THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT No 28.
11.) ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR HARRIS COUNTY.
12.) THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, HARRIS COUNTY, AND THE CITY OF PEARLAND.
13.) ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
14.) ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR OT 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.
15.) ALL BEARINGS REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD 83), WITH COORDINATES SHOWN IN FEET. COORDINATES SHOWN ARE SURFACE FOR NAD 83 AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.99986913.
16.) BENCHMARK – MONUMENT GPS – 2 BRASS CAP SET FLUSH IN CONCRETE, STAMPED "CITY OF PEARLAND 2 GPS MONU, 1995". THE MONUMENT IS LOCATED IN THE SOUTHWESTERLY INTERSECTION OF BROADWAY ROAD (T.M. 518) AND LIBERTY. THE MONUMENT IS 4.0 FEET SOUTHWESTERLY FROM THE WEST BOC OF BROADWAY BACK OF CURB AND 8.7 FEET NORTHWESTERLY FROM METAL POLE. N = 7099782.488, E = 3109926.288, ELEVATION = 42.49, NGVD 29, 1987 ADJUSTMENT. SUBTRACT 0.48 FEET FOR NAVD 88 2001 ADJUSTMENT.

NOTE:

Ⓐ RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.21 ACRE

Ⓑ RESTRICTED RESERVE "B" DETENTION ±6.73 ACRES

Ⓒ RESTRICTED RESERVE "C" OPEN SPACE/FLOODWAY ±6.94 ACRES

Ⓓ RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±1.09 ACRES

A PRELIMINARY PLAT OF

ENCLAVE AT HIGHLAND GLEN
SECTION FOUR

BEING 25.9± ACRES OF LAND

CONTAINING 37 LOTS (65' X 120' TYP.) AND FOUR RESERVES IN FOUR BLOCKS.

OUT OF THE

THOMAS J. GREEN SURVEY, A-290
CITY OF PEARLAND, HARRIS COUNTY, TEXAS

OWNER:
BEAZER HOMES
10110 WEST SAM HOUSTON PARKWAY, #100
HOUSTON, TEXAS 77064
ATTN: DAN OLSON, 713-897-2100

ENGINEER:
LJA ENGINEERING & SURVEYING, INC.
2929 BRIARPARK DRIVE, #600
HOUSTON, TEXAS 77042
ATTN: JAMES ROSS, 713-953-5200

PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC.

SCALE: 1" = 100'
0 50 100 200

MAY 20, 2014
KGA# 0429-011

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

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF PEARLAND UNIFIED DEVELOPMENT CODE IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE PEARLAND PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

P&Z AGENDA ITEM

C

City of Pearland

P&Z AGENDA REQUEST

TO:	**Planning & Zoning Commission**
REQUESTOR:	**Ian Clowes**
DATE:	**05/27/2014**
AGENDA ITEM SUBJECT:	**Preliminary Plat of Enclave at Highland Glen Section 5**

☐ **Old Business** ☐ **New Business** ☐ **Discussion Item** ☐ **Workshop**

Summary: A request by Geoff Freeman of BGE Kerry R. Gilbert and Associates, applicant; on behalf of Jeff Anderson of Beazer Homes, owner; for approval of a Preliminary Plat of Enclave at Highland Glen Section 5, a 55 lot residential subdivision on 12.9 acres of land, generally located at the intersection of Baywater Creek Ln. and Cedar Ridge Ln.

Staff Recommendation: Approval

PLANNING AND ZONING COMMISSION
MEETING OF JUNE 2, 2014

PRELIMINARY PLAT OF ENCLAVE AT HIGHLAND GLEN SECTION 5

A request by Geoff Freeman of BGE Kerry R. Gilbert and Associates, applicant; on behalf of Jeff Anderson of Beazer Homes, owner; for approval of a Preliminary Plat of Enclave at Highland Glen Section 5, a 55 lot subdivision on 12.9 acres of land, to wit:

Legal Description: A subdivision of land containing 12.9 acres of land out of the Thomas J. Green Survey, A-290, City of Pearland Texas, County of Brazoria, Texas.

General Location: Generally located at the intersection of Baywater Creek Ln. and Cedar Ridge Ln.

ZONING: The proposed subdivision is located within the Reserve at Highland Glen Cluster Development Plan and is currently zoned Single Family – 1 (R-1).

The Reserve at Highland Glen Cluster Development Plan was approved in March of 2013. The plan requires a minimum of 6.4 acres of amenitized dry detention, a 1.1 acre park, 2 seating nodes, and a number of neighborhood enhancements, in the form of a primary entry feature, 6' trails throughout the development and an extension of the 10' regional trail along Clear Creek. This section of the subdivision does not contain any of the required amenities.

UNIFIED DEVELOPMENT CODE: The proposed subdivision is in conformance with all requirements of the Unified Development Code.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The subject property is within the A-1/2 Acre Lots future land use designation. This submittal is not in conformance with this future land use designation as the proposed lots are a minimum of 6,600 square feet or 0.16 acres.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property is served by Hughes Road, a secondary thoroughfare with a right-of-way of 100 feet. The proposed plat is in conformance with the thoroughfare plan.

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

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

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

PARKLAND FEES: Parkland dedication fees will be required prior to approval of any Final Plats.

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

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat of Enclave at Highland Glen Section 5 as proposed by the applicant, for the following reasons:

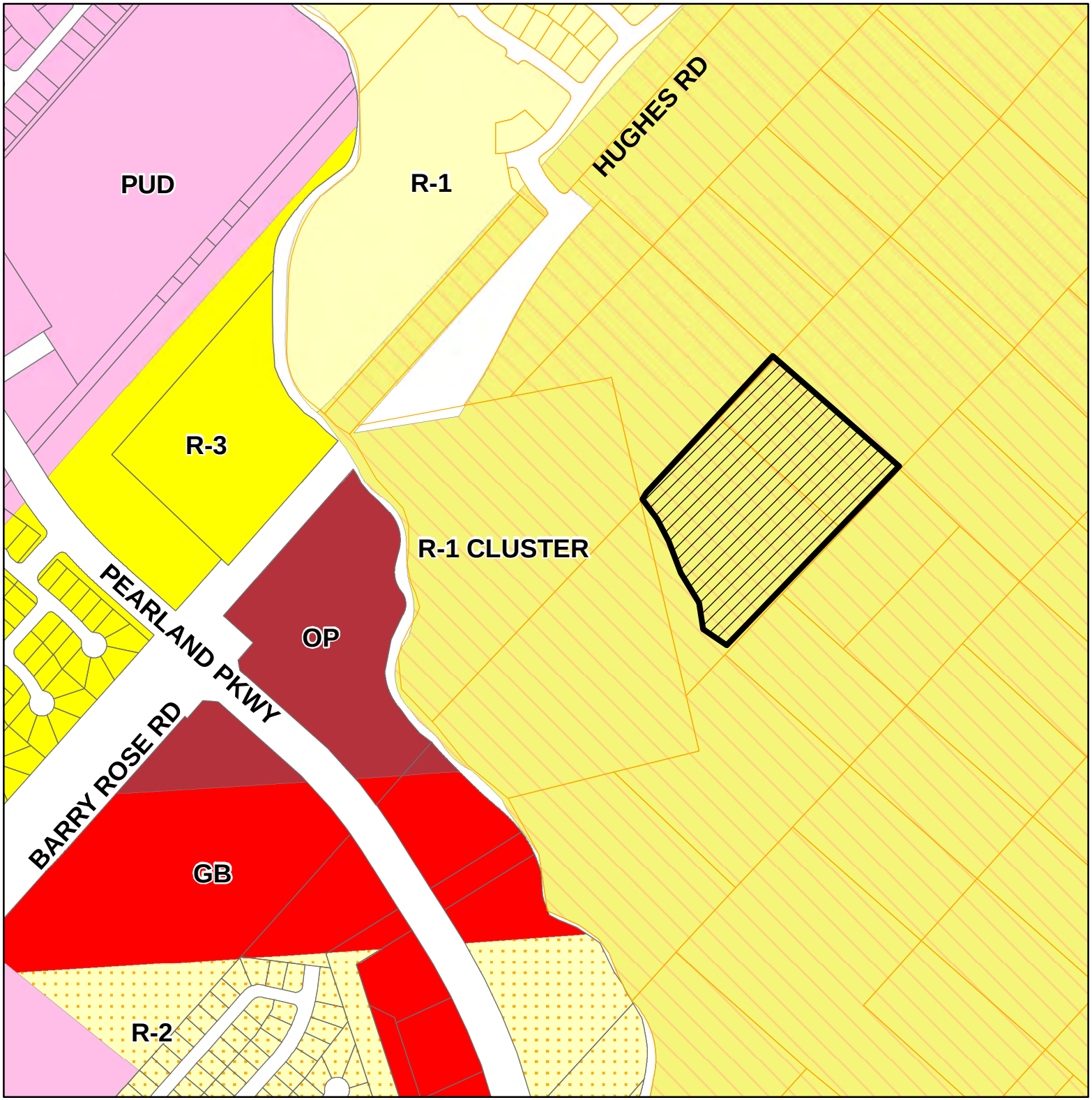
1. The proposed Preliminary Plat will not cause any adverse impacts on the surrounding properties.

2. This request is in conformance with the Unified Development Code with the approved Cluster Development Plan

3. The request is in conformance with the approved Reserve at Highland Glen Cluster Development Plan.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Future Land Use Plan
- Aerial Map
- Preliminary Plat of Enclave at Highland Glen Section 5



Zoning and Vicinity Map

Preliminary Plat of Enclave at Highland Glen Section 5

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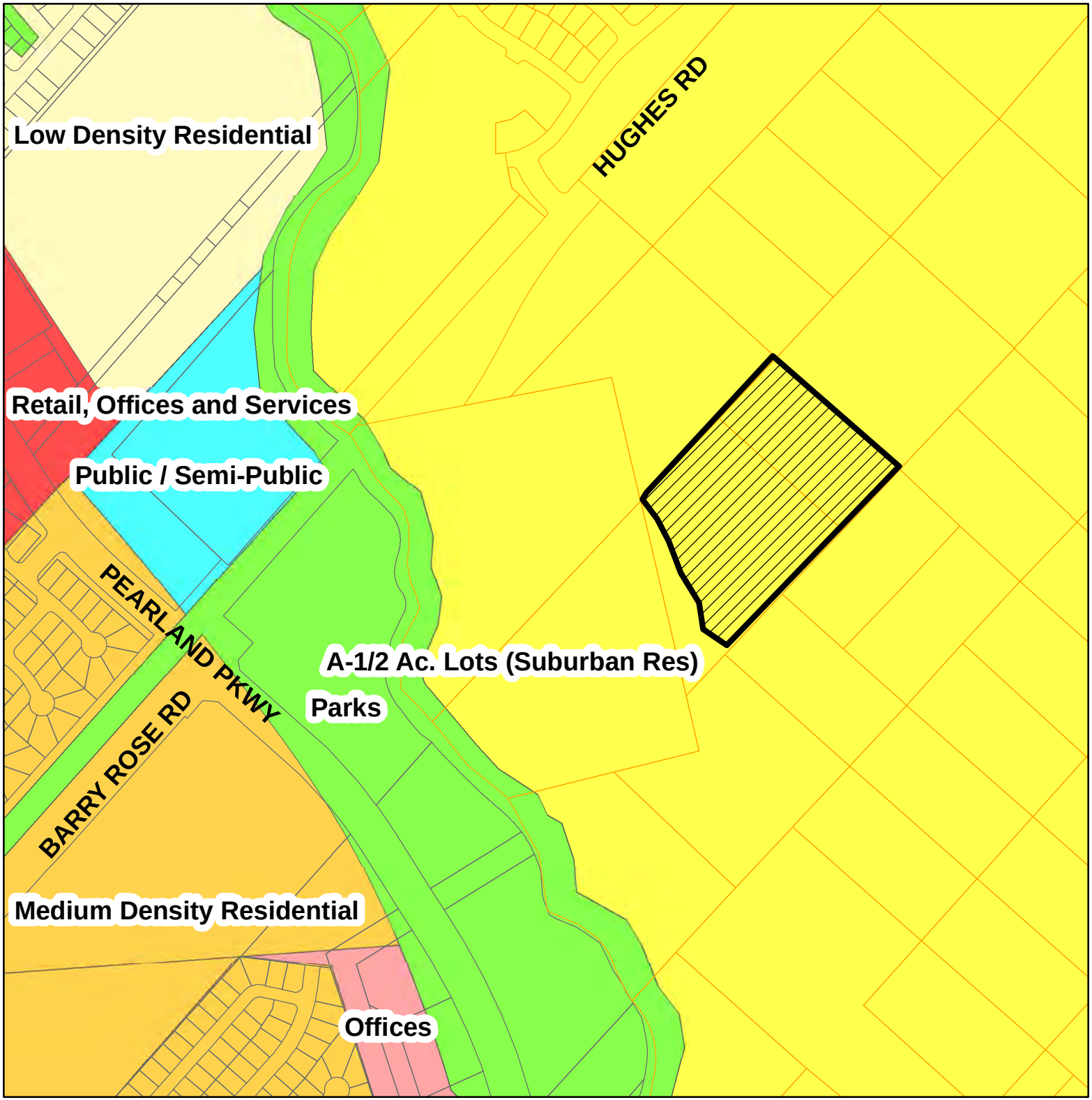
N

0 150 300 600 Feet



FLUP Map

Preliminary Plat of Enclave at Highland Glen Section 5

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N

0 150 300 600 Feet

Aerial Map

Preliminary Plat of Enclave at Highland Glen Section 5

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N

0 150 300 600 Feet

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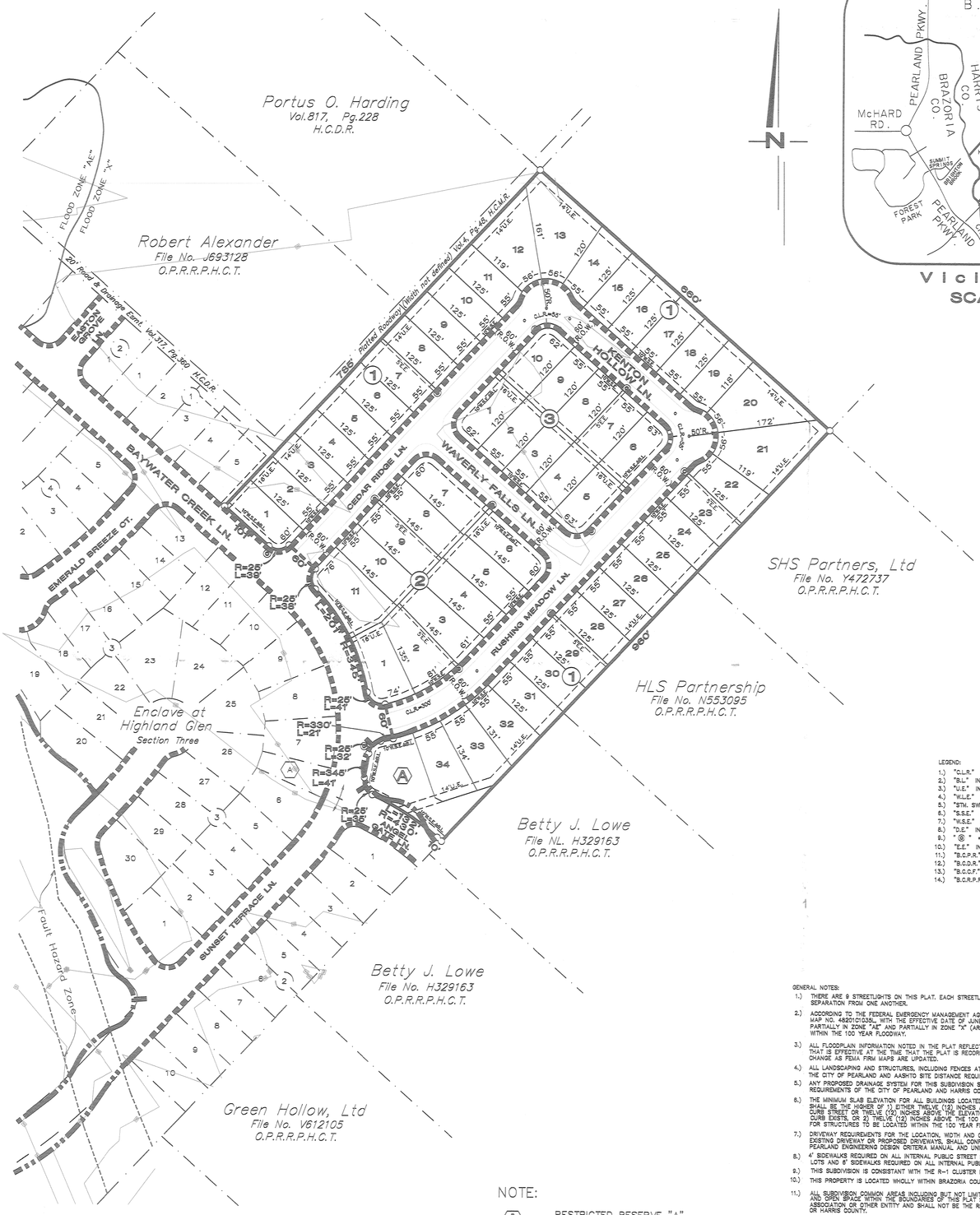

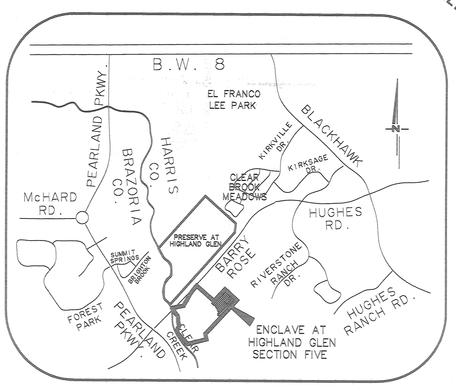

Vicinity Map
SCALE:1"=2000'

LEGEND:

1.) "C.L.R." INDICATES CENTERLINE RADIUS.
2.) "B.L." INDICATES BUILDING LINE.
3.) "U.E." INDICATES UTILITY EASEMENT.
4.) "W.L.E." INDICATES WATER LINE EASEMENT.
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6.) "S.S.E." INDICATES SANITARY SEWER EASEMENT.
7.) "W.S.E." INDICATES WATER LINE / SANITARY SEWER EASEMENT.
8.) "D.E." INDICATES DRAINAGE EASEMENT.
9.) " ⊗ " = STREET LIGHT LOCATION.
10.) "E.E." INDICATES ELECTRICAL EASEMENT.
11.) "B.C.P.R." INDICATES BRAZORIA COUNTY PLAT RECORDS.
12.) "B.C.D.R." INDICATES BRAZORIA COUNTY DEED RECORDS.
13.) "B.C.C.R." INDICATES BRAZORIA COUNTY CLERK RECORDS.
14.) "B.C.R.P.R." INDICATES BRAZORIA COUNTY REAL PROPERTY RECORDS.

GENERAL NOTES:

1.) THERE ARE 9 STREETLIGHTS ON THIS PLAT. EACH STREETLIGHT MAY NOT EXCEED A 250' SEPARATION FROM ONE ANOTHER.

2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP MAP NO. 48201C0335L, WITH THE EFFECTIVE DATE OF JUNE 18, 2007, THE PROPERTY IS LOCATED IN PARTIALLY IN ZONE "AE" AND PARTIALLY IN ZONE "X" (AREAS TO BE DETERMINED TO BE PARTIALLY WITHIN THE 100 YEAR FLOODWAY.

3.) ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

4.) ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS

5.) ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND HARRIS COUNTY FLOOD CONTROL.

6.) THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF 1) EITHER TWELVE (12) INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR TWELVE (12) INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR 2) TWELVE (12) INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.

7.) DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTH AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.

8.) 4' SIDEWALKS REQUIRED ON ALL INTERNAL PUBLIC STREET RIGHT-OF-WAYS ADJOINING SINGLE FAMILY RESIDENTIAL LOTS AND 6' SIDEWALKS REQUIRED ON ALL INTERNAL PUBLIC STREET RIGHT-OF-WAYS ADJOINING ALL RESERVES.

9.) THIS SUBDIVISION IS CONSISTANT WITH THE R-1 CLUSTER DEVELOPMENT PLAN

10.) THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT No 28.

11.) ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR HARRIS COUNTY.

12.) THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, HARRIS COUNTY, AND THE CITY OF PEARLAND.

13.) ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.

14.) ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR OT 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.

15.) ALL BEARINGS REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD 83), WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE SURFACE FOR NAD 83 AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.999889913.

16.) BENCHMARK – MONUMENT GPS – 2 BRASS CAP SET FLUSH IN CONCRETE, STAMPED "CITY OF PEARLAND 2 GPS MONU. 1998", THE MONUMENT IS LOCATED IN THE SOUTHWESTERLY INTERSECTION OF BROADWAY ROAD (F.M. 518) AND LIBERTY. THE MONUMENT IS 4.0 FEET SOUTHWESTERLY FROM THE WEST SIDE OF BROADWAY BACK OF CURB AND 8.7 FEET NORTHWESTERLY FROM METAL POLE.
Y = 13789782.395
X = 3126962.395
ELEVATION = 42.48, NGVD 29, 1987 ADJUSTMENT.
SUBTRACT 0.48 FEET FOR NAVD 88 2001 ADJUSTMENT.

NOTE:

(A) RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±0.37 ACRE

- - - - - - - 4' BUILDER SIDEWALK
- · - — · - 6' DEVELOPER CONCRETE WALK

LOT AREA SUMMARY

BLOCK 1		
LOT	LOT WIDTH AT B.L.	SQ. FT.
1	80'	7,486
2	55'	6,875
3	55'	6,875
4	55'	6,875
5	55'	6,875
6	55'	6,875
7	55'	6,875
8	55'	6,875
9	55'	6,875
10	55'	6,875
11	55'	6,806
12	56'	10,888
13	56'	13,922
14	55'	7,343
15	55'	6,875
16	55'	6,875
17	55'	6,875
18	55'	6,875
19	55'	6,773
20	56'	11,694
21	56'	14,015
22	55'	7,278
23	55'	6,875
24	55'	6,875
25	55'	6,875
26	55'	6,875
27	55'	6,875
28	55'	6,875
29	55'	6,875
30	55'	6,875
31	55'	6,933
32	55'	7,746
33	55'	8,383
34	55'	7,637

BLOCK 2		
LOT	LOT WIDTH AT B.L.	SQ. FT.
1	74'	8,704
2	81'	9,301
3	81'	8,331
4	55'	7,977
5	55'	7,975
6	60'	8,549
7	60'	8,722
8	55'	7,974
9	55'	7,975
10	55'	8,015
11	76'	11,378

BLOCK 3		
LOT	LOT WIDTH AT B.L.	SQ. FT.
1	62'	7,328
2	55'	6,601
3	55'	6,601
4	55'	6,601
5	53'	7,357
6	53'	7,345
7	55'	6,601
8	55'	6,601
9	55'	6,601
10	62'	7,328

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF PEARLAND UNIFIED DEVELOPMENT CODE IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE PEARLAND PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

A PRELIMINARY PLAT OF

ENCLAVE AT HIGHLAND GLEN

SECTION FIVE

BEING 12.9± ACRES OF LAND

CONTAINING 55 LOTS (55' X 120' TYP.) AND
ONE RESERVE IN THREE BLOCKS.

OUT OF THE
THOMAS J. GREEN SURVEY, A-290
CITY OF PEARLAND, HARRIS COUNTY, TEXAS

OWNER:
BEAZER HOMES
10110 WEST SAM HOUSTON PARKWAY, #100
HOUSTON, TEXAS 77064
ATTN: DAN OLSON, 713-897-2100

ENGINEER:
LJA ENGINEERING & SURVEYING, INC.
2929 BRIARPARK DRIVE, #600
HOUSTON, TEXAS 77042
ATTN: JAMES ROSS, 713-953-5200

PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC.

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

SCALE: 1" = 100'
0 50 100 200

MAY 20, 2014
KGA# 0429-011

P&Z AGENDA ITEM

D

City of Pearland

P&Z AGENDA REQUEST

TO: **Planning & Zoning Commission**

REQUESTOR: **Ian Clowes, Associate Planner**

DATE: **05/27/2014**

AGENDA ITEM SUBJECT: **Final Plat of the Preserve at Highland Glen Section 3**

☐ **Old Business** ☐ **New Business** ☐ **Discussion Item** ☐ **Workshop**

Summary: A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Bruce Craig of Beazer Homes, owner; for approval of a Final Plat of Preserve at Highland Glen Section 3, a 15 lot residential subdivision on 25.38 acres of land, generally located a half mile northeast of the intersection of Hughes Road and Pearland Parkway.

Staff Recommendation: Approval

PLANNING AND ZONING COMMISSION
MEETING OF JUNE 2, 2014

FINAL PLAT OF PRESERVE AT HIGHLAND GLEN SECTION 3

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Bruce Craig of Beazer Homes, owner; for approval of a Final Plat of Preserve at Highland Glen Section 3, a 15 lot residential subdivision on 25.38 acres of land, to wit

Legal Description: A subdivision of 25.381 acres of land situated in the Derril H.M. Hunter Survey, Abstract 36, City of Pearland, Harris County, Texas.

General Location: Generally located a half mile northeast of the intersection of Hughes Road and Pearland Parkway.

ZONING: The proposed subdivision is located within the Preserve at Clear Creek Cluster Development Plan and is currently zoned Single Family – 1 (R-1).

The Cluster Plan was approved on March 7, 2011 with an overall area of 130.5 acres and a total build out of 285 single-family lots. The Cluster Plan is intended to allow for flexibility in lot sizes and in return, a larger amount of green space including pocket parks, trails, and amenitized detention areas. At this time, all required amenities for the subdivision have been completed by the developer.

PRELIMINARY PLAT: This proposed final plat is in conformance with the previously approved Preliminary Plat of Preserve at Highland Glen Section 3.

UNIFIED DEVELOPMENT CODE: The proposed subdivision is in conformance with all requirements of the Unified Development Code.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The subject property is within the A-1/2 Acre Lots future land use designation. This submittal is not in conformance with this future land use designation as the proposed lots are a minimum of 9,000 square feet or 0.21 acres.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subdivision is served by Hughes Road, a secondary thoroughfare with a right-of-way of 100 feet. The proposed plat is in conformance with the thoroughfare plan.

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

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

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

PARKLAND FEES: Parkland dedication fees have not been paid at this time.

ADDITONAL 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 Preserve at Highland Glen Section 3 as proposed by the applicant, for the following reasons and with the following condition:

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

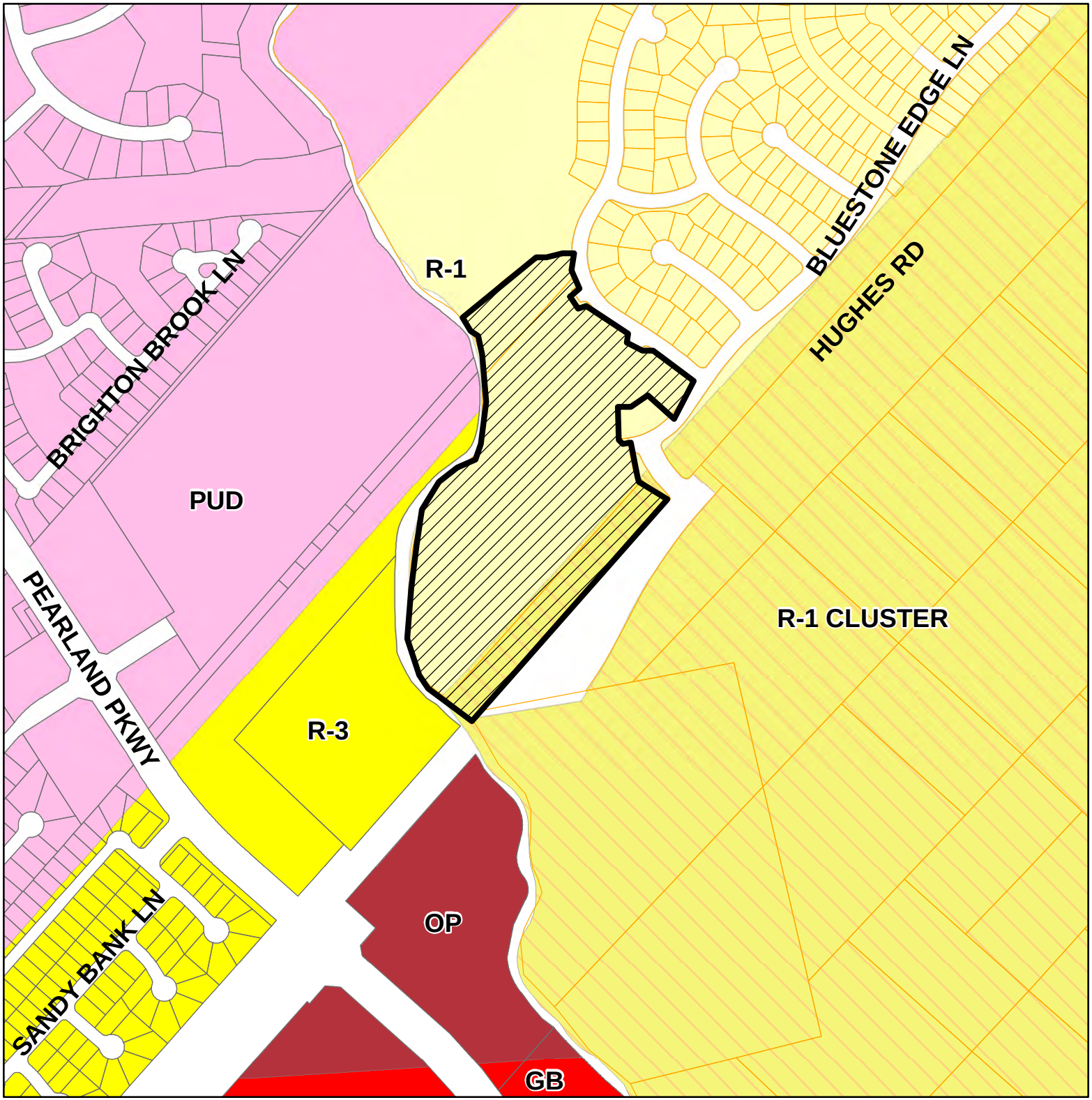
3. The request is in conformance with the approved Reserve at Highland Glen Cluster Development Plan.

CONDITION OF APPROVAL:

1. The applicant must pay the parkland dedication fees totaling $11,250.00, prior to the recordation of the plat.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Future Land Use Plan
- Aerial Map
- Final Plat of Preserve at Highland Glen Section 3



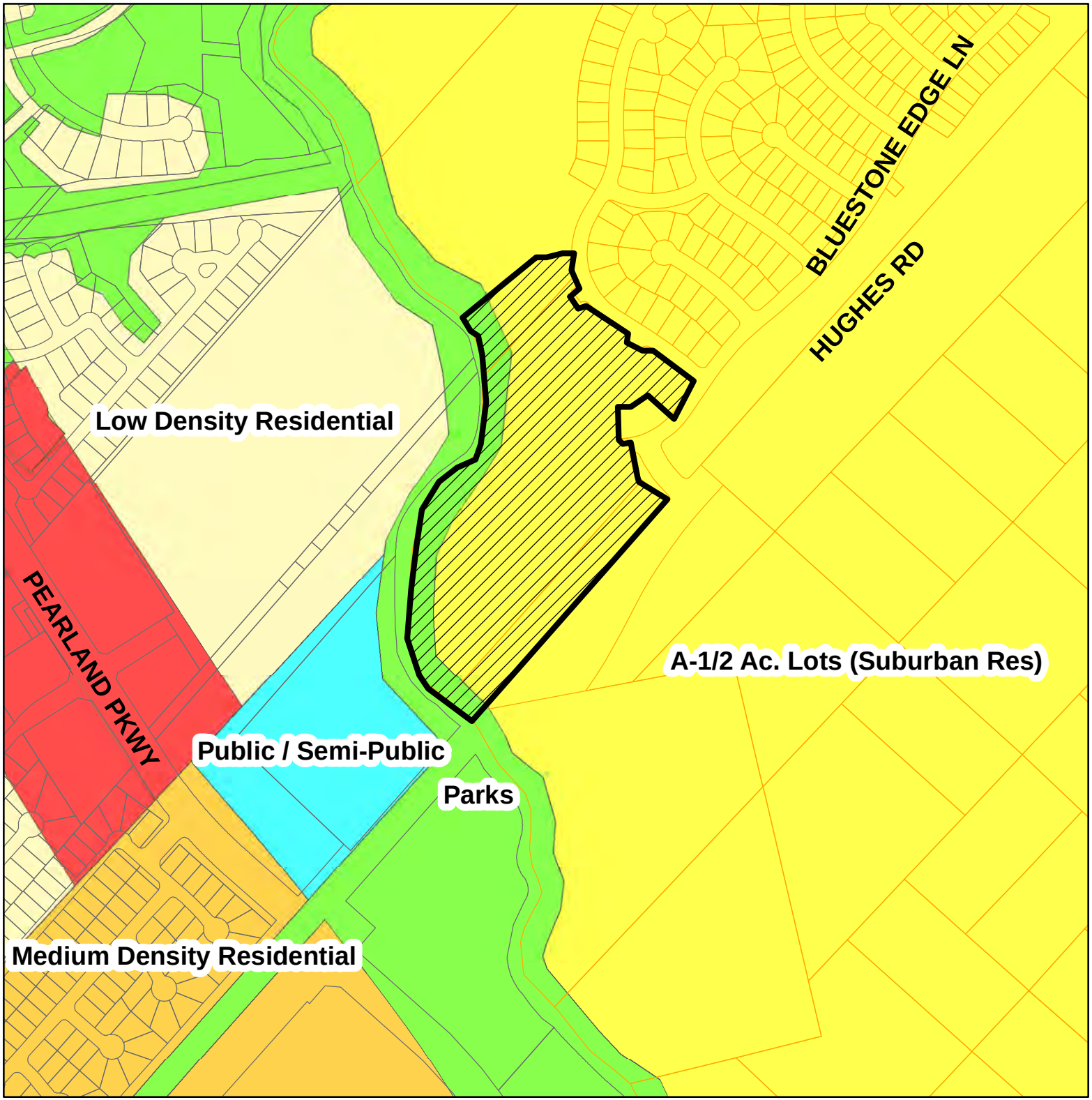
Zoning and Vicinity Map

Final Plat of Preserve at Highland Glen Section 3

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

N

0 150 300 600 Feet



FLUP Map

Final Plat of Preserve at Highland Glen Section 3

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

N

0 150 300 600 Feet

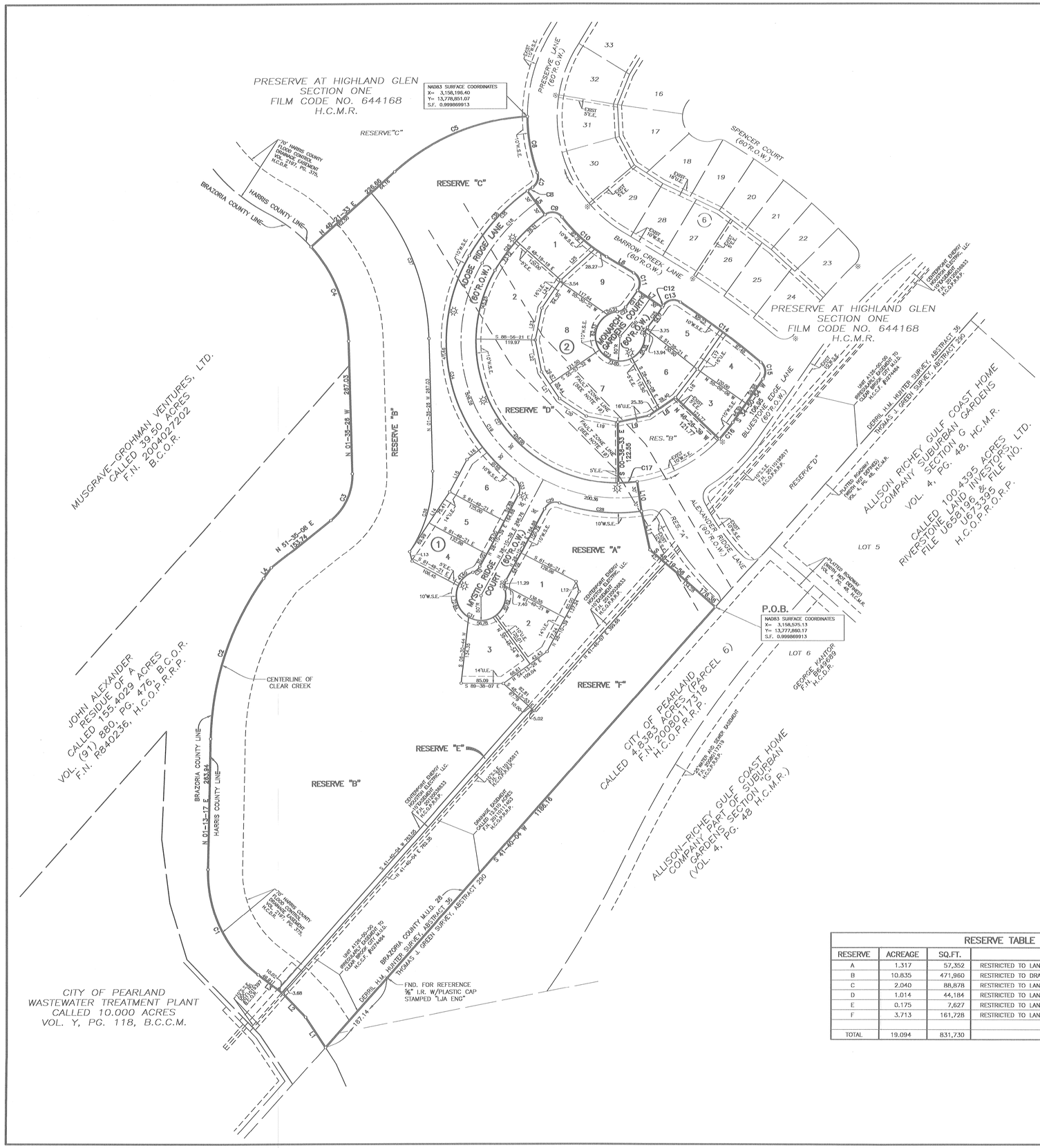
Aerial Map

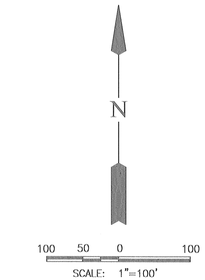
Final Plat of Preserve at Highland Glen Section 3

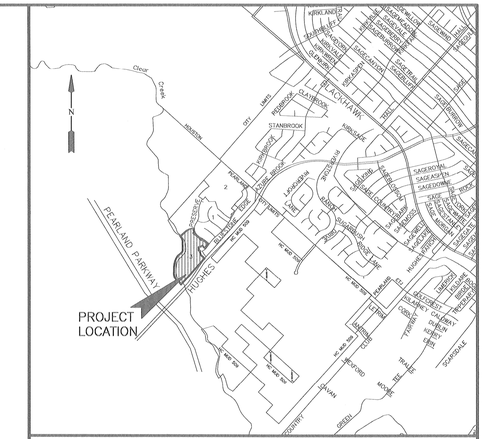
This product is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

N

0 150 300 600 Feet







VICINITY MAP
SCALE: 1"= 2,400'

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	262.00	53-28-10	244.50	131.97	235.73	N 25-30-48 W
C2	575.00	34-25-05	345.41	178.09	340.24	N 18-25-49 E
C3	115.00	53-10-34	106.73	57.56	102.94	N 24-59-51 E
C4	300.00	40-03-00	209.70	109.34	205.46	N 21-36-56 W
C5	441.00	38-25-43	295.78	153.70	290.27	N 67-34-25 E
C6	330.00	20-07-05	115.87	58.54	115.28	S 09-56-05 E
C7	25.00	75-32-33	32.96	19.37	30.63	S 17-46-39 W
C8	430.00	1-45-31	13.20	6.60	13.20	S 54-40-09 W
C9	25.00	88-16-53	38.52	24.26	34.82	S 82-04-10 E
C10	330.00	21-01-06	121.06	61.22	120.38	S 48-26-16 E
C11	25.00	92-49-14	40.50	26.26	36.21	S 12-32-12 E
C12	630.00	0-20-16	3.71	1.86	3.71	N 33-42-16 E
C13	25.00	89-56-10	39.24	24.97	35.34	N 78-30-13 E
C14	1770.00	6-33-41	202.70	101.46	202.59	S 53-14-51 E
C15	25.00	84-48-55	37.01	22.83	33.72	S 07-33-33 E
C16	285.00	8-42-27	43.31	21.70	43.27	S 39-12-08 W
C17	285.00	7-39-27	38.09	19.07	38.06	N 85-33-44 E
C18	400.00	23-31-39	164.25	83.30	163.10	S 42-01-34 W
C19	315.00	128-31-44	706.63	653.49	567.51	S 34-00-08 E
C20	600.00	9-14-59	96.86	48.54	96.76	N 38-29-54 E
C21	570.00	4-08-21	41.18	20.60	41.17	N 35-56-35 E
C22	25.00	45-27-01	19.83	10.47	19.32	N 60-44-16 E
C23	50.00	285-33-17	231.74	54.04	73.40	S 49-18-53 E
C24	25.00	40-33-13	17.69	9.24	17.33	S 18-11-06 W
C25	630.00	4-35-18	50.45	25.24	50.44	N 36-10-03 E
C26	370.00	23-31-39	151.93	77.05	150.87	S 42-01-34 W
C27	285.00	128-31-44	639.33	591.25	513.46	S 34-00-08 E
C28	345.00	27-53-44	167.97	85.68	166.32	S 84-19-08 E
C29	25.00	81-27-05	35.54	21.52	32.62	S 68-54-11 W
C30	25.00	42-50-00	18.69	9.81	18.26	S 06-45-39 W
C31	50.00	265-40-01	231.84	53.93	73.33	S 61-49-21 E
C32	25.00	42-50-00	18.69	9.81	18.26	N 49-35-39 E
C33	25.00	81-27-05	35.54	21.52	32.62	N 12-32-54 W
C34	345.00	83-32-10	503.00	308.12	459.62	S 11-30-21 E
C35	430.00	23-31-39	176.57	89.55	175.33	S 42-01-34 W
C36	277.50	39-23-59	171.45	88.56	168.74	N 18-06-33 E
C37	462.50	40-03-00	323.29	168.56	316.75	N 21-36-56 W
C38	430.00	25-17-10	189.77	96.46	188.23	S 42-54-20 W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 33-17-40 W	73.58
L2	N 43-40-08 W	65.48
L3	N 52-14-53 W	63.62
L4	N 35-38-22 E	28.64
L5	S 38-12-35 E	60.00
L6	S 58-56-49 E	63.60
L7	S 56-07-35 E	60.00
L8	S 55-30-46 W	64.74
L9	S 78-06-50 W	64.59
L10	S 08-16-00 E	60.00
L11	S 12-19-21 E	79.60
L12	S 16-49-21 E	21.21
L13	S 13-54-59 E	20.74
L14	S 34-10-27 W	145.41
L15	S 28-10-39 W	73.55
L16	S 51-55-48 W	39.82
L17	N 34-50-54 E	90.99
L18	N 37-45-46 E	71.80
L23	S 11-40-18 W	65.77
L24	S 34-27-47 W	67.84
L25	S 47-33-16 W	93.70

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.317	57,352	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	10.835	471,960	RESTRICTED TO DRAINAGE/DETENTION
C	2.040	88,878	RESTRICTED TO LANDSCAPE/OPEN SPACE/RECREATION CENTER
D	1.014	44,184	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.175	7,627	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	3.713	161,728	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	19.094	831,730	

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
B.C.O.R.	BRAZORIA COUNTY OFFICIAL RECORDS
B.C.O.P.R.	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.O.P.R.R.P.	HARRIS COUNTY OFFICIAL PUBLIC RECORDS REAL PROPERTY
H.C.D.R.	HARRIS COUNTY DEED RECORDS
	STREET NAME CHANGE

FINAL PLAT OF
PRESERVE AT HIGHLAND GLEN
SECTION THREE

A SUBDIVISION OF 25.381 ACRES OF LAND SITUATED IN
THE DERRIL H.M. HUNTER SURVEY, ABSTRACT 36,
CITY OF PEARLAND, HARRIS COUNTY, TEXAS

15 LOTS 6 RESERVES (19.094 ACRES) 2 BLOCKS

APRIL 23, 2014 JOB NO. 1406-2930C-310

OWNERS:

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

AND

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
BY: LENNAR TEXAS HOLDING COMPANY,
ITS GENERAL PARTNER
JOHN W. HAMMOND, VICE PRESIDENT
550 GREENS PARKWAY, HOUSTON, TEXAS 77067
PH. (281) 873-4663

ENGINEER:

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

SHEET 1 OF 2

MYLAR CHECK: COORD ____ DIR. ____

Date\Time : Wed, 21 May 2014 2:11PM
Path\Name : I:\Projdwg\Plotting\1406\Plat\Preserve at Highland Glen_3_FP.dwg

P&Z AGENDA ITEM

E

City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Ian Clowes

DATE: 05/27/2014

AGENDA ITEM SUBJECT: Final Plat of Shadow Creek Ranch - SF 56

☐ **Old Business** ☐ **New Business** ☐ **Discussion Item** ☐ **Workshop**

Summary: A request by Rene Rodriguez, from LJA, applicant, on behalf of 741 SCR, LTD, owner, for approval of a Final Plat of Shadow Creek Ranch - SF 56, a 61 lot residential subdivision, generally located at the southwest corner of Windward Bay Dr. and Arcadia Bay Dr.

Staff Recommendation: Approval

PLANNING AND ZONING COMMISSION
MEETING OF JUNE 2, 2014

FINAL PLAT OF SHADOW CREEK RANCH– SF 56

A request by Rene Rodriguez, from LJA, applicant, on behalf of 741 SCR, LTD, owner, for approval of a Final Plat of Shadow Creek Ranch - SF 56, a 61 lot residential subdivision, to wit:

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

General Location: Generally located at the southwest corner of Windward Bay Dr. and Arcadia Bay Dr.

ZONING: The proposed subdivision is located within the Shadow Creek Ranch Planned Unit Development (PUD) and is currently zoned R-5. The Shadow Creek Ranch PUD was approved in September of 1999 for approximately 3305 acres of land within the City of Pearland.

SHADOW CREEK RANCH PUD: The proposed subdivision is in conformance with the Shadow Creek Ranch PUD

PRELIMINARY PLAT: This proposed final plat is in conformance with the previously approved Preliminary Plat of Shadow Creek Ranch SF-56.

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 proposed subdivision is in conformance with the Land Use and Urban Development Ordinance.

COMFORMANCE TO THE COMPREHENSIVE PLAN: The subject property is within the Medium Density Residential land use designations. This proposed subdivision is in conformance with this future land use designation as the proposed lots are a minimum of 6,600 square feet.

CONFORMANCE TO THE THOROUGHFARE PLAN: This section of Shadow Creek will be served by Windward Bay Dr., a minor collector with a right-of-way of 60'. This section will also connect with SF-55B to the north via Field Hollow Drive which requires a minimum right-of-way of 50'.

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

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

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

PARKLAND FEES: Park fees are not required within the Shadow Creek Ranch Development.

ADDITONAL 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 Shadow Creek Ranch – SF 56 as proposed by the applicant for the following reasons:

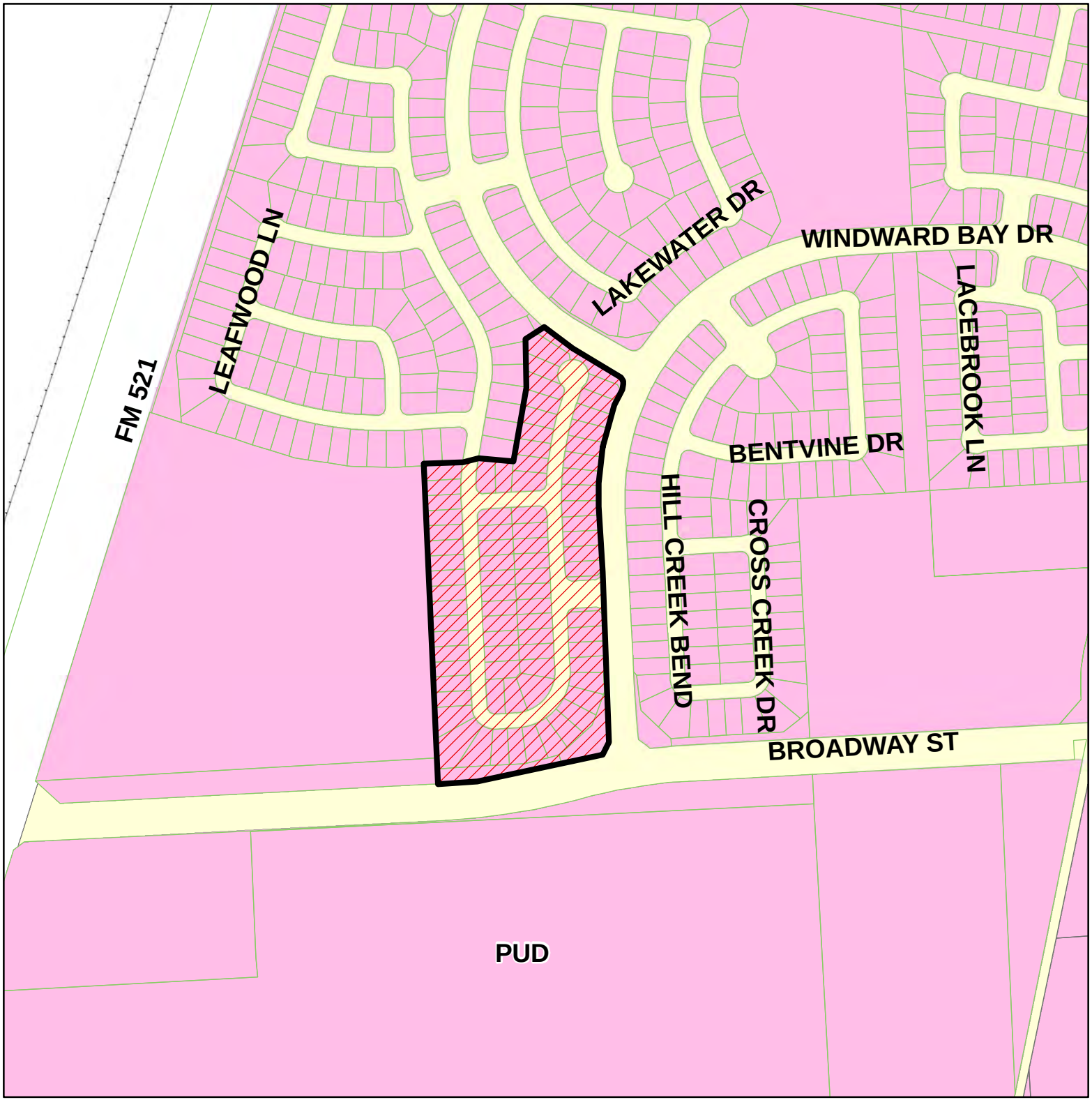
1. The proposed Final Plat will not cause any adverse impacts on the surrounding properties.

2. This request is in conformance with the comprehensive plan.

3. This request is in conformance with the Shadow Creek Ranch Development as well as the Land Use and Urban Development Ordinance.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Future Land Use Map
- Aerial Map
- Final Plat of Shadow Creek Ranch – SF 56



Zoning and Vicinity Map

Final Plat of Shadow Creek Ranch SF- 56

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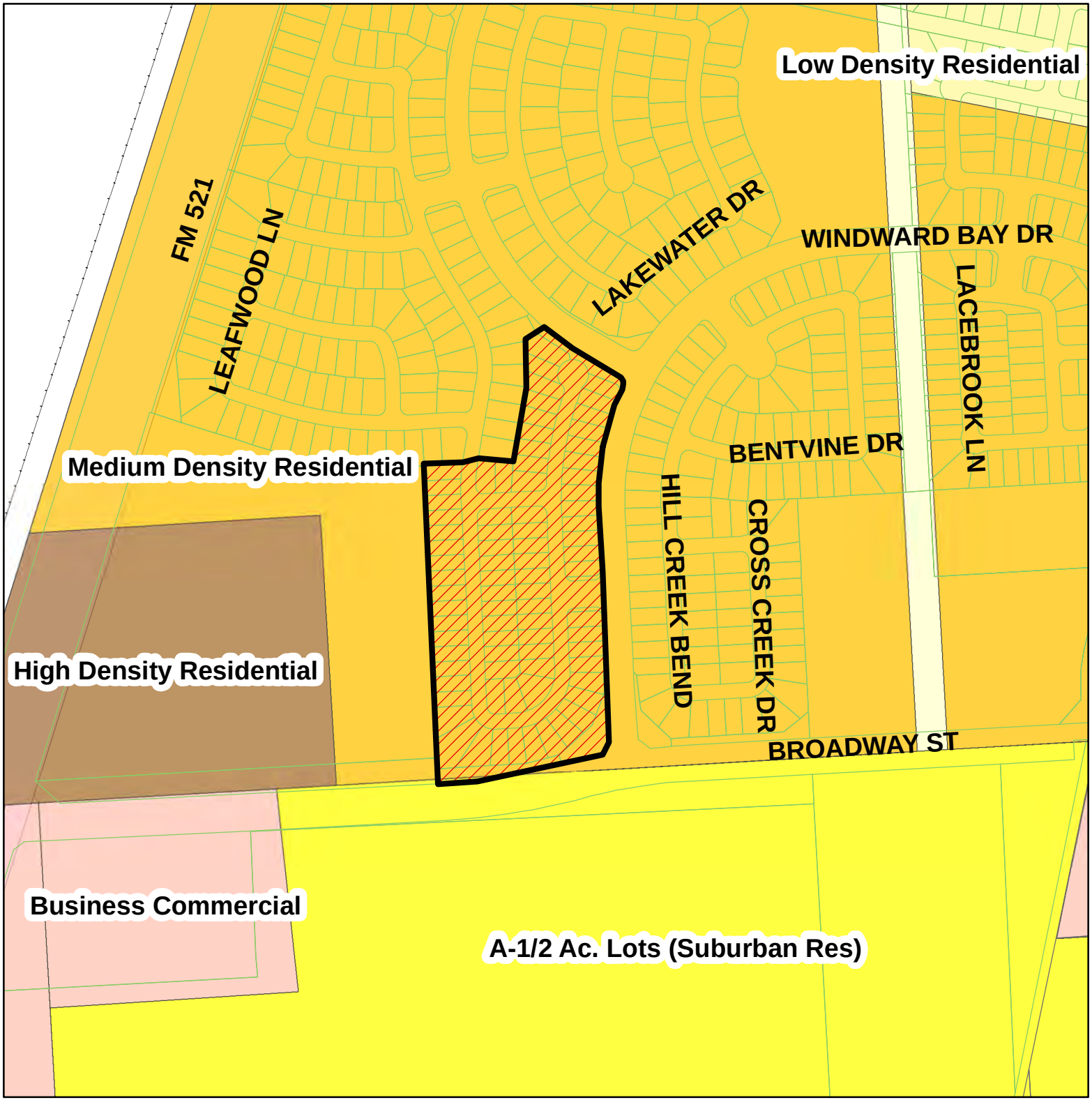
N

0 95 190 380 Feet



FLUP Map

Final Plat of Shadow Creek Ranch SF- 56

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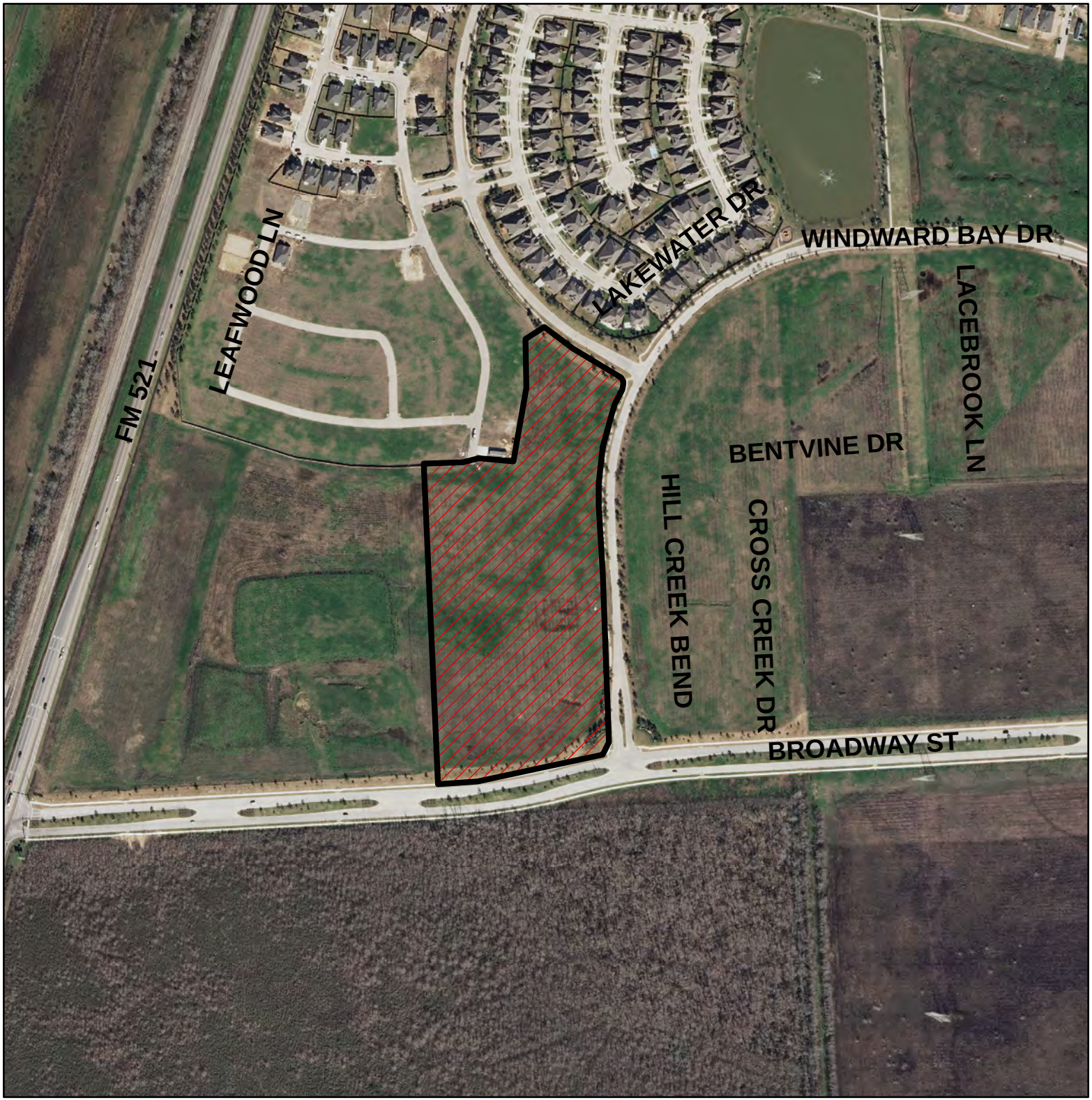
N

0 95 190 380 Feet



Aerial Map

Final Plat of Shadow Creek Ranch SF- 56

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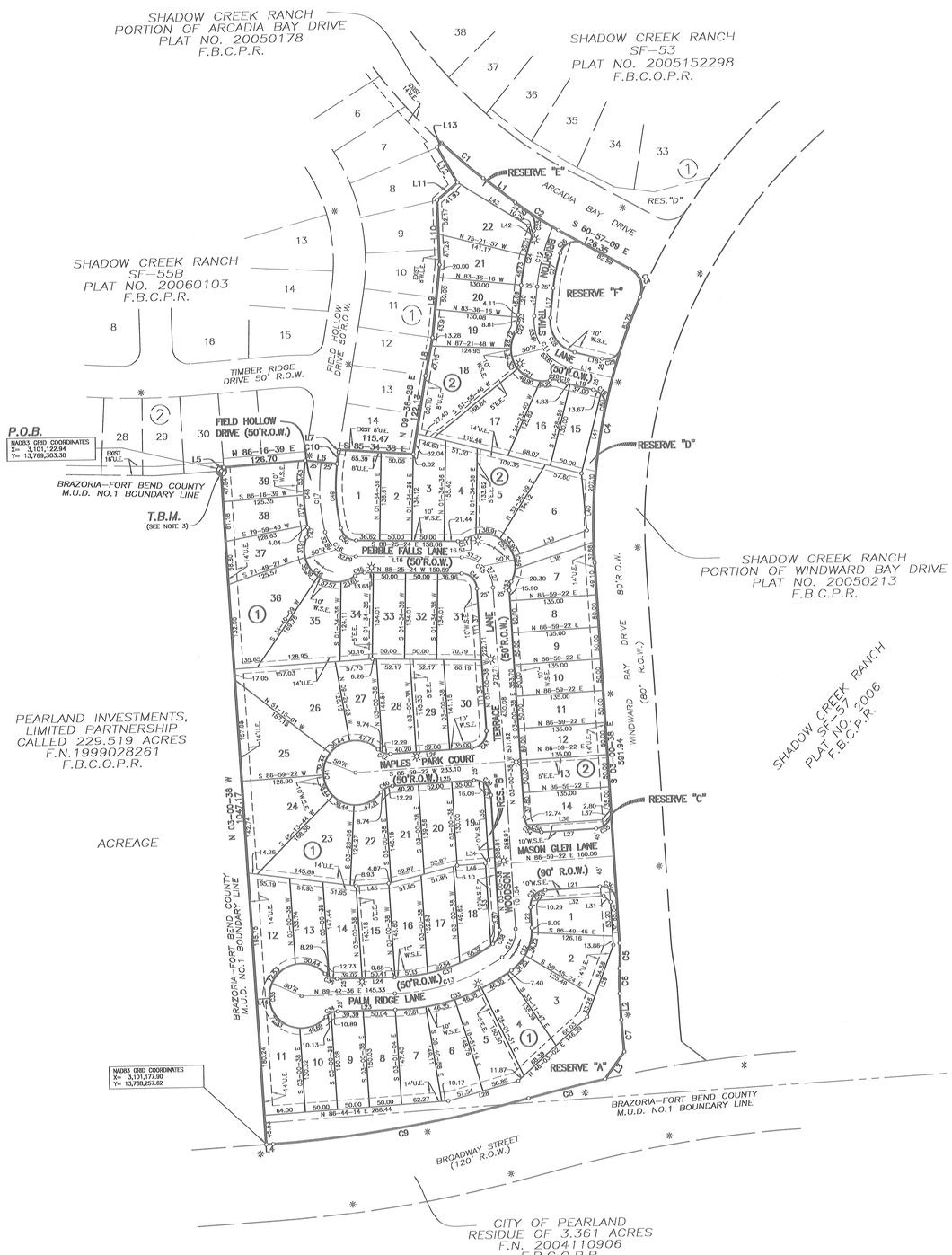
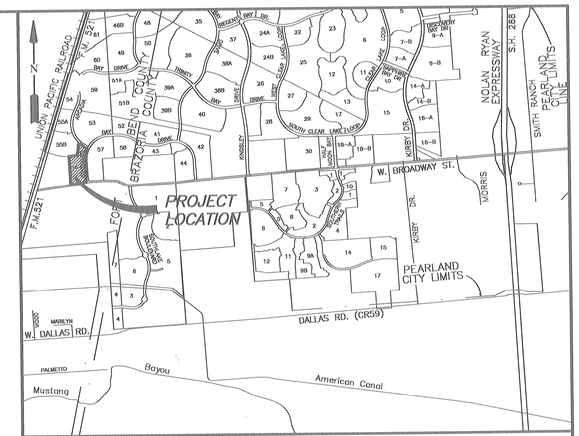
N

0 95 190 380 Feet



CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	890.00	5-30-29	85.56	42.81	85.52	S 49-04-21 E
C2	500.00	9-07-34	79.64	39.90	79.56	S 56-23-23 E
C3	35.00	85-02-19	51.95	32.09	47.31	S 18-26-00 E
C4	890.00	27-05-48	420.90	214.46	416.99	S 10-32-15 W
C5	300.00	7-24-07	38.76	19.41	38.73	S 00-41-25 W
C6	300.00	7-24-07	38.76	19.41	38.73	S 00-41-25 W
C7	1145.00	2-30-49	50.23	25.12	50.23	S 04-16-03 E
C8	2060.00	3-25-13	122.97	61.50	122.95	S 76-43-29 W
C9	1940.00	11-56-59	404.61	203.04	403.88	S 80-59-22 W
C10	575.00	1-52-35	18.83	9.42	18.83	N 08-40-10 E
C11	75.00	81-54-54	107.23	65.10	98.32	S 34-33-43 E
C12	300.00	18-19-30	95.95	48.39	95.54	S 15-33-29 W
C13	300.00	34-12-42	179.13	92.33	176.48	N 72-36-15 E
C14	50.00	58-30-32	51.06	28.01	48.87	N 26-14-37 E
C15	50.00	85-24-46	74.54	46.15	67.82	N 45-43-01 W
C16	50.00	75-22-25	65.78	38.63	61.13	S 50-44-11 E
C17	300.00	20-46-51	108.81	55.01	108.21	S 02-39-33 E
C18	25.00	87-56-43	38.37	24.12	34.72	N 31-32-48 W
C19	100.00	7-24-01	12.92	6.47	12.91	N 71-49-09 W
C20	25.00	33-33-26	14.64	7.54	14.43	N 84-53-52 W
C21	50.00	134-13-45	117.14	118.45	92.13	N 34-33-43 W
C22	25.00	33-33-26	14.64	7.54	14.43	N 15-46-27 E
C23	100.00	7-24-01	12.92	6.47	12.91	N 02-41-44 E
C24	325.00	15-20-38	87.03	43.78	86.77	N 14-04-03 E
C25	25.00	76-21-01	33.31	19.66	30.90	N 16-26-09 W
C26	25.00	101-00-26	44.07	30.33	38.58	S 68-32-37 W
C27	275.00	11-38-40	55.89	28.04	55.79	S 12-13-04 W
C28	50.00	81-54-54	71.48	43.40	65.55	S 34-33-43 E
C29	25.00	85-47-19	37.43	23.23	34.03	N 61-35-11 E
C30	25.00	90-00-00	39.27	25.00	35.36	N 48-00-38 W
C31	25.00	90-00-00	39.27	25.00	35.36	S 41-59-22 W
C32	75.00	58-30-32	76.59	42.01	73.30	S 26-14-37 W
C33	325.00	34-12-42	194.06	100.02	191.19	S 72-36-15 W
C34	25.00	48-11-23	21.03	11.18	20.41	S 65-36-54 W
C35	50.00	276-22-46	241.19	44.72	66.67	N 00-17-24 W
C36	25.00	48-11-23	21.03	11.18	20.41	S 66-11-43 E
C37	275.00	34-12-42	164.20	84.63	161.78	N 72-36-15 E
C38	25.00	58-30-32	25.53	14.00	24.43	N 26-14-37 E
C39	25.00	90-00-00	39.27	25.00	35.36	N 48-00-38 W
C40	25.00	48-11-23	21.03	11.18	20.41	S 62-53-40 W
C41	50.00	276-22-46	241.19	44.72	66.67	N 03-00-38 W
C42	25.00	48-11-23	21.03	11.18	20.41	S 68-54-57 E
C43	25.00	90-00-00	39.27	25.00	35.36	N 41-59-22 E
C44	25.00	85-24-46	37.27	23.07	33.91	N 45-43-01 W
C45	25.00	36-19-00	15.85	8.20	15.58	S 73-25-06 W
C46	50.00	148-22-45	129.49	176.57	96.22	N 50-33-01 W
C47	25.00	34-21-24	14.99	7.73	14.77	N 06-27-39 E
C48	325.00	18-26-55	104.65	52.78	104.20	N 01-29-35 W
C49	275.00	20-46-51	99.74	50.42	99.20	S 02-39-33 E
C50	25.00	75-22-25	32.89	19.31	30.57	S 50-44-11 E
C51	25.00	32-29-41	14.18	7.29	13.99	N 75-19-45 E
C52	50.00	150-24-08	131.25	189.26	96.68	S 45-43-01 E
C53	25.00	32-29-41	14.18	7.29	13.99	S 13-14-12 W
C54	25.00	90-00-00	39.27	25.00	35.36	S 48-00-38 E
C55	25.00	90-00-00	39.27	25.00	35.36	N 41-59-22 E
C56	25.00	66-25-19	28.98	16.37	27.39	N 53-46-42 E
C57	25.00	53-07-48	23.18	12.50	22.36	S 29-34-33 E
C58	25.00	60-47-53	26.53	14.67	25.30	N 62-36-42 W
C59	50.00	23-38-39	20.63	10.47	20.49	N 05-35-42 W
C60	25.00	56-37-23	24.71	13.47	23.71	S 15-53-08 E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 51-49-36 E	62.65
L2	S 03-00-38 E	40.36
L3	S 36-15-39 W	51.48
L4	S 86-57-52 W	10.87
L5	N 36-14-48 E	6.74
L6	S 82-16-07 E	50.00
L7	N 09-36-28 E	3.59
L8	N 11-25-54 E	60.43
L9	N 06-23-44 E	113.91
L10	N 01-20-47 W	99.40
L11	N 50-12-28 E	41.93
L12	N 29-07-16 W	63.31
L13	N 43-40-53 E	10.00
L14	S 75-31-10 E	66.41
L15	N 06-23-44 E	45.89
L16	N 88-25-24 W	164.44
L17	S 06-23-44 W	45.89
L18	S 75-31-10 E	43.71
L19	N 75-31-10 W	41.83
L20	N 06-23-44 E	45.89
L21	S 86-59-22 W	85.00
L22	S 03-00-38 E	31.54
L23	S 89-42-36 W	89.43
L24	N 89-42-36 E	89.43
L25	S 86-59-22 W	127.20
L26	N 86-59-22 E	127.20
L27	N 86-59-22 E	85.00
L28	N 75-12-24 E	114.42
L29	N 20-53-41 E	117.84
L30	N 03-00-16 W	67.06
L31	N 48-00-27 W	14.14
L32	S 86-59-22 W	112.91
L33	N 03-00-38 W	127.07
L34	N 41-59-22 E	7.07
L35	N 03-00-38 W	120.00
L36	N 86-59-22 E	116.82
L37	N 41-59-22 E	21.21
L38	S 71-52-59 W	128.96
L39	N 71-52-59 E	120.43
L40	N 04-41-25 W	88.61
L41	N 14-28-50 E	126.36
L42	S 15-43-12 E	18.10
L43	N 57-57-38 W	129.30
L44	N 86-59-22 E	20.00
L45	N 86-59-22 E	51.00
L46	N 86-59-22 E	45.00



VICINITY MAP
SCALE: 1"= 1,200'

N

100 50 0 100
SCALE: 1"=100'

LEGEND

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

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.750	32,660	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.069	3,009	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.036	1,585	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.131	5,720	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.099	4,333	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.440	19,165	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	1.525	66,472	

FINAL PLAT OF
SHADOW CREEK RANCH
SF-56 REPLAT NO. 1

A SUBDIVISION OF 15.928 ACRES OF LAND SITUATED IN THE S.G. HAYNIE SURVEY, ABSTRACT 620, CITY OF PEARLAND, FORT BEND COUNTY, TEXAS ALSO BEING A REPLAT OF SHADOW CREEK RANCH SF-56, RECORDED IN PLAT NO. 20060295, PLAT RECORDS OR FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT: TO CHANGE LOT SIZES AND CONFIGURATION

61 LOTS 6 RESERVES (1.525 ACRES) 2 BLOCKS

MAY 7, 2014 JOB NO. 2027-0156C-310

OWNERS:

741SCR, LTD.

BY: PSWA, INC., ITS SOLE GENERAL PARTNER

GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT

P.O. BOX 34306, HOUSTON, TEXAS 77234

ENGINEER:

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026

MYLAR CHECK: COORD DIR.

Date\Time : Wed, 21 May 2014 - 11:08am
Path\Name : I:\Projects\2027\2027-0156C\FNPL\SCR56_FP_RP.dwg

P&Z AGENDA ITEM

F

City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Lauren Fehr

DATE: 05/29/2014

AGENDA ITEM SUBJECT: Massey Lake Estates Cluster Development Plan

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☐ **Old Business** ☐ **New Business** ☐ **Discussion Item** ☐ **Workshop**

Summary: A request by Kevin Cole, applicant, on behalf of Tin Dinh, owner, for approval of a Cluster Plan on a 40 acre tract of land for a single-family residential subdivision, generally located north of Bailey Road between Manvel Road and Charles Avenue.

Staff Recommendation: Approval

PLANNING AND ZONING COMMISSION
MEETING OF JUNE 2, 2014

Massey Lake Estates Cluster Development Plan

A request by Kevin Cole, applicant, on behalf of Tin Dinh, owner, for approval of a Cluster Plan on a 40 acre tract of land for a single-family residential subdivision, generally located north of Bailey Road between Manvel Road and Charles Avenue.

Legal Description: All of that certain 40 acre tract of land located in the H. T. & B. R. R. Company Survey, Abstract No. 547, Volume 2, Page 51 of the Plat Records of Brazoria County, Texas.

General Location: North of Bailey Road, between Manvel Road and Charles Avenue

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SUMMARY: This is a request for a 40 acre Cluster Development Plan on Manvel Road and Charles Avenue. The proposal is for 93 single-family residential lots, with 5 acres of amenitized detention. The development will have 5.8 acres of open space in the form of green space with a pedestrian circulation trail, benches, a neighborhood playground, enhanced landscaping, and upgraded fencing in the form of wrought iron, enhanced wood fencing, and masonry walls. The total open space and amenities provided as part of this Cluster Development Plan represents 27% of the overall development area. The open space and amenities are outlined in the following table:

Open Space	Acres
Neighborhood Park	4.2
Other Open Spaces	1.6
Detention 1 (amenitized)	2.5
Detention 2 (amenitized)	2.5
Total Open Space	10.8

The Cluster Development Plan is intended to create a residential development that will provide buyers with lots that are deeper than the typical lot developed in Pearland. In return for the variation in lot sizes, the applicant shall provide open space and amenities which are *not achieved through the application of minimum lot standards.* The Unified Development Code (UDC) specifically defines both open space and amenities, and those definitions are provided below. These open spaces and amenities are specifically

listed as criteria of approval for a Cluster Development Plan, among other criteria listed in the Unified Development Code, Section 2.2.4.4, UDC.

> **OPEN SPACE:** Property designated for recreational use, including a private park, play lot, plaza or ornamental area intended for use or enjoyment by people. Open space does not include streets, alleys, utility easements, public parks or required setbacks.
>
> **AMENITY:** Aesthetic or other characteristics of a development that increase its desirability visually, to the City of Pearland, and/or its marketability to the public. Amenities may vary according to the type and nature of development, but examples include a naturalized retention/detention pond (refer to definition herein), a recreational facility, landscaping, or large trees.

The property is currently zoned Single Family Residential-1 (R-1). This zoning is a result of a zone change approved by City Council on April 28, 2014. Prior to this date the property was zoned Suburban Development (SD) and Residential Estate (RE).

The proposed lot size for the Cluster Development Plan is 55' x 155' and 65' x 155', which equals 8,525 square feet and 10,075 square feet, respectively. The minimum lot size in a traditional R-1 development is 80' X 90' and 8,800 square feet. The density proposed is 2.325 units per acre. This information is further illustrated in the table below:

	Proposed Cluster	R-1
Minimum lot area:	8,525 & 10,075 sq ft	8,800 sq ft
Minimum lot width:	55' & 65'*	80'
Minimum lot depth:	155'*	90'
Density (units/acre)	2.325	3.2

*Proposed lot width and depth for the Cluster Development Plan

Total lots achievable with R-1: 128
Total lots proposed with Cluster: 93

The definition of gross residential density, per the UDC is below:

> **DENSITY, GROSS RESIDENTIAL**: The number of dwelling units per gross acre used for residential use. All density calculations shall be made using gross acreage dedicated for residential use, exclusive of easements and thoroughfare rights-of-way, and inclusive of retention/detention areas, public or private streets that are platted or will be platted as part of the development of the property, open space, recreational areas, and parks provided within the development.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	ETJ	Single-Family Homes, Undeveloped
South	ETJ, RE	Massey Ranch Elementary School, Single-Family Homes, Undeveloped
East	SR-15	West Lea Subdivision
West	ETJ	Single-Family Homes

UNIFIED DEVELOPMENT CODE: The subject property is currently zoned Single-Family Residential-1 (R-1). If approved for this site, the Cluster Development Plan would allow the developer to vary the size of lots as long as the overall density of the development does not exceed 3.2 dwelling units per acre, as specified in Section 2.2.4.3 of the Unified Development Code (UDC). All other requirements of the UDC are required to be met.

ANALYSIS OF THE CLUSTER DEVELOPMENT PLAN: The Planning and Zoning Commission, or the City Council on appeal, shall apply the following factors in taking action on the Cluster Development Plan application, contained in Section 2.2.4.4 of the Unified Development Code:

1. ***The Cluster Development Plan meets the standards for residential density as outlined in the following in relation to each zoning district:***

   The proposed Cluster Development Plan meets the residential density standards of 3.2 units per acre for an R-1 (Low Density Residential) zoning district, as the proposed density is 2.325 units per acre.

2. ***The Cluster Development Plan is consistent with other zoning district regulations, except minimum lot size, width and depth.***

   The proposed Cluster Development Plan is consistent with the R-1 (Low Density Residential) zoning district, with the exception of the variations on lot size, lot width, and lot depth. When the Cluster Development Plan is silent on a specific issue, the development will follow the regulations outlined in the UDC.

3. ***The Cluster Development Plan contains sufficient buffering to assure compatibility with adjacent uses and the character of the neighborhood.***

This Cluster Development Plan will abut Extraterritorial Jurisdiction (ETJ) property to the north and west with a number of single family homes and undeveloped land, ETJ and Residential Estate (RE) to the south including Massey Ranch Elementary School, undeveloped land, and single family homes, as well as Suburban Residential – 15 District (SR-15) to the east which includes the existing West Lea subdivision. The applicant is proposing a 6-foot tall enhanced wooden fence along the back of each lot along the northern and southern property lines. One of the two amenitized detention areas will be along the northern border, which will also provide buffering from the adjacent property. The proposed development will be setback 40 feet from Manvel Road to the east and will consist of berms and a masonry wall to offset traffic from Manvel Road and the adjacent subdivision. The proposed development will incorporate a 20 foot landscape buffer along Charles Avenue in addition to a 6-foot masonry wall. This will help mitigate adverse effects of traffic and activity located to the west across Charles Avenue.

4. ***The Cluster Development Plan provides open space or amenities to the development that could not be achieved through application of minimum lot size standards. As referred to herein, open space and amenities do not include any land dedicated to the City under the parkland dedication requirement in Chapter 3, Article 2, Division 10.***

   The proposed Cluster Plan shows a total of 5.8 acres of park area and open space and 5 acres of detention amenitized with fountains and benches. The park area, open space, and amenitized detention total 27% of the entire development area. The proposed open space will consist of two neighborhood parks and one with a play structure, multiple benches located along the 7-foot wide pedestrian trail, as well as enhanced landscaping throughout the development, and water fountains in each detention pond. The full schedule of amenities and open space for the proposed development can be found in the Amenity Plan Exhibit included with the Cluster Development Plan document.

PLATTING STATUS: This property has not yet been platted. Approval of the Cluster Development Plan is the first step in that process. Formal subdivision platting will be required prior to development.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The Future Land Use designation for the subject land is low density residential; therefore the proposed development is in conformance with the Comprehensive Plan. The Comprehensive Plan identifies appropriate uses and characteristics of low density residential to include the following:

- Conventional single-family detached development
- 0-4 dwelling units per acre.
- Average lot size: 7,500 square feet
- Smaller lots may be acceptable if common open space is provided and overall density is not increased

The Comprehensive Plan indicates that appropriate zoning districts for the Future Land Use Plan designation, Low Density Residential, to include R-1, Single Family and R-2, Single Family.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property has frontage on Manvel Road, a major thoroughfare with a minimum right-of-way of 120 feet. Manvel Road, where fronting the subject property, is currently constructed as a two lane road with a width of approximately 45 feet. Charles Avenue is classified as a local road with minimum right-of-way of 50 feet, and is currently constructed as a two land road with a width of approximately 20 feet. Additional right-of-way will be dedicated at the time of platting.

AVAILABILITY OF UTILITIES: Public water and sewer are available for this site, but would have to be extended across Manvel Road to the site by the applicant.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: It is not anticipated that the proposed Cluster Development Plan will have any negative impact on existing surrounding developments or future development. The current surrounding land uses consist of single family homes, undeveloped land, and an elementary school, and the Future Land Use Plan identifies this entire area as low density residential and public/semi-public uses. As such, the proposed Cluster Development Plan is compatible with the surrounding area and consistent with the future vision for the area. Additionally, as the proposed Cluster Plan meets the criteria of approval in the Unified Development Code, there are additional assurances that the proposed development should not have a negative impact on existing and future development in the area. The proposed open space and amenities should have a positive impact on the development as well as add aesthetic appeal to surrounding and future developments.

STAFF RECOMMENDATION: Staff recommends approval of the requested Cluster Development Plan for the following reasons and with the following conditions:

1) The proposed Cluster Development Plan meets the criteria of approval in the Unified Development Code as outlined above in the analysis of the Cluster Development Plan.

2) The proposed Cluster Development Plan should not have any negative impacts on surrounding properties or developments, as the surrounding properties consist of undeveloped land, single family homes, and Massey Ranch Elementary School. The proposed development will complement the existing single family homes and provide connectivity to the elementary school via new sidewalks along Manvel Road.

3) The proposed Cluster Development Plan is compatible with surrounding zoning and uses, as well as the Future Land Use Plan. The Future Land Use Plan calls for low density residential and public/semi-public uses in this area. The proposed development will provide low density single family homes to supplement the existing single family homes in this area.

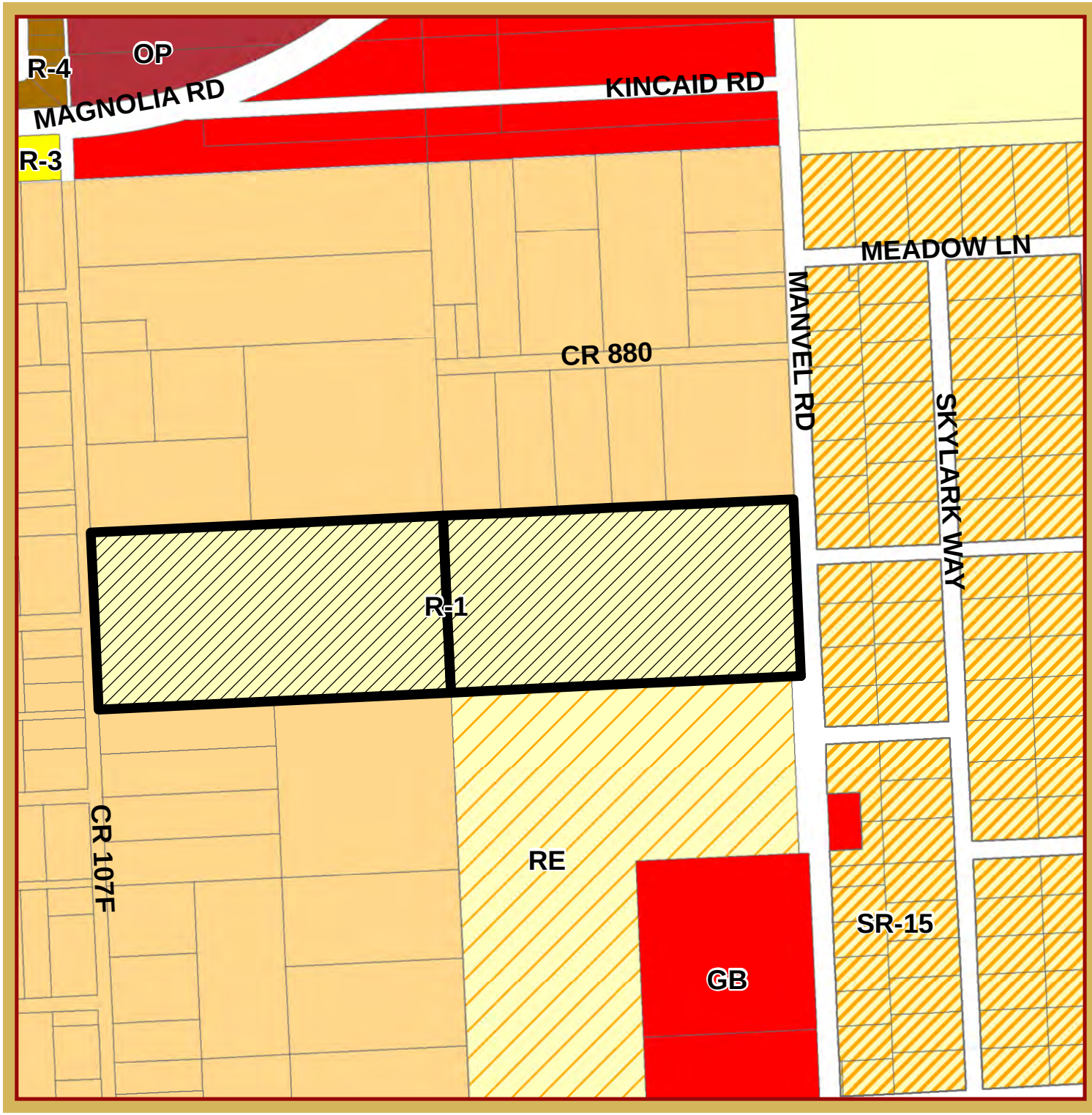
4) The proposed Cluster Development Plan provides open space and amenities above what is required through the application of standard residential zoning. The list of open space and amenities is provided in the Cluster Development Plan document and Amenity Plan Exhibit.

CONDITIONS OF APPROVAL:

1) Provide a legend for symbols and colors used on the overall amenity exhibit plan.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Future Land Use Plan
- Aerial Photograph
- Cluster Plan Document
- Cluster Plan Amenity Exhibit



ZONING MAP

Massey Lake Estates
Cluster Development Plan

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.

1 inch = 524 feet

28 MAY 2014
PLANNING DEPARTMENT

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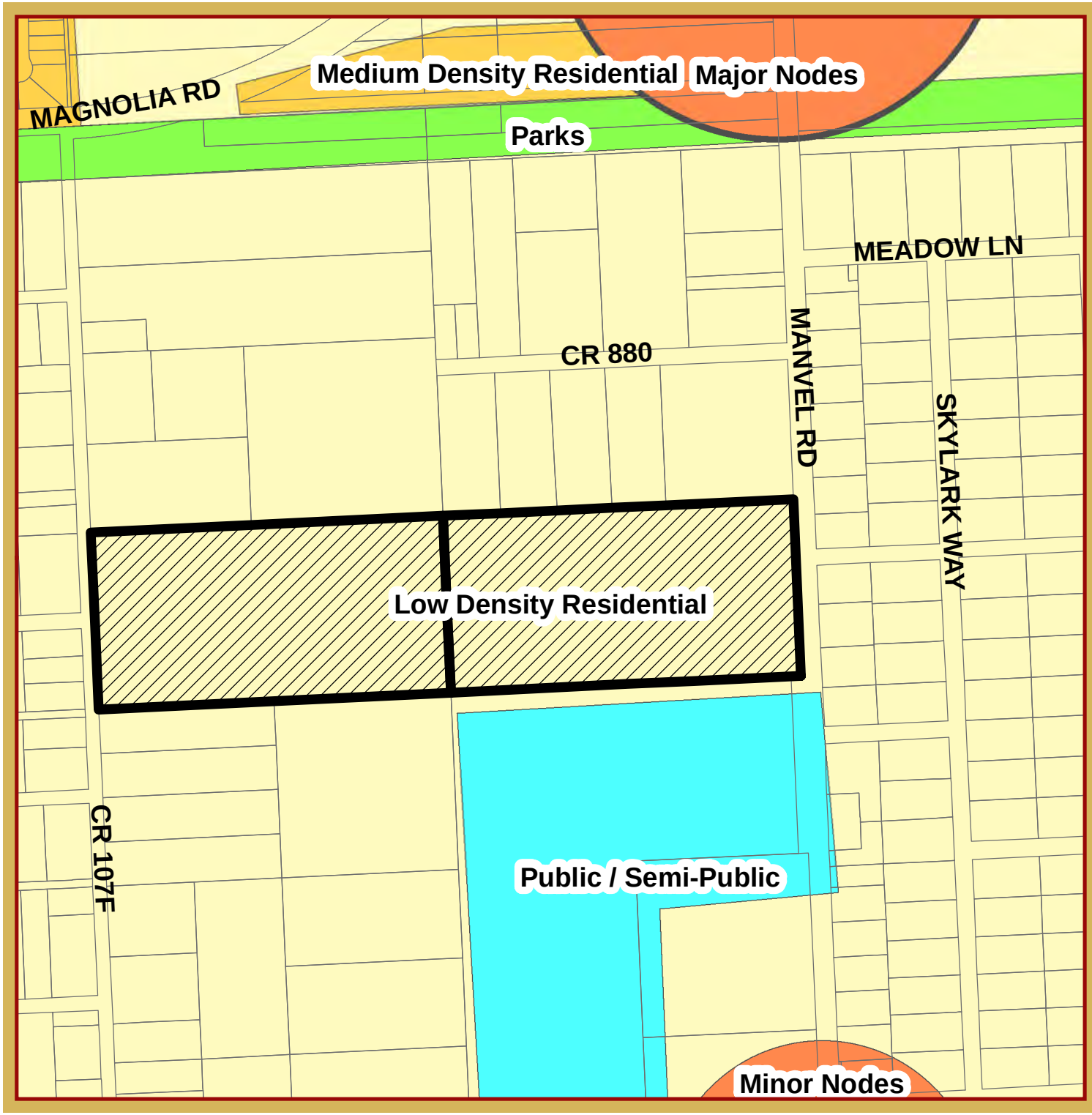

FUTURE LAND USE PLAN MAP

Massey Lake Estates Cluster Development Plan

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28 MAY 2014
PLANNING DEPARTMENT

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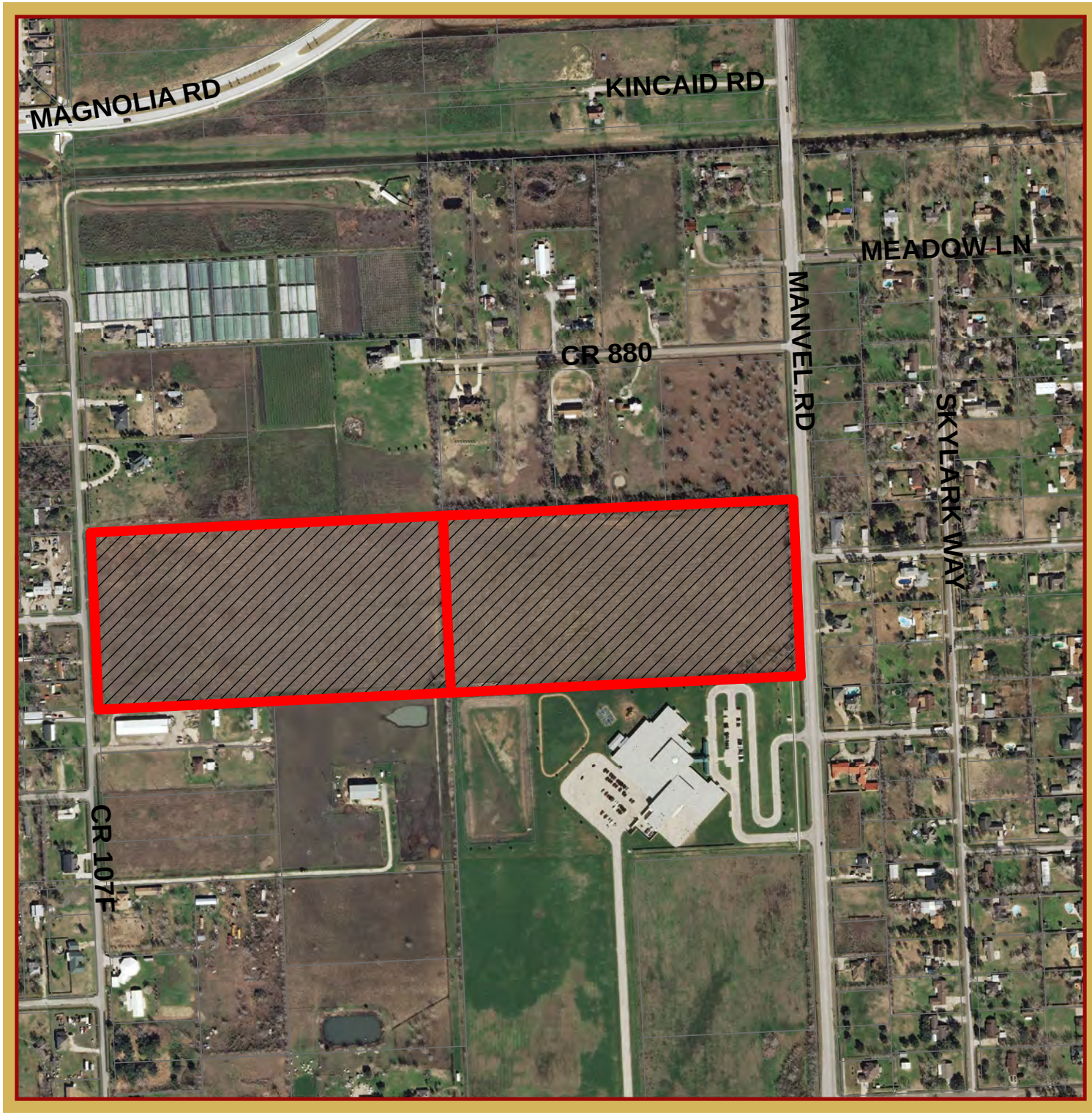

AERIAL MAP

Massey Lake Estates
Cluster Development Plan

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1 inch = 524 feet

28 MAY 2014
PLANNING DEPARTMENT

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Cluster Plan Description
FM 1128 – Next to Massey Ranch Elem
40 Acres

Table of Contents:

1. **Cluster Development Plan Description**
2. **Amenity Plan Exhibit (11x17)**
3. **Amenity Plan Exhibit 2**
4. **Open Space Exhibit (11x17)**
5. **Phasing Plan Exhibit (11x17)**
6. **Context Exhibit (11x17)**

Location/Surrounding Uses

The property governed by this cluster plan is 40acres on FM 1128, north of Massey Ranch Elementary School. Existing surrounding land uses are described in the following table:

	North	South	East	West
Surrounding Area	Single Family large acreage	Massey Ranch Elementary School, Single Family large Acreage, Self Storage Business	West Lea FM 1128	ETJ, mix of uses Charles Ave (CR 107F)

Site Characteristics & Constraints

There are several characteristics and constraints which impact the site and make it an ideal candidate for a cluster development plan:

Odd Shapes: The site itself is a narrow tract for development. It is approximately 660' wide by 2640' long. Meeting the City's development guidelines will cause the site to not be developed through minimum lot size standards cost effectively and create the amenities Pearland has come to expect and enjoy.

Infrastructure: The site has two 2-lane asphalt roads on either end for access. Additional off-site improvements will need to be constructed to develop this tract. An 8" sanitary sewer line will need to be constructed from the north at Magnolia and storm drain improvements from the northeast corner of the site to Mary's Creek. Water capacity is sufficient in the current existing line.

Unified Development Code Criteria for Approval (2.2.4.4)

A. The purpose and intent behind creating a Cluster Development Plan and deviating from the standard lot size is to be able to create a residential development that is unique in the City of Pearland, while at the same time offering buyers all the amenities enjoyed in other developments. Our intent is to create residential lots that are deeper than the normal developed in Pearland. This will allow home owners more usable space in their private backyards for their own enjoyment. The typical lot in Pearland has a depth of 115' to 125'. We are wanting to create lots with a depth of 155', giving home owners 30' to 40' additional depth. In order to do so and bring a product to the market that meets the demands of the market, a deviation from the lot width is needed.

B. The houses built in this development will be a contemporary style with brick façade. Houses will be allowed to have other masonry facades such as stone or rock accents. Vinyl siding is not allowed.

C. The Factors that are to be used to take action on the Cluster Development Plan application:

1. **"The Cluster Development Plan meets the standards for residential density as outlined in the following in relation to each zoning district."**

   With the existing underlying R-1 zoning of 40 acres, the maximum gross density by code could not exceed 3.2 units/acre, resulting in a maximum cap of 128 homes. However, the applicant will limit the property to a density of 2.325 units per acre, resulting in a maximum 93 lots. The minimum proposed lot size is 55'x155'. The other lots proposed are 65'x155". The lot distribution as proposed will be 65 55'x155' and 28 65'x155' lots.

   It is important to note the average lot size per square foot greatly exceeds the minimum lot size in an R-1 zoning district. With the minimum lot size being proposed at 55'x155', this results in a minimum square foot of 8,525 s.f. What is being proposed in average square feet per lot is:

   55' wide lots overall average = 10,625 s.f.
   65' wide lots overall average = 12,225 s.f.

   The overall average for all lots = 11,100 s.f.

   The square foot minimum for R-1 is 8,800 s.f.

   The lot distribution proposed maximizes lot count while maintaining the proper open space and amenities to drive value. This is the reason we are not reaching the maximum density of 3.2 lots per acre.

2. **"The Cluster Development Plan is consistent with other zoning district regulations, except minimum lot size, width and depth."**

   Other than minimum lot size, the development will meet all other R-1 zoning district regulations outlined in the Unified Development Code (UDC). Additionally, when this Cluster Development Plan is silent to a specific issue, the regulations outlined in the UDC will be met.

3. **"The Cluster Development Plan contains sufficient buffering to assure compatibility with adjacent uses and the character of the neighborhood."**

   North: The development is bordered on the north by large acreage single family tracts. Most of the development will consist of the backs of single family lots. The deeper lots will provide additional buffering for the adjacent property owners. The back of the lot will be fence with a 6' wood fence. One of 2 detention areas will be along this northern

border as well. The detention area will provide sufficient buffering for the adjacent property owners. It is planned to leave this area open.

South: The development is bordered on the south by a school, a large single family acreage, and a self-storage facility. The deeper lots will provide sufficient buffering for the adjacent property owners. These lots will have 6' wood fences along the southern property line. Additionally, another detention area will be along this southern border. This detention area will be fenced to buffer from the business located along that border.

East: The development is bordered on the east by FM 1128. The deeper lots will provide a buffering for the houses here. In addition, the development will set back 40' from the FM 1128 right-of-way and earthen berms constructed to help with vehicle noise generated from FM 1128.

West: The development is bordered on the west by Charles Ave (CR 107F). The deeper lots will provide buffering for the houses on these lots. Additionally, a 20' landscape easement will provide more buffering.

4. **"The Cluster Development Plan provides open space or amenities to the development that could not be achieved through application of minimum lot size standards."**

This Cluster Development Plan provides open space and amenities that would not be achieved through the application of minimum lot size standards.

Open space, view corridors, park areas, and trail connectivity are the focal points of this development plan. Additionally, the open space created by the difficulty of providing the appropriate detention is incorporated into the comprehensive open space and connectivity plan throughout the property, creating the focal point of the development.

Open space achieved as part of this cluster plan that would not otherwise be achievable is shown on the Concept Plan and in the following table:

Open Space	Acres
Neighborhood Park	4.2
Other Open Spaces	1.6
Detention 1	2.5
Detention 2	2.5
Total Open Space	10.8

"Other Open Space" noted in the above table includes all of the other open spaces shown on the Concept Plan that are not already included in the acreages for the neighborhood

park or the two amenitized detention areas. The acreages for these open spaces will be platted as landscape reserves.

The total open space provided in the development is 27% of the overall development area. This amount of open space and amenities would not be achieved through the application of minimum lot sizes in the R-1 zoning district.
In addition to the public open space provided (27%), our desire is to give home owners more personal usable space in their respective lots. The space allotted in each lot is the rear 25' and accounts for 4.4 acres or 11% of the total area. Please see the Open Space Exhibit.

Amenity Plan

The open space components of this plan include a neighborhood park, amenitized detention, and multiple landscaped open areas throughout the community with an interconnecting pedestrian trail system consistent with the City's Trails Master Plan.

Landscape amenities include **212** caliper inches of trees throughout the property. This is in addition to the requirement of 2 tree in the front yard of each lot, a minimum of 4 caliper inches each. Tree planting will be phased with each section of development. Within this allotment of caliper inches, street trees will be provided along FM 1128 in accord with the applicable City requirement. The development will meet or exceed the City requirement with regard to street trees.

Irrigation will be provided for the park, "other open spaces", and high banks of detention areas 1 and 2.

The trees and landscaping that are being proposed will be consistent with the rules and regulations outlined in the UDC. Trees planted in the open space areas will be either hardwoods, ornamental, and evergreens. The minimum will be 2in caliper at planting. Please see the Amenity Exhibit.

Detention areas 1 and 2 will be landscaped with trees planted along the slopes to enhance the natural feel and view corridors of these areas as shown in the character images on the Amenity Plan. Additionally, the high banks of detention areas 1 and 2 will be irrigated. The detention areas will be constructed to have a wet bottom pond and will feature fountains, trails, and landscaping as shown on the Amenity Exhibit.

The detention areas as shown are done so to make sure they are included in the open space calculations.

Trails will be constructed in connection to the detention areas further making the detention an amenity in the development. The trail system will connect the detention areas together making this park setting the focal point of the development. More than **5300** linear feet of trails are planned as shown on the Amenity Exhibit. The trail will be

10ft wide and constructed with concrete. A trail connecting to the sidewalk to Massey Ranch Elementary will be provided for the safety of students traveling to the school.

Three seating areas consisting of a bench, shade structure, and trash can will be provided along the trail. Sample character images and approximate locations are shown on the Amenity Exhibit.

Two park facilities are proposed at either end of the development. Again, the trail system will connect these parks together. One of the parks will include one play structure as shown on the Amenity Exhibit. Both park areas will have park benches, one bike rack, and four-foot sidewalks connecting these facilities to the primary trail. Sample character images and approximate locations are shown on the Amenity Exhibit.

Landscaped islands in the cul-de-sacs will be provided consistent with the Amenity Exhibit.

Berms on FM 1128 will be provided consistent with the Amenity Exhibit. A 40' of landscaped area (30' more than the required 10') along FM 1128 will help provide noise abatement for the homes that back up to FM 1128.

Entry monuments will be provided consistent with the pictures shown on the Amenity Exhibit 2.

Wrought iron fencing, 4 ft in height and black in color will be required for the homes backing up to detention areas.

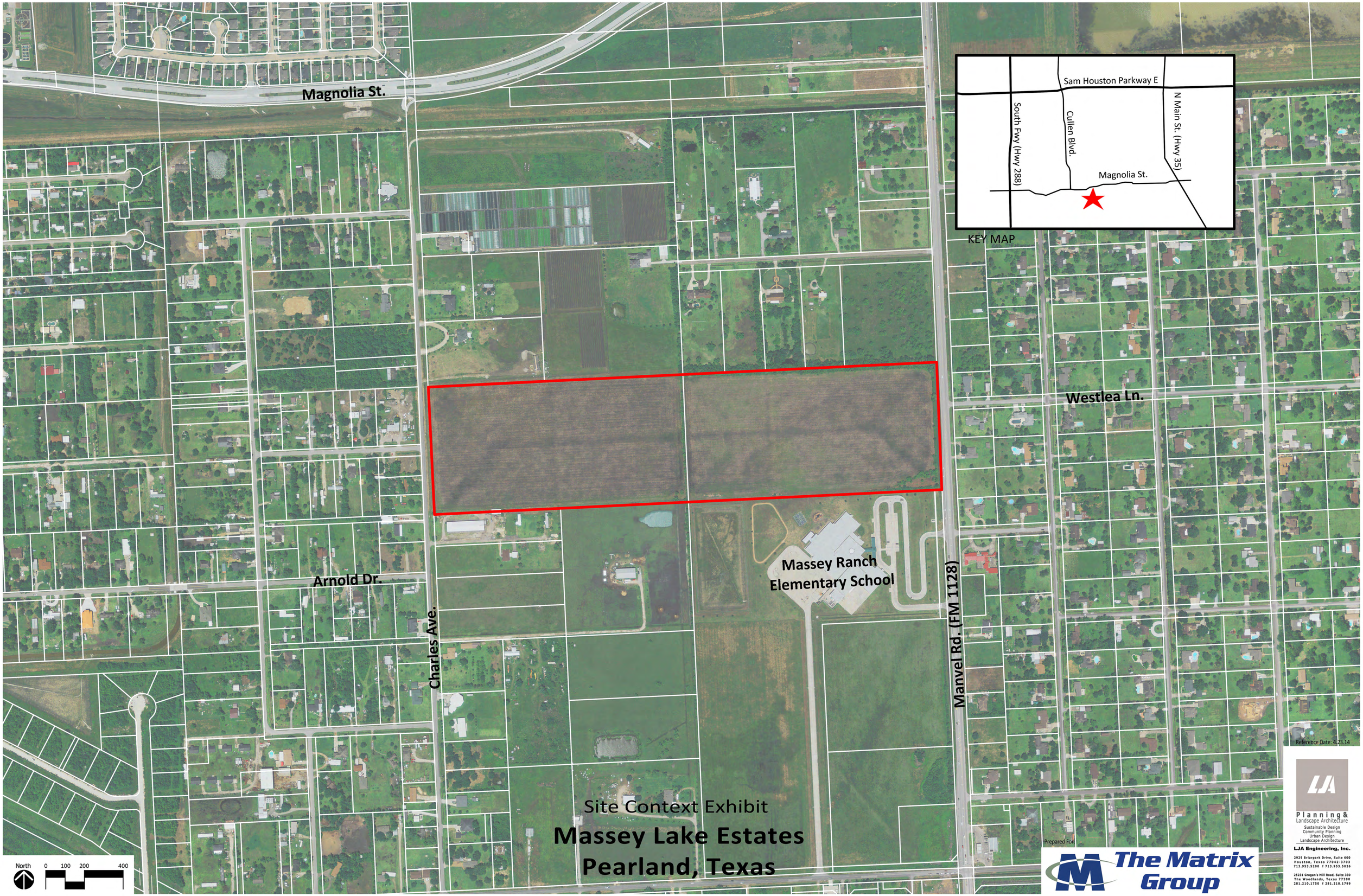
Landscaped side yards. Residential fences that are on the side of the house and are along the street will be landscaped consistent with the pictures shown in the Amenity Exhibit.

The entry on FM 1128 will consist of a boulevard section and appropriately landscaped and will be consistent with the picture shown on the Amenity Exhibit 2.

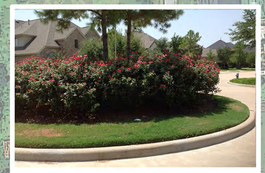
The development layout shows a small street running north and south in the center of the development. This street provides a break to allow block length requirements to be met. In doing so, it causes the detention areas to be split. This street will have a faux bridge and the water from the detention will be connected. The street section here will be consistent with the picture shown on the Amenity Exhibit 2.

The development as it is being proposed will be phased in two phases. A phasing plan can be seen in the Phasing Exhibit.

There is no public parkland dedication being planned within the development. The parkland dedication fees will be paid per the requirements of the UDC.


Magnolia St.
Sam Houston Parkway E
South Fwy (Hwy 288)
Cullen Blvd.
N Main St. (Hwy 35)
Magnolia St.
KEY MAP
Westlea Ln.
Massey Ranch
Elementary School
Arnold Dr.
Charles Ave.
Manvel Rd. (FM 1128)
Reference Date: 4.23.14
Site Context Exhibit
Massey Lake Estates
Pearland, Texas
North
0 100 200 400
Prepared For:
The Matrix Group
Planning &
Landscape Architecture
Sustainable Design
Community Planning
Urban Design
Landscape Architecture
LJA Engineering, Inc.
2929 Briarpark Drive, Suite 600
Houston, Texas 77042-3703
713.953.5200 f 713.953.5026
25231 Grogan's Mill Road, Suite 330
The Woodlands, Texas 77380
281.210.1750 f 281.210.1799

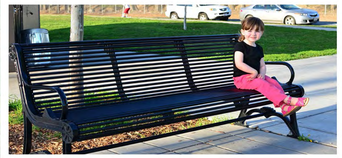
CHARACTER IMAGES



Sideyard and Cul-de-sac Landscaping

7' Concrete Trail

Monument Sign



Site Furnishings

Berms

Amenity Lake Fountain

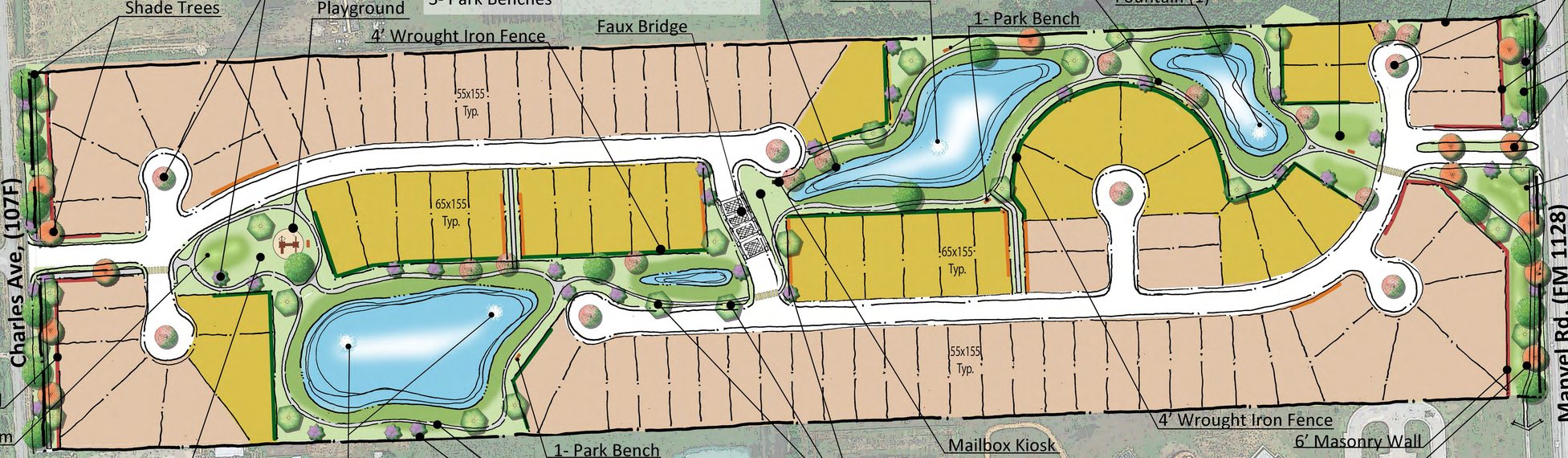
Playground

DETAILED AREA CALCULATION

Total Site Area = 40.0 Acres
Total Area of Easement = 0 Acres
Total Open Space Minus Easement = 10.8 Acres
Total Area of Amenitizd Detention = 5.0 Acres
Total Area of All Non- Amenitized Detention = 0 Acres

NOTE

1. The site plan complies with the Pearland UDC requiring trees with a minimum of 2" caliper shall be provided along street frontage with the total caliper inches equal to one inch (1") for each fifteen feet (15') of frontage.
2. Additional Two trees are to be planted per lot as required by the UDC.



Open Space/ Amenities
4' Concrete Trail
1- Playground
1- Park Bench
Berm

Open Space Landscape Palette may include:

Hardwoods: *(2" min caliper)*
- Live Oak (*Quercus virginiana*)
- Nuttall Oak (*Quercus nutallii*)
- Chinese Elm *(Ulmus parvifolia)*
- Mexican Sycamore *(Platanus mexicana)*

Evergreen: *(2" min caliper)*
- Loblolly Pine (*Pinus taeda)*
- Hollies

Ornamentals: *(2" min cal.)*
- Natchez Crape Myrtle (*Lagerstroemia indica 'Natchez')*
- Little Gem Magnolia (*Magnolia grandiflora 'Little Gem')*
- Swamp Red Maple *(Acer rubrum var. drummondii)*
- Japanese Blueberry *(Elaeocarpus decipiens)*
- Montezuma Cypress *(Taxodium mucronatum)*

ESTIMATED YIELD

93 Lots
65'x155'- 28
55'x155'- 65
Minimum Lot Size shall be 55'x155'

Massey Ranch Elementary

North 0 50 100 200

Revision Date: 5.15.14
Reference Date: 4.23.14

Amenity Plan Exhibit
Massey Lake Estates
Pearland, Texas

Prepared For:
The Matrix Group

LJA
Planning & Landscape Architecture
Sustainable Design
Community Planning
Urban Design
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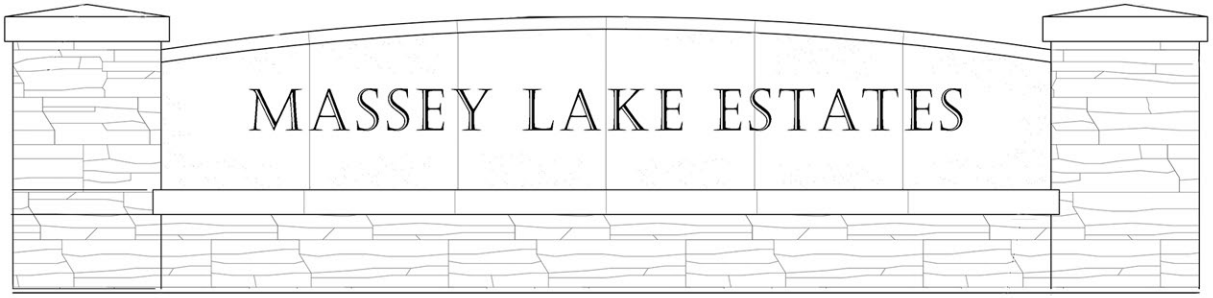
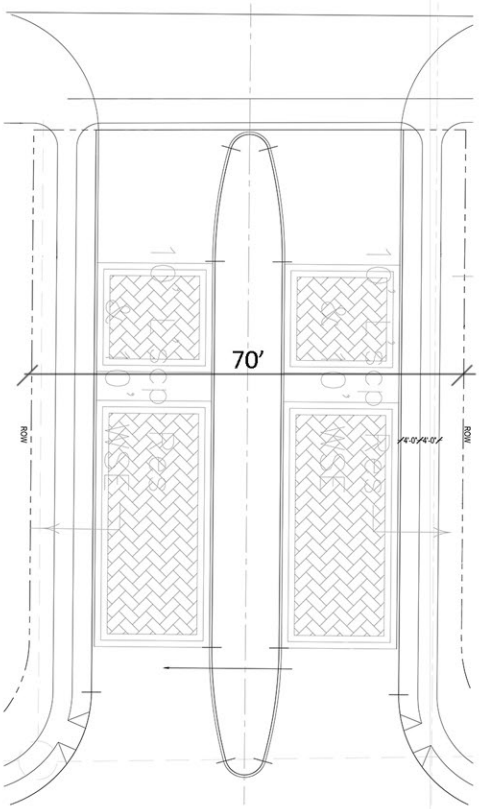
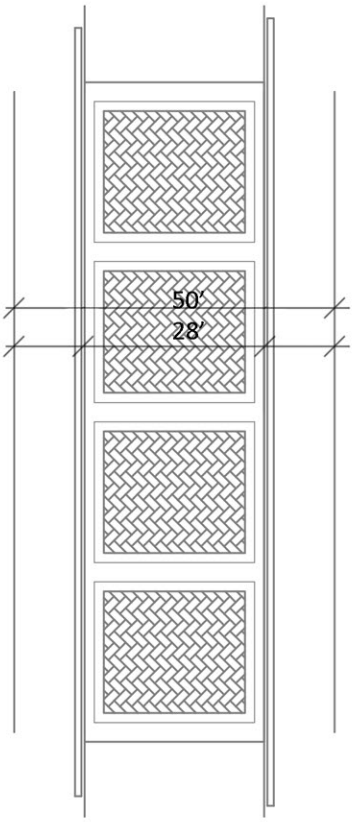


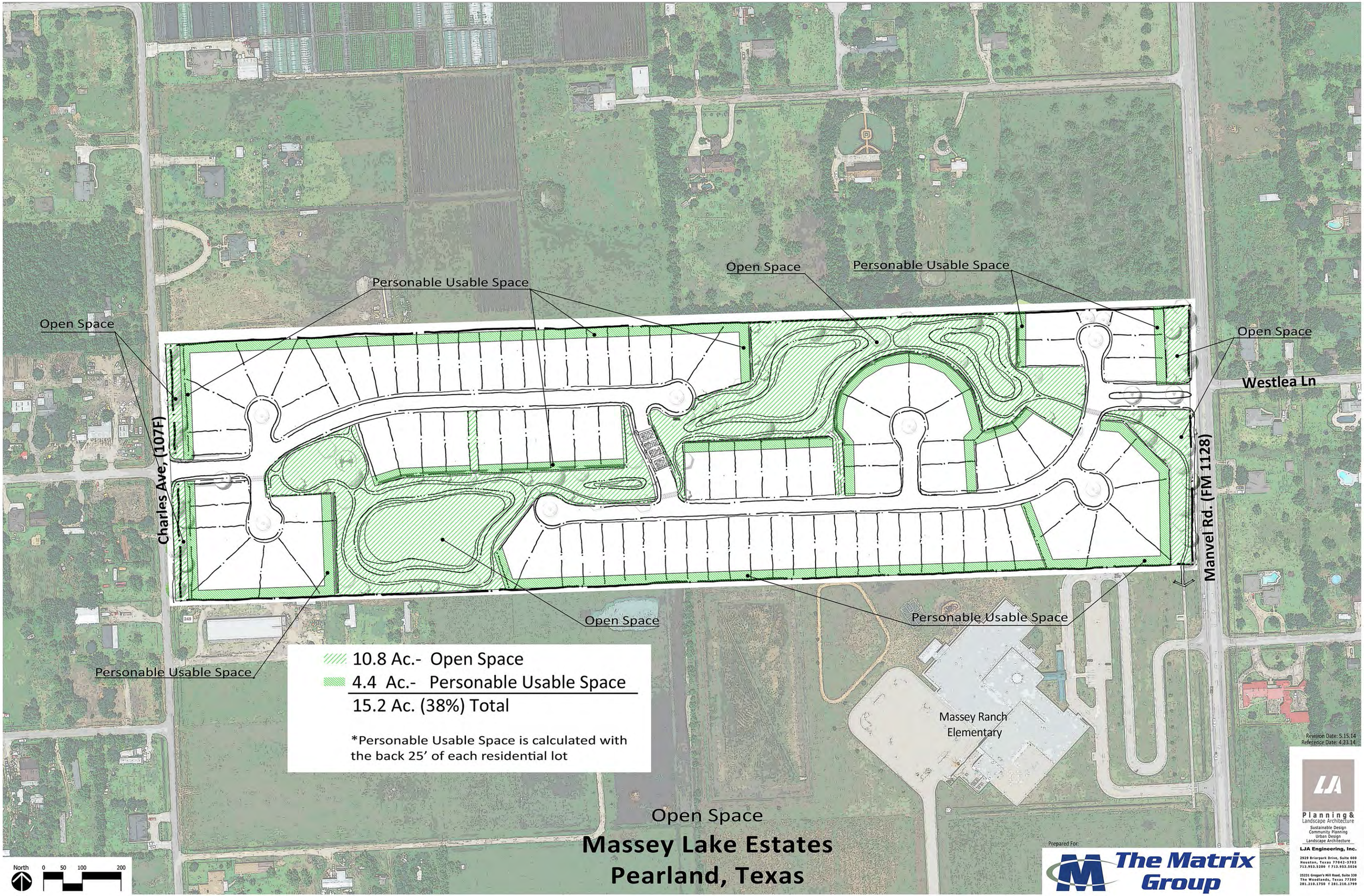
Massey Lake Entry Sign



Massey Lake Entry Paving



Massey Lake Faux Bridge


Open Space
Personable Usable Space
Open Space
Personable Usable Space
Open Space
Westlea Ln
Charles Ave, (107F)
Manvel Rd. (FM 1128)
Open Space
Personable Usable Space
Personable Usable Space
Massey Ranch Elementary
10.8 Ac.- Open Space
4.4 Ac.- Personable Usable Space
15.2 Ac. (38%) Total
*Personable Usable Space is calculated with the back 25' of each residential lot
Open Space
Massey Lake Estates
Pearland, Texas
North
0 50 100 200
Revision Date: 5.15.14
Reference Date: 4.23.14
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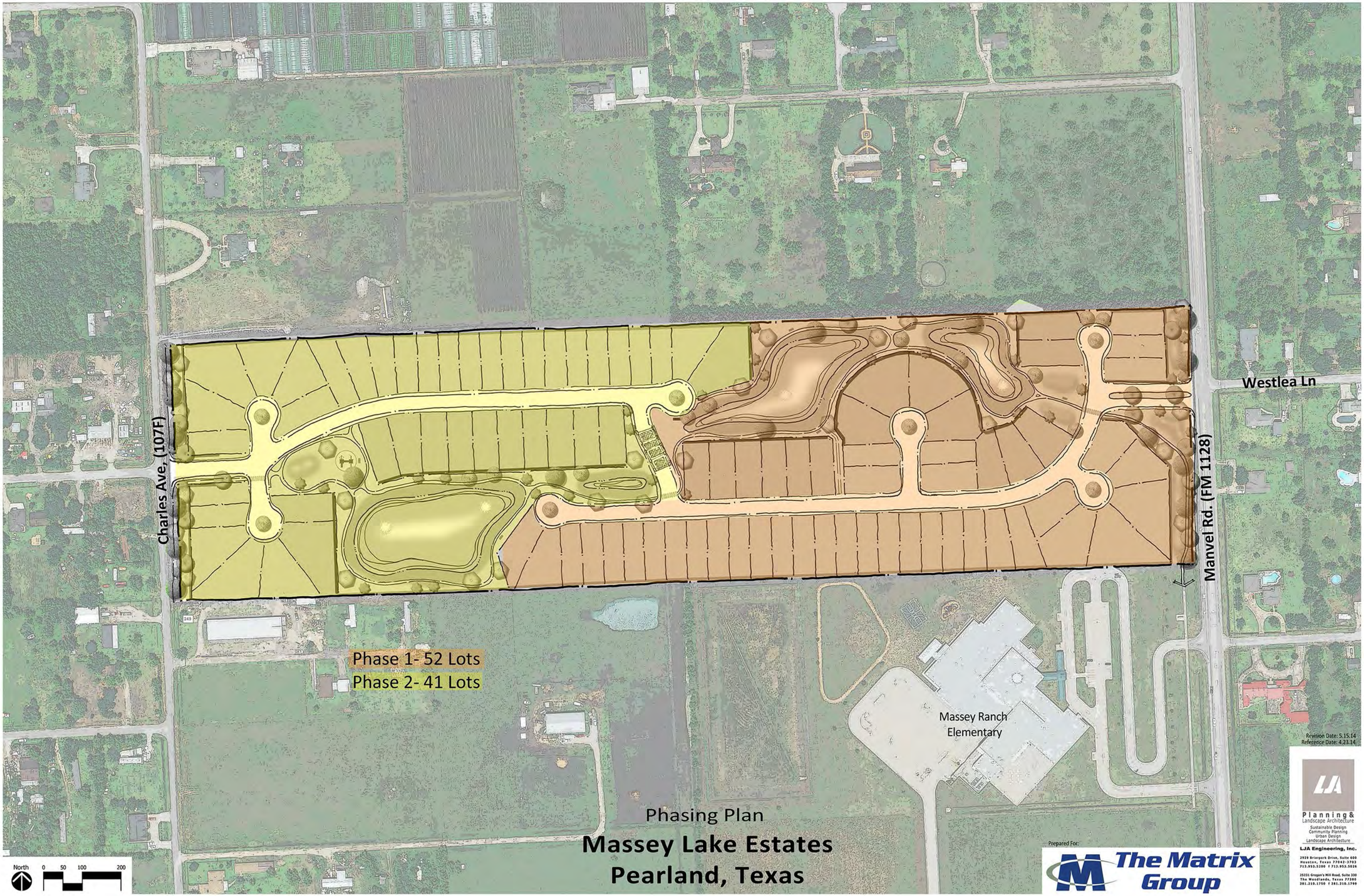
Charles Ave. (107F)
Manvel Rd. (FM 1128)
Westlea Ln
Phase 1- 52 Lots
Phase 2- 41 Lots
Massey Ranch
Elementary
Revision Date: 5.15.14
Reference Date: 4.23.14
Phasing Plan
Massey Lake Estates
Pearland, Texas
Prepared For:
The Matrix Group
Planning&
Landscape Architecture
Sustainable Design
Community Planning
Urban Design
Landscape Architecture
LJA Engineering, Inc.
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0 50 100 200

P&Z AGENDA ITEM

G

DISCUSSION ITEMS

1. Commissioners Activity Report
2. Zoning Update
3. Comprehensive Plan Update
4. Next JPH/P&Z Meeting June 16, 2014

ADJOURN MEETING