

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

MAY 19, 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, MAY 19, 2014, AT 6:30 p.m.
2ND FLOOR CONFERENCE ROOM - CITY HALL - 3519 LIBERTY DRIVE

I. CALL TO ORDER

II. APPROVAL OF MINUTES

Approve the Minutes of the April 21, 2014, p.m. P&Z Regular Meeting, held at 6:30 p.m.

III. NEW BUSINESS

A. 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

B. 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

C. 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

D. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF GOLFCREST ESTATES

Decision
Date:
5/23/2014

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.

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

Decision
Date:
5/23/2014

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.

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

Decision
Date:
5/23/2014

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.

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

Decision
Date:
5/23/2014

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 Ln.

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

Decision Date:
5/23/2014

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 Ln.

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

Decision Date:
5/23/2014

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 Pkwy.

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

Decision Date:
5/23/2014

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.

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

**Decision
Date:
5/23/2014**

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.

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

**Decision
Date:
5/23/2014**

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.

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

**Decision
Date:
5/23/2014**

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.

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

**Decision
Date:
5/23/2014**

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.

O. DISCUSSION ITEMS

1. Commissioners Activity Report
2. National APA Conference Update
3. Comprehensive Plan Update
4. Next P&Z Meeting June 2, 2014

IV. ADJOURNMENT

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

I, Judy Brown, Office Supervisor of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 15th of May, 2014, A.D., at 5:30 p.m.

Judy Brown, Office Supervisor

Agenda removed _____ day of May, 2014.

APPROVAL

OF

MINUTES

MINUTES OF THE PLANNING AND ZONING COMMISSION, CITY OF PEARLAND, TEXAS, MONDAY, APRIL 21, 2014, AT 6:30 P.M., COUNCIL CHAMBERS - CITY HALL - 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

CALL TO ORDER

Chairperson Henry Fuertes opened the P&Z Regular Meeting at 7:59 p.m.

In attendance were:

P&Z Chairperson Henry Fuertes
P&Z Vice Chairperson Mary Starr
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, Director of Community Development Lata Krishnarao, Deputy City Attorney Nghiem Doan, Assistant City Manager Mike Hodge, Associate Planner Ian Clowes and Office Supervisor Judy Brown.

APPROVAL OF MINUTES

Commissioner Daniel Tunstall made the motion to approve the minutes of the P&Z Regular Meeting held on April 7, 2014, and Vice-Chairperson Mary Starr seconded.

EXCUSED ABSENCE

Vice-Chairperson Mary Starr made the motion to excuse Commissioner Linda Cowles from the P&Z Regular Meeting of April 7, 2014, and Commissioner Elizabeth McLane seconded.

CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE NO. 2014-3Z

A request of Alan Mueller, applicant; on behalf of David Miller; Gromax Building, LTD; First Christian Academy; Harvest of Praise Exalted (HOPE); Barnett's, LTD.; and City of Pearland, owners; for approval of a change in zoning to amend the Magnolia Court at Old Town Pearland Planned Unit Development (PUD) including approximately 4.048 acres of land, on the following described property, to wit:

Legal Description: All of lots 1 through 40, inclusive in Block 15, all of lots 24 through 29, inclusive in Block 16 and all of lots 20 through 25, inclusive in Block 14 in the

Original Town site of Pearland as recorded in Volume 29, Page 41 in Brazoria County Deed Records, and a 0.148 acre tract as described in Volume 29, Page 41 in the Brazoria County Deed Records, and a 0.148 acre tract as described in Volume 1479, Page 559 in Brazoria County Deed Records, all in the H.T. & B.R.R. Co. Survey, Abstract No. 232 in Brazoria County, Texas. Called Magnolia Court at Old Town Pearland.

General Location: East and west of N. Washington Avenue; east and west of N. Texas Avenue; between W. Jasmine Street to the north and Broadway Street to the south

P&Z Chairperson Henry Fuertes read into the record the zone change request.

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

City Planner Johnna Matthews summarized the staff report stating the purpose of the original PUD was to allow for multiple owners within the district for greater flexibility in selling individual tracts. Staff recommends that no restrictions be placed on Tracts 1, 2, 4 and 7; the addition of "Community or Social Buildings" be applied for Tracts 3 and 6; all uses within the OT-GB zoning district and Parking for Tract 10; and any new signage shall comply to Chapter 4, Division 5 of the Unified Development Code (UDC).

Chairperson Henry Fuertes inquired about the statement by the applicant to prohibit churches, and applicant Alan Mueller stated this was a request from the existing church. Mr. Mueller stated that if it was a concern, the church would attend the first reading. Commissioner Daniel Tunstall commented that staff's recommendation was well thought out and it is only fair that no restrictions for churches be added. Mr. Mueller added that there were numerous owners to the tracts and they all had to agree with the restriction.

The vote was 7-0. Zone Change No. 2014-3Z was approved.

CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE NO. 2014-4Z

A request of the City of Pearland for approval of a change in zoning to amend the LNR Clear Creek Spectrum PUD to restrict loading bays and similar activities facing Kirby Drive, within the approximately 60 acre PUD, on the following described property, to wit:

Legal Description: 60 acres (2,613,600 square feet) of land situated in the James Hamilton Survey, Abstract No. 876, being all of lots 39, 39 ½, 40, 40 ½, 41, 41 ½, 42, 42 ½, 55, 55 ½, 56 and 56 ½ in Section or Block "F" in the Allison-Richey Gulf Coast Home Co.'s part of Suburban Gardens Subdivision recorded in Volume 3, page 40 of the map records of Harris County, Texas.

General Location: South of Beltway 8, north and south of Riley Road, east and west of

Kirby Drive and east of Hooper Road

Chairperson Henry Fuyertes read into the record the request for a zone change.

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

City Planner Johnna Matthews summarized the staff report stating that the LNR Clear Creek Spectrum PUD does not prohibit bay doors/loading doors, and this amendment will allow with restrictions of a 250 foot setback and screening.

Commissioners Elizabeth McLane, Linda Cowles stated they supported staff's recommendations. Chairperson Henry Fuyertes stated he supported the recommendation with a variance or a conditional use permit if sliding glass doors are needed.

Deputy City Attorney Nghiem Doan explained the legal interpretation and the need for this amendment due to MHI's original plans that showed loading doors facing Kirby which would have been permitted by the current PUD. However, loading bays and loading docks would not be permitted by the current PUD.

Community Development Director Lata Krishnarao explained that loading doors lead to access and more pavement in front, and the loading and unloading activity in the front.

Commissioner Elizabeth McLane stated that often we allow any business in the city. It is time for the P&Z Commission to require something nicer for Kirby.

Vice-Chairperson Mary Starr stated there were three other sides of the building that would permit loading doors.

Discussion ensued with regards to the language (fronting verses facing Kirby), ability of future applicants to seek variations through PUD amendments, and a process that would be similar to the CUP process.

The vote was 6-1. Zone Change No. 2014-4Z was approved. Commissioner Daniel Tunstall voted in opposition with no explanation.

CONSIDERATION & POSSIBLE ACTION - REQUEST FOR A WAIVER OF DECISION OF TIME FOR THE 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 Waiver of Decision of Time for the Final Plat of Golfcrest Estates, a 7 lot subdivision on 4.59 acres of land, to allow for additional time to resolve all outstanding items, 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.

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

Associate Planner Ian Clowes read the staff report stating the applicant is waiting on the infrastructure to be completed.

The vote was 7-0. The Request for a Waiver of Decision of Time for the Final Plat of Golfcrest Estates was approved.

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.

No action necessary as the Waiver of Decision was approved.

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

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

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

General Location: Generally located at the 4000 Block of Springfield Ave.

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

Associate Planner Ian Clowes read the staff report stating the property consisted of two zones: PD and R-2 and met the requirements for both. Staff recommends approval.

The vote was 7-0. The Final Plat of Canterbury Park Section 2 was approved.

CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SHADOW CREEK RANCH SF-63A

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 63A, a 29 lot single-family residential subdivision on 11.080 acres of land, to wit

Legal Description: Being a subdivision of 11.080 acres of land situated in the S.G. Haynie Survey, Abstract 620, City of Pearland, Fort Bend County, Texas.

General Location: Generally located approximately 600 feet south of the intersection of Shadow Creek Pkwy and Trinity Bay Dr.

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

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

The vote was 7-0. The Final Plat of Shadow Creek Ranch SF-63A was approved.

CONSIDERATION & POSSIBLE ACTION – REPLAT OF BROADWAY KINGSLEY SQUARE

A request Jerry Scott of Terra Surveying, applicant; on behalf of SCR C20B Development, L.P., owner; for approval of a Replat of Broadway Kingsley Square, a 3 lot commercial subdivision on 8.0135 acres of land, to wit

Legal Description: Being a subdivision containing 8.0135 acres of land situated in the H.T. & B.R.R. Company survey, Section 82, Abstract No. 565, Brazoria County, Texas, and Being a Replat of Lot 2 in Block 1 of Broadway Kingsley Square according to the plat thereof recorded under Brazoria County Clerks File No. 2013011790 City of Pearland, Brazoria County, Texas.

General Location: Generally located at the 12600 Block of Broadway St.

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

Chairperson Henry Fuertes stated he would participate in any discussion but would abstain from voting.

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

The applicant, Mr. Jerry Scott was present and briefly spoke of the development. Associate Planner Ian Clowes stated that plans were submitted to build a Walmart Grocery store, not a full retail store.

The vote was 5-1. Commissioner Derrick Reed voted in opposition with no explanation given. Chairperson Henry Fuertes abstained from voting.

CONSIDERATION & POSSIBLE ACTION – PLANNING AND ZONING VARIANCE 2014-01

A request by Erica Stephens., applicant and owner; for approval of a Planning and Zoning Variance to allow a minimum of 90-foot lot width where 120 feet is required, on the following described property, to wit

Legal Description: Being a tract of land containing 3.2533-acres (141,715) square feet) out of tract 18 of the Allison-Richey Gulf Coast Home Company's Subdivisions Section 20, situated in the H.T & B.R. CO survey, A-506 In Brazoria County, Texas as recorded in Volume 2, page 23 of the plat records of Brazoria County, Texas and also being described as a 3.25-acre tract as conveyed unto Martha Lane Grayner and Lonnie W. Butler, Jr as recorded in county clerks file No. 94-003918, O.P.R.R.P.H.C. of Brazoria County, Texas.

General Location: Generally located at 1852 Hillhouse Rd.

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

Associate Planner Ian Clowes read the staff report stating there was a correct to the application and should read-Variance 2014-01, not 2014-04. Mr. Clowes stated the applicant was unable to meet the requirement of the three driveway for five lots and was seeking a variance to allow a minimum of 90-foot lot width where 120 feet is required.

Ms. Erica Stephens, applicant and owner was present and spoke briefly how the bank and title company would not allow them to build the driveways on the easements and thus were seeking a variance.

The vote was 7-0. The P&Z Variance 2014-01 was approved.

DISCUSSION ITEMS

1. Commissioners Activity Report – there was no discussion.

2. National APA Conference, April 26-30, 2014, Atlanta, Georgia – Community Development Director Lata Krishnarao spoke of the two commissioners and two staff members attending the conference.
3. Comprehensive Plan Update - Community Development Director Lata Krishnarao stated that staff had a meeting scheduled with the consultant for April 24, 2014
4. Next P&Z Meeting May 5, 2014. The Commissioner's commented on the trouble they had downloading the agenda packet from the new City website, and Office Supervisor Judy Brown stated that the issue would be discussed and resolved with our Communications Department and I.T. Department.

ADJOURNMENT

P&Z Chairperson Henry Fuertes adjourned the P&Z Regular meeting at 9:08 p.m.

These minutes were respectfully submitted by:

Judy Brown, Office Supervisor

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

Henry Fuertes, Chairperson

NEW BUSINESS

**P&Z AGENDA
ITEM**

A



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 surrounded 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.

ADDITIONAL 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



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.

SPARKLES EXPRESS
PEARLAND, TEXAS

A NEW CAR WASH
FACILITY FOR:

REVISIONS

| No. | DATE | NOTE |
|-----|------|------|
| | | |
| | | |
| | | |
| | | |

Drawn by: M.L.

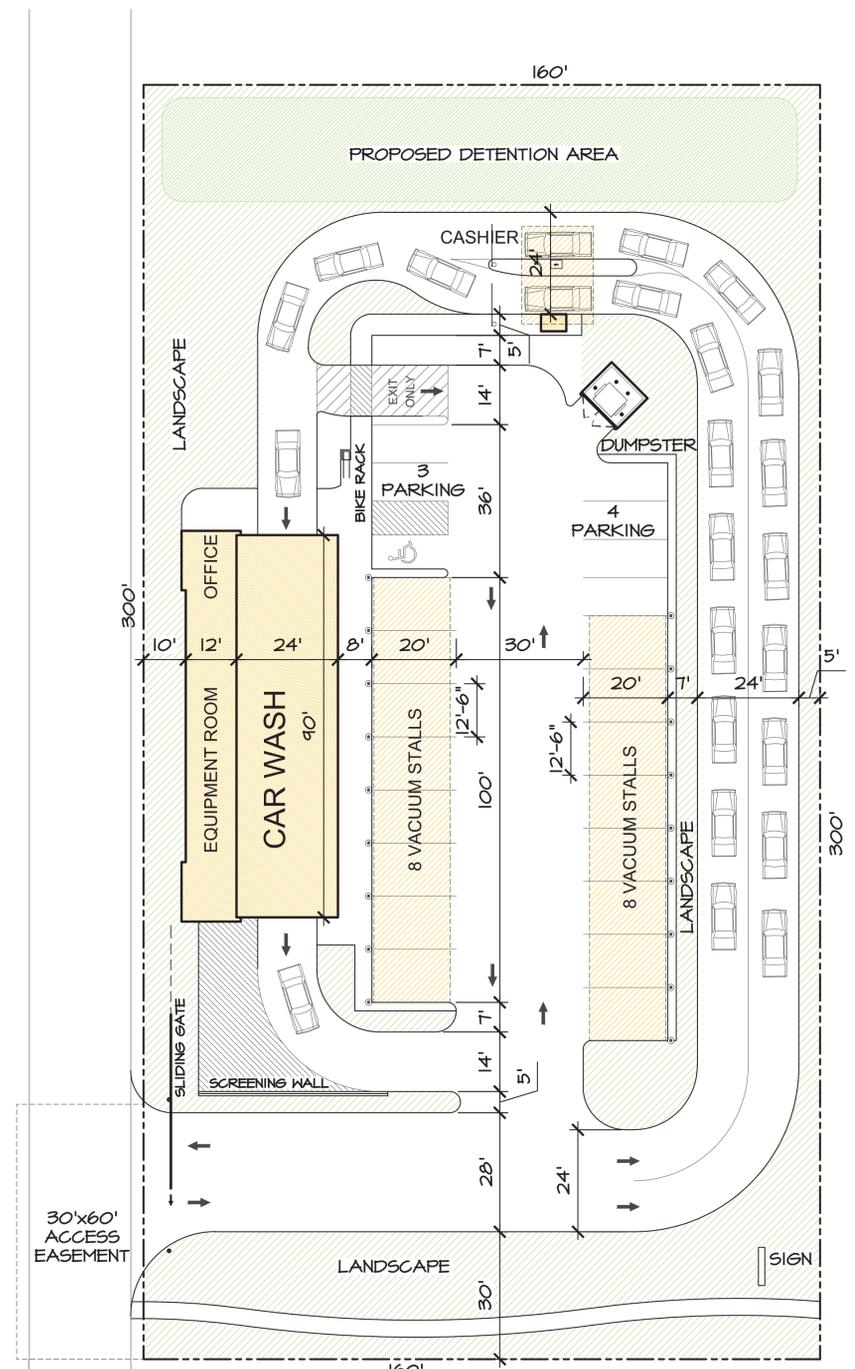
Checked by: T.C.

Project No. 14-0321

Date 05-01-2014

SITE PLAN

A1



- 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 |

N9 SITE PLAN
SCALE: 1"=20'

**REVIEW SET
NOT FOR CONSTRUCTION**

BROADWAY ST. - HIGHWAY 518



Exhibit 3 Aerial Map

Aerial Map

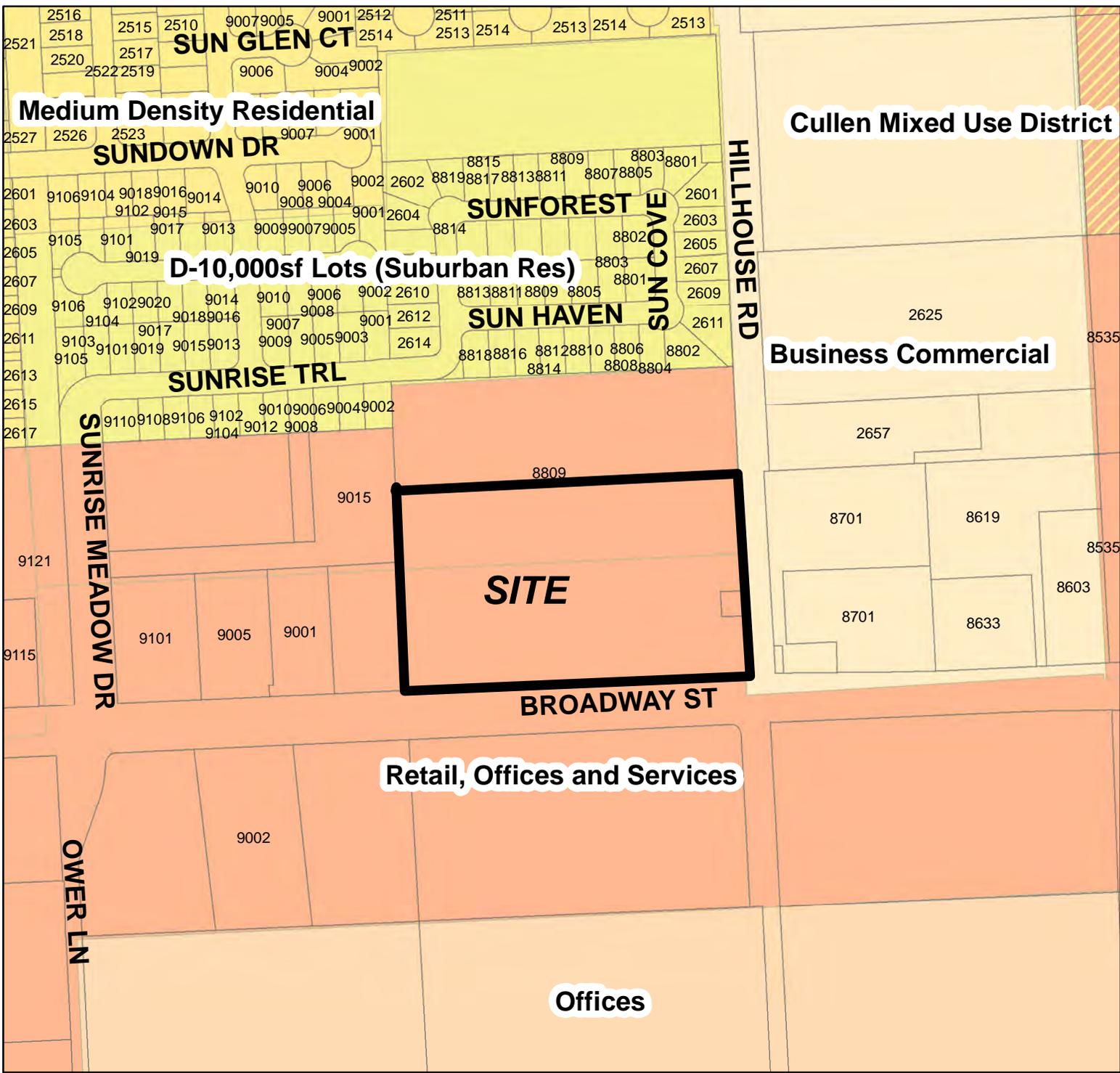
CUP 2014-04

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.

0 75 150 300 Feet
|-----|-----|-----|-----|





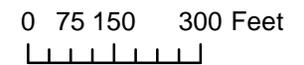
**Exhibit 5
Future Land Use Map**

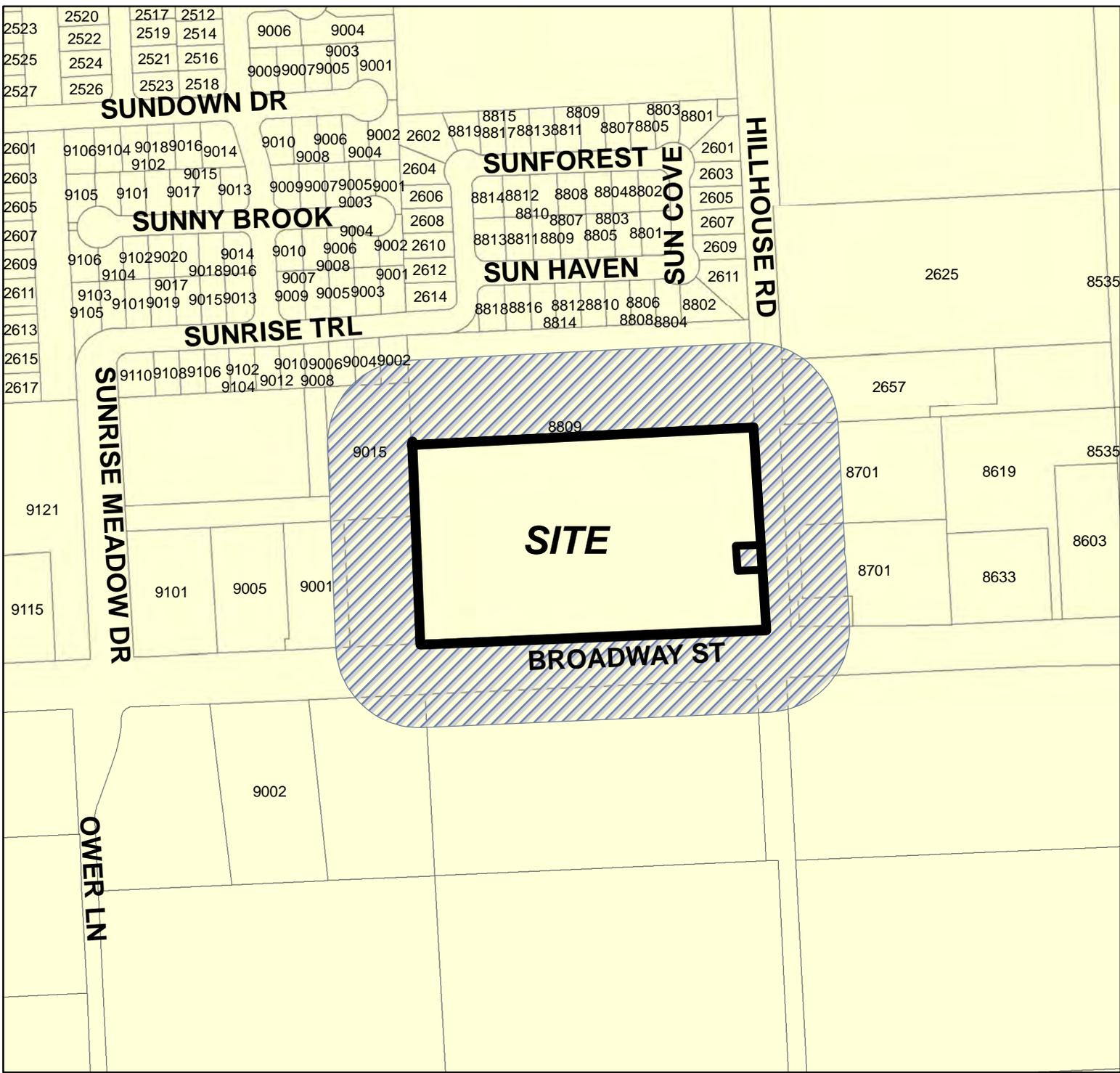
FLUP Map

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.





**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.

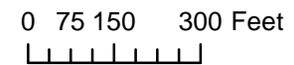


Exhibit 7

Notification List

| NAME | ADD_LINE2 | CITY | STATE | 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**

CUP APPLICATION Page 1 of 6 (Updated June 2010)



**APPLICATION FOR
A CONDITIONAL USE
PERMIT (CUP)**

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

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: Em 518 (Broadway)

See attached Exhibit A

Tax Account No. Property ID 175877

Subdivision: W/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 Marvel STATE TX ZIP 77578

PHONE (832) 372-1003

FAX() _____

E-MAIL ADDRESS Kitty.willbanks@gmail.com

APPLICANT AGENT INFORMATION:

NAME SPARKLES EXPRESS CARWASH
Chandramani Patel (Chan C Patel)

ADDRESS 46 Lela Mist Drive

CITY Sugar Land STATE TX ZIP 77479

PHONE (281) 565-6445

FAX() _____

E-MAIL ADDRESS chanpatel@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 Willbanks Date: 04.07.14

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

OFFICE USE ONLY:

| | | | |
|----------------------------|---------------------------|------------------------|-------------------------------|
| FEES PAID: <u>\$250.00</u> | DATE PAID: <u>4/16/14</u> | RECEIVED BY: <u>IC</u> | RECEIPT NUMBER: <u>202059</u> |
|----------------------------|---------------------------|------------------------|-------------------------------|

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 (SPECIFY REQUEST)
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/ [] RECORDATION

(circle one)

\$250.00

BA

or

[]

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: DC 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

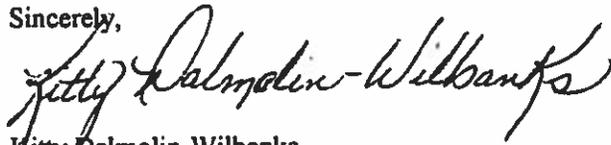
City of Pearland
Attn: Johnna Matthews
3519 Liberty Drive
Pearland, TX 77581

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.

A P

D G

A PLUS DESIGN GROUP
ARCHITECTURE
INTERIORS
CONSTRUCTION

1105 W. CHICK ARCADE
THE PLYMOUTH 8 13264
PEARLAND, TEXAS 77661
972-774-4440
972-691-7731 FAX

APDG 115
PRELIMINARY
CONSTRUCTION
NOT FOR
CONSTRUCTION
These drawings are
preliminary and are not
intended for construction
without the approval of
Pearland, Texas.

PEARLAND, TEXAS

SPARKLES EXPRESS

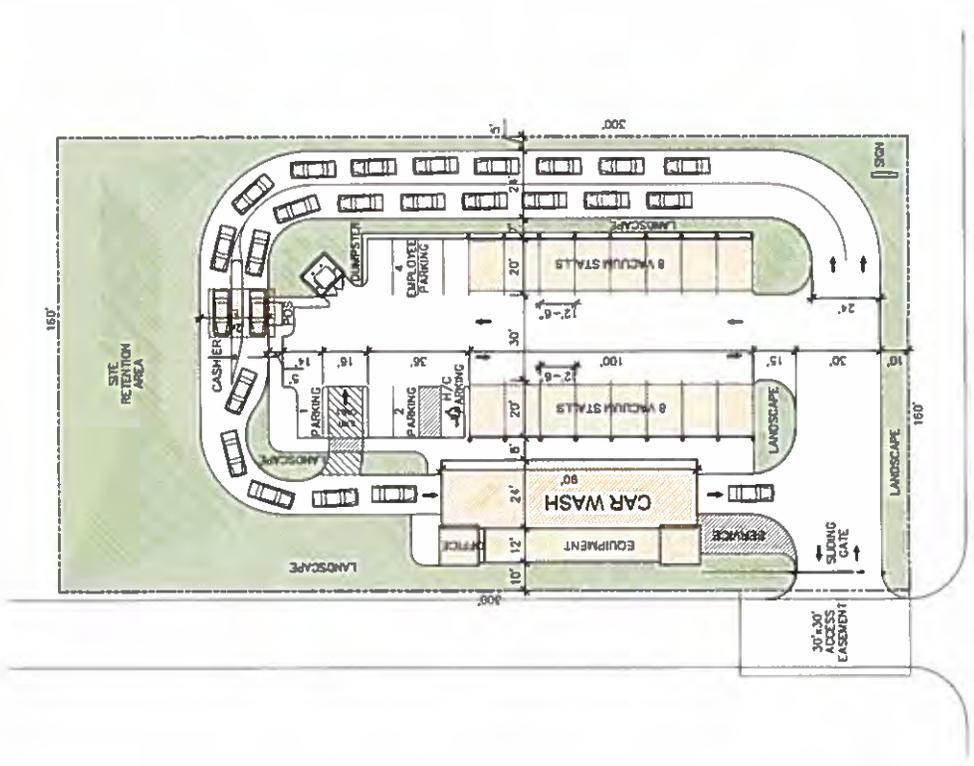
A NEW CAR WASH
FACILITY FOR

| NO. | DATE | NOTE |
|-----|------|------|
| | | |
| | | |
| | | |

Drawn by: M.L.
Checked by: T.E.
Project No.: 11-0217
Date: 04-17-2014

SITE PLAN

A1



(115) SITE PLAN
SCALE: 1/8" = 1'-0"

BROADWAY ST. - HIGHWAY 518

Contract Exhibit A



Initials
Seller Jake
Buyer CP





Windrose Land Services, Inc

3200 Wilcrest, Suite 325

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



03-26-2014
DATE

Thursday, February 20, 2014



Property Tax Status

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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 Brazoria 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](#)

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

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**P&Z AGENDA
ITEM**

B



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. 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

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 2013-18Z

A request of Gerald Koza to change zoning from General Commercial (GC) to Light Industrial (M-1) on approximately 16.871 acres of land, located on the east side of Main Street and south of Mchard Road, and commonly known as 1603 N. Main Street, Pearland, Texas Brazoria County.

Proposal

The subject property includes a total of 16.871 acres of land, of which the applicant is requesting approval of a change in zoning from the General Commercial (GC) zoning district to the Light Industrial (M-1) zoning district. The purpose of the zone change request is to continue to use the property and existing building for industrial type uses.

Background

The subject property is developed with an office building, which faces Main Street with an attached warehouse structure with bays which was added on to the rear of the structure. Brazoria County nor City records indicate when the structure was originally built. However, Profax; the current occupant of the building, has indicated that the building was constructed in 1982, and that they have occupied the building since that time. Profax is a manufacturer of welding products. According to city records, the attached warehouse additions were made to the building in 2001, 2006 and 2010. Additionally, in 2011 a new detention area was added and a driveway was constructed. The property was annexed into the City of Pearland in 1960. Prior to the adoption of the Unified Development Code (UDC) in 2006, the property was located within the Commercial (C) zoning district. When the UDC was adopted, the C zoning district was renamed to General Commercial (GC). The existing zoning district does not permit the existing use by right, which is considered "Warehouse and Distribution Facility." The change in zoning will result in bringing a non-conforming use into conformance with the current UDC.

Recommendation

Staff recommends approval of the request to rezone the 16.871-acre site from General Commercial (GC) to Light Industrial (M-1), for the following reasons:

1. Pursuant to Section 2.2.1.4 (Criteria for Approval):

- A. The proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use Map and any incorporated sector plan maps.

was
the

One of the main objectives of the 1999 Comprehensive Plan (“The Plan”) was to meet Pearland 2020 objectives, but to also respect existing land use patterns. The Plan identified ten (10) initiatives and one was to “designate sizeable areas for industrial and light industrial economic development. One of the areas identified the “North Central District,” which encompasses the Main Street corridor north of Old Townsite and the McHard Road corridor. The subject property is located within the “North Central District.” This area was chosen for this type of development at the time of the adoption of the Comprehensive Plan because of the industrial development that already existed.

According

As a result, the future land use designation of the property is “Industrial.” to the Comprehensive Plan, major features of the “Industrial” future land use designation include uses such as warehousing, distribution, assembly, fabrication and light manufacturing; industrial parks; and high tech industries. The Plan suggests that supporting uses such as retail, office and service uses should be congregated at street intersections. It recommends zoning districts such as Light Industrial (M-1) and Heavy Industrial (M-2).

- B. The uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.

variety
the

The proposed Light Industrial (M-1) zoning district is intended to permit a wide of light industrial, manufacturing, wholesale and service type uses. The intent of proposed M-1 zoning district is consistent with existing uses, development and the vision, according to the Comprehensive Plan of the “North Central District” (see above), which encompasses the Main Street corridor north of the Old Townsite and the McHard corridor. The “North Central District” is approximately 1,240 acres, or 1.9 square miles.

- C. The proposed change is in not in relation to any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers and other public services and utilities to the area.

The proposed change is not in relation to any existing or proposed plans for providing public schools, streets water supply, sanitary sewers or other public services or utilities in the area. The existing building is currently connected to public water and sewer. Any new development proposed will have access to public infrastructure; however, the extension of infrastructure will likely be required.

2. The requested change in zoning from GC to M-1 will result in bringing a nonconforming use into conformance with the UDC. The UDC defines a nonconforming use as any use that does not conform to the regulations of the UDC. The previous zoning district, Commercial (C) and the current zoning district General Commercial (GC) require approval of a Specific Use Permit (SUP), as it was called under the previous Code or a Conditional Use Permit (CUP), for the existing use. There is no record of an SUP or CUP having been approved by the City Council. The proposed zoning district of M-1 permits the existing use by-right.

Options

1. Recommend approval as submitted.
2. Recommend denial.
3. Table item.

Exhibits

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



Exhibit 1 Staff Report

SUMMARY OF ANALYSIS:

The applicant is requesting approval of a change in zoning from General Commercial (GC) to Light Industrial (M-1) on approximately 16.871 acres of land located on the east side of Main Street and south of Mchard Road, and commonly known as 1603 N. Main Street, Pearland, Texas. The purpose of the zone change request is to ensure consistency with the existing industrial/warehouse structure and zoning as well as with the future land use designation of the site, as indicated by the Comprehensive Plan, which is "Industrial." According to the applicant, the intent is to continue to use the property and existing building for industrial type uses. The subject property is developed with an office building, which faces Main Street with an attached warehouse structure with bays which was added on to the rear of the structure. The existing building is currently occupied by Profax; a manufacturer of welding products. The existing use is considered "Warehouse and Distribution Facility," which is defined as an enclosed structure for the storage of goods and distribution or transfer to another location. The change in zoning will result in bringing a non-conforming use into conformance with the current UDC.

SITE HISTORY: The property was annexed into the City of Pearland in 1960. Prior to the adoption of the Unified Development Code (UDC) in 2006, the property was located within the Commercial (C) zoning district. When the UDC was adopted the site was rezoned to its current zoning designation of GC. The subject property is developed with an office building, which faces Main Street with an attached warehouse structure with bays which was added on to the rear of the structure. Brazoria County nor do City records indicate when the structure was originally built, however, the applicant has indicated that the building was constructed in 1982 and has been occupied by Profax; a manufacturer of welding products, since its construction. According to city records, the attached warehouse additions were made to the building in 2001, 2006 and 2010. Additionally, in 2011 a new detention area was added and a driveway was constructed. The existing use is considered non-conforming, as neither the previous zoning district nor the existing zoning district permits the existing use by right, which is considered "Warehouse and Distribution Facility."

The site is surrounding by nonresidential uses to the north and south and are developed in accordance with the below table. Uses east and west of the site are mostly undeveloped with the exception of the water tower to the east. Property to the east is also zoned for single family uses; however, remain undeveloped at this time.

The below table identifies surrounding uses and zoning districts:

SURROUNDING ZONING AND LAND USES:

| | Zoning | Land Use |
|--------------|---|--|
| North | General Commercial (GC) | Pearland Animal Hospital and Warehouse Structures |
| South | General Commercial (GC) | Lifestyle of Christ Church and Pearland Gold and Diamond |
| East | General Commercial (GC) & Single-Family Residential 1 (R-1) | Pearland Water Tower and Undeveloped Land |
| West | Light Industrial (M-1) | Undeveloped Land |

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC): The subject property is located within the General Commercial (GC) zoning district. The purpose of the aforementioned zoning district is to permit a wide variety of businesses characterized by those uses that may require an extensive amount of land for the conduct of business and/or activity that may require outside storage areas. The existing use on site is categorized as “Warehouse and Distribution Facility” by the land use matrix of the UDC. The UDC defines the aforementioned use as an enclosed structure for the storage of goods for distribution or transfer to another location. The existing use is permitted in the existing zoning district, with approval of a Conditional Use Permit (CUP). There is no record of a CUP having been approved by the City Council for the existing use. The existing use is permitted by right within the proposed zoning district of Light Industrial (M-1), which purpose is to permit a wide variety of light industrial, manufacturing, wholesale and service type uses. The change in zoning will result in bringing a non-conforming use in compliance with the UDC.

The site is also located within the Corridor Overlay District (COD). A site plan is not required for a change in zoning, and therefore staff is unable to determine if the site is in compliance with the COD regulations, however, as the building was constructed in 1982, according to the applicant, it is not likely that the site complies with these regulations. Pursuant to Chapter 4 of the UDC, if in the future, the applicant proposes to expand, any expansion will trigger compliance with parking and screening/fencing requirements. . An expansion that exceeds 500 square feet will trigger not only trigger compliance with parking and screening/fencing requirements, but also with façade, sidewalks and landscaping requirements.

PLATTING STATUS: The property is platted, and received final plat approval in March, 2014.

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The site is in compliance with the Comprehensive Plan. The Comprehensive Plan designated the “North Central District” as the Main Street corridor, north of Old Townsite and the McHard Road Corridor, for industrial and light industrial economic development. The Corridor is inclusive of the subject property and includes approximately 1.9 square miles. The future land use designation of the property is “Industrial.” According to the Comprehensive Plan, major features of the “Industrial” future land use designation include uses such as warehousing, distribution, assembly, fabrication and light manufacturing; industrial parks; and high tech industries. The Plan suggests that supporting uses such as retail, office and service uses should be congregated at street intersections. It recommends zoning districts such as Light Industrial (M-1) and Heavy Industrial (M-2).

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property has frontage on Main Street; a major thoroughfare which requires 120 feet of right-of-way. The property was recently platted and according to the Thoroughfare Plan, the right-of-way at this location is sufficient.

AVAILABILITY OF UTILITIES: The existing building is currently connected to public water and sewer. Any new development proposed will have access to public infrastructure; however, the extension of infrastructure will likely be required. There is a 16-inch public waterline on the west side of Main Street to the northwest corner of the subject property and a 12 inch public waterline on Alice Street, which was extended from the Highway35 project and connected to the existing 10 inch AC waterline. Additionally, there is an existing 8 inch gravity sanitary sewer line, which runs along the northern portion of the subject property.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed change in zoning will not significantly impact surrounding properties or developments, as the property is currently developed with an industrial use. The proposed zone change will bring the use into compliance with the UDC as well as the future land use designation of the property. All surrounding properties are zoned for non-residential uses and zoning districts, with the exception of the property to the east, which is undeveloped and zoned Single Family Residential- 1 (R-1) for single family residential uses. The area that directly abuts the R-1 zoning district to the east includes approximately 250 feet. The restrictions in place in the proposed zoning district as well as the Corridor Overlay District will ensure that as these properties develop, residential adjacency screening requirements, which include a 25-foot wide landscape buffer along the property line adjacent to such use or district. The landscape buffer shall remain open and unobstructed (i.e., no parking, driveways) and shall be planted with ground cover such as grass or ivy.

ADDITIONAL 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 ten (10) 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 zone change 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 change in zoning request.

RECOMMENDATION: Staff recommends approval of the request to rezone the 16.871-acre site from General Commercial (GC) to Light Industrial (M-1), for the following reasons:

1. Pursuant to Section 2.2.1.4 (Criteria for Approval), in making a determination regarding a requested zoning change, the Planning and Zoning Commission and the City Council may consider the following factors. Below is the criteria for approval and how the proposal meets the criteria:
 - Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use Map and any incorporated sector plan maps.

One of the main objectives of the 1999 Comprehensive Plan ("The Plan") was to meet Pearland 2020 objectives, but to also respect existing land use patterns. The Plan identified ten (10) initiatives and one was to "designate sizeable areas for industrial and light industrial economic development. One of the areas identified the "North Central District," which encompasses the Main Street corridor north of

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the “North Central District.” This area was chosen for this type of development at the time of the adoption of the Comprehensive Plan because of the industrial development that already existed.

According to the Comprehensive Plan, major features of the “Industrial” future land use designation include uses such as warehousing, distribution, assembly, fabrication and light manufacturing; industrial parks; and high tech industries. The Plan suggests that supporting uses such as retail, office and service uses should be congregated at street intersections. It recommends zoning districts such as Light Industrial (M-1) and Heavy Industrial (M-2). The site is currently developed with what appears to have been a stand-alone office at one time, which includes an attached warehouse structure with bays that was added on to the property in 2001, 2006, and 2010, according to City of Pearland records. The existing building is used for industrial purposes.

- Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified.

The proposed Light Industrial (M-1) zoning district is intended to permit a wide variety of light industrial, manufacturing, wholesale and service type uses. The intent of the proposed M-1 zoning district is consistent with existing uses, development and the vision, according to the Comprehensive Plan of the “North Central District” (see above), which encompasses the Main Street corridor north of the Old Townsite and the McHard corridor. The “North Central District” is approximately 1,240 acres, or 1.9 square miles.

The use is considered “Warehouse and Distribution Facility” by the Unified Development Code, and is a permitted use within the proposed zoning district of M-1. The use is defined as “an enclosed structure for the storage of goods for distribution or transfer to another location.”

- Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers and other public services and utilities to the area.

The proposed change is not in relation to any existing or proposed plans for providing public schools, streets water supply, sanitary sewers or other public services or utilities in the area. The existing building is currently connected to public water and sewer. Any new development proposed will have access to public infrastructure; however, the extension of infrastructure will likely be required. There is a 16-inch public waterline on the west side of Main Street to the northwest corner

inch

of the subject property and a 12 inch public waterline on Alice Street, which was extended as a result of the Highway35 project and connected to the existing 10 AC waterline. Additionally, there is an existing 8 inch gravity sanitary sewer line, which runs along the northern portion of the subject property.

2. The requested change in zoning from GC to M-1 will result in bringing a nonconforming use into conformance with the UDC. The UDC defines a nonconforming use as any use that does not conform to the regulations of the UDC. The previous zoning district, Commercial (C) and the current zoning district General Commercial (GC) require approval of a Specific Use Permit (SUP), as it was called under the previous Code or a Conditional Use Permit (CUP), for the existing use. There is no record of an SUP or CUP having been approved by the City Council. The proposed zoning district of M-1 permits the existing use by-right.



Exhibit 2 Aerial Map

Aerial Map

Zone Change 2013-18Z

1603 N. Main 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.

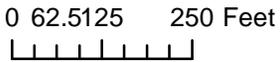


Exhibit 3 Zoning Map

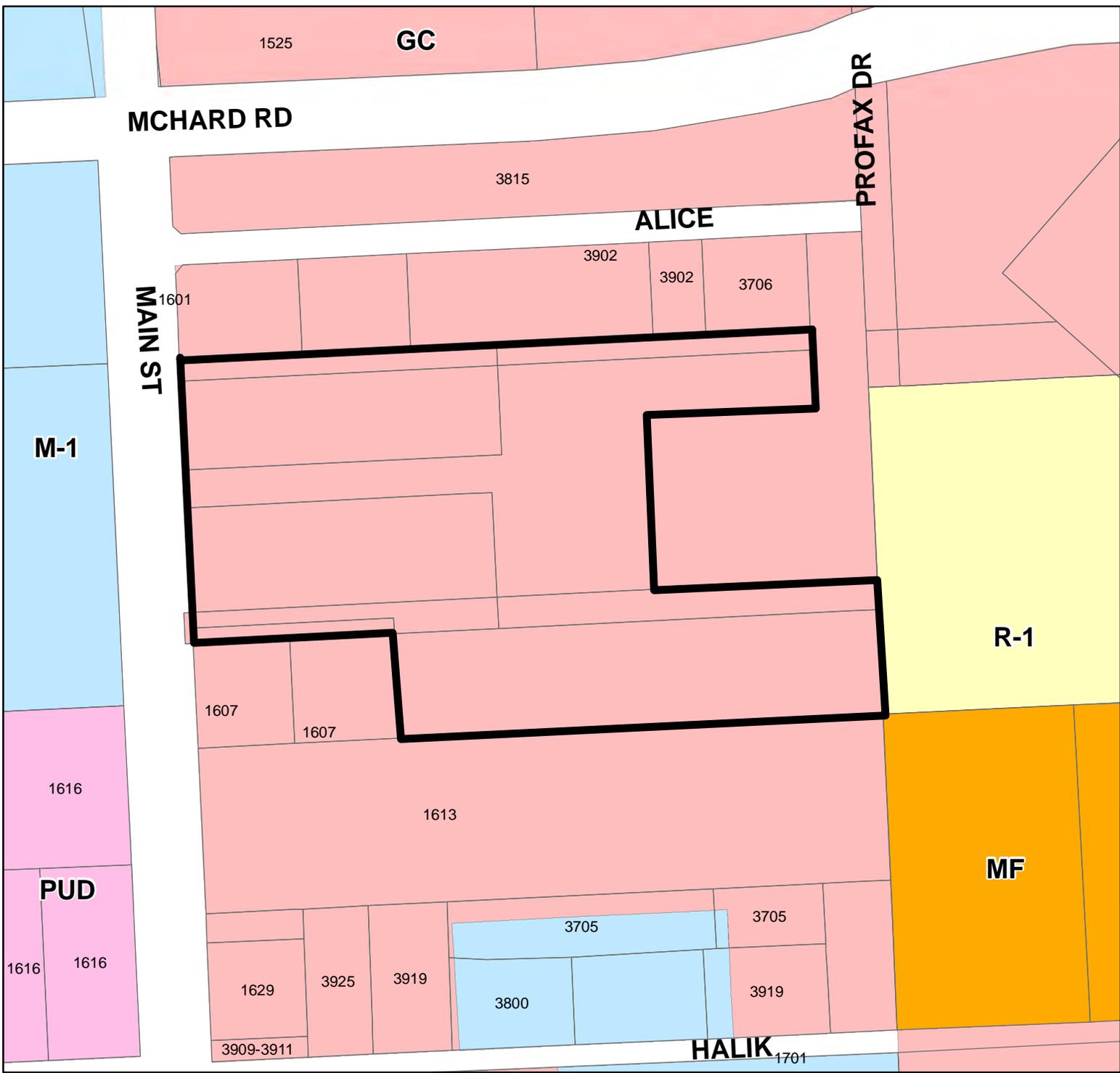
Zoning Map

Zone Change 2013-18Z

1603 N. Main 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.

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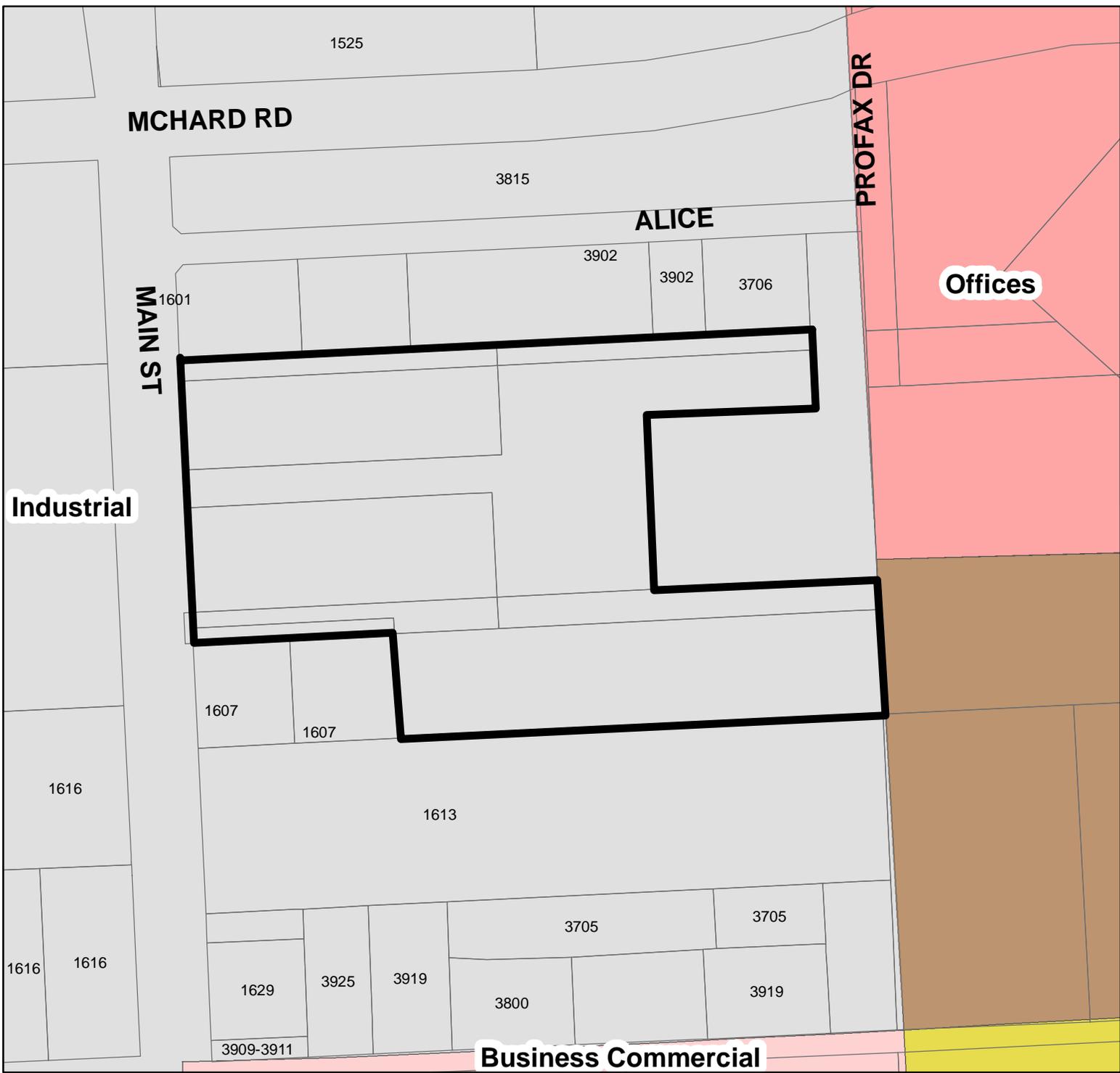
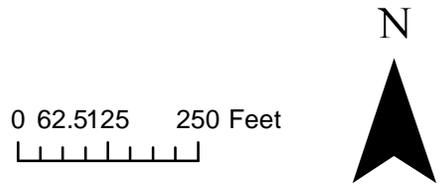


Exhibit 4 Future Land Use Map

FLUP Map
 Zone Change 2013-18Z
 1603 N. Main 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.



Business Commercial

MCHARD RD

PROFAX DR

ALICE

MAIN ST

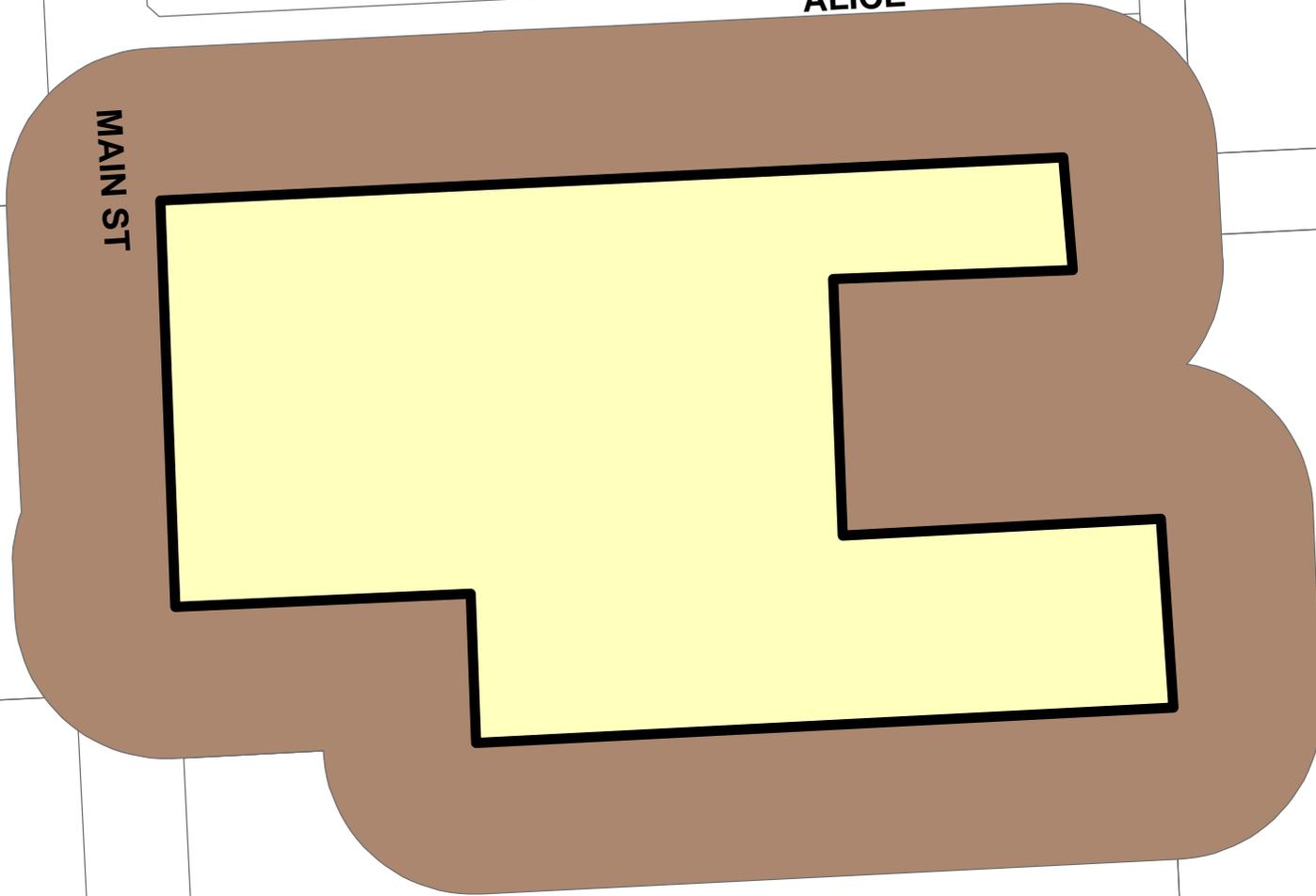


Exhibit 5 Notification Map

Notification Map

Zone Change
18Z

1603 N. Main 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 55 110 220 Feet



HALIK

**Exhibit 6
Notification List**

Zone Change 2013-18Z

| NAME | ADD_LINE2 | CITY | STATE | ZIP |
|---|---------------------|---------------|-------|-------|
| ALVAREZ INTEREST LTD & KOZA INTERESTS LTD | 1603 N MAIN ST | PEARLAND | TX | 77581 |
| DAL TRAILER COURTS, INC | 5720 LBJ FREEWAY | DALLAS | TX | 75240 |
| MKH PROPERTIES CO LTD | 4505 S WASATCH BLVD | SALT LAKE CTY | UT | 84124 |
| GEEFO TEXAS LLC | | | | |
| KOZA INTERESTS LTD & ALVAREZ INTERESTS LTD & RICHARD ASHLEY | 1603 N MAIN ST | PEARLAND | TX | 77581 |
| ASSOCIATED PROPERTIES INC | 1603 N MAIN ST | PEARLAND | TX | 77581 |
| MONTALBANO LUMBER CO INC | 1309 HOUSTON AVE | HOUSTON | TX | 77007 |
| ALEXANDER T & B FAMILY LTD PRTNSHP | 2411 PARK AVE | PEARLAND | TX | 77581 |
| RAJU PALIVELA P TRUSTEE | 12121 RICHMOND AVE | HOUSTON | TX | 77082 |
| VETERINARY PROPERTIES OF TEXAS | 5205 MAGNOLIA ST | PEARLAND | TX | 77584 |

Exhibit 7 Applicant Packet

ZONE CHANGE APPLICATION Page 1 of 4 Updated October 2012



APPLICATION FOR A CHANGE IN ZONING

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

Current Zoning District: GC

Proposed Zoning District: M1

Property Information:

Address or General Location of Property: 1603 N Main St

3902 Alice St

Tax Account No. See ATTACHED

Subdivision: _____ Lot: _____ Block: _____

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

PROPERTY OWNER INFORMATION:

APPLICANT/AGENT INFORMATION:

NAME KOZA / Alvarez Interests
 ADDRESS 1603 N. Main St
 CITY Pearland STATE TX ZIP 77581
 PHONE (281) 485-6258
 FAX (281) 485-8030
 E-MAIL ADDRESS KOZA Sr @ Profax-Lewco.Com

NAME SANE
 ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 PHONE() _____
 FAX() _____
 E-MAIL ADDRESS _____

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

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

Owner's Signature: [Signature] Date: 12/4/13

Agent's/Applicant's Signature: _____ Date: _____

OFFICE USE ONLY:

| | | | |
|----------------------------|---------------------------|------------------------|------------------------------|
| FEES PAID: <u>\$775.00</u> | DATE PAID: <u>12/4/13</u> | RECEIVED BY: <u>JM</u> | RECEIPT NUMBER: <u>66981</u> |
|----------------------------|---------------------------|------------------------|------------------------------|

Complete Packet Received: 4/17/14

Application No. 2013-182

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).
- 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).

- 4/17
- 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 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.

TRAFFIC IMPACT ANALYSIS

BA Zone Chg

Zone # ~~32~~

Description: Input who the check is from

\$775.00

COMMENTS (F10):

Plat Name

Zone - Chg.

Koza / Alvarez Interest

Explanation: Traffic Impact Analysis

GC to M-1

CITY OF PEARLAND

R E P R I N T

*** CUSTOMER RECEIPT ***

Oper: JCOTTER Type: OC Drawer: 1
Date: 12/04/13 01 Receipt no: 66931

| Description | Quantity | Amount |
|-------------------------|----------|----------|
| BA BOARD OF ADJUSTMENTS | 1.00 | \$775.00 |
| Trans number: | | 4297651 |

ZONE CHANGE - KOZA/ALVAREZ
INTEREST
GC TO M1

| | | |
|----------------|-------|----------|
| Tender detail | | |
| CK CHECK | 12714 | \$775.00 |
| Total tendered | | \$775.00 |
| Total payment | | \$775.00 |

Trans date: 12/04/13 Time: 11:04:18

**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, conditional use permit (CUP), variance, or special exception (SE) shall be required to erect and maintain a sign(s), to be inspected by the City upon the property for which a variance, zoning change, CUP, or SE has been requested.

Signs(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 (SPECIFY REQUEST)
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.

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 subject area 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 the 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.

Fees

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)

**Associated Properties
Alvarez Interests Ltd.
Koza Interests Ltd.**

1603 North Main Street
Pearland, Texas 77581
(281) 485-6258

November 15, 2013

City of Pearland
Community Development
3523 Liberty Drive
Pearland, TX 77581

Dear Sirs:

On behalf of the above business entities, all of which have identical common ownership, we ask to have the below listed properties zoned to M-1 (light industrial). All of these properties have been used as/or intended to be used as light industrial since before the zoning ordinance was created.

Properties owned in the name of Associated Properties:

1603 North Main Street – 2.9267 acres – GEO ID: 0542-0055-122

3902 Alice Street – 3.842 acres – GEO ID: 0542-0073-000

3706 Alice Street – .828 acres – GEO ID: 0542-0073-120

A total of 7.5967 contiguous acres.

Properties owned in the name of Alvarez Interests Ltd. and Koza Interests Ltd.:

0.5381 acres – GEO ID: 0542-0055-111

2.0100 acres – GEO ID: 0542-0055-120

1.2000 acres – GEO ID: 0542-0055-110

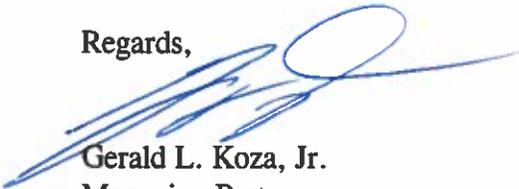
7.6180 acres – GEO ID: 0542-0055-000

2.6958 acres – GEO ID: 0542-0037-000

A total of 16.9886 contiguous acres.

Should you have any questions please call at your earliest convenience.

Regards,



Gerald L. Koza, Jr.
Managing Partner



Vicinity Map - Pearland, TX



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.

DUPLICATE TAX RECEIPT



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

Certified Owner:

ASSOCIATED PROPERTIES INC
1603 N MAIN ST
PEARLAND, TX 77581-2803

Legal Description:

A0542 H T & B R R, TRACT 48A1-48E,
ACRES 2.9267

Parcel Address: 1603 N MAIN ST HWY 35
Legal Acres: 2.9267

Remit Seq No: 24341392
Receipt Date: 12/10/2013
Deposit Date: 12/10/2013
Print Date: 04/17/2014 10:01 AM
Printed By: PEARE1

Deposit No: 3C1011114029
Validation No: 398
Account No: **0542-0055-122**
Operator Code: LATOYA

| Year | Tax Unit Name | Tax Value | Tax Rate | Levy Paid | P&I | Coll Fee Paid | Total |
|------|--------------------------|-----------|----------|--------------------|---------------|---------------|--------------------|
| 2013 | Brazoria County | 1,034,110 | 0.432020 | 4,467.56 | 0.00 | 0.00 | 4,467.56 |
| 2013 | Special Road & Bridge | 1,034,110 | 0.060000 | 620.47 | 0.00 | 0.00 | 620.47 |
| 2013 | Pearland Isd | 1,034,110 | 1.415700 | 14,639.90 | 0.00 | 0.00 | 14,639.90 |
| 2013 | Brazoria Drainage Dist 4 | 1,034,110 | 0.156000 | 1,613.21 | 0.00 | 0.00 | 1,613.21 |
| 2013 | City Of Pearland | 1,034,110 | 0.705100 | 7,291.51 | 0.00 | 0.00 | 7,291.51 |
| | | | | \$28,632.65 | \$0.00 | \$0.00 | \$28,632.65 |

Check Number(s):
00121006

PAYMENT TYPE:

Checks: \$28,632.65

Exemptions on this property:

Total Applied: \$28,632.65

Change Paid: \$0.00

PAYER:
ASSOCIATED PROPERTIES INC
1603 N MAIN ST
PEARLAND, TX 77581-2803

ACCOUNT PAID IN FULL

DUPLICATE TAX RECEIPT



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

Certified Owner:

ASSOCIATED PROPERTIES INC
1603 N MAIN ST
PEARLAND, TX 77581-2803

Legal Description:

A0542 H T & B R R, TRACT 52H, ACRES
0.828

Parcel Address: 3706 ALICE ST
Legal Acres: 0.8280

Remit Seq No: 24341392
Receipt Date: 12/10/2013
Deposit Date: 12/10/2013
Print Date: 04/17/2014 10:00 AM
Printed By: PEAREI

Deposit No: 3C1011114029
Validation No: 398
Account No: 0542-0073-120
Operator Code: LATOYA

Table with 7 columns: Year, Tax Unit Name, Tax Value, Tax Rate, Levy Paid, P&I, Coll Fee Paid, Total. Rows include Brazoria County, Special Road & Bridge, Pearland Isd, Brazoria Drainage Dist 4, and City Of Pearland.

Check Number(s):
00121006

PAYMENT TYPE:

Checks: \$11,358.54

Exemptions on this property:

Total Applied: \$11,358.54

Change Paid: \$0.00

ACCOUNT PAID IN FULL

PAYER:
ASSOCIATED PROPERTIES INC
1603 N MAIN ST
PEARLAND, TX 77581-2803

FIRST CLASS
U.S. POSTAGE PAID
PERMIT NO. 4
ANGLETON TX

OFFICIAL TAX RECEIPT
ROVIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515
Account No: 0542-0055-000
Certified Owner: KOZA INTERESTS LTD & ALVAREZ INTERE
2013 VALUE: 190,450

Parcel Address: HIGHWAY 35 OFF
Legal Acres: 7.6180
Appr No: 177113
Deposit No: 3A251112492
Paid Date: 10/25/2013
Total Paid: \$23.25
Check No: 00001482
Balance Due: \$0.00
Exemption(s): OSP

| Jr | Year | Levy Paid | P&I |
|----|------|-----------|------|
| 1 | 2013 | 3.63 | 0.00 |
| 9 | 2013 | 0.50 | 0.00 |
| 28 | 2013 | 11.89 | 0.00 |
| 54 | 2013 | 1.31 | 0.00 |
| 96 | 2013 | 5.92 | 0.00 |

Account No: 0542-0037-000
Certified Owner: KOZA INTERESTS LTD & ALVAREZ INTERE
2013 VALUE: 67,400

WILLAERT LOT 48D A0542 H T & B
PEARLAND, ACRES 2.6958
Parcel Address: HIGHWAY 35
Legal Acres: 2.6958
Appr No: 177094
Deposit No: 3A251112492
Paid Date: 10/25/2013
Total Paid: \$8.32
Check No: 00001482
Balance Due: \$0.00
Exemption(s): OSP

| Jr | Year | Levy Paid | P&I |
|----|------|-----------|------|
| 1 | 2013 | 1.30 | 0.00 |
| 9 | 2013 | 0.18 | 0.00 |
| 28 | 2013 | 4.25 | 0.00 |
| 54 | 2013 | 0.47 | 0.00 |
| 96 | 2013 | 2.12 | 0.00 |

KOZA INTERESTS LTD & ALVAREZ INTERESTS L
1603 N MAIN ST
PEARLAND, TX 77581-2803

KOZA INTERESTS LTD & ALVAREZ INTERESTS L
1603 N MAIN ST
PEARLAND, TX 77581-2803



FIRST CLASS
U.S. POSTAGE PAID
PERMIT NO. 4
ANGLETON TX

OFFICIAL TAX RECEIPT
ROVIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515
Account No: 0542-0055-120
Certified Owner: KOZA INTERESTS LTD & ALVAREZ INTERE
2013 VALUE: 50,250

Parcel Address: HIGHWAY 35 OFF
Legal Acres: 2.0100
Appr No: 177115
Deposit No: 3A251112492
Paid Date: 10/25/2013
Total Paid: \$6.08
Check No: 00001482
Balance Due: \$0.00
Exemption(s): OSP

| Jr | Year | Levy Paid | P&I |
|----|------|-----------|------|
| 1 | 2013 | 0.95 | 0.00 |
| 9 | 2013 | 0.13 | 0.00 |
| 28 | 2013 | 3.11 | 0.00 |
| 54 | 2013 | 0.34 | 0.00 |
| 96 | 2013 | 1.55 | 0.00 |

Account No: 0542-0055-110
Certified Owner: KOZA INTERESTS LTD & ALVAREZ INTERE
2013 VALUE: 30,000

PT LTS 48-48A 542 H T & B PEARLAND,
ACRES 1.200
Parcel Address: HIGHWAY 35 OFF
Legal Acres: 1.2000
Appr No: 177114
Deposit No: 3A251112492
Paid Date: 10/25/2013
Total Paid: \$3.60
Check No: 00001482
Balance Due: \$0.00
Exemption(s): OSP

| Jr | Year | Levy Paid | P&I |
|----|------|-----------|------|
| 1 | 2013 | 0.56 | 0.00 |
| 9 | 2013 | 0.08 | 0.00 |
| 28 | 2013 | 1.84 | 0.00 |
| 54 | 2013 | 0.20 | 0.00 |
| 96 | 2013 | 0.92 | 0.00 |

KOZA INTERESTS LTD & ALVAREZ INTERESTS L
1603 N MAIN ST
PEARLAND, TX 77581-2803

KOZA INTERESTS LTD & ALVAREZ INTERESTS L
1603 N MAIN ST
PEARLAND, TX 77581-2803



OFFICIAL TAX RECEIPT

ROVIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Account No: 0542-0055-111
Certified Owner: ALVAREZ INTEREST LTD & KOZA INTERES
2013 VALUE: 13,450

FIRST CLASS
U.S. POSTAGE PAID
PERMIT NO. 4
ANGLETON TX

A0542 H T & B R R LOT 48G ACRES 0.5381

| Jr | Year | Levy Paid | P&I | Parcel Address: |
|----|------|-----------|------|-------------------------|
| 1 | 2013 | 58.11 | 0.00 | Legal Acres: 0.5381 |
| 9 | 2013 | 8.07 | 0.00 | Appr No: 591099 |
| 28 | 2013 | 190.41 | 0.00 | Deposit No: 3A251112492 |
| 54 | 2013 | 20.98 | 0.00 | Paid Date: 10/25/2013 |
| 96 | 2013 | 94.84 | 0.00 | Total Paid: \$372.41 |
| | | | | Check No: 00001482 |
| | | | | Balance Due: \$0.00 |

Exemption(s): NONE

ALVAREZ INTEREST LTD & KOZA INTERESTS LT
1603 N MAIN ST
PEARLAND, TX 77581-2803

**P&Z AGENDA
ITEM**

C



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:

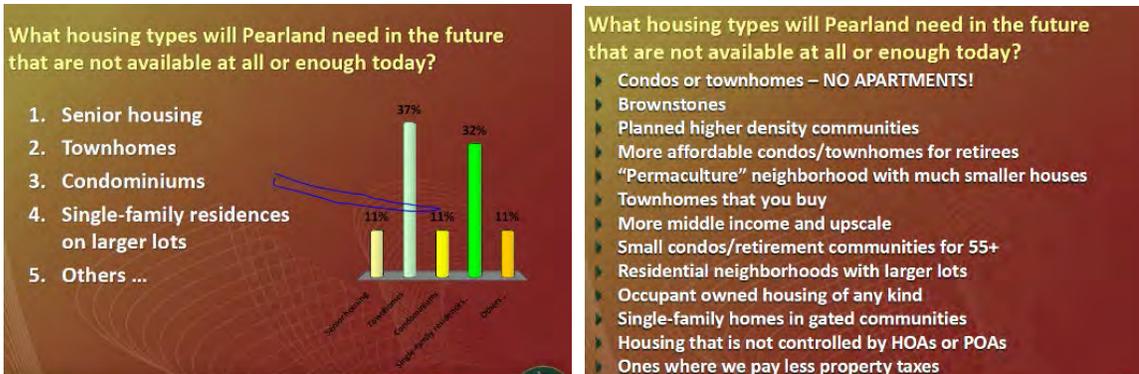
- Patio home developments should be permitted to be a maximum of seven dwelling units per acre.

- 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 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. 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 all 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 town 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.

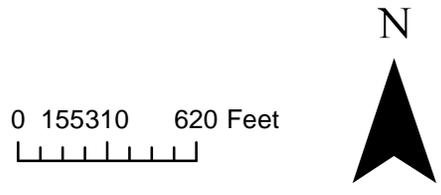
Exhibits

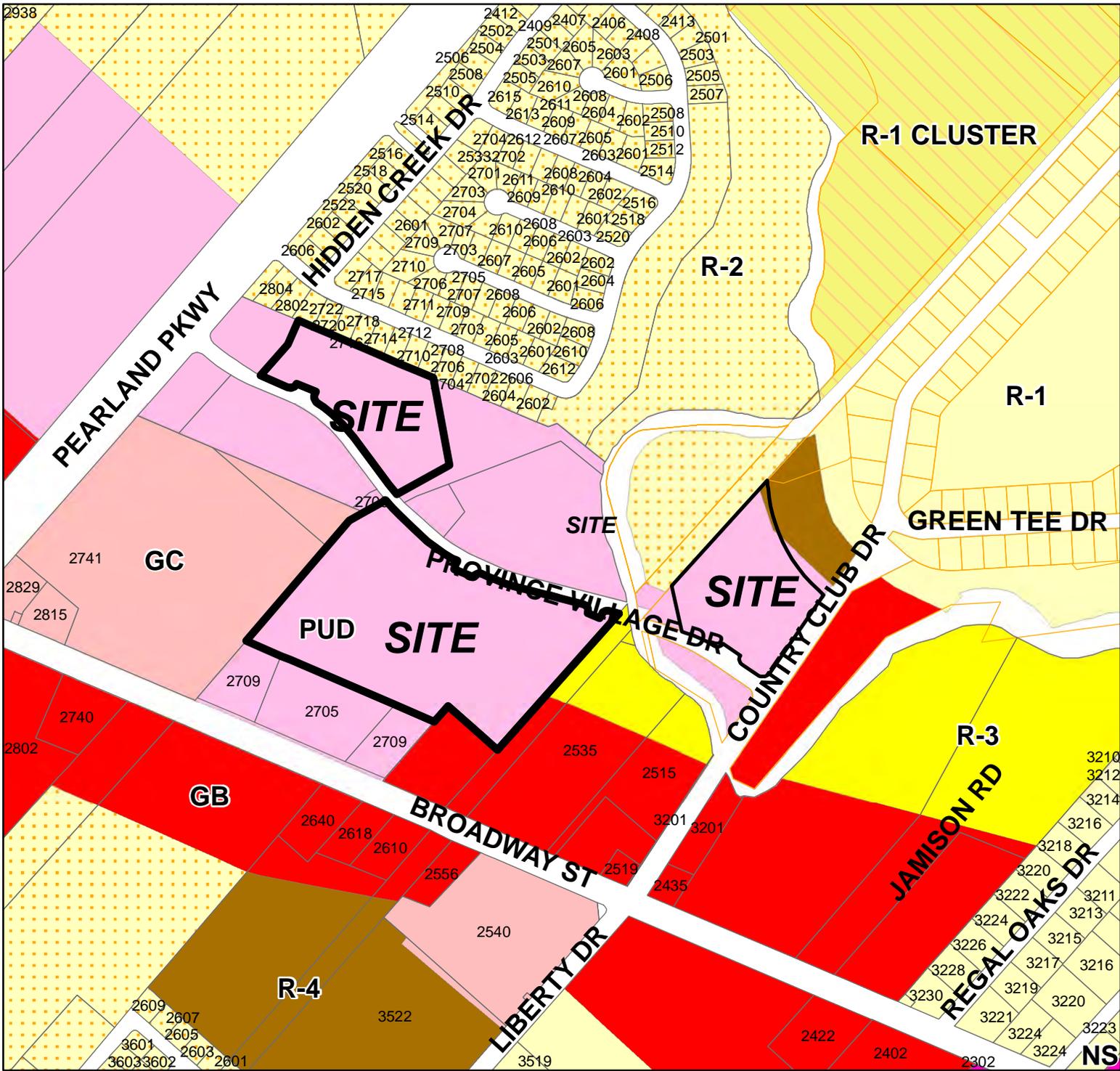
1. Staff Report
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Notification Map
6. Notification List
7. Applicant Packet



Aerial Map
Zone Change 2014-5Z
Province Village PUD
Amendment

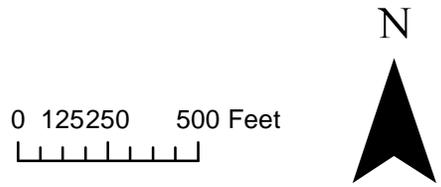
This product is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

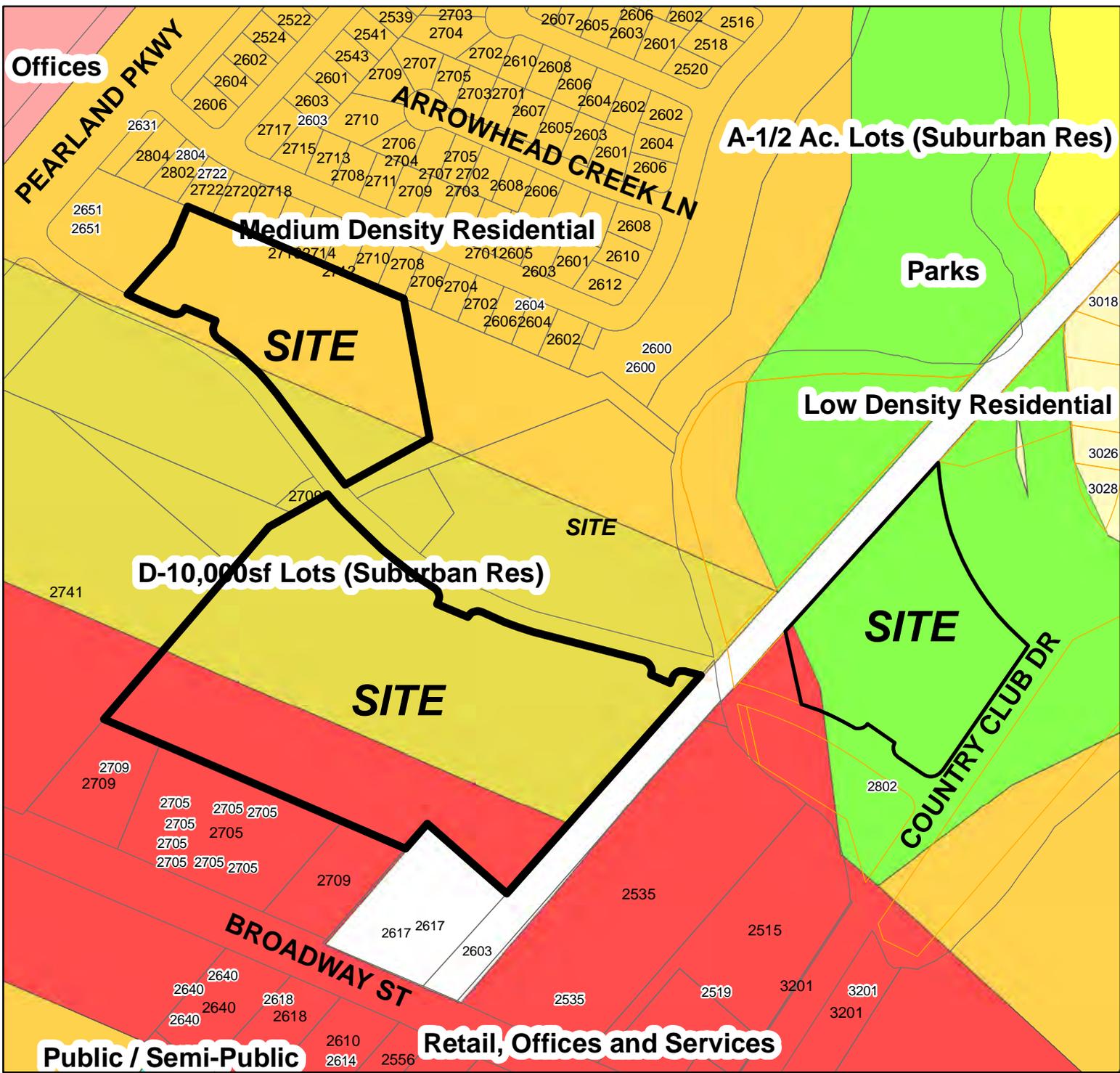




Vicinity and Zoning Map
Zone Change 2014-5Z
Province Village PUD
Amendment

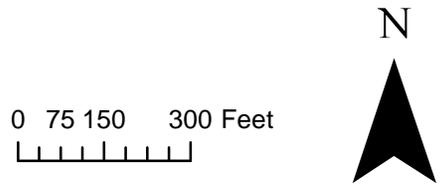
This product is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



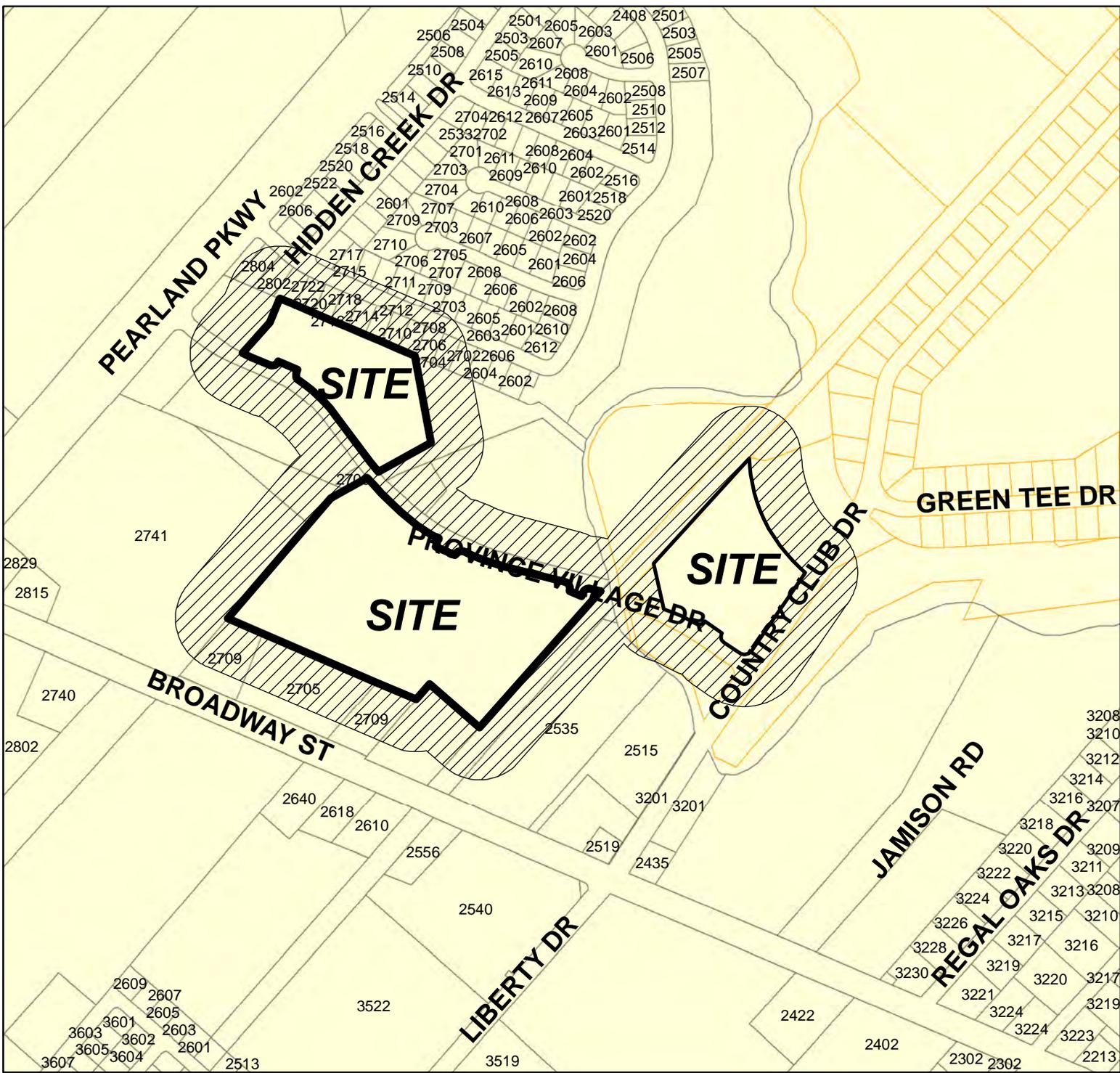


FLUP Map
Zone Change 2014-5Z
Province Village PUD
Amendment

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.

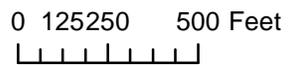


Public / Semi-Public **Retail, Offices and Services**



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.



| NAME | ADD_LINE1 | ADD_LINE2 | CITY | STAT | ZIP |
|------------------------------------|-----------------------|-------------------------|--------------------|------|-------|
| KUHNS PERRY S & ESERALDA | | 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 |



APPLICATION FOR A CHANGE IN ZONING

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

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:

APPLICANT/AGENT INFORMATION:

NAME Texproj 2008 LLC

ADDRESS PO Box 800

CITY Francisville STATE LA ZIP 70775

PHONE (225) 571 7133

FAX () _____

E-MAIL ADDRESS danbrown1957@yahoo.com

NAME Alan Mueller

ADDRESS 4201 Broadway

CITY Pearland STATE TX ZIP 77581

PHONE (832) 512 1200

FAX (281) 412 9060

E-MAIL ADDRESS alan@gromatexas.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: Donald Brown Date: 4-24-14

Agent's/Applicant's Signature: Alan 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 4/13/14

- 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.

ZONE CHANGE/ VARIANCE/ [REDACTED] RECORDATION

\$850

(Circle one)
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 _____

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

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.

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

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,



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

Exhibit 3

Design Plan Tracts A, B, & C

Exhibit 4

Park & Detention Amenity Plan

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 $13^{\circ}27'52''$, (chord bears South $51^{\circ}55'45''$ 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 $81^{\circ}50'21''$, (chord bears South $17^{\circ}44'57''$ East, 32.75 feet), for an arc length of 35.71 feet to the point of tangency;

THENCE, South $23^{\circ}09'47''$ West, along the northwesterly line of said Parkside Village Boulevard, for a distance of 8.53 feet to a point for corner;

THENCE, South $66^{\circ}50'13''$ 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 $90^{\circ}00'54''$, (chord bears North $69^{\circ}46'54''$ 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 $65^{\circ}13'06''$ 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 $09^{\circ}50'06''$, (chord bears South $70^{\circ}08'09''$ East, 141.44 feet), for an arc length of 141.61 feet to the point of tangency;

THENCE, South $75^{\circ}03'12''$ 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 cut-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 $98^{\circ}13'32''$, (chord bears South $25^{\circ}56'43''$ East, 37.80 feet), for an arc length of 42.86 feet to a point for corner;

THENCE, South $60^{\circ}50'13''$ 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 $23^{\circ}09'43''$ 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 $81^{\circ}46'43''$, (chord bears North $64^{\circ}03'17''$ 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;

THENCE, 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.

The Wilson Survey Group, Inc.
2006 East Broadway, Suite 103
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(281) 485-3991
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.

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2006 East Broadway, Suite 103
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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

Options

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

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



gehanhomes.com



Multi-Parcel Tax Certificate

Remit certificate fee to :

Customer : EMPIRE TITLE - HOUSTON (Branch etb)

Certificate Number : 6376196

User : Joe Pumphrey

Print Date : 04/23/2014

GF Number : 2014-02-6519

Closer : bda

Fee : \$30.00 (includes sales tax)

Buyer(s) : Gehan Homes, Ltd.

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

| 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 | | 2013 Assessed Values | |
|------------------------|---|---|---------|
| Account Number: | 0402230000196 (Parcel 1 of 4) | | |
| 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 WD 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 1388 FRIENDSWOOD, TX 77549 (281) 482-0216 | | Payments as of : | 04/07/2014 Current Year Taxes | |
| 2013 Tax Rate: 0.820000 Est. Taxes w/o Exempt: \$1,649.16 | | | 04/07/2014 Prior Year Taxes | |
| 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 |
| <ul style="list-style-type: none"> ● 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 | |
| 2013 Tax Rate: 0.636338 Est. Taxes w/o Exempt: \$1,279.78 | | | 04/15/2014 Prior Year Taxes | |
| | 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 | 2013 Tax Rate: 1.415700 Est. Taxes w/o Exempt: \$2,847.21 | Tax Year | Base Tax | Payments as of : 04/04/2014 Current Year Taxes | Amount Due 04/2014 |
| | | | | 04/04/2014 Prior Year Taxes | Amount Due 05/2014 |
| Bill Ref: 08001001100 | | 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 | 2013 Tax Rate: 0.705100 Est. Taxes w/o Exempt: \$1,418.08 | Tax Year | Base Tax | Payments as of : 04/04/2014 Current Year Taxes | Amount Due 04/2014 |
| | | | | 04/04/2014 Prior Year Taxes | Amount Due 05/2014 |
| Bill Ref: 08001001100 | | 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 | | 2013 Assessed Values | |
|------------------------|---|------------------------------|---------|
| Account Number: | 71560002002 (Parcel 2 of 4) | | |
| 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 | | | Amount Due 04/2014 | Amount Due 05/2014 |
| | Tax Year | Base Tax | | |
| | 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 | | | Amount Due 04/2014 | Amount Due 05/2014 |
| | Tax Year | Base Tax | | |
| | 2013 | \$4.21 | Paid | Paid |
| | SUBTOTAL | \$4.21 | \$0.00 | \$0.00 |

| Tax Information Detail - CAD Account 71560002002 | | | | |
|--|-----------------|---------------------|-------------------------------|---|
| BRAZORIA COUNTY ROVIN 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 | | | | |
| | <u>Tax Year</u> | <u>Base Tax</u> | <u>Amount Due 04/2014</u> | <u>Amount Due 05/2014</u> |
| | 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 | | | | |
| | <u>Tax Year</u> | <u>Base Tax</u> | <u>Amount Due 04/2014</u> | <u>Amount Due 05/2014</u> |
| | 2013 | \$22.14 | Paid | Paid |
| | SUBTOTAL | \$22.14 | \$0.00 | \$0.00 |
| Bill Ref: 7171560002002 | | | | |
| <ul style="list-style-type: none"> ● 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 | | | | |
| | <u>Tax Year</u> | <u>Base Tax</u> | <u>Amount Due 04/2014</u> | <u>Amount Due 05/2014</u> |
| | 2013 | \$38.22 | Paid | Paid |
| | SUBTOTAL | \$38.22 | \$0.00 | \$0.00 |

| Account Summary of Taxes Due | | | |
|---|--------------------------------------|-------------------------------|-------------------------------|
| <u>Payable to:</u> | <u>Balance Due w/o Penalties</u> | <u>Amount Due 04/2014</u> | <u>Amount Due 05/2014</u> |
| 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 | | 2013 Assessed Values | |
|------------------------|---|------------------------------|-------------|
| Account Number: | 01980003000 (Parcel 3 of 4) | | |
| 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 ROVIN 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 ROVIN 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 ROVIN 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 |
| | | 2013 | \$4,231.62 | Paid |
| | | SUBTOTAL | \$4,231.62 | \$0.00 |
| | | | | Amount Due 05/2014 |
| | | | | Paid |
| | | | | \$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 | | Tax Year | Base Tax | Amount Due 04/2014 |
| Bill Ref: 7101980003000 | | 2013 | \$7,052.41 | Paid |
| | | SUBTOTAL | \$7,052.41 | \$0.00 |
| | | | | Amount Due 05/2014 |
| | | | | Paid |
| | | | | \$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 | | | | |
| | <u>Tax Year</u> | <u>Base Tax</u> | <u>Amount Due 04/2014</u> | <u>Amount Due 05/2014</u> |
| | 2013 | \$12,175.73 | Paid | Paid |
| | SUBTOTAL | \$12,175.73 | \$0.00 | \$0.00 |

| Account Summary of Taxes Due | | | |
|---|--------------------------------------|-------------------------------|-------------------------------|
| <u>Payable to:</u> | <u>Balance Due w/o Penalties</u> | <u>Amount Due 04/2014</u> | <u>Amount Due 05/2014</u> |
| 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 | | 2013 Assessed Values | |
|------------------------|---|-------------------------------------|-----|
| Account Number: | 71560002001 (Parcel 4 of 4) | | |
| 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 | | | Amount Due 04/2014 | Amount Due 05/2014 |
| | Tax Year | Base Tax | | |
| | 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 | | | Amount Due 04/2014 | Amount Due 05/2014 |
| | Tax Year | Base Tax | | |
| | 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 | | | Amount Due 04/2014 | Amount Due 05/2014 |
| | <u>Tax Year</u> | <u>Base Tax</u> | <u>Amount Due 04/2014</u> | <u>Amount Due 05/2014</u> |
| | 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 | | | Amount Due 04/2014 | Amount Due 05/2014 |
| | <u>Tax Year</u> | <u>Base Tax</u> | <u>Amount Due 04/2014</u> | <u>Amount Due 05/2014</u> |
| | 2013 | \$0.82 | Paid | Paid |
| | SUBTOTAL | \$0.82 | \$0.00 | \$0.00 |
| <ul style="list-style-type: none"> • 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 | | | | |
| | <u>Tax Year</u> | <u>Base Tax</u> | <u>Amount Due 04/2014</u> | <u>Amount Due 05/2014</u> |
| | 2013 | \$1.42 | Paid | Paid |
| | SUBTOTAL | \$1.42 | \$0.00 | \$0.00 |

| Account Summary of Taxes Due | | | |
|---|--------------------------------------|-------------------------------|-------------------------------|
| Payable to: | <u>Balance Due w/o Penalties</u> | <u>Amount Due 04/2014</u> | <u>Amount Due 05/2014</u> |
| 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: |
| <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 1. MINERAL TAXES 2. PERSONAL PROPERTY TAXES (INCLUDING MOBILE HOMES) 3. ANY OTHER NON AD VALOREM TAXES |

| Texas Tax Information |
|---|
| <ul style="list-style-type: none"> • 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) Certificate Number : 6376196
User : Joe Pumphrey Print Date : 04/23/2014
GF Number : 2014-02-6519
Closer : bda
Buyer(s) : Gehan Homes, Ltd.

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) Certificate Number : 6376196
User : Joe Pumphrey Print Date : 04/23/2014
GF Number : 2014-02-6519
Closer : bda
Buyer(s) : Gehan Homes, Ltd.

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

Customer : EMPIRE TITLE - HOUSTON (Branch etb)

Certificate Number : 6376196

User : Joe Pumphrey

Print Date : 04/23/2014

GF Number : 2014-02-6519

Closer : bda

Buyer(s) : Gehan Homes, Ltd.

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 | | | | | | |

**P&Z AGENDA
ITEM**

D



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 05/12/2014
AGENDA ITEM SUBJECT: Final Plat of Golfcrest Estates

Old Business **New Business** Discussion Item Workshop

Summary: 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 single family subdivision on 4.59 acres of land, generally located at the 2700 Block of Country Club Drive.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF MAY 19, 2014

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 single family subdivision on 4.59 acres of land, generally located at the 2700 Block of Country Club Drive, to wit:

Legal Description: 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: 2700 Block of Country Club Drive.

SUMMARY: This is a request for a Final Plat of Golfcrest Estates. The property contains a total of 4.59 acres with 7 proposed single family lots, located within the existing Green Tee subdivision. The proposed subdivision is being developed in an area that is currently open green space and is used as part of the existing golf course. The subdivision will require the abandonment and relocation of an access drive utilized by an existing maintenance facility that will remain in place just north of the proposed subdivision.

UNIFIED DEVELOPMENT CODE: The subject property is currently zoned Single Family Residential (R-1). R-1 requires a minimum lot width of 80 feet, minimum lot depth of 90 feet, and minimum lot area of 8,000 square feet. The proposed subdivision is in conformance with these requirements.

SURROUNDING ZONING AND LAND USES:

| | <u>Zoning</u> | <u>Land Use</u> |
|-------|---------------|---------------------------|
| North | R-1 | Golf Course |
| South | R-1 | Golf Course |
| East | R-1 | Golf Course |
| West | R-4/R-1 | Single Family Residential |

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The Future Land Use designation for the subject land is Parks. This designation was assigned due to the fact that the property is currently a private golf course. The proposed subdivision does not conform to the comprehensive plan though the subdivision will not interfere with the operation of the existing golf course.

PLATTING STATUS: A preliminary plat was approved in May of 2013. This is the final step in the platting process for this subdivision.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The subject property has frontage on Country Club Drive, a local street with a minimum right-of-way width of 60 feet. The proposed subdivision will be served by the proposed Palmer Drive, also a local street with a minimum right-of-way requirement of 60 feet. The subdivision is in conformance with the thoroughfare plan.

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

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

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

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Golfcrest Estates as proposed by the applicant, for the following reasons:

1. Approval of the Final Plat would be in conformance with the surrounding zoning.
2. The Final Plat will not have any significant adverse impact on the surrounding properties and developments.
3. This request is in conformance with the Unified Development Code.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Future Land Use Plan
- Aerial Map
- Final Plat of Golfcrest Estates



Vicinity and Zoning Map

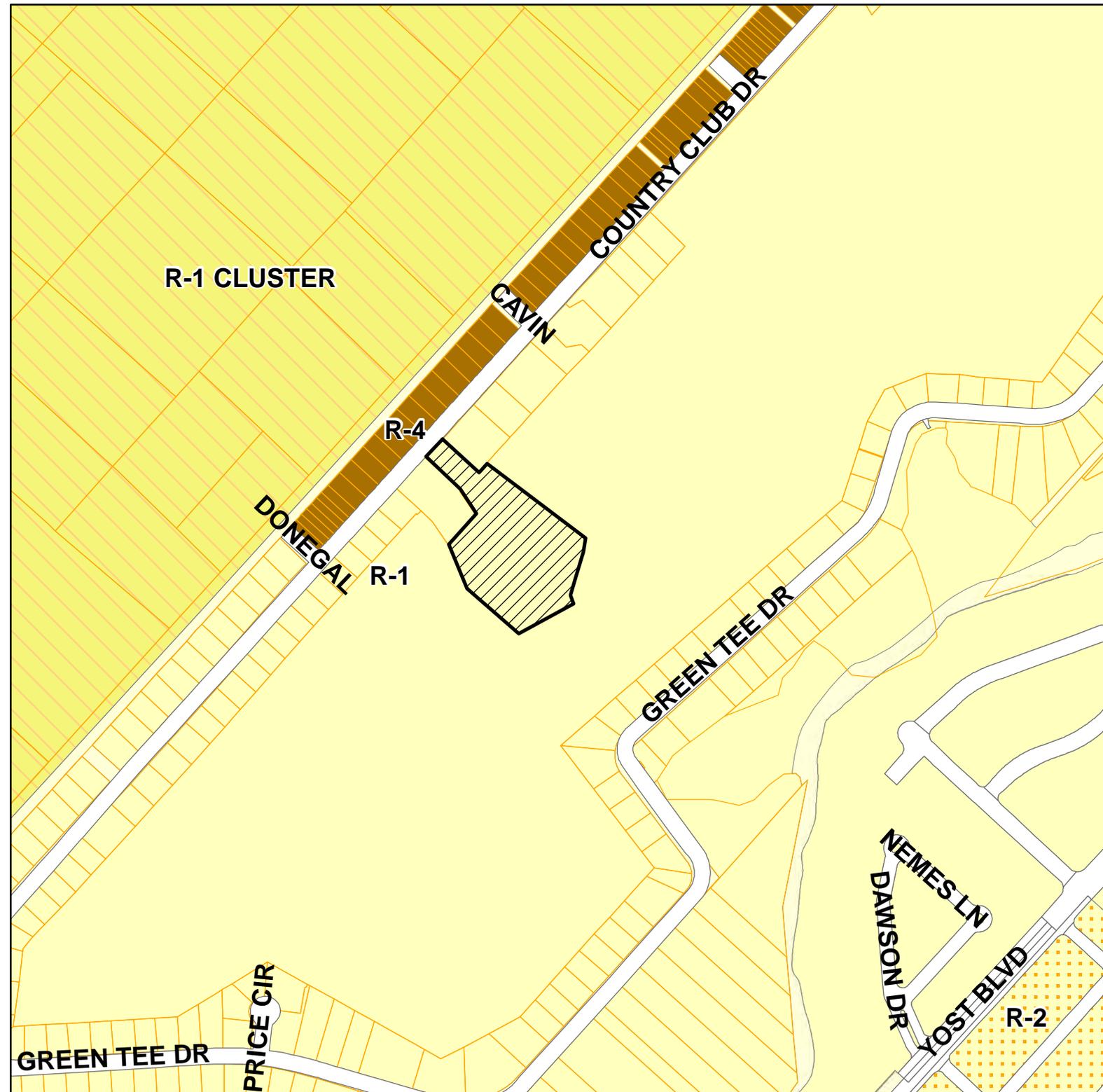
Final Plat of Golfcrest Estates

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



0480160 Feet





FLUP Map

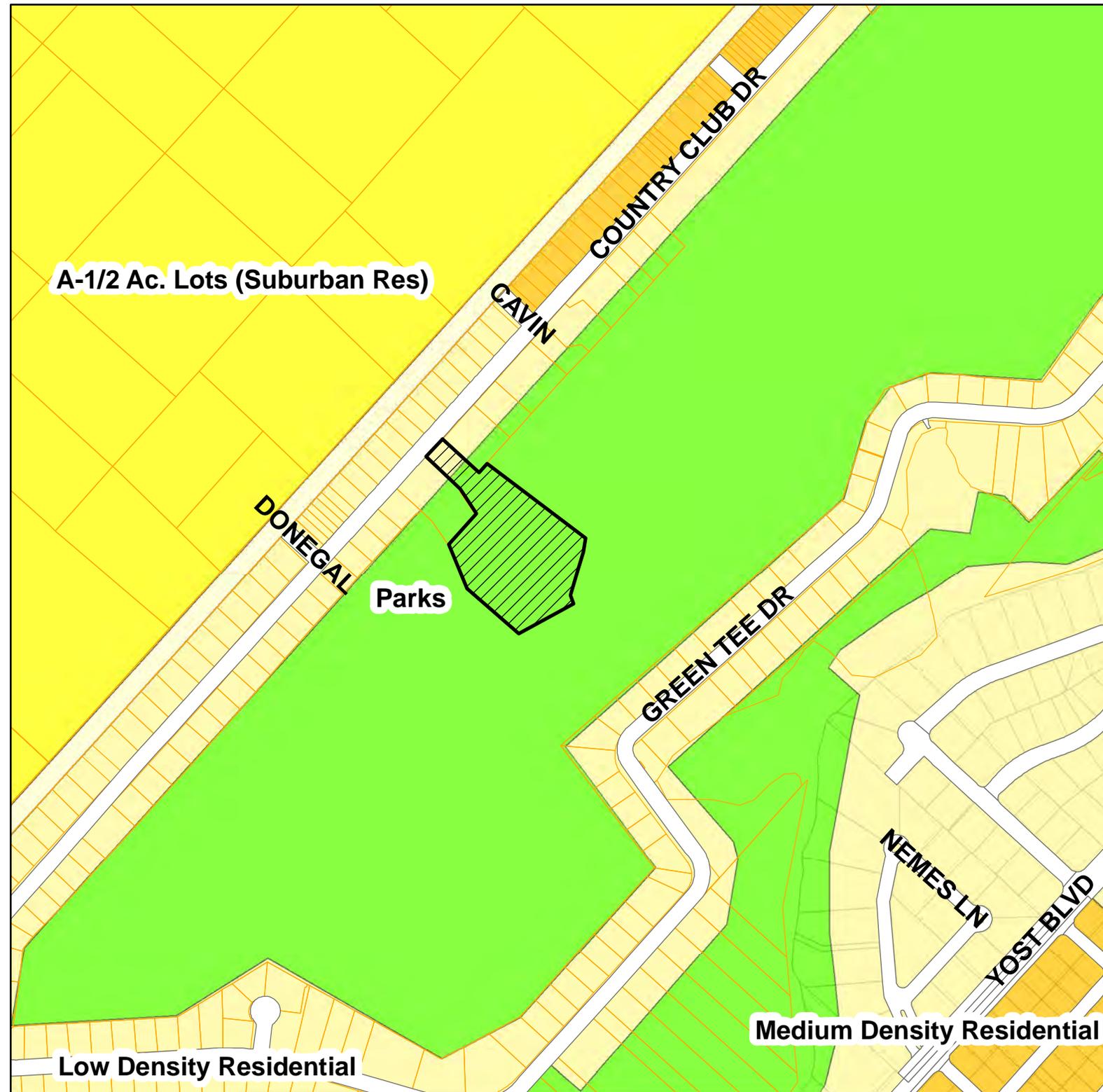
**Final Plat of
Golfcrest Estates**

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



0480160 Feet



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

Parks

Low Density Residential

Medium Density Residential



Aerial Map

**Final Plat of
Golfcrest Estates**

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



COUNTRY CLUB DRIVE (60' ROW)

METES AND BOUNDS

4.59 acres 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, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch capped iron rod found for the north corner of Lot 1, Block 1, Seventh Fairway Estate, as recorded in Film Code 489024, Map Records Harris County, Texas, in the southeast line of Country Club Drive and the west corner of the herein described tract of land;

THENCE North 44 deg 57 min. 45 sec. East, along and with the southeast line of said Country Club Drive, a distance of 91.94 feet to a 5/8 inch capped iron rod found for the north corner of the herein described tract of land and the west corner of Lot 1, Block 1, of The Links at Green Tee, as recorded in File Number U767008, Official Records of Real Property, Harris County, Texas;

THENCE South 44 deg. 59 min. 23 sec. East, along and with the southwest line of said Lot 1, Block 1, The Links at Green Tee, a distance of 183.82 feet to a 5/8 inch capped iron rod found for the south corner of said Lot 1, and interior corner of the herein described tract of land;

THENCE North 45 deg. 01 min. 16 sec. East, along and with the southeast line of said Links at Green Tee, a distance of 76.63 feet to a 1/2 inch iron rod set for the lower north corner of the herein described tract of land;

THENCE South 46 deg. 05 min. 33 sec. East, a distance of 473.04 feet to a 1/2 inch iron rod set for the most northeast corner of the herein described tract of land, being located 20 feet northwest from an existing concrete cart path;

THENCE South 15 deg. 17 min. 58 sec. West, 20 feet from and parallel to said concrete cart path, a distance of 68.28 feet to a point for angle point;

THENCE South 19 deg. 22 min. 14 sec. West, 20 feet from and parallel to said concrete cart path, a distance of 24.57 feet to an angle point;

THENCE South 22 deg. 22 min. 11 sec. West, 20 feet from and parallel to said concrete cart path, a distance of 81.60 feet to a point for curvature to the left;

THENCE in a westerly direction, along and with the arc of said curve to the left with the following data: Radius = 194.06 feet, Delta = 11 deg. 15 min. 45 sec. Length = 22.38, Chord = South 04 deg. 03 min. 53 sec. West, a distance of 38.08 feet to a point for angle point;

THENCE South 03 deg. 19 min. 10 sec. West, 20 feet from and parallel to said concrete cart path, a distance of 16.18 feet to a point for curvature to the right;

THENCE in a westerly direction, along and with the arc of said curve to the right with the following data: Radius = 168.31 feet, Delta = 07 deg. 37 min. 06 sec. Length = 22.38, Chord = South 04 deg. 31 min. 04 sec. West, a distance of 22.36 feet to a 1/2 inch iron rod set for the most southeast corner of the herein described tract of land;

THENCE South 80 deg. 41 min. 52 sec. West, a distance of 216.72 feet to a 1/2 inch iron rod set for the most south corner of the herein described tract of land;

THENCE North 44 deg. 54 min. 48 sec. West, a distance of 182.92 feet to a 1/2 inch iron rod set for angle point;

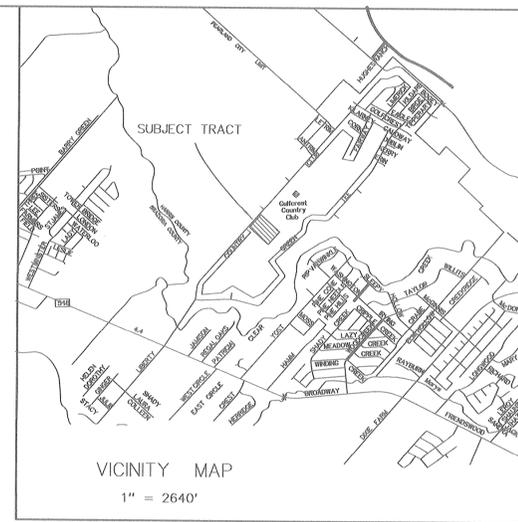
THENCE North 33 deg. 50 min. 01 sec. West, a distance of 184.84 feet to a 5/8 inch capped iron rod found for the south corner of said Lot 1, Seventh Fairway Estate;

THENCE North 45 deg. 02 min. 50 sec. East, along and with the southeast line of said Lot 1, Seventh Fairway Estate, a distance of 153.26 feet to a 5/8 inch capped iron rod found for the east corner of said Lot 1, Seventh Fairway Estate;

THENCE North 33 deg. 35 min. 47 sec. West, along and with said Lot 1, Block 1, Seventh Fairway Estate, a distance of 104.70 feet to a 5/8 inch capped iron rod for interior corner of said Lot 1;

THENCE North 45 deg. 00 min. 30 sec. East, continuing along and with Lot 1, a distance of 6.92 feet to a 5/8 inch capped iron rod found for the corner of said Lot 1;

THENCE North 44 deg. 59 min. 30 sec. West (BASE BEARING), a distance of 184.23 feet to the PLACE OF BEGINNING and containing 4.59 acres of land (199,914 square feet).



OWNER(S): Howard Palmer
ADDRESS: P.O. Box 575
Manvel, TX 77578

STATE OF TEXAS
COUNTY OF HARRIS

We, HP GOLFCREST DEVELOPMENTS, L.L.C., acting by and through its agent, Howard Palmer, Owner(s) of the land shown on this plat and whose name is described therein and in person or through a duly authorized agent dedicate to the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and consideration herein expressed. The owners do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated or occasioned by us the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind myself, my heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements, or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen (16'0") above ground level upward, located adjacent to both sides and adjoining all public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

WITNESS our hand in Pearland, Harris County, Texas, this _____ day of _____, 2014.

Howard Palmer

Print Name and Title

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Howard Palmer, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein set forth and in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2014.

Notary Public in and for _____ County, Texas

I, Chad A. Gormly, Registered Professional Land Surveyor No. 5796, do hereby certify that this plat correctly represents a survey made under my supervision on the ground in accordance with the information provided me and correctly represents the fact as found at the time of survey and is true and correct and that all lot corners, angle points, and points of curvature are properly marked with 5/8" iron rods or as shown on plat.

WITNESS MY HAND AND SEAL THIS 26th DAY OF MARCH 2014.

Chad A. Gormly, Registered Professional Land Surveyor No. 5796
P. O. Box 862, Alvin, Texas 77512-0862 Phone (281) 331-0883



FINAL PLAT OF

GOLFCREST ESTATES

A PLAT OF 4.59 ACRES OF LAND, OUT OF THE
W.D.C. HALL SURVEY, ABSTRACT 23
CITY OF PEARLAND
HARRIS COUNTY, TEXAS,
7 LOTS, 1 BLOCK
MARCH 25, 2014

FILE COPY - PLANNING

SUBMITTAL DATE: 3/26/14

DRC DATE: 4/1/14

PLEASE REVIEW PLAT AND RETURN TO
PLANNING DEPT BY: 4/3/14

ENGINEER:
SHELLMARK ENGINEERING
921 FM 517 ROAD EAST
DICKINSON, TX 77539
409.935.9986
CONTACT: ED FIGUEROA

OWNER:
HOWARD PALME
P.O. BOX 757
MANVEL, TX 77

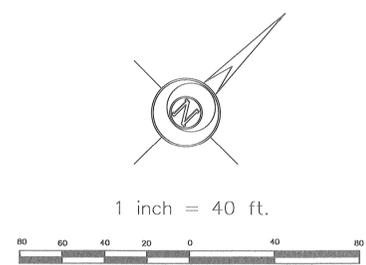
This is to Certify that the Planning and Zoning Commission of the City of Pearland Texas has approved this plat and subdivision of GOLFCREST ESTATES and is in conformance with the Laws of the State of Texas and ordinances of the City of Pearland as shown hereon and authorized recording this plat this _____ day of _____, 2014.

Henry Fierles
CHAIRMAN
CITY PLANNING AND ZONING COMMISSION
CITY OF PEARLAND, TEXAS

Approved for the City of Pearland, Texas this _____ day of _____, 2014.

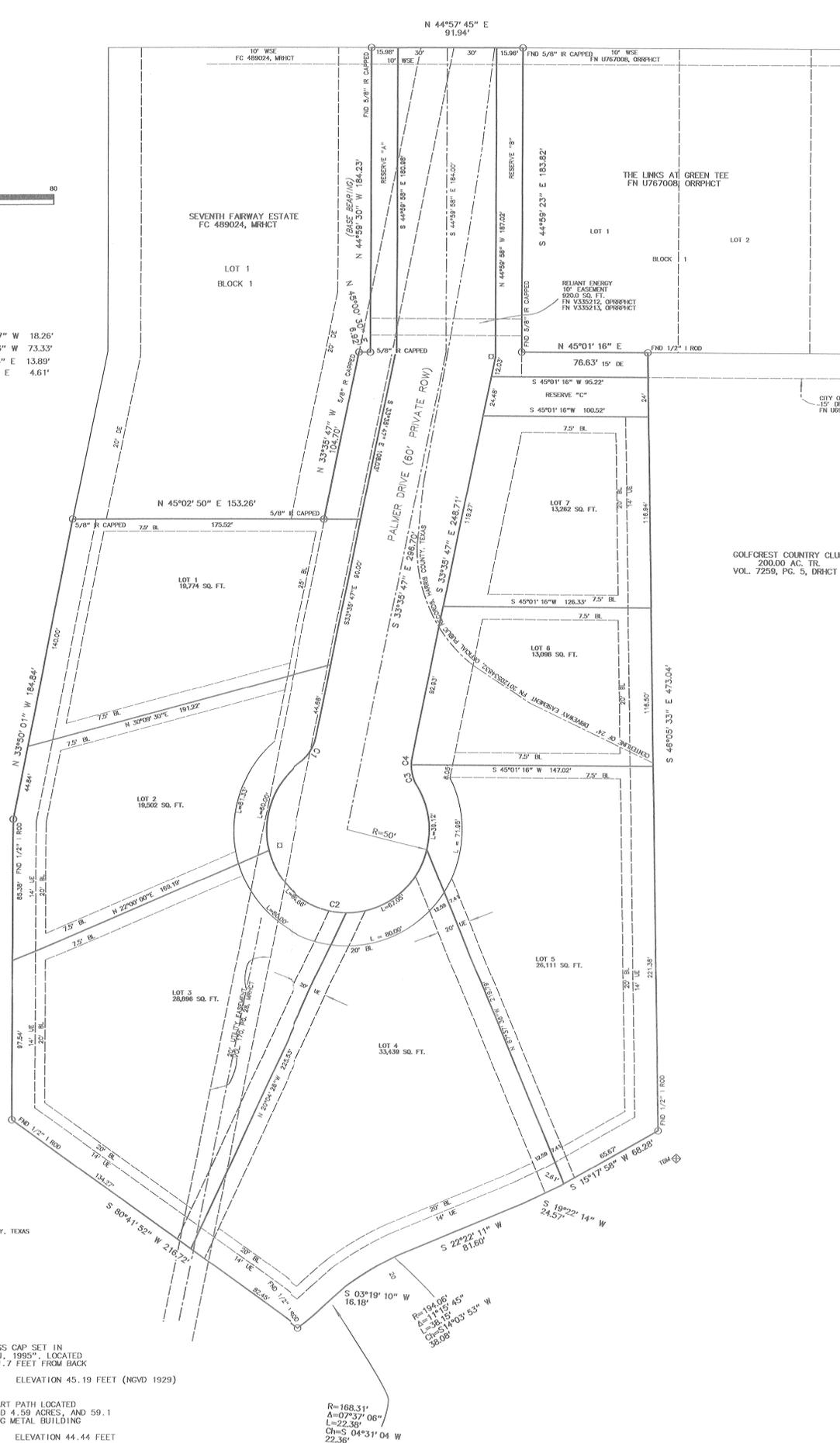
DARRIN COKER
CITY ATTORNEY

ANDREA BROUGHTON, PE
CITY ENGINEER



| CURVE | RADIUS | DELTA | LENGTH | CHORD |
|-------|--------|-----------|---------|----------------------|
| C1 | 25.00' | 42°50'00" | 18.69' | N 12°10'47" W 18.26' |
| C2 | 50.00' | 26°40'01" | 23.184' | S 56°24'13" W 73.33' |
| C3 | 25.00' | 32°15'44" | 14.08' | S 60°17'56" E 13.89' |
| C4 | 25.00' | 10°34'17" | 4.61' | S 38°52'55" E 4.61' |

RESERVE TABLE
RESERVE A - 5,230 SQ. FT. (0.120 ACRES)
RESERVE B - 3,184 SQ. FT. (0.073 ACRES)
RESERVE C - 2,349 SQ. FT. (0.054 ACRES)



LEGEND:
- OFFICIAL RECORDS OF REAL PROPERTY, BRAZORIA COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS
- PLAT RECORDS, BRAZORIA COUNTY, TEXAS
- DEED RECORDS, BRAZORIA COUNTY, TEXAS
- IRON ROD
- IRON PIPE
- SQUARE FEET
- AC. TR. ACRES TRACT
- STREET/LIGHT
- ELEVATION

BENCHMARK:
CITY OF PEARLAND GPS MONUMENT 1, BEING A BRASS CAP SET IN CONCRETE, STAMPED "CITY OF PEARLAND 1 GPS MONU" 1995, LOCATED ON THE NORTHEASTERLY SIDE OF LIBERTY ROAD, 11.7 FEET FROM BACK OF CURB.

ITEM:
"X" SURROUNDED BY A SQUARE" CUT IN CONCRETE CART PATH LOCATED 20.1 FEET EAST OF THE NORTHEAST CORNER OF SAID 4.59 ACRES, AND 59.1 FEET SOUTHWEST OF THE SOUTH CORNER OF EXISTING METAL BUILDING (CART/MAINTENANCE BARN).

R=168.31'
A=07°37'06"
L=22.38'
Ch=14°00'53" W
38.08'

ELEVATION 45.19 FEET (NGVD 1929)
ELEVATION 44.44 FEET

**P&Z AGENDA
ITEM**

E



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 05/12/2014
AGENDA ITEM SUBJECT: Master Plat of Enclave at Highland Glen

Old Business **New Business** Discussion Item Workshop

Summary: A request by Geoff Freeman of BGE Kerry R. Gilbert and Associates, applicant; for Greg Coleman of 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, generally located at the intersection of Hughes Rd. and Alexander Way.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF MAY 19, 2014

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: 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.

SUMMARY: This is a request for a Master Plat of Enclave at Highland Glen. The property contains a total of 74.3 acres with 187 proposed lots. The proposed master plat is located within the Reserve at Highland Glen Cluster Development Plan. The property is currently zoned Single Family Residential-1 (R-1). The permitted lot size for the Cluster Development Plan will be a mix of 55' x 120' and 65' x 120,' which equals 6,600 to 7,800 square feet. The minimum required lot size in the R-1 zone is 8,800 square feet with minimum dimensions of 80' x 90'. The approved Cluster Development Plan is intended to allow flexibility with lot sizes for the developer and in return the applicant shall provide open space and amenities which could not normally be achieved through the application of minimum lot standards.

The Reserve at Highland Glen Cluster Development Plan was approved in March of 2013. The plan requires a minimum of 7.5 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. As part of the Master Plat process, all of the required amenities must be shown on the plat, allowing staff to ensure that all requirements of the approved Cluster Development Plan are met.

UNIFIED DEVELOPMENT CODE: The subject property is currently zoned Single Family Residential-1 (R-1) with an approved Cluster Development Plan. The R-1 zone requires a minimum lot width of 80', minimum lot depth of 90' and minimum lot area of 8,800 square feet. The approved cluster plan allows for a reduction in the lot widths in order to allow for additional green space and amenities. With the approved Cluster Development Plan, the proposed subdivision is in conformance with the UDC.

SURROUNDING ZONING AND LAND USES:

| | <u>Zoning</u> | <u>Land Use</u> |
|-------|---|---------------------------------------|
| North | Single Family Residential (R-1)/Cluster | Preserve at Highland Glen Cluster |
| South | Single Family Residential (R-1) | Lakes of Highland Glen/Pearland Pkwy. |
| East | Single Family Residential (R-1)/Cluster | Riverstone Ranch Cluster |
| West | Single Family Residential (R-1) | Lakes of Highland Glen |

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The subject property is within the A-1/2 Acre Lots future land use designation. The A-1/2 Acre Lots future land use designation is for larger lot single family development on ½ acre or larger lots. 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. The City of Pearland uses the Future Land Use Plan as a guide to implement zoning. In this case, the approved Reserve at Highland Glen Cluster Development Plan had a higher density than the Future Land Use Plan allows.

PLATTING STATUS: This is the first plat for the Reserve at Highland Glen Cluster Development Plan. A master plat is required prior to any other type of plat. This allows staff to ensure that all amenity requirements are met and that an adequate phasing plan is established for each individual section.

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 subdivision will be served internally by local roads with rights-of-way of 50 feet.

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

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

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.

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

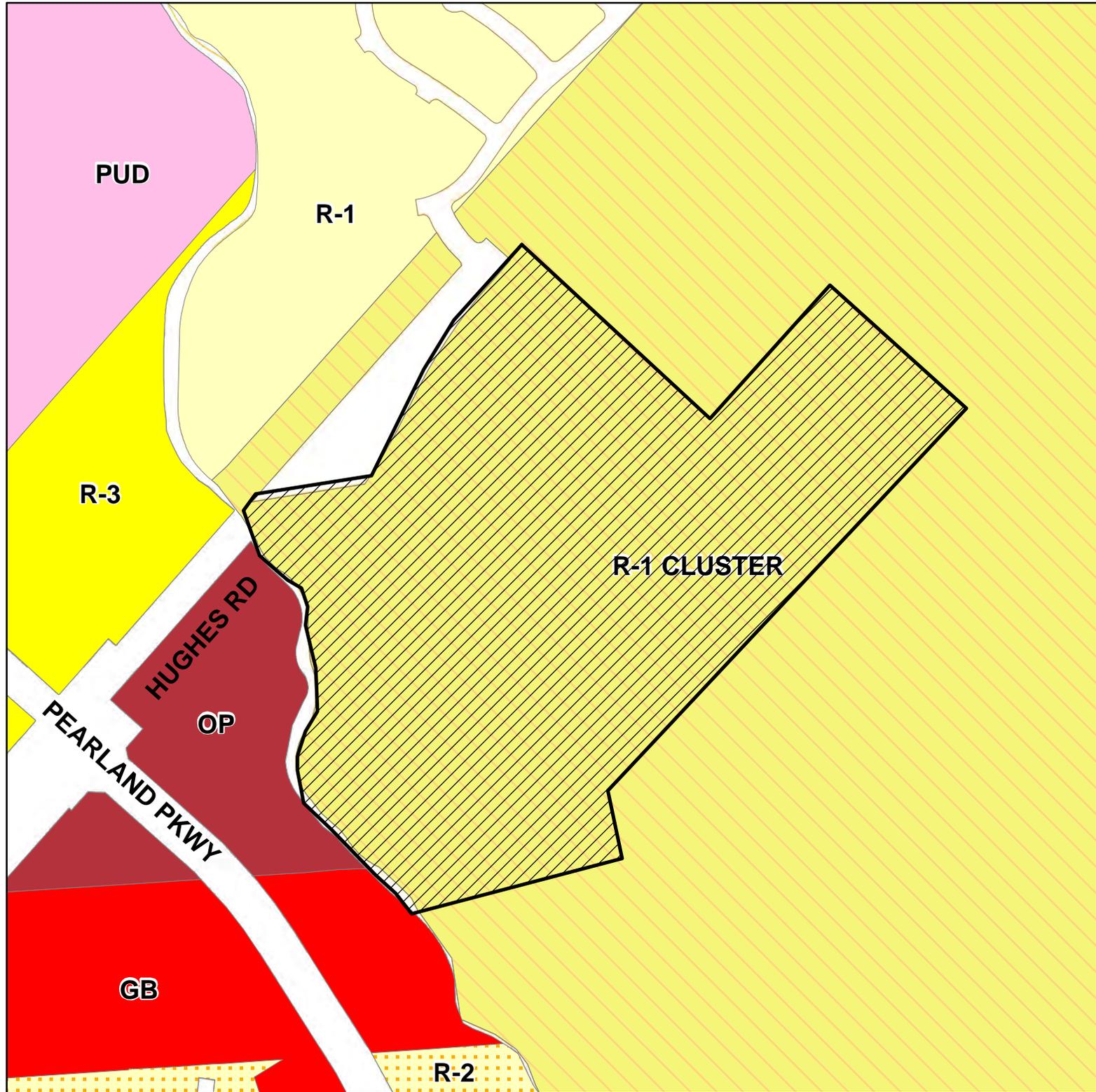
1. The proposed Master Plat will not cause any adverse impacts on the surrounding

properties.

2. The proposed Master Plat shows all required amenities as required by the Reserve at Highland Glen Cluster Development Plan.
3. This request is in conformance with the Unified Development Code with the approved Cluster Development Plan
4. The request is in conformance with the approved Reserve at Highland Glen Cluster Development Plan.

SUPPORTING DOCUMENTS:

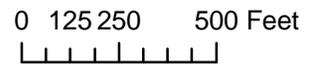
- Vicinity and Zoning Map
- Future Land Use Plan
- Aerial Map
- Master Plat of Enclave at Highland Glen



Vicinity and Zoning Map

Master Plat of Enclave at Highland Glen

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FLUP Map

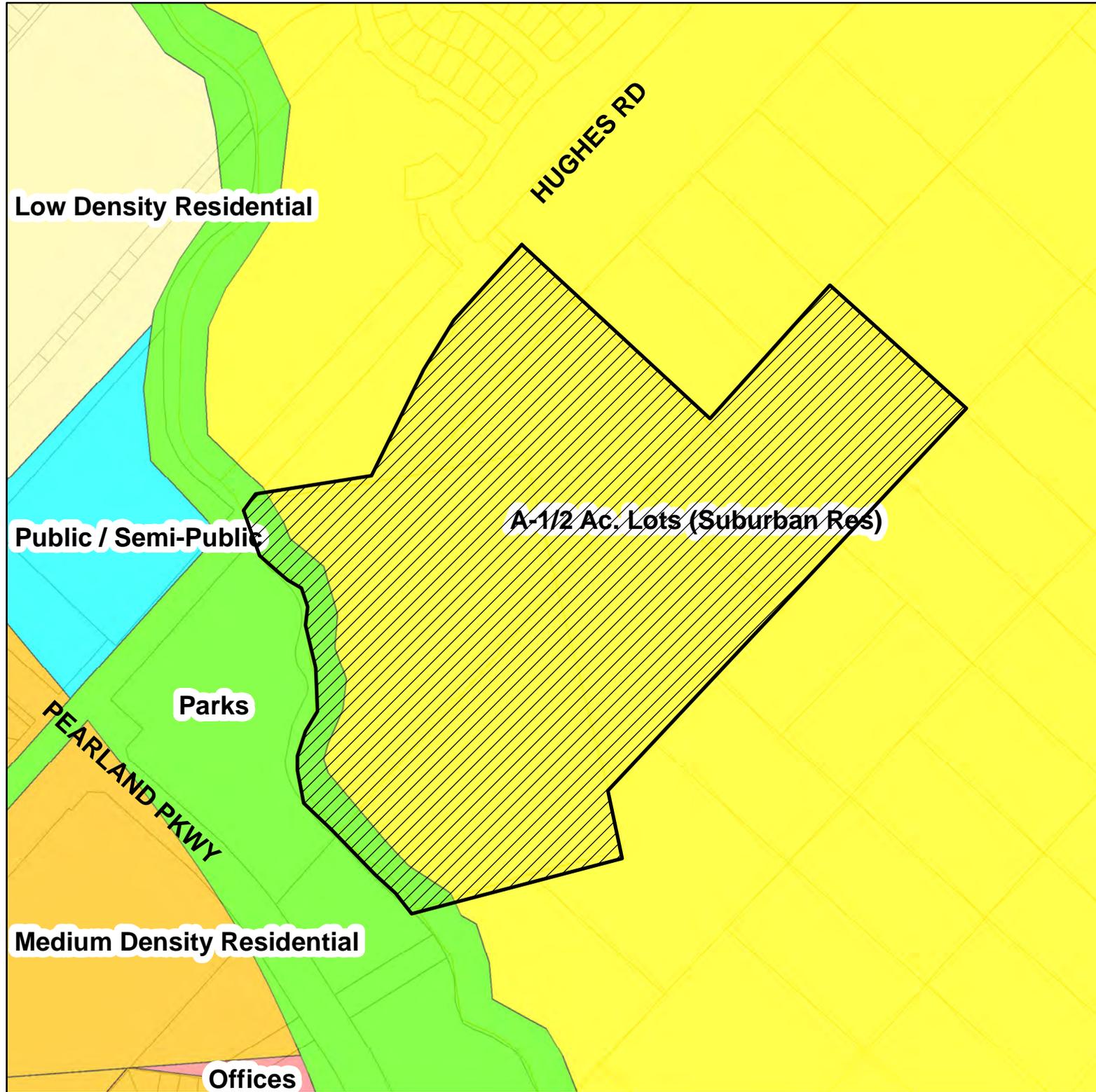
Master Plat of Enclave at Highland Glen

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N



0 125 250 500 Feet





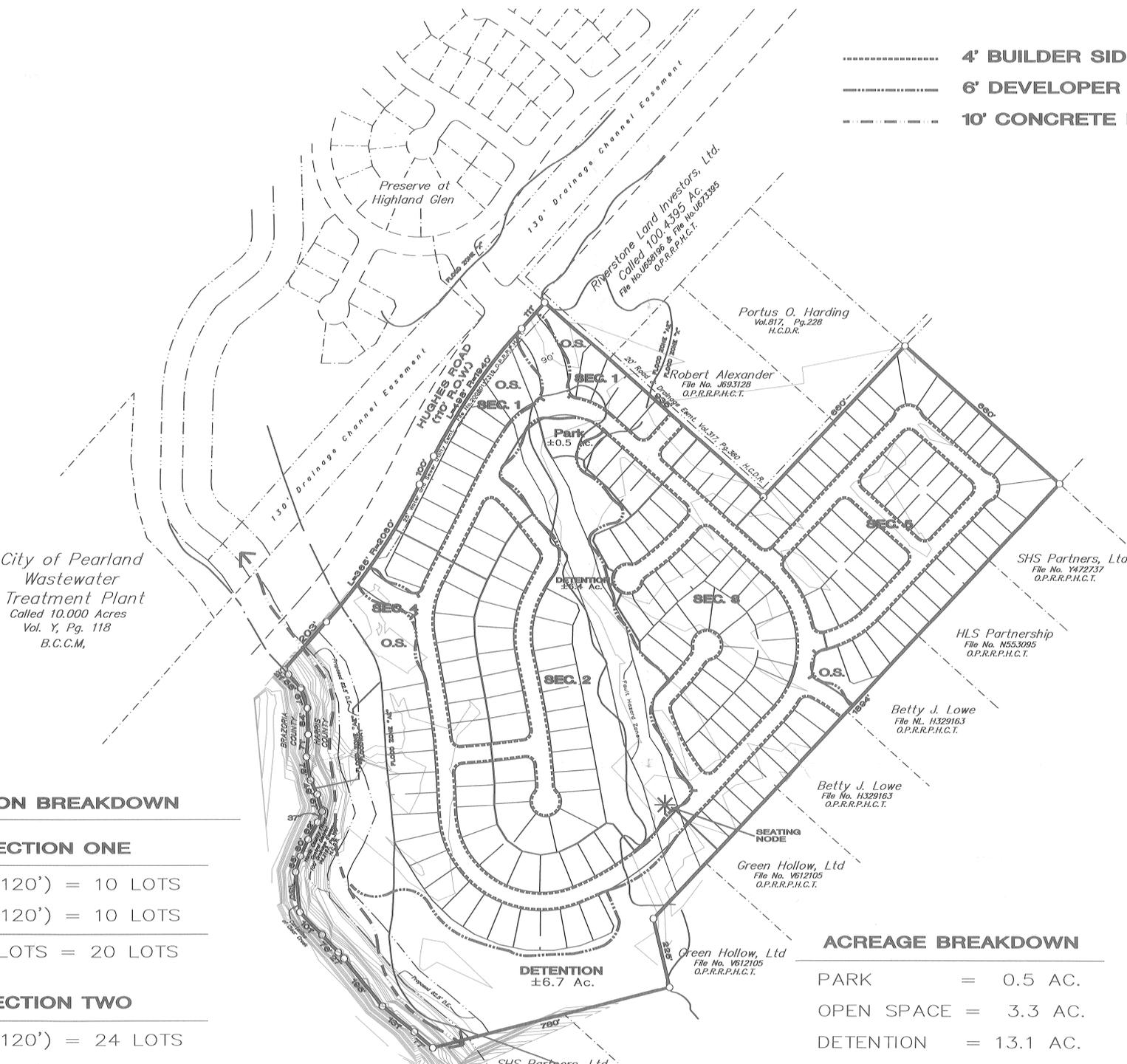
Aerial Map

Master Plat of Enclave at Highland Glen

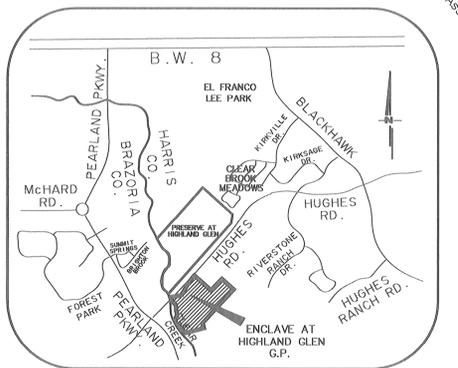
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0 125 250 500 Feet





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



Vicinity Map
 SCALE: 1"=3000'

- GENERAL NOTES:
- 1.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48039C00351, WITH THE EFFECTIVE DATE OF SEPTEMBER 1999, THE PROPERTY IS LOCATED PARTIALLY IN ZONE "AE", "X" SHADED, AND "X" UNSHADED.
 - 2.) 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.
 - 3.) ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS
 - 4.) ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND HARRIS COUNTY FLOOD CONTROL DISTRICT.
 - 5.) 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.
 - 6.) 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 OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
 - 7.) 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.
 - 8.) THIS SUBDIVISION IS CONSISTANT WITH THE SINGLE FAMILY CLUSTER PLAN APPROVED ON NOVEMBER 19, 2012
 - 9.) 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.
 - 10.) THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, HARRIS COUNTY AND THE CITY OF PEARLAND.
 - 11.) CORNER LOTS ARE RESTRICTED TO FRONT ACCESS ONLY.
 - 12.) ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION SHALL 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.
 - 13.) ALL BEARINGS REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE SURFACE FOR NAD 83, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.999869913
 - 14.) ALL CUL-DE-SAC RADII ARE 50' UNLESS OTHERWISE NOTED.
 - 15.) ALL STREETS ARE 60' RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
 - 16.) O.S. INDICATES "OPEN SPACE".

SECTION BREAKDOWN

| SECTION ONE | |
|----------------------|-----------|
| (55' X 120') | = 10 LOTS |
| (65' X 120') | = 10 LOTS |
| TOTAL LOTS = 20 LOTS | |
| SECTION TWO | |
| (65' X 120') | = 24 LOTS |
| SECTION THREE | |
| (55' X 120') | = 50 LOTS |
| SECTION FOUR | |
| (65' X 120') | = 37 LOTS |
| SECTION FIVE | |
| (55' X 120') | = 55 LOTS |

LOT SIZE BREAKDOWN

| | |
|-----------------------|------------|
| (55' X 120') | = 115 LOTS |
| (65' X 120') | = 71 LOTS |
| TOTAL LOTS = 186 LOTS | |

ACREAGE BREAKDOWN

| | |
|------------|------------|
| PARK | = 0.5 AC. |
| OPEN SPACE | = 3.3 AC. |
| DETENTION | = 13.1 AC. |
| FLOODWAY | = 6.9 AC. |
| ROW | = 15.8 AC. |
| LOTS | = 33.3 AC. |
| TOTAL | = 72.9 AC. |

GROSS RESIDENTIAL DENSITY

2.5 D.U. / ACRE

A MASTER PLAT OF
ENCLAVE AT HIGHLAND GLEN
 BEING 72.9± ACRES OF LAND

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, INC.
 2929 BRIARPARK DRIVE, #600
 HOUSTON, TEXAS 77042
 ATTN: JAMES ROSS, 713-953-5200

PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.
 ATTN: GEOFF FREEMAN

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

SCALE: 1" = 200'
 0 100 200 400

MAY 7, 2014
 KGA# 0429

**P&Z AGENDA
ITEM**

F



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 05/12/2014
AGENDA ITEM SUBJECT: Preliminary Plat of Enclave at Highland Glen Section 1

Old Business **New Business** Discussion Item Workshop

Summary: 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 1, a 20 lot subdivision on 8.2 acres of land, generally located at the intersection of Hughes Rd. and Alexander Way.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF MAY 19, 2014

PRELIMINARY PLAT OF ENCLAVE AT HIGHLAND GLEN SECTION 1

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 1, a 20 lot subdivision on 8.2 acres of land, to wit:

Legal Description: A subdivision of land containing 8.2 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 Way.

SUMMARY: This is a request for a Preliminary Plat of Enclave at Highland Glen Section 1. The property contains a total of 8.2 acres with 20 proposed lots. The proposed preliminary plat is located within the Reserve at Highland Glen Cluster Development Plan. The property is currently zoned Single Family Residential-1 (R-1). The proposed lot size for this section is 55' x 120' which equals 6,600 square feet. The minimum required lot size in the R-1 zone is 8,800 square feet with minimum dimensions of 80' x 90'. The approved Cluster Development Plan is intended to allow flexibility with lot sizes for the developer and in return the applicant shall provide open space and amenities which could not normally be achieved through the application of minimum lot standards.

The Reserve at Highland Glen Cluster Development Plan was approved in March of 2013. The plan requires a minimum of 7.5 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 required half acre park, entry monuments at Hughes Road, and a portion of the required 6' trail. These amenities will need to be in place prior to the approval of the final plat.

UNIFIED DEVELOPMENT CODE: The subject property is currently zoned Single Family Residential-1 (R-1) with an approved Cluster Development Plan. The R-1 zone requires a minimum lot width of 80', minimum lot depth of 90' and minimum lot area of 8,800 square feet. The approved cluster plan allows for a reduction in the lot widths in order to allow for additional green space and amenities. With the approved Cluster Development Plan, the proposed subdivision is in conformance with the UDC.

SURROUNDING ZONING AND LAND USES:

| | <u>Zoning</u> | <u>Land Use</u> |
|-------|---|---------------------------------------|
| North | Single Family Residential (R-1)/Cluster | Preserve at Highland Glen Cluster |
| South | Single Family Residential (R-1) | Lakes of Highland Glen/Pearland Pkwy. |
| East | Single Family Residential (R-1)/Cluster | Riverstone Ranch Cluster |
| West | Single Family Residential (R-1) | Lakes of Highland Glen |

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The subject property is within the A-1/2 Acre Lots future land use designation. The A-1/2 Acre Lots future land use designation is for larger lot single family development on ½ acre or larger lots. 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. The City of Pearland uses the Future Land Use Plan as a guide to implement zoning. In this case, the approved Reserve at Highland Glen Cluster Development Plan had a higher density than the Future Land Use Plan allows.

PLATTING STATUS: This is the first preliminary plat in the Reserve at Highland Glen Cluster Development Plan and the first preliminary plat for Section 1.

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 subdivision will be served internally by local roads with rights-of-way of 60 feet.

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

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

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.

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat of Enclave at Highland Glen Section 1 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 1



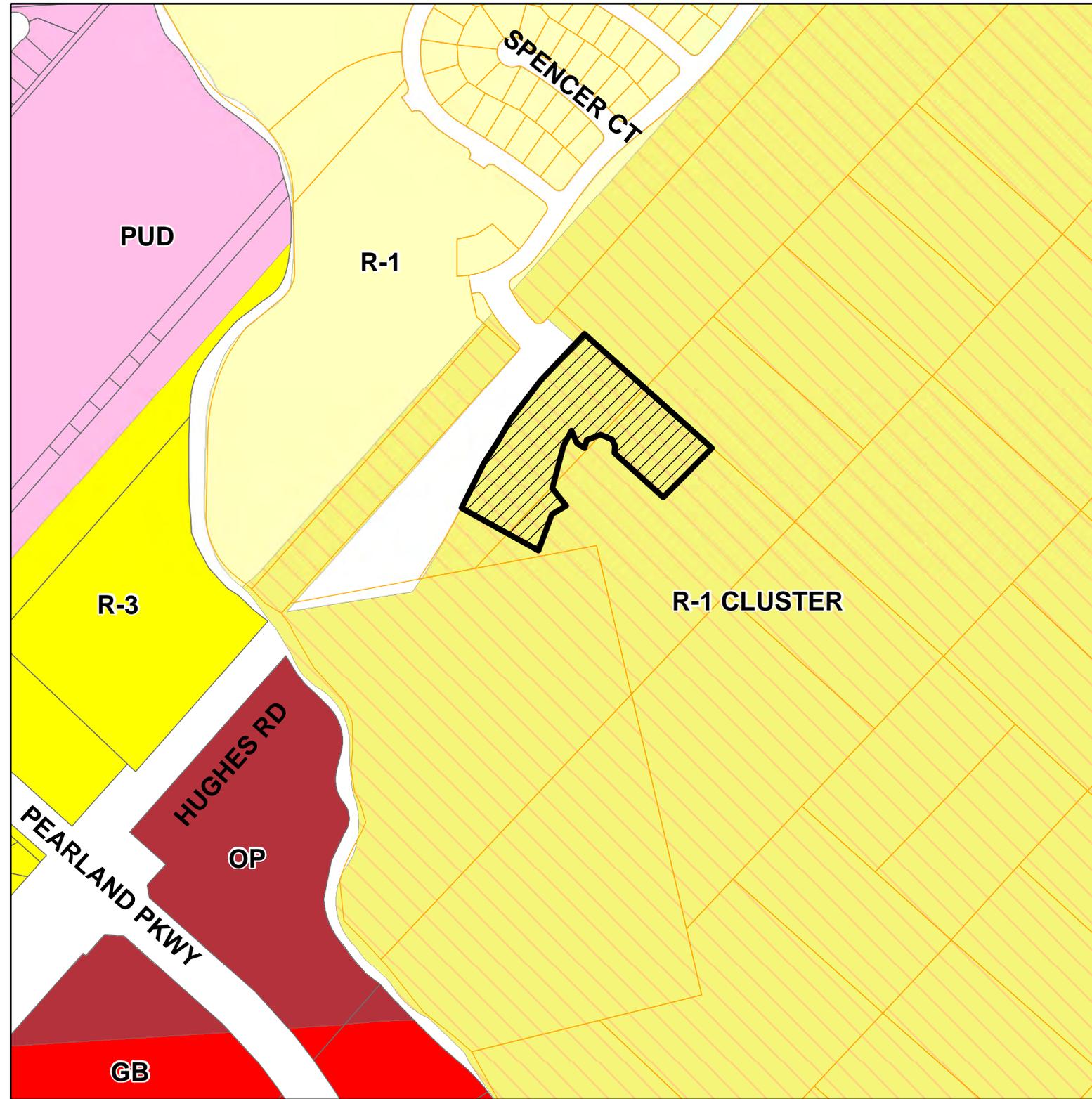
Vicinity and Zoning Map

Final Plat of Enclave at Highland Glen Section 1

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

N

0 120 240 480 Feet





FLUP Map

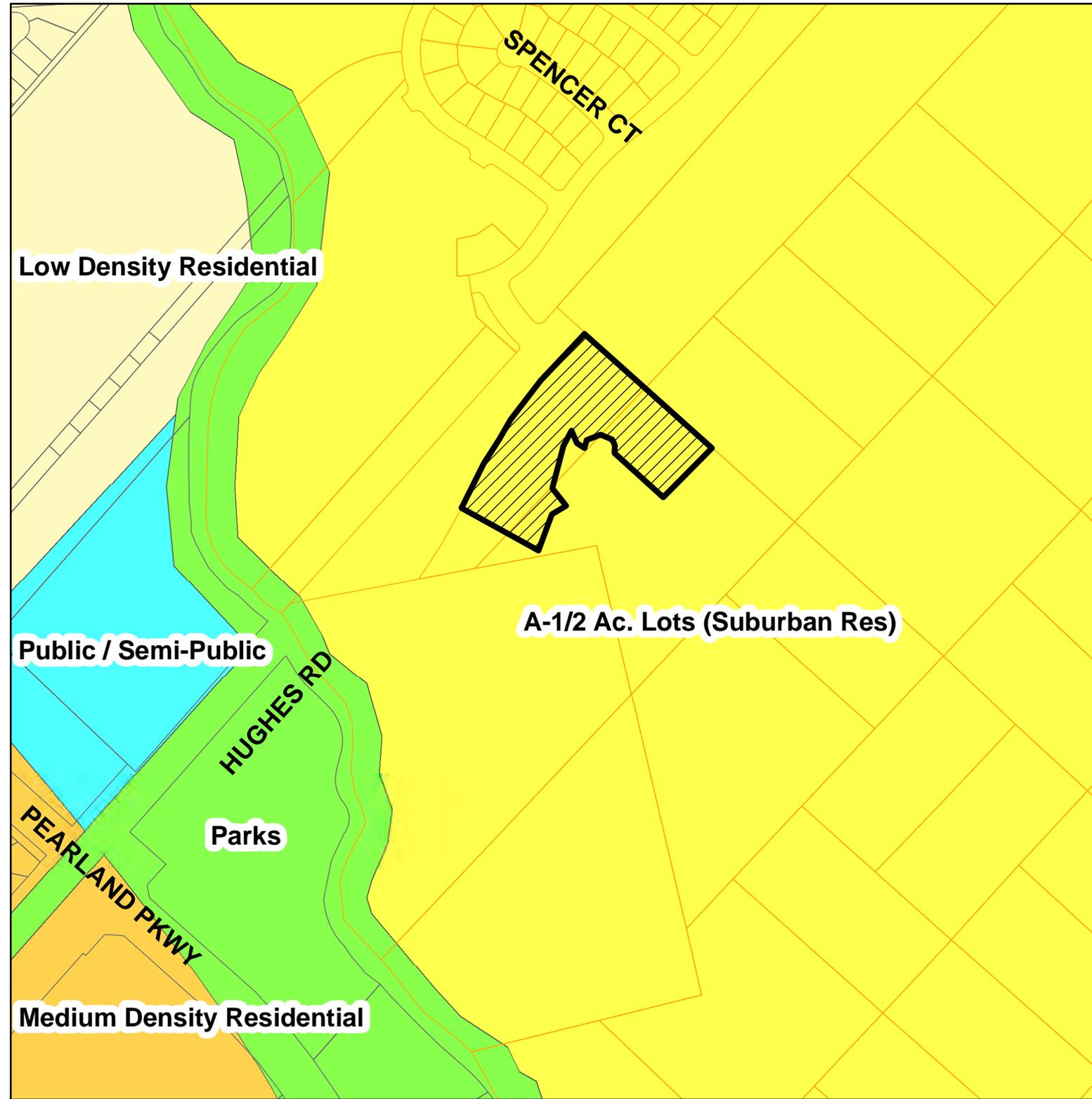
**Final Plat of
Enclave at Highland
Glen Section 1**

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N



0 120 240 480 Feet



SPENCER CT

Low Density Residential

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

Public / Semi-Public

HUGHES RD

Parks

PEARLAND PKWY

Medium Density Residential

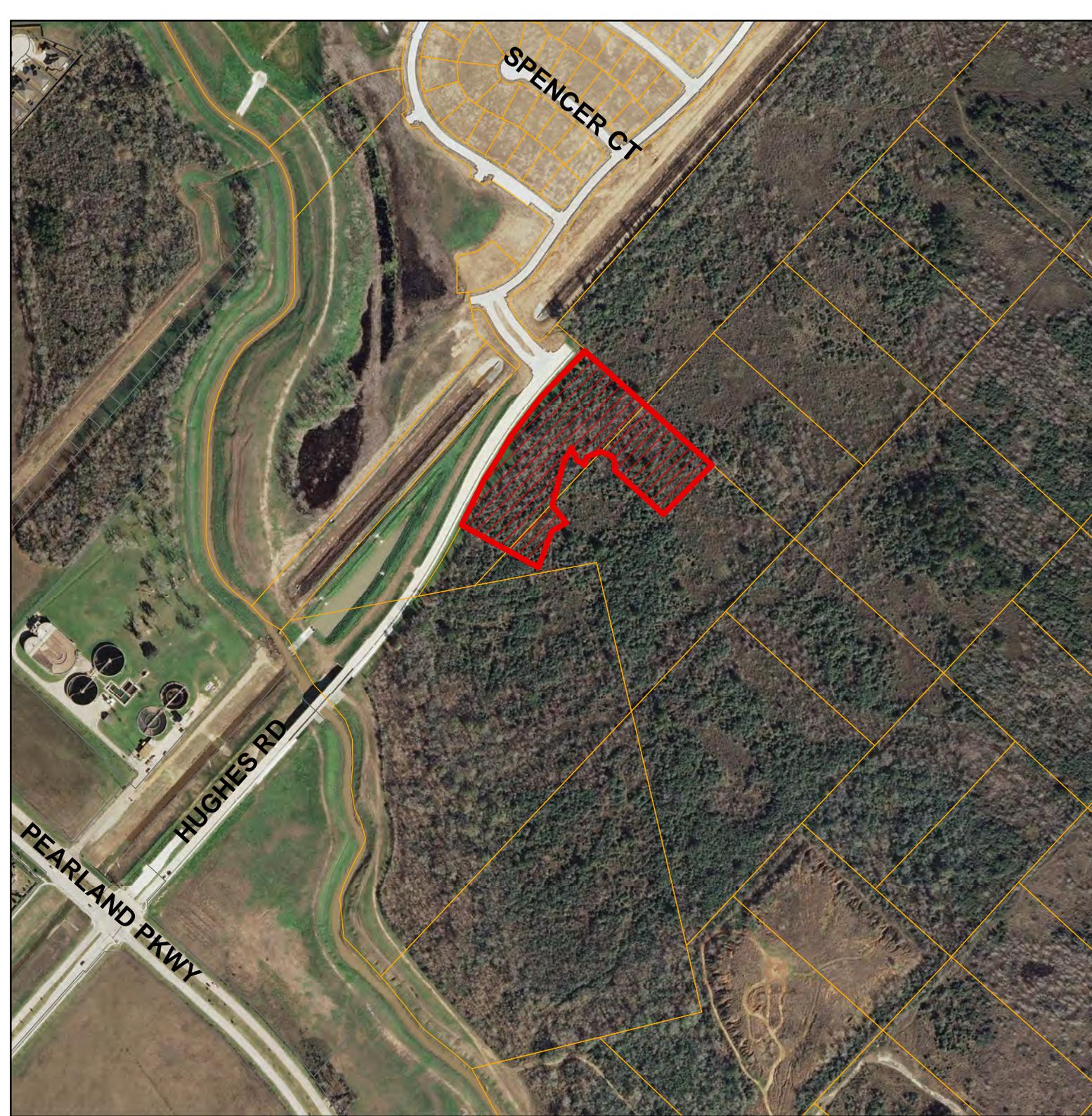


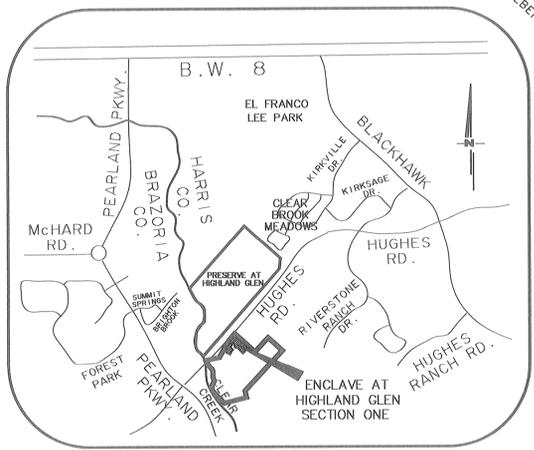
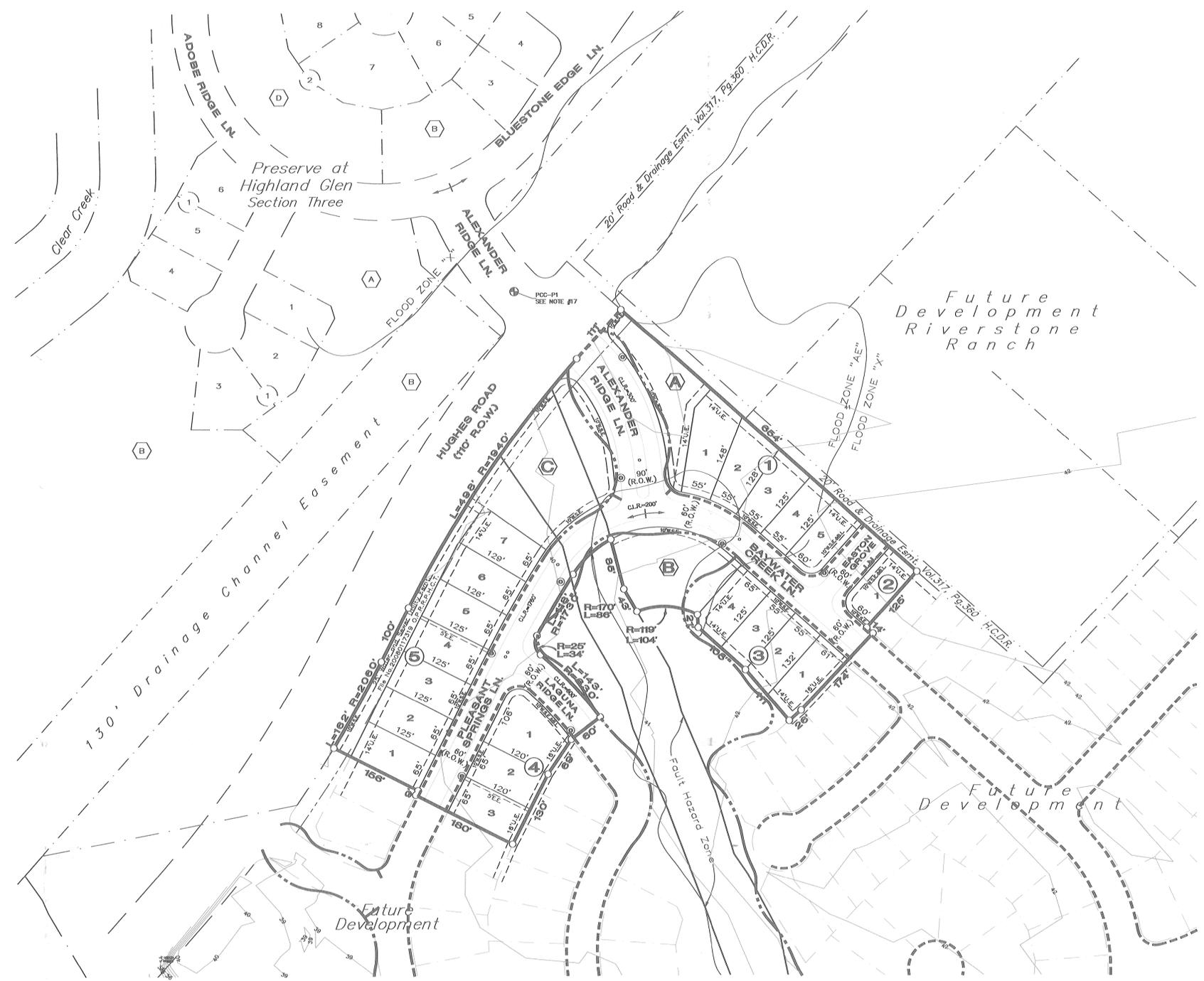
Aerial Map

Final Plat of Enclave at Highland Glen Section 1

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

0 120 240 480 Feet





Vicinity Map
SCALE: 1"=2000'

- GENERAL NOTES:
- 1.) THERE ARE 8 STREETLIGHTS ON THIS PLAT. EACH STREETLIGHT MAY NOT EXCEED A 20' SEPARATION FROM ONE ANOTHER.
 - 2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP MAP NO. 48202C0305, 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 OF 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 CONSISTENT 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 OF 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 TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDERS(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 BEILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
 - 15.) ALL BEARING 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 0.9999913.
 - 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 (FM 516) AND LIBERTY. THE MONUMENT IS 4.0 FEET SOUTHWESTERLY FROM THE WEST SIDE OF BROADWAY BACK OF CURB AND 6.7 FEET NORTHWESTERLY FROM METAL POLE. X = 315892.388
Y = 1376745.585
ELEVATION = 42.48, NAVD 83, 1987 ADJUSTMENT.
SUBTRACT 0.46 FEET FOR NAD 83 TO 2011 ADJUSTMENT.
 - 17.) BENCHMARK - PCC-P1 - BRASS DISC IN CONCRETE ON TOP OF CURB AT THE SOUTHERLY END OF THE ESPLANDE ON ALEXANDER RIDGE LN. AT THE INTERSECTION WITH HUGHES RD. STAMPED, "PCC-P1, 2001 ADJ. ELEV = 43.05, NAVD 83, 2001 ADJUSTMENT." THE MONUMENT IS 53.0' SOUTHWESTERLY OF A WHEELCHAIR RAMP AND 42.0' NORTHEASTERLY OF A WATER VALVE. ELEVATION = 43.05, NAVD 83, 2001 ADJUSTMENT.

A PRELIMINARY PLAT OF
**ENCLAVE AT
HIGHLAND GLEN
SECTION ONE**

BEING 8.2± ACRES OF LAND
CONTAINING 20 LOTS (55'/65' X 120' TYP.) AND
THREE RESERVES IN FIVE BLOCKS.

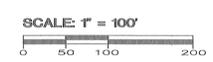
OUT OF THE
THOMAS J. GREEN SURVEY, A-290
CITY OF PEARLAND, HARRIS COUNTY, TEXAS

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.
ATTN: GEOFF FREEMAN

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



MAY 8, 2014
KGA# 0429-011

NOTE:

- A** RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±0.40 ACRE
- B** RESTRICTED RESERVE "B"
PARK
±0.50 ACRE
- C** RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE
±1.15 ACRES

LOT AREA SUMMARY

| BLOCK 1 | | | BLOCK 2 | | | BLOCK 3 | | | BLOCK 4 | | | BLOCK 5 | | |
|---------|-------------------|---------|---------|-------------------|---------|---------|-------------------|---------|---------|-------------------|---------|---------|-------------------|---------|
| LOT | LOT WIDTH AT B.L. | SQ. FT. | LOT | LOT WIDTH AT B.L. | SQ. FT. | LOT | LOT WIDTH AT B.L. | SQ. FT. | LOT | LOT WIDTH AT B.L. | SQ. FT. | LOT | LOT WIDTH AT B.L. | SQ. FT. |
| 1 | 55' | 10,730 | 1 | 60' | 7,359 | 1 | 61' | 8,079 | 1 | 106' | 11,517 | 1 | 65' | 8,125 |
| 2 | 55' | 8,769 | | | | 2 | 55' | 7,073 | 2 | 65' | 7,800 | 2 | 65' | 8,125 |
| 3 | 55' | 7,589 | | | | 3 | 55' | 6,875 | 3 | 65' | 7,800 | 3 | 65' | 8,125 |
| 4 | 55' | 6,875 | | | | 4 | 65' | 8,012 | 4 | 65' | 8,125 | 4 | 65' | 8,125 |
| 5 | 60' | 7,357 | | | | | | | 5 | 65' | 8,102 | 5 | 65' | 8,125 |
| | | | | | | | | | 6 | 65' | 8,477 | 6 | 65' | 8,125 |
| | | | | | | | | | 7 | 65' | 8,401 | 7 | 65' | 8,401 |

- LEGEND:
- 1.) "C.L.R." INDICATES CENTERLINE RADUS.
 - 2.) "B.L." INDICATES BUILDING LINE.
 - 3.) "U.E." INDICATES UTILITY EASEMENT.
 - 4.) "W.L.E." INDICATES WATER LINE EASEMENT.
 - 5.) "S.M. SWR. ESM." 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.P." INDICATES BRAZORIA COUNTY CLERK RECORDS.
 - 14.) "B.C.R.P.R." INDICATES BRAZORIA COUNTY REAL PROPERTY RECORDS.

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

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. ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID 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**

G



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 05/12/2014
AGENDA ITEM SUBJECT: Preliminary Plat of Enclave at Highland Glen Section 2

Old Business **New Business** Discussion Item Workshop

Summary: 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, generally located at the intersection of Hughes Rd. and Alexander Ridge Ln.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF MAY 19, 2014

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 Ln.

SUMMARY: This is a request for a Preliminary Plat of Enclave at Highland Glen Section 2. The property contains a total of 13.2 acres with 24 proposed lots. The proposed preliminary plat is located within the Reserve at Highland Glen Cluster Development Plan. The property is currently zoned Single Family Residential-1 (R-1). The proposed lot size for this section is 65' x 120' which equals 7,800 square feet. The minimum required lot size in the R-1 zone is 8,800 square feet with minimum dimensions of 80' x 90'. The approved Cluster Development Plan is intended to allow flexibility with lot sizes for the developer and in return the applicant shall provide open space and amenities which could not normally be achieved through the application of minimum lot standards.

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 the required 6.4 acres of amenitized dry detention, one of the two seating nodes, and a portion of the required 6' trail. These amenities will need to be in place prior to the approval of the final plat.

UNIFIED DEVELOPMENT CODE: The subject property is currently zoned Single Family Residential-1 (R-1) with an approved Cluster Development Plan. The R-1 zone requires a minimum lot width of 80', minimum lot depth of 90' and minimum lot area of 8,800 square feet. The approved cluster plan allows for a reduction in the lot widths in order to allow for additional green space and amenities. With the approved Cluster

Development Plan, the proposed subdivision is in conformance with the UDC.

SURROUNDING ZONING AND LAND USES:

| | <u>Zoning</u> | <u>Land Use</u> |
|-------|---|---------------------------------------|
| North | Single Family Residential (R-1)/Cluster | Preserve at Highland Glen Cluster |
| South | Single Family Residential (R-1) | Lakes of Highland Glen/Pearland Pkwy. |
| East | Single Family Residential (R-1)/Cluster | Riverstone Ranch Cluster |
| West | Single Family Residential (R-1) | Lakes of Highland Glen |

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The subject property is within the A-1/2 Acre Lots future land use designation. The A-1/2 Acre Lots future land use designation is for larger lot single family development on ½ acre or larger lots. 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. The City of Pearland uses the Future Land Use Plan as a guide to implement zoning. In this case, the approved Reserve at Highland Glen Cluster Development Plan had a higher density than the Future Land Use Plan allows.

PLATTING STATUS: This is the second preliminary plat within the Reserve at Highland Glen Cluster Development Plan and the first preliminary plat for Section 2.

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 subdivision will be served internally by local roads with rights-of-way of 60 feet.

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.

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

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat of Enclave at Highland Glen Section 2 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 2

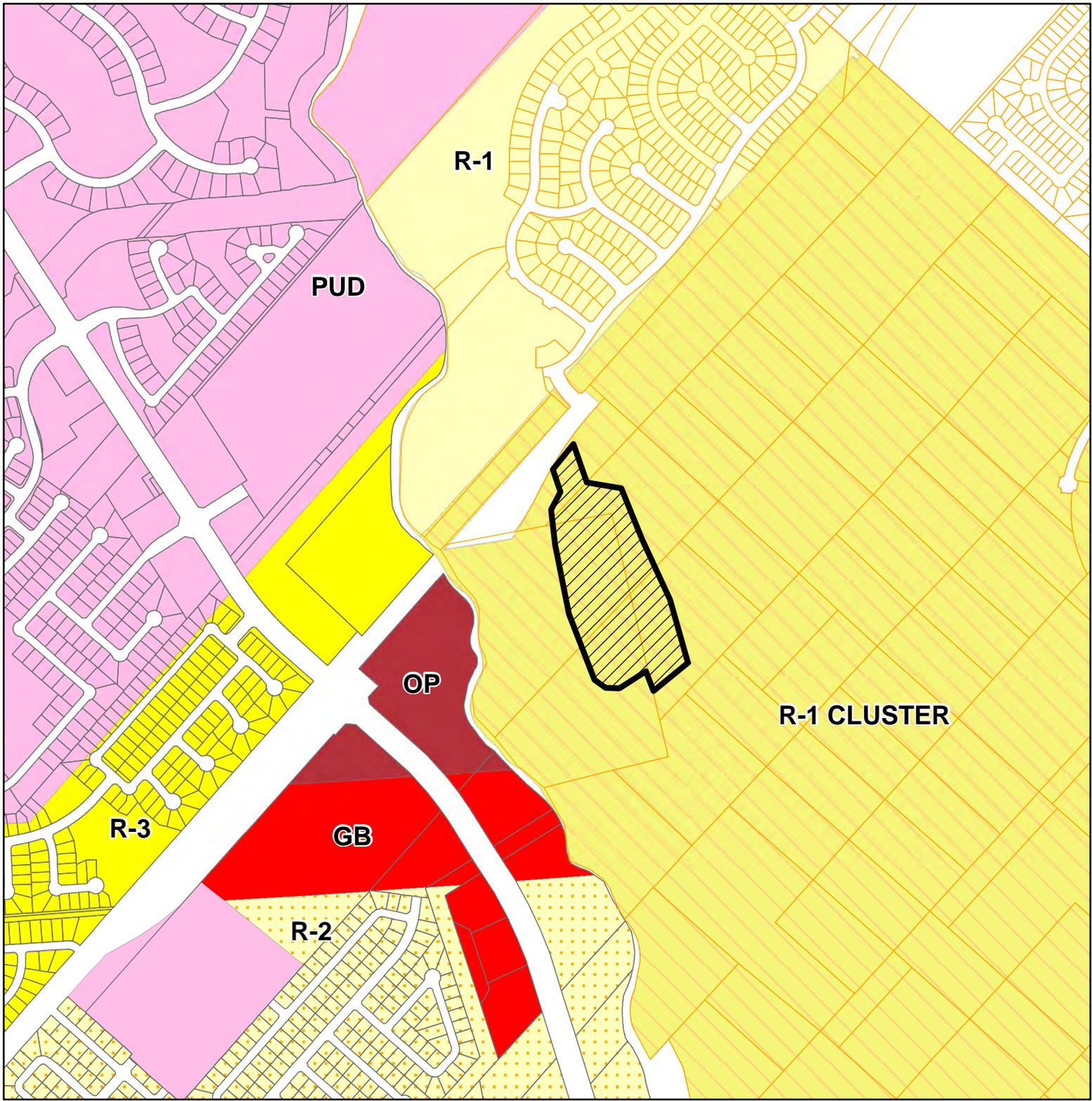


Zoning and Vicinity Map

Preliminary Plat of Enclave at Highland Glen Section 2

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

0 230 460 920 Feet





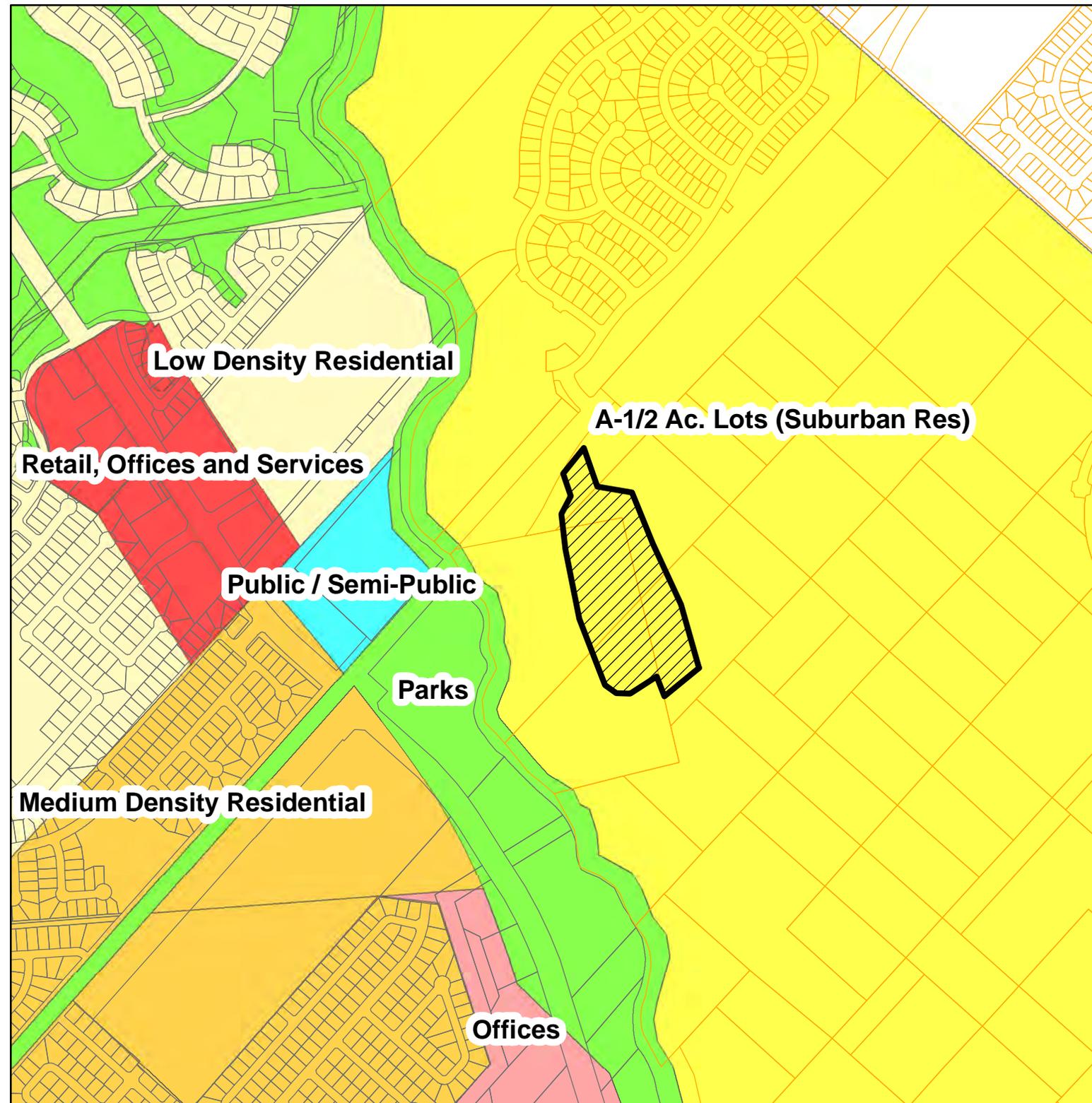
FLUP Map

**Preliminary Plat of
Enclave at Highland
Glen Section 2**

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

N

0 230 460 920 Feet





Aerial Map

Preliminary Plat of Enclave at Highland Glen Section 2

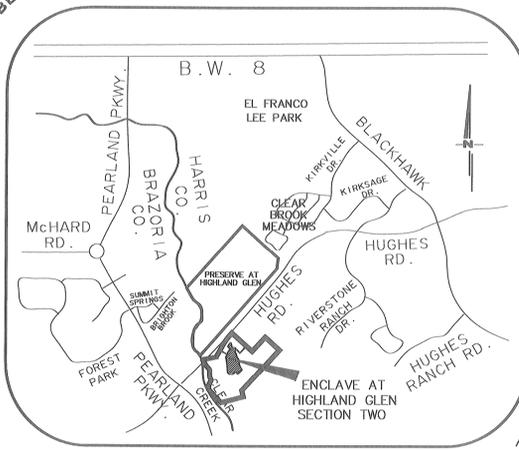
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0 230 460 920 Feet



N





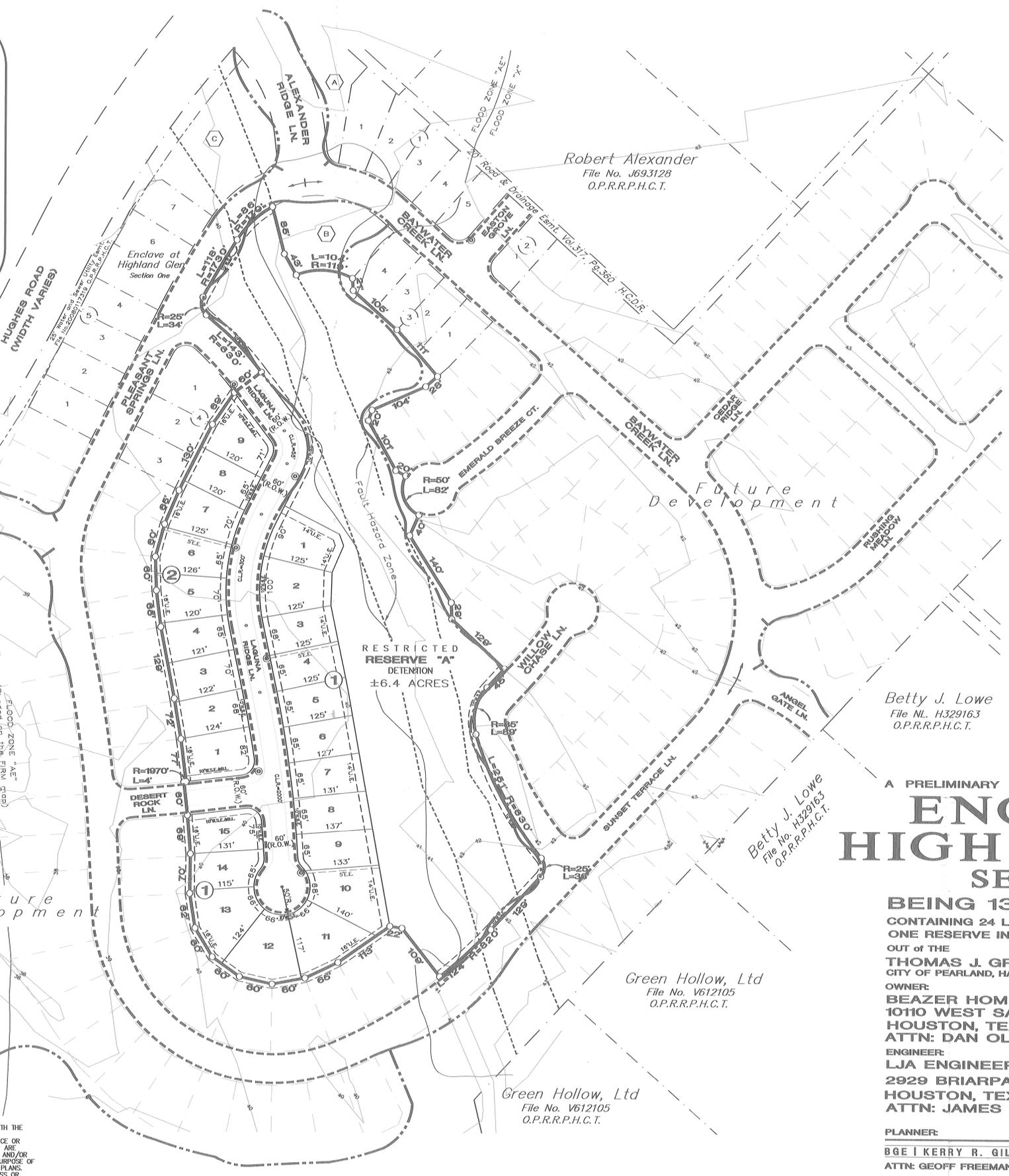
Vicinity Map
SCALE: 1" = 2000'

LOT AREA SUMMARY

| BLOCK 1 | | | BLOCK 2 | | |
|---------|-------------------|---------|---------|-------------------|---------|
| LOT | LOT WIDTH AT B.L. | SQ. FT. | LOT | LOT WIDTH AT B.L. | SQ. FT. |
| 1 | 90' | 10,177 | 1 | 82' | 9,888 |
| 2 | 100' | 10,737 | 2 | 66' | 8,220 |
| 3 | 66' | 8,305 | 3 | 70' | 8,479 |
| 4 | 65' | 8,135 | 4 | 65' | 8,136 |
| 5 | 65' | 8,276 | 5 | 70' | 9,448 |
| 6 | 65' | 8,328 | 6 | 65' | 9,153 |
| 7 | 65' | 8,522 | 7 | 70' | 9,404 |
| 8 | 65' | 8,865 | 8 | 65' | 7,896 |
| 9 | 65' | 9,034 | 9 | 71' | 10,200 |
| 10 | 66' | 12,530 | | | |
| 11 | 66' | 11,740 | | | |
| 12 | 66' | 11,894 | | | |
| 13 | 66' | 11,419 | | | |
| 14 | 65' | 8,100 | | | |
| 15 | 75' | 9,330 | | | |

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 FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE PEARLAND PLANNING AND 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.



NOTE:

A RESTRICTED RESERVE "A"
DETENTION
±6.4 ACRES

- LEGEND:
- "C.L.R." INDICATES CENTERLINE RADIUS.
 - "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "W.L.E." INDICATES WATER LINE EASEMENT.
 - "S.W.R. ESM." INDICATES STORM SEWER EASEMENT.
 - "S.S.E." INDICATES SANITARY SEWER EASEMENT.
 - "W.S.E." INDICATES WATER LINE / SANITARY SEWER EASEMENT.
 - "D.E." INDICATES DRAINAGE EASEMENT.
 - "@ " = STREET LIGHT LOCATION.
 - "E.E." INDICATES ELECTRICAL EASEMENT.
 - "B.C.P.R." INDICATES BRAZORIA COUNTY PLAT RECORDS.
 - "B.C.D.R." INDICATES BRAZORIA COUNTY DEED RECORDS.
 - "B.C.C.F." INDICATES BRAZORIA COUNTY CLERK RECORDS.
 - "B.C.R.P.R." INDICATES BRAZORIA COUNTY REAL PROPERTY RECORDS.

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

Betty J. Lowe
File No. H329163
O.P.R.R.P.H.C.T.

Betty J. Lowe
File No. H329163
O.P.R.R.P.H.C.T.

Green Hollow, Ltd
File No. V612105
O.P.R.R.P.H.C.T.

Green Hollow, Ltd
File No. V612105
O.P.R.R.P.H.C.T.

A PRELIMINARY PLAT OF
**ENCLAVE AT
HIGHLAND GLEN
SECTION TWO**

BEING 13.2± ACRES OF LAND

CONTAINING 24 LOTS (65' X 120' TYP.) AND ONE RESERVE IN TWO 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.
ATTN: GEOFF FREEMAN

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

SCALE: 1" = 100'
0 50 100 200

MAY 8, 2014
KGA# 0429

P&Z Agenda Item

H



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 05/12/2014
AGENDA ITEM SUBJECT: Preliminary Plat of Enclave at Highland Glen Section 3

Old Business **New Business** Discussion Item Workshop

Summary: 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 3, a 50 lot subdivision on 12.4 acres of land, generally located at the intersection of Hughes Rd. and Alexander Ridge Ln.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF MAY 19, 2014

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 Rd. and Alexander Ridge Ln.

SUMMARY: This is a request for a Preliminary Plat of Enclave at Highland Glen Section 3. The property contains a total of 12.4 acres with 50 proposed lots. The proposed preliminary plat is located within the Reserve at Highland Glen Cluster Development Plan. The property is currently zoned Single Family Residential-1 (R-1). The proposed lot size for this section is 55' x 120' which equals 6,600 square feet. The minimum required lot size in the R-1 zone is 8,800 square feet with minimum dimensions of 80' x 90'. The approved Cluster Development Plan is intended to allow flexibility with lot sizes for the developer and in return the applicant shall provide open space and amenities which could not normally be achieved through the application of minimum lot standards.

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. This amenity will need to be in place prior to the approval of the final plat.

UNIFIED DEVELOPMENT CODE: The subject property is currently zoned Single Family Residential-1 (R-1) with an approved Cluster Development Plan. The R-1 zone requires a minimum lot width of 80', minimum lot depth of 90' and minimum lot area of 8,800 square feet. The approved cluster plan allows for a reduction in the lot widths in order to allow for additional green space and amenities. With the approved Cluster Development Plan, the proposed subdivision is in conformance with the UDC.

SURROUNDING ZONING AND LAND USES:

| | <u>Zoning</u> | <u>Land Use</u> |
|-------|---|---------------------------------------|
| North | Single Family Residential (R-1)/Cluster | Preserve at Highland Glen Cluster |
| South | Single Family Residential (R-1) | Lakes of Highland Glen/Pearland Pkwy. |
| East | Single Family Residential (R-1)/Cluster | Riverstone Ranch Cluster |
| West | Single Family Residential (R-1) | Lakes of Highland Glen |

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The subject property is within the A-1/2 Acre Lots future land use designation. The A-1/2 Acre Lots future land use designation is for larger lot single family development on ½ acre or larger lots. 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. The City of Pearland uses the Future Land Use Plan as a guide to implement zoning. In this case, the approved Reserve at Highland Glen Cluster Development Plan had a higher density than the Future Land Use Plan allows.

PLATTING STATUS: This is the third preliminary plat within the Reserve at Highland Glen Cluster Development Plan and the first preliminary plat for Section 3.

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 subdivision will be served internally by local roads with rights-of-way of 60 feet.

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.

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

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat of Enclave at Highland Glen Section 3 as proposed by the applicant, for the following reasons:

1. The proposed Preliminary Plat will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the Unified Development Code with the approved Cluster Development Plan
3. The request is in conformance with the approved 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

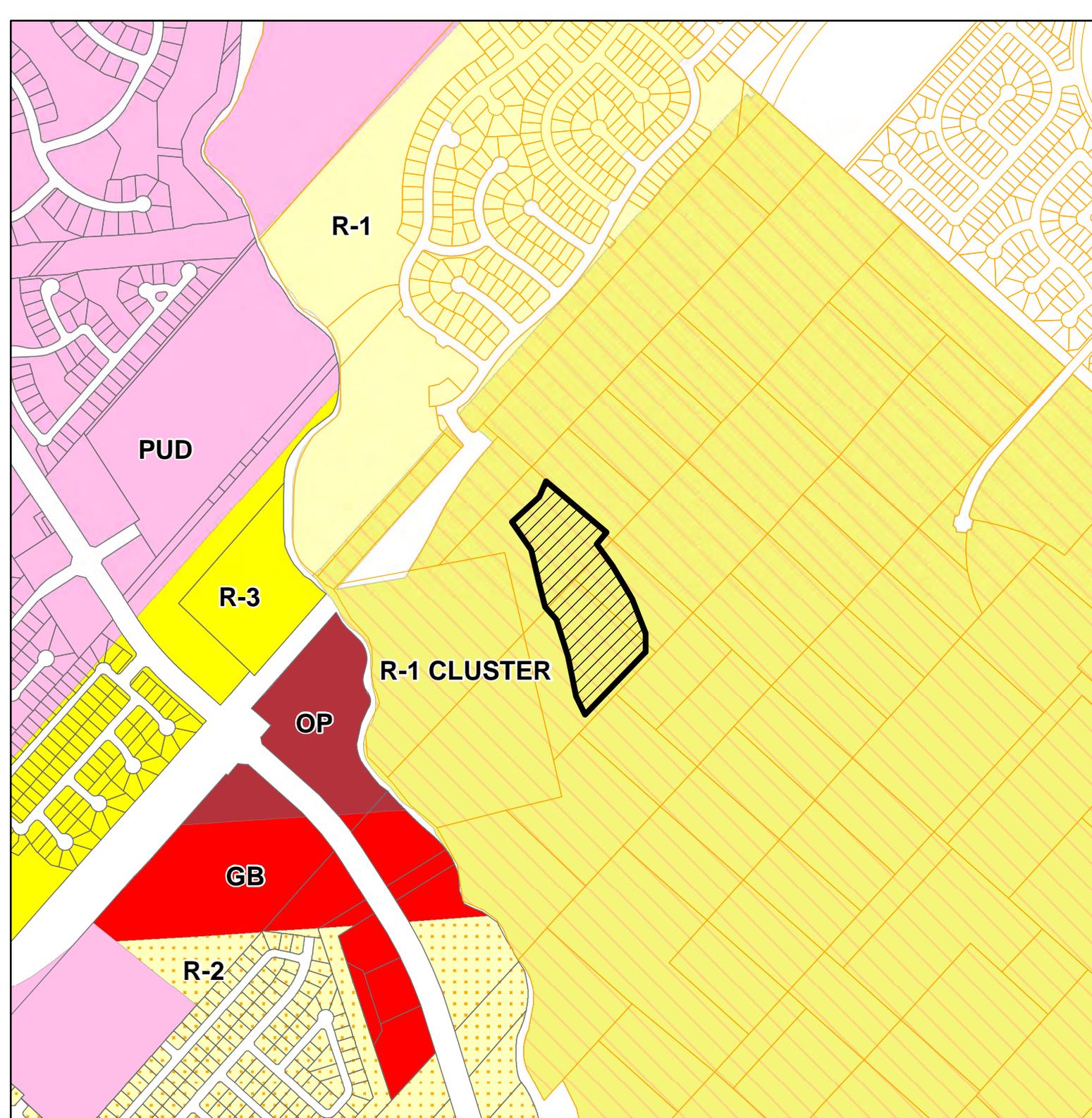
Preliminary Plat of Enclave at Highland Glen Section 3

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.

0 230 460 920 Feet



N





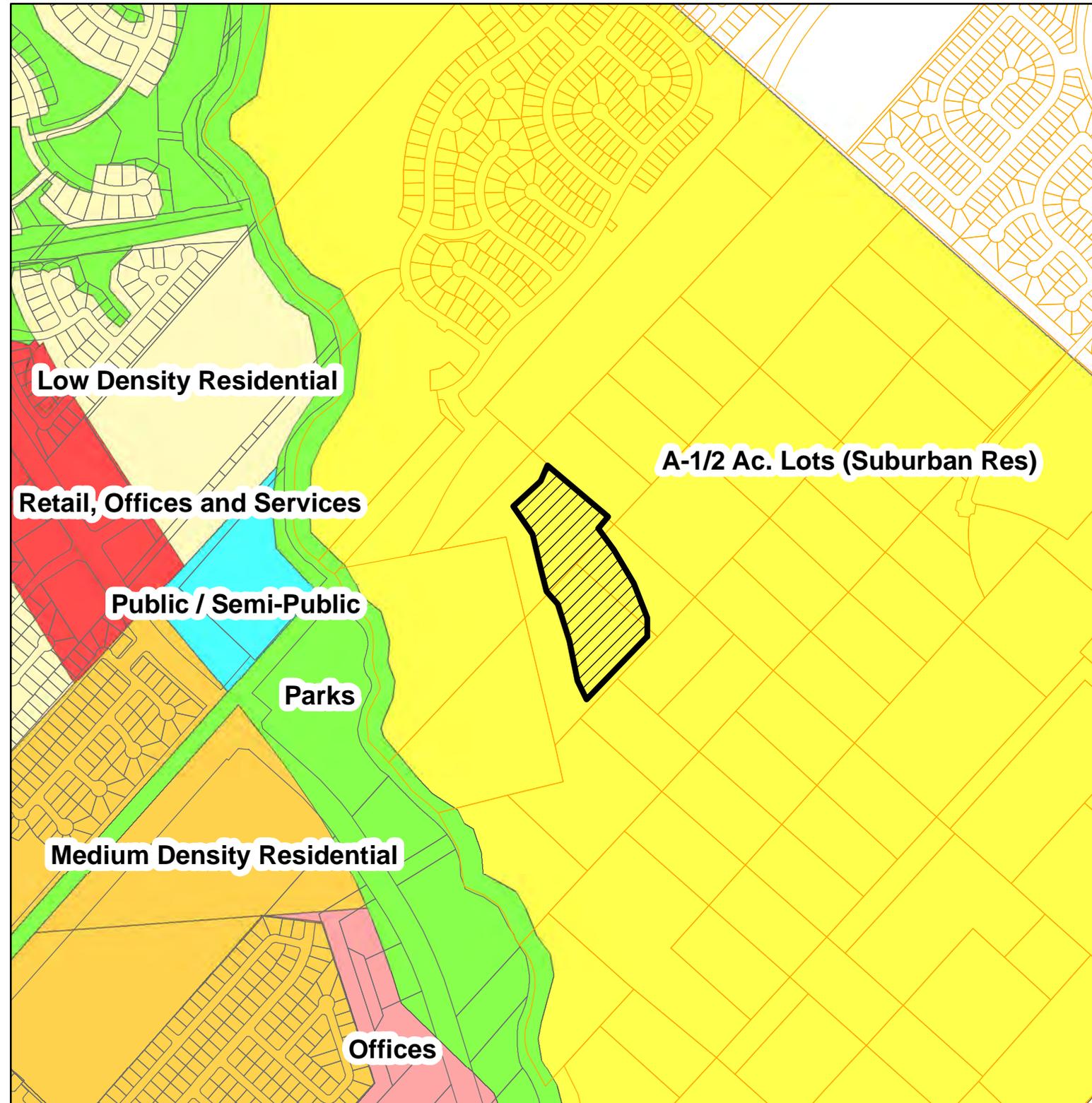
FLUP Map

**Preliminary Plat of
Enclave 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

0 230 460 920 Feet





Aerial Map

**Preliminary Plat of
Enclave at Highland
Glen Section 3**

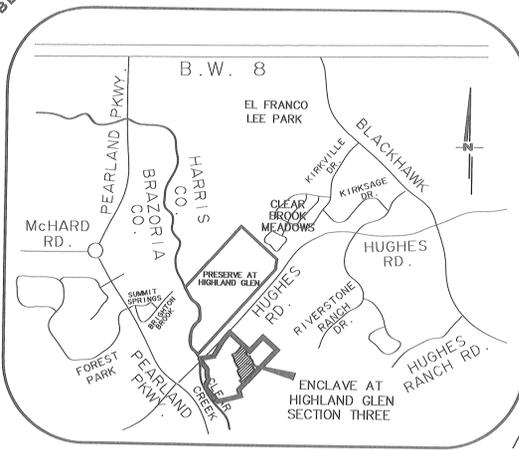
This product is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

0 230 460 920 Feet

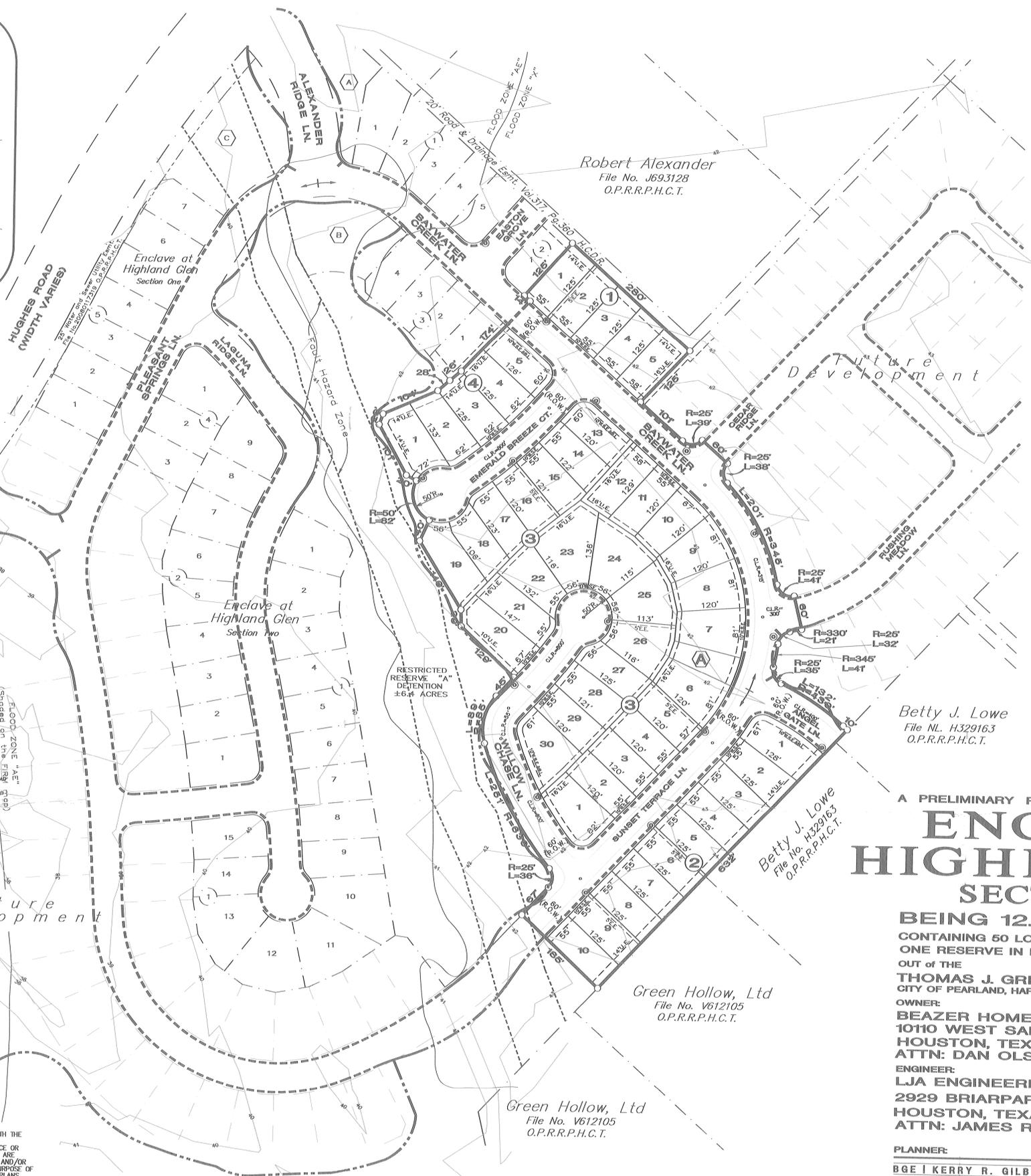


N





Vicinity Map
SCALE: 1"=2000'



- GENERAL NOTES:**
- 1) THERE ARE 14 STREETLIGHTS ON THIS PLAT. EACH STREETLIGHT MAY NOT EXCEED A 200' SEPARATION FROM ONE ANOTHER.
 - 2) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP MAP NO. 48201C032L WITH THE EFFECTIVE DATE OF JUNE 10, 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 CHANGE AS FEMA FIRM MAPS ARE UPDATED.
 - 4) ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND AND HARRIS COUNTY FLOOD CONTROL.
 - 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 EXISTS, OR 2) TWELVE (12) INCHES ABOVE THE ELEVATION OF 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 OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
 - 8) 4' SIDEWALKS REQUIRED ON ALL INTERNAL PUBLIC STREET RIGHT-OF-WAYS ADJOINING ALL 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. 20.
 - 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 ENTRY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO OBTAIN SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN AN EASEMENT IS SOLELY THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - 15) ALL BEARING 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 0.999868913.
 - 16) BENCHMARK - MONUMENT GPS - 2 BRASS CAP SET FLUSH IN CONCRETE, STAMPED "CITY OF PEARLAND 2 GPS MON. 1987" THE MONUMENT IS LOCATED IN THE SOUTHWESTERLY INTERSECTION OF BROADWAY ROAD (E.M. 510) 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. X = 315002.300, Y = 1576746.000, ELEVATION = 42.46, NAVD 29, 1987 ADJUSTMENT, SUBTRACT 0.48 FEET FOR NAVD 88 2001 ADJUSTMENT.
 - 17) BENCHMARK - MONUMENT 1987 - BRASS DISC IN CONCRETE ON TOP OF CURB AT THE SOUTHERLY END OF THE EASELINES ON ALEXANDER RIDGE LN. AT THE INTERSECTION WITH HUGHES RD. STAMPED, "TODS-PI, 2001 ADA, ELEV = 43.05, RPIS 4797." THE MONUMENT IS 53.0' SOUTHWESTERLY OF A WHEELCHAIR RAMP AND 42.0' NORTHWESTERLY OF A WATER VALVE. ELEVATION = 43.05, NAVD 88, 2001 ADJUSTMENT.

NOTE:



RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±0.11 ACRE

- LEGEND:**
- 1) "CLR." INDICATES CENTERLINE RADII.
 - 2) "DL" INDICATES BUILDING LINE.
 - 3) "U.E." INDICATES UTILITY EASEMENT.
 - 4) "W.L.E." INDICATES WATER LINE EASEMENT.
 - 5) "S.W.S.E." 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) "S" = 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.

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

LOT AREA SUMMARY

| BLOCK 1 | | | BLOCK 3 | | | BLOCK 4 | | |
|---------|-------------------|---------|---------|-------------------|---------|---------|-------------------|---------|
| LOT | LOT WIDTH AT B.L. | SQ. FT. | LOT | LOT WIDTH AT B.L. | SQ. FT. | LOT | LOT WIDTH AT B.L. | SQ. FT. |
| 1 | 55' | 6,875 | 1 | 82' | 8,927 | 1 | 72' | 6,532 |
| 2 | 55' | 6,875 | 2 | 55' | 6,800 | 2 | 62' | 7,680 |
| 3 | 55' | 6,875 | 3 | 55' | 6,800 | 3 | 62' | 7,363 |
| 4 | 55' | 6,875 | 4 | 55' | 6,800 | 4 | 62' | 7,411 |
| 5 | 56' | 7,364 | 5 | 57' | 6,728 | 5 | 60' | 7,398 |
| BLOCK 2 | | | 6 | 81' | 8,474 | 6 | 81' | 8,474 |
| 1 | 61' | 8,491 | 7 | 81' | 8,481 | 7 | 81' | 8,479 |
| 2 | 55' | 7,480 | 8 | 81' | 8,479 | 8 | 81' | 8,480 |
| 3 | 55' | 6,875 | 9 | 81' | 8,480 | 9 | 81' | 8,480 |
| 4 | 55' | 6,875 | 10 | 67' | 7,500 | 10 | 67' | 7,500 |
| 5 | 55' | 6,875 | 11 | 55' | 6,841 | 11 | 55' | 6,841 |
| 6 | 55' | 6,875 | 12 | 56' | 7,737 | 12 | 56' | 7,737 |
| 7 | 55' | 6,875 | 13 | 60' | 7,073 | 13 | 60' | 6,939 |
| 8 | 55' | 6,875 | 14 | 55' | 6,938 | 14 | 55' | 6,938 |
| 9 | 55' | 6,875 | 15 | 55' | 6,998 | 15 | 55' | 6,998 |
| 10 | 55' | 6,875 | 16 | 55' | 6,886 | 16 | 55' | 6,886 |
| 11 | 55' | 6,875 | 17 | 55' | 6,807 | 17 | 55' | 6,807 |
| 12 | 55' | 6,875 | 18 | 55' | 6,520 | 18 | 55' | 6,520 |
| 13 | 55' | 6,875 | 19 | 56' | 6,633 | 19 | 56' | 6,633 |
| 14 | 55' | 6,875 | 20 | 67' | 9,133 | 20 | 67' | 9,133 |
| 15 | 55' | 6,875 | 21 | 55' | 7,887 | 21 | 55' | 7,887 |
| 16 | 55' | 6,875 | 22 | 55' | 7,577 | 22 | 55' | 7,577 |
| 17 | 55' | 6,875 | 23 | 56' | 11,758 | 23 | 56' | 11,758 |
| 18 | 55' | 6,875 | 24 | 56' | 9,998 | 24 | 56' | 9,998 |
| 19 | 55' | 6,875 | 25 | 56' | 9,210 | 25 | 56' | 9,210 |
| 20 | 55' | 6,875 | 26 | 56' | 8,566 | 26 | 56' | 8,566 |
| 21 | 55' | 6,875 | 27 | 56' | 8,939 | 27 | 56' | 8,939 |
| 22 | 55' | 6,875 | 28 | 55' | 7,041 | 28 | 55' | 7,041 |
| 23 | 55' | 6,875 | 29 | 55' | 6,788 | 29 | 55' | 6,788 |
| 24 | 55' | 6,875 | 30 | 61' | 9,170 | 30 | 61' | 9,170 |

DISCLAIMER AND LIMITED WARRANTY

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Betty J. Lowe
File NL H329163
O.P.R.R.P.H.C.T.

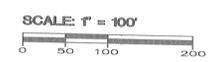
A PRELIMINARY PLAT OF
**ENCLAVE AT
HIGHLAND GLEN
SECTION THREE**

BEING 12.4± ACRES OF LAND
CONTAINING 50 LOTS (65' X 120' TYP.) AND
ONE RESERVE 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.

ATTN: GEOFF FREEMAN



MAY 8, 2014
KGA# 0429-011

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

**P&Z AGENDA
ITEM**

I



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 05/12/2014
AGENDA ITEM SUBJECT: Preliminary Plat of Pearland Lakes Sec. 2

Old Business **New Business** Discussion Item Workshop

Summary: 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, generally located at the 2500 Block of Silverlake Pkwy.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF MAY 19, 2014

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: Located at the 2500 Block of Silverlake Pkwy.

SUMMARY: This is a request for a Preliminary Plat of Pearland Lakes Section 2, a proposed 37 lot single-family residential subdivision on approximately 12.3 acres. This proposed subdivision is zoned Single Family Residential – 3 (R-3). This is the second section of the original Silverlake Parkway Tract Master Plat. Section 1 has already received preliminary plat approval under the name Silverlake Parkway Tract Section 1. The developer has since changed the name of the project. A trail easement is being provided along Hickory Slough for the construction of a required primary trail.

SURROUNDING ZONING AND LAND USES:

| | <u>Zoning</u> | <u>Land Use</u> |
|-------|---------------|---|
| North | SR-12, R-1 | Single Family Residential (Somersetshire Estates) |
| South | R-3 | Single Family Residential (Sunrise Lakes) |
| East | R-3 | Single Family Residential (Sunrise Lakes) |
| West | R-3 | Pearland Lakes Section 1 |

UNIFIED DEVELOPMENT CODE: The subject parcel is in conformance with the Unified Development Code. The parcel is zoned Single Family Residential – 3 (R-3). The requirements for this zone can be found in the table shown below. The proposed preliminary plat exceeds the requirements of the (R-3) zone.

| | Table 2: R-3 Single-Family Dwelling District | |
|--------------------|---|---------------------------------|
| | R-3 Requirements | Silverlake Parkway Tract |
| Minimum Lot Size: | 6,000 square feet | 7,800 square feet |
| Minimum Lot Width: | 60 Feet | 65 Feet |
| Minimum Lot Depth: | 90 Feet | 120 Feet |

CONFORMANCE TO THE COMPREHENSIVE PLAN: The subject property is within the *Low Density Residential* land use designation on the Future Land Use Plan. The *Low Density Residential* land use designation would be associated with the SR-12 and R-1 zoning designation. These zones require minimum lot sizes of 12,000 and 8,800 square feet, respectively. This proposed plat is not in conformance with the *Low Density Residential* land use designation as the proposed lots are not a minimum of 8,800 square feet. However, a zone change to the Single Family Residential-3 (R-3) zone, considered to be medium density residential, was approved by City Council in November of 2012 for this site, allowing for the proposed lot sizes.

PLATTING STATUS: This is the second preliminary plat for what was originally named the Silverlake Parkway Tract. This is the second and final phase of the newly named Pearland Lakes Subdivision. At this time, no final plats have been approved for the development.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Silverlake Parkway., which is a Major Collector with a minimum right-of-way of 80 feet, and internal local streets with a minimum right-of-way of 60 feet. As part of this development, Silverlake Parkway will need to be extended to the northern boundary of this subdivision.

AVAILABILITY OF UTILITIES: Water and sewer service are available to for this subdivision.

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.

ADDITIONAL COMMENTS: This plat was discussed at the Development Review Committee meeting. No additional comments were raised that have not been addressed by the applicant.

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat of Pearland Lakes Section 2 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.
3. The proposed Preliminary Plat is in conformance with the approved Master Plat of Silverlake Parkway Tract.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Future Land Use Map
- Aerial Map
- Preliminary Plat of Pearland Lakes Section 2

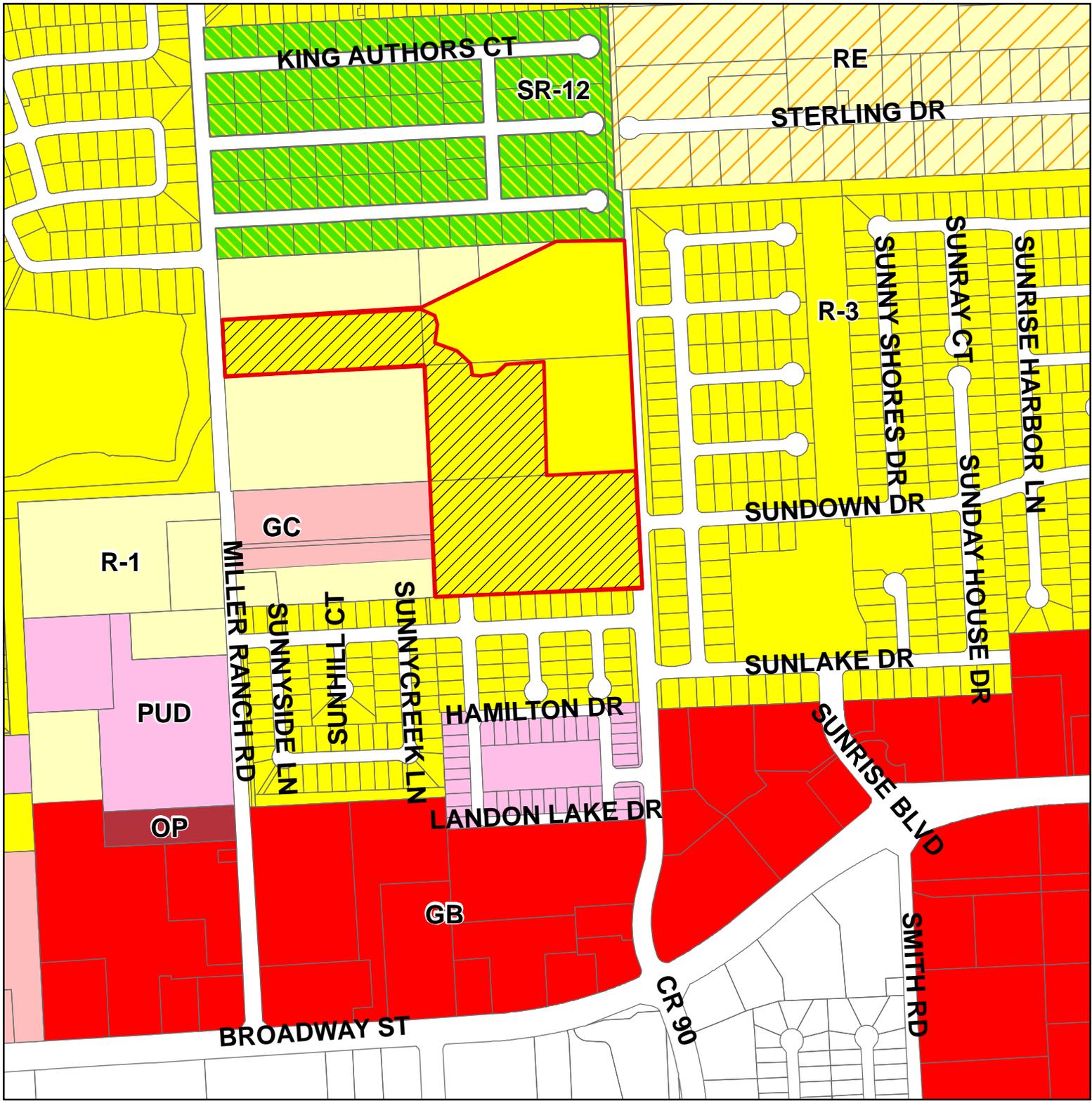


Zoning and Vicinity Map

**Preliminary Plat of
Silverlake Parkway Tract
Section 1**

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

0 130260 520 Feet





FLUP Map

**Preliminary Plat of
Pearland Lakes
Section 2**

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

N

0 170 340 680 Feet



Public / Semi-Public

D-10,000sf Lots (Suburban Res)

Low Density Residential

Medium Density Residential

Retail, Offices and Services

Business Park

High Density Residential



Aerial Map

Preliminary Plat of Pearland Lakes Section 2

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

0 170 340 680 Feet



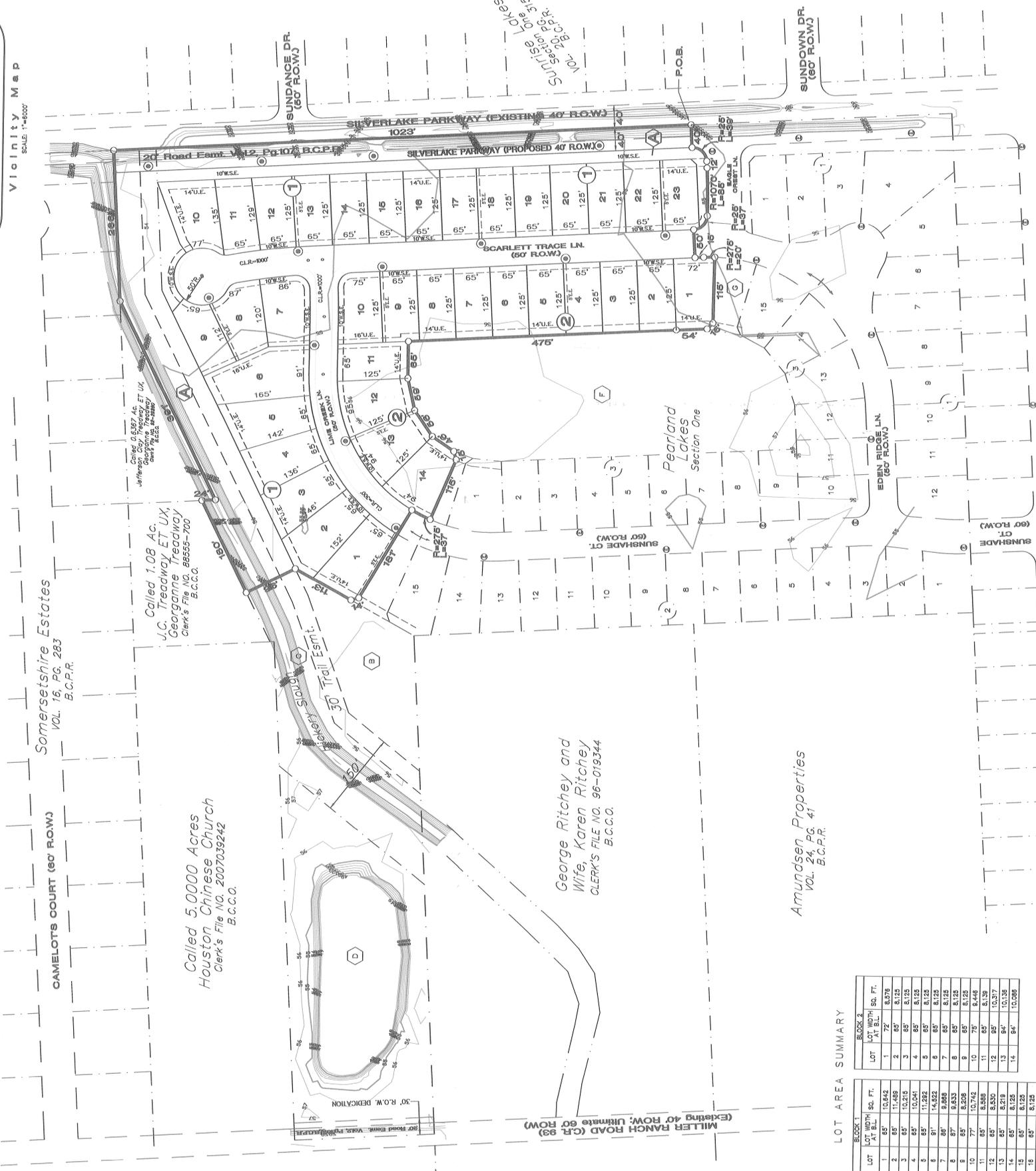
N





LEGEND

- 1) "CLR." INDICATES CENTERLINE RADIUS.
- 2) "BL." INDICATES BUILDING LINE.
- 3) "UL" INDICATES UTILITY EASEMENT.
- 4) "WLE" INDICATES WATER EASEMENT.
- 5) "SWM SHR. ESM." INDICATES STORM SEWER EASEMENT.
- 6) "SSE" INDICATES SANITARY SEWER EASEMENT.
- 7) "SSE" INDICATES SANITARY SEWER EASEMENT.
- 8) "SSE" INDICATES SANITARY SEWER EASEMENT.
- 9) "SSE" INDICATES SANITARY SEWER EASEMENT.
- 10) "SSE" INDICATES SANITARY SEWER EASEMENT.
- 11) "SSE" INDICATES SANITARY SEWER EASEMENT.
- 12) "SSE" INDICATES SANITARY SEWER EASEMENT.
- 13) "SSE" INDICATES SANITARY SEWER EASEMENT.
- 14) "SSE" INDICATES SANITARY SEWER EASEMENT.
- 15) "SSE" INDICATES SANITARY SEWER EASEMENT.



Vicinity Map
SCALE: 1"=4000'

Somersetshire Estates
VOL. 16, PG. 283
B.C.P.R.

Called 1.08 Ac.
J.C. Treadway ET UX
Georganne Treadway
Clerk's File No. 28555-700
B.C.C.O.

Called 5,000 Acres
Houston Chinese Church
Clerk's File No. 2007039242
B.C.C.O.

George Ritchey and
Wife, Karen Ritchey
CLERK'S FILE NO. 96-019344
B.C.C.O.

Amundsen Properties
VOL. 24, PG. 41
B.C.P.R.

Sunrise Lakes
Section Two
VOL. 21, PG. 31
B.C.P.R.

LOT AREA SUMMARY

| BLOCK 1 | | BLOCK 2 | |
|---------|---------------------------|---------|---------------------------|
| LOT | LOT WIDTH AT B.L. SQ. FT. | LOT | LOT WIDTH AT B.L. SQ. FT. |
| 1 | 85' | 1 | 72' |
| 2 | 85' | 2 | 85' |
| 3 | 85' | 3 | 85' |
| 4 | 85' | 4 | 85' |
| 5 | 85' | 5 | 85' |
| 6 | 85' | 6 | 85' |
| 7 | 85' | 7 | 85' |
| 8 | 85' | 8 | 85' |
| 9 | 85' | 9 | 85' |
| 10 | 85' | 10 | 85' |
| 11 | 85' | 11 | 85' |
| 12 | 85' | 12 | 85' |
| 13 | 85' | 13 | 85' |
| 14 | 85' | 14 | 85' |
| 15 | 85' | 15 | 85' |
| 16 | 85' | 16 | 85' |
| 17 | 85' | 17 | 85' |
| 18 | 85' | 18 | 85' |
| 19 | 85' | 19 | 85' |
| 20 | 85' | 20 | 85' |
| 21 | 85' | 21 | 85' |
| 22 | 85' | 22 | 85' |
| 23 | 85' | 23 | 85' |

GENERAL NOTES:

- 1) THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, AND THE CITY OF PEARLAND.
- 2) ALL BEARING REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, ZONE 14N, ADJUSTMENT 1983.
- 3) THE BOUNDARIES OF THIS PLAT ARE BASED ON THE SURVEY OF THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, AS SHOWN ON THE PLAT.
- 4) THE BOUNDARIES OF THIS PLAT ARE BASED ON THE SURVEY OF THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, AS SHOWN ON THE PLAT.
- 5) THE BOUNDARIES OF THIS PLAT ARE BASED ON THE SURVEY OF THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, AS SHOWN ON THE PLAT.
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- 20) THE BOUNDARIES OF THIS PLAT ARE BASED ON THE SURVEY OF THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, AS SHOWN ON THE PLAT.

NOTE:
A RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE/DRAINAGE
±2.03 ACRES

2600 BLOCK OF SILVERLAKE PARKWAY
A PRELIMINARY PLAT OF

PEARLAND LAKES

SECTION TWO

BEING 12.3± ACRES OF LAND
CONTAINING 37 LOTS (65' X 120' TYP.) AND
ONE RESERVE IN TWO BLOCKS.

OUT OF THE
H.T. & B.R.R. CO. SURVEY, SEC.85, A-304
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

DEVELOPER:
BEAZER HOMES
10285 WEST LITTLE YORK SUITE200
HOUSTON, TEXAS 77040
ATTN. MR. GREG COLEMAN

ENGINEER:
LJA ENGINEERING & SURVEYING, INC.
2920 BRIARPARK DRIVE #800
HOUSTON, TEXAS 77042
ATTN: MR. JAMES ROSS

PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC.
ATTN. MR. GEOFF FREEMAN

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

SCALE: 1" = 100'
0 50 100 200

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF PEARLAND SUBDIVISION AND ZONING ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED. ANY VARIANCE OR DEVIATION FROM THE CITY OF PEARLAND SUBDIVISION AND ZONING ORDINANCES OR ANY OTHER CITY ORDINANCES, RULES, REGULATIONS, ORDINANCES, OR ORDINANCES WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, OR ANY CITY, COUNTY, STATE, OR FEDERAL AGENCY, SHALL BE THE RESPONSIBILITY OF THE APPLICANT. THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, AND THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, SHALL NOT BE RESPONSIBLE FOR ANY VARIANCE OR DEVIATION FROM THE CITY OF PEARLAND SUBDIVISION AND ZONING ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, AND THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, AND THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, AND THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

**P&Z AGENDA
ITEM**

J



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 05/12/2014
AGENDA ITEM SUBJECT: Final Plat of Laurel Heights at Savannah Sec. Four

Old Business **New Business** Discussion Item Workshop

Summary: 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, generally located at the northeast intersection of Linden Creek Lane and Orchard Hills Lane.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF MAY 19, 2014

FINAL PLAT OF LAUREL HEIGHTS AT SAVANNAH SECTION FOUR

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: Located at the northeast intersection of Linden Creek Lane and Orchard Hills Lane.

SUMMARY: The applicant is requesting approval of a Final Plat for a 38 lot single-family subdivision located within the Lakes of Savannah Development. This proposed subdivision is fully within the Extraterritorial Jurisdiction (ETJ) of the City of Pearland and has a development agreement. As the property is in the ETJ, the city zoning ordinance does not apply. However, this development is governed by a development agreement which adheres to the Unified Development Code general residential zoning ordinance dealing specifically with lot sizes, density, and setback requirements. The proposed section is in full compliance with the approved development agreement.

UNIFIED DEVELOPMENT CODE: The Unified Development Code does not apply as this development is located within the ETJ.

SAVANNAH DEVELOPMENT AGREEMENT: The submitted Final Plat of Laurel Heights at Savannah Section Four is in conformance with the approved Savannah Development agreement.

SURROUNDING ZONING AND LAND USES:

| | <u>Zoning</u> | <u>Land Use</u> |
|-------|---------------|---------------------------|
| North | ETJ (None) | Vacant Single Family Res. |
| South | ETJ (None) | Vacant Single Family Res. |
| East | ETJ (None) | Vacant Land |
| West | ETJ (None) | Vacant Single Family Res. |

CONFORMANCE TO THE COMPREHENSIVE PLAN: The subject property is within the Low-Density Residential future land use plan designation. The proposed subdivision is not in conformance with the Low-Density Residential future land use designation as the average lot size is 6,600 square feet. The proposed development is in conformance with the approved development agreement.

PLATTING STATUS: The Preliminary Plat of Laurel Heights at Savannah Section Four was approved in March of 2014. This is the fourth section of the development north of Post Rd. (CR 58), to submit for plat approval.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is located at the corner of Linden Creek Lane and Orchard Hills Lane, both local streets with a minimum right-of-way of 50 feet.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed subdivision should not have any significant adverse impacts on any surrounding structures or uses as the proposed development is in conformance with the approved development agreement.

TRAFFIC AND TRANSPORTATION: A traffic impact analysis was submitted and approved by the city's Engineering Department as part of the Savannah Development Agreement. All requirements of the analysis have been met.

UTILITIES AND INFRASTRUCTURE: Water and sewer service are available for this subdivision through Municipal Utility District (MUD) 22.

STORMWATER MANAGEMENT: Detention will be provided in accordance with the Savannah Development Agreement.

PARKS, OPEN SPACE, AND TREES: Park fees of \$78.00 per lot have been paid at this time.

INSPECTION FEES: As required by the Savannah Development Agreement, the 1% inspection fees have been paid at this time.

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

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Laurel Heights at Savannah Section Four as proposed by the applicant, for the following reasons:

1. The proposed subdivision will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the Savannah Development Agreement.

3. The Savannah Development Agreement will assure the development of this property is in conformance with the goals of the city

SUPPORTING DOCUMENTS:

- Zoning and Vicinity Map
- Future Land Use Map
- Aerial Map
- Laurel Heights at Savannah Section Four Plat



Vicinity and Zoning Map

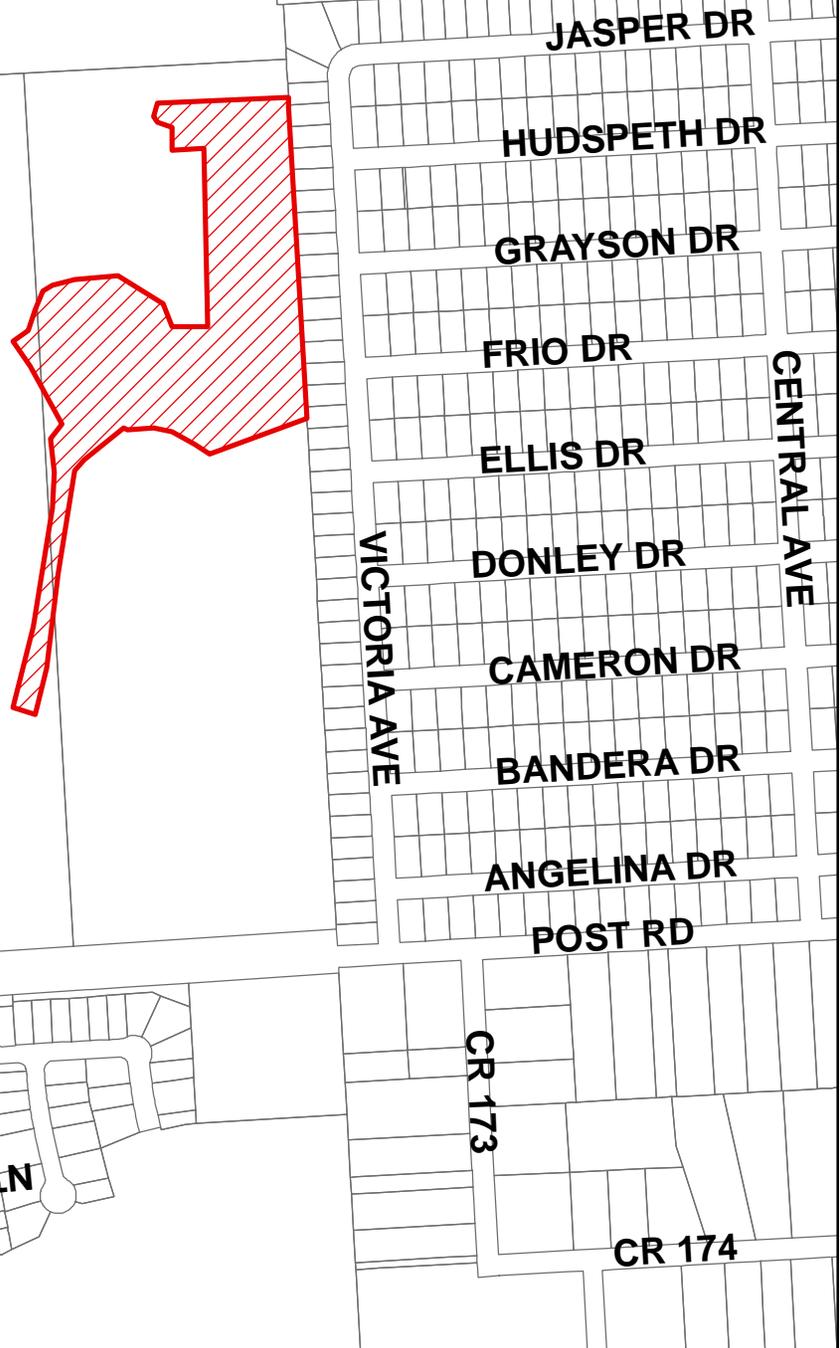
Final Plat of Laurel Heights at Savannah Section 4

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



0 145 290 580 Feet





FLUP Map

**Final Plat of
Laurel Heights at
Savannah 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



0 145 290 580 Feet





Aerial Map

**Final Plat of
Laurel Heights at
Savannah Section 4**

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0 145 290 580 Feet



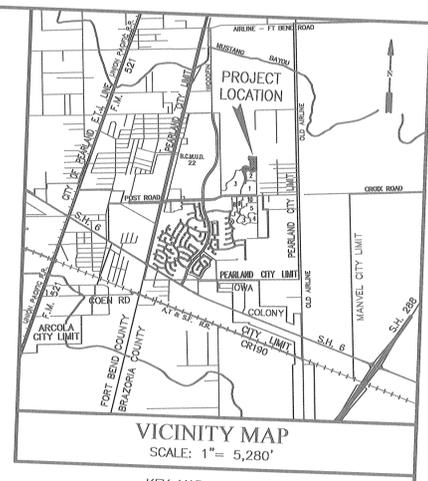
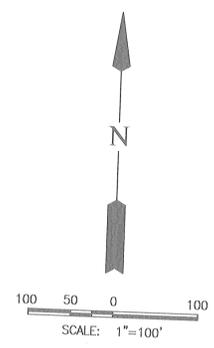
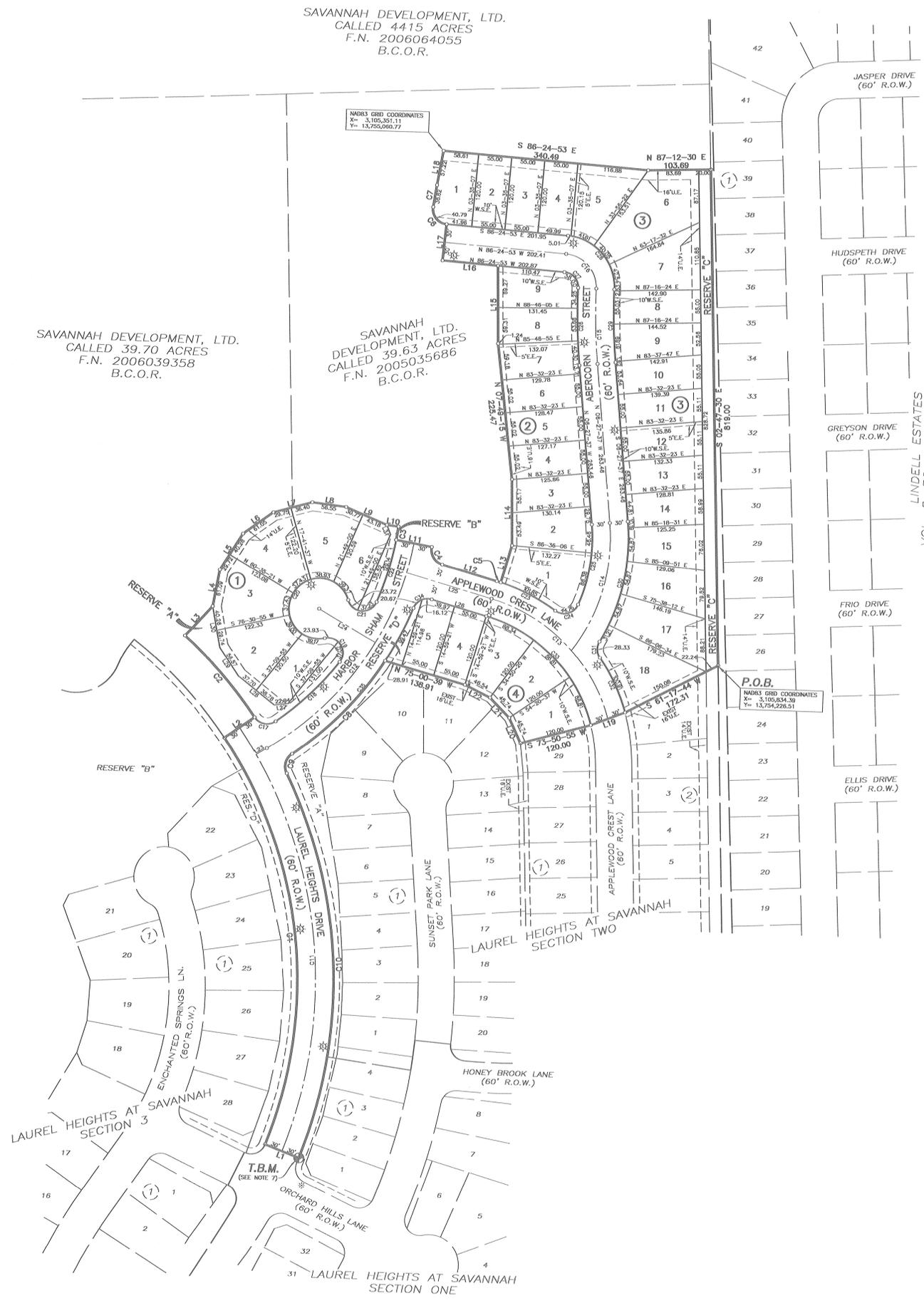
N



SAVANNAH DEVELOPMENT, LTD.
CALLED 44.15 ACRES
F.N. 2006064055
B.C.O.R.

SAVANNAH DEVELOPMENT, LTD.
CALLED 39.70 ACRES
F.N. 2006039358
B.C.O.R.

SAVANNAH DEVELOPMENT, LTD.
CALLED 39.63 ACRES
F.N. 2005035686
B.C.O.R.



VICINITY MAP
SCALE: 1"=5,280'
KEY MAP NO. 652F

| LOT | SQ. FT. |
|----------------|---------|
| BLOCK 1 | |
| LOT 1 | 7,215 |
| LOT 2 | 9,946 |
| LOT 3 | 10,400 |
| LOT 4 | 10,401 |
| LOT 5 | 9,809 |
| LOT 6 | 7,277 |
| BLOCK 2 | |
| LOT 1 | 11,482 |
| LOT 2 | 8,556 |
| LOT 3 | 7,040 |
| LOT 4 | 6,958 |
| LOT 5 | 7,030 |
| LOT 6 | 7,102 |
| LOT 7 | 7,394 |
| LOT 8 | 7,514 |
| LOT 9 | 8,309 |
| BLOCK 3 | |
| LOT 1 | 7,530 |
| LOT 2 | 6,600 |
| LOT 3 | 6,600 |
| LOT 4 | 6,600 |
| LOT 5 | 10,033 |
| LOT 6 | 15,997 |
| LOT 7 | 11,398 |
| LOT 8 | 7,918 |
| LOT 9 | 8,223 |
| LOT 10 | 7,771 |
| LOT 11 | 7,569 |
| LOT 12 | 7,375 |
| LOT 13 | 7,181 |
| LOT 14 | 7,230 |
| LOT 15 | 8,241 |
| LOT 16 | 9,037 |
| LOT 17 | 11,014 |
| LOT 18 | 12,470 |
| BLOCK 4 | |
| LOT 1 | 8,025 |
| LOT 2 | 8,025 |
| LOT 3 | 8,169 |
| LOT 4 | 6,600 |
| LOT 5 | 6,576 |

| CURVE TABLE | | | | | | |
|-------------|---------|-----------|--------|---------|--------|---------------|
| CURVE | RADIUS | DELTA | ARC | TANGENT | CHORD | CHORD BEARING |
| C1 | 720.00 | 55-50-53 | 701.81 | 381.61 | 874.35 | N 07-40-31 W |
| C2 | 780.00 | 13-07-20 | 178.64 | 89.71 | 178.25 | N 42-09-37 W |
| C3 | 470.00 | 2-41-32 | 22.08 | 11.04 | 22.08 | S 07-57-21 W |
| C4 | 25.00 | 84-18-45 | 36.79 | 22.63 | 33.56 | S 32-51-16 E |
| C5 | 315.00 | 1-13-42 | 6.75 | 3.38 | 6.75 | S 74-23-48 E |
| C6 | 25.00 | 93-29-40 | 40.79 | 26.57 | 36.42 | N 39-40-03 W |
| C7 | 1070.00 | 1-57-40 | 36.62 | 18.31 | 36.62 | N 08-03-37 E |
| C8 | 530.00 | 23-34-13 | 218.03 | 110.58 | 218.50 | S 43-12-54 W |
| C9 | 25.00 | 82-44-51 | 36.11 | 22.02 | 33.05 | S 13-37-35 W |
| C10 | 780.00 | 47-59-46 | 653.40 | 347.25 | 634.46 | S 03-44-58 E |
| C11 | 750.00 | 55-50-53 | 731.05 | 397.51 | 702.45 | N 07-40-31 W |
| C12 | 500.00 | 49-06-10 | 428.50 | 228.41 | 415.51 | N 33-51-12 E |
| C13 | 285.00 | 58-14-49 | 289.73 | 158.78 | 277.42 | N 45-53-14 E |
| C14 | 300.00 | 42-45-40 | 223.90 | 117.45 | 218.74 | N 14-55-14 E |
| C15 | 1000.00 | 7-08-01 | 124.50 | 62.33 | 124.42 | S 02-53-36 E |
| C16 | 55.00 | 87-05-17 | 83.60 | 52.27 | 75.78 | S 80-42-41 E |
| C17 | 25.00 | 90-13-27 | 39.37 | 25.10 | 35.42 | S 80-42-41 E |
| C18 | 470.00 | 17-33-27 | 144.02 | 72.58 | 143.46 | N 45-23-52 E |
| C19 | 25.00 | 139-40-35 | 60.95 | 68.09 | 46.94 | N 33-13-08 W |
| C20 | 50.00 | 285-05-11 | 231.33 | 54.48 | 73.68 | N 29-29-10 E |
| C21 | 25.00 | 139-40-35 | 60.95 | 68.09 | 46.94 | S 87-48-32 E |
| C22 | 470.00 | 13-03-04 | 107.06 | 53.76 | 108.83 | N 15-49-39 E |
| C23 | 315.00 | 19-45-15 | 108.60 | 54.85 | 108.07 | S 65-08-01 E |
| C24 | 25.00 | 102-35-22 | 44.76 | 31.20 | 39.02 | N 73-28-55 E |
| C25 | 270.00 | 28-36-51 | 134.84 | 68.88 | 133.44 | N 07-50-49 E |
| C26 | 1030.00 | 7-08-01 | 128.24 | 64.20 | 128.16 | N 02-53-36 W |
| C27 | 25.00 | 87-05-17 | 38.00 | 23.76 | 34.45 | N 42-52-14 W |
| C28 | 85.00 | 87-05-17 | 129.20 | 80.79 | 117.12 | S 42-52-14 E |
| C29 | 970.00 | 7-08-01 | 120.77 | 60.46 | 120.89 | S 02-53-36 E |
| C30 | 330.00 | 35-46-12 | 206.02 | 106.49 | 202.69 | S 11-25-30 W |
| C31 | 25.00 | 64-55-24 | 28.33 | 15.90 | 26.84 | S 03-09-06 E |
| C32 | 315.00 | 18-21-16 | 100.91 | 50.89 | 100.48 | S 26-28-10 E |
| C33 | 255.00 | 58-51-33 | 261.96 | 143.86 | 250.59 | N 45-34-52 W |
| C34 | 25.00 | 84-18-48 | 36.79 | 22.63 | 33.56 | S 62-49-59 W |
| C35 | 530.00 | 34-19-25 | 317.50 | 163.87 | 312.77 | S 37-50-18 W |

| LINE TABLE | | |
|------------|--------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 69-45-05 W | 60.00 |
| L2 | N 54-24-03 E | 60.00 |
| L3 | N 41-16-42 E | 66.65 |
| L4 | N 09-03-20 E | 61.09 |
| L5 | N 31-09-32 E | 70.00 |
| L6 | N 53-22-22 E | 61.05 |
| L7 | N 74-03-15 E | 66.15 |
| L8 | S 83-49-47 E | 56.55 |
| L9 | S 68-11-00 E | 73.95 |
| L10 | S 83-23-25 E | 19.24 |
| L11 | S 80-41-53 E | 60.00 |
| L12 | S 75-00-39 E | 94.97 |
| L13 | N 14-59-21 E | 63.29 |
| L14 | N 02-00-18 W | 108.66 |
| L15 | N 02-01-05 W | 128.58 |
| L16 | N 86-24-53 W | 92.39 |
| L17 | N 04-27-37 E | 60.01 |
| L18 | N 09-02-27 E | 57.22 |
| L19 | S 68-02-57 W | 60.25 |
| L20 | N 25-54-14 W | 45.74 |
| L21 | N 45-24-32 W | 45.74 |
| L22 | N 65-05-09 W | 46.54 |
| L23 | N 58-24-17 E | 20.22 |
| L24 | N 60-35-21 W | 109.16 |
| L25 | N 75-00-39 W | 147.24 |
| L26 | N 75-00-39 W | 94.97 |
| L27 | N 82-09-55 E | 22.94 |
| L28 | S 52-50-05 E | 76.48 |
| L29 | S 34-50-35 E | 56.57 |
| L30 | S 11-44-12 E | 70.00 |
| L31 | N 23-11-00 W | 16.71 |

| RESERVE TABLE | | | |
|---------------|---------|---------|------------------------------------|
| RESERVE | ACREAGE | SQ. FT. | TYPE |
| A | 0.217 | 9,458 | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| B | 0.065 | 2,815 | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| C | 0.378 | 16,477 | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| D | 0.042 | 1,849 | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| TOTAL | 0.702 | 30,599 | |

FINAL PLAT OF LAUREL HEIGHTS AT SAVANNAH SECTION FOUR

A SUBDIVISION OF 11.698 ACRES OF LAND SITUATED IN
H.T. & B.R.R. SURVEY, SECTION 77, ABSTRACT 302,
BRAZORIA COUNTY, TEXAS.

38 LOTS 4 RESERVES (0.702 ACRES) 4 BLOCKS
MAY 12, 2014 JOB NO. 0388-1442C-304

OWNERS:
SAVANNAH DEVELOPMENT, LTD.
BY: LENNAR TEXAS HOLDING COMPANY
ITS GENERAL PARTNER
JOHN W. HAMMOND, VICE PRESIDENT
550 GREENS PARKWAY, SUITE 100, HOUSTON, TEXAS 77067
PH. (281) 875-1000

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

Time: May 12, 2014, 10:08:55 AM
Name: I:\Projects\PLATTING\0388\FINPLAT\LAS-4_FR.dwg
MYLAR CHECK: COORD.

**P&Z AGENDA
ITEM**

K



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 05/12/2014
AGENDA ITEM SUBJECT: Final Plat of Laurel Heights at Savannah Sec. Five

Old Business **New Business** Discussion Item Workshop

Summary: 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, generally located at the northeast intersection of Mayfield Creek Lane and Applewood Crest Lane.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF MAY 19, 2014

FINAL PLAT OF LAUREL HEIGHTS AT SAVANNAH SECTION FIVE

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: Located at the northeast intersection of Mayfield Creek Lane and Applewood Crest Lane.

SUMMARY: The applicant is requesting approval of a Final Plat for a 56 lot single-family subdivision located within the Lakes of Savannah Development. This proposed subdivision is fully within the Extraterritorial Jurisdiction (ETJ) of the City of Pearland and has a development agreement. As the property is in the ETJ, the city zoning ordinance does not apply. However, this development is governed by a development agreement which adheres to the Unified Development Code general residential zoning ordinance dealing specifically with lot sizes, density, and setback requirements. The proposed section is in full compliance with the approved development agreement.

UNIFIED DEVELOPMENT CODE: The Unified Development Code does not apply as this development is located within the ETJ.

SAVANNAH DEVELOPMENT AGREEMENT: The submitted Final Plat of Laurel Heights at Savannah Section Five is in conformance with the approved Savannah Development agreement.

SURROUNDING ZONING AND LAND USES:

| | <u>Zoning</u> | <u>Land Use</u> |
|-------|---------------|---------------------------|
| North | ETJ (None) | Vacant Single Family Res. |
| South | ETJ (None) | Vacant Single Family Res. |
| East | ETJ (None) | Vacant Land |
| West | ETJ (None) | Vacant Single Family Res. |

COMFORMANCE TO THE COMPREHENSIVE PLAN: The subject property is within the Low-Density Residential future land use plan designation which would require lots to be a minimum of 8,800 square feet. The proposed subdivision is not in conformance with the Low-Density Residential future land use designation as the average lot size is 6,000 square feet. The proposed development is in conformance with the approved development agreement.

PLATTING STATUS: The Preliminary Plat of Laurel Heights at Savannah Section Five was approved in March of 2014. This is the fifth section of the development north of Post Rd. (CR 58), to submit for plat approval.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is located at the corner of Mayfield Creek Lane and Applewood Crest Lane, both local streets with a minimum right-of-way of 50 feet.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed subdivision should not have any significant adverse impacts on any surrounding structures or uses as the proposed development is in conformance with the approved development agreement.

TRAFFIC AND TRANSPORTATION: A traffic impact analysis was submitted and approved by the city's Engineering Department as part of the Savannah Development Agreement. All requirements of the analysis have been met.

UTILITIES AND INFRASTRUCTURE: Water and sewer service are available for this subdivision through Municipal Utility District (MUD) 22.

STORMWATER MANAGEMENT: Detention will be provided in accordance with the Savannah Development Agreement.

PARKS, OPEN SPACE, AND TREES: Park fees will be paid at the time of Final Plat approval.

INSPECTION FEES: As required by the Savannah Development Agreement, the 1% inspection fee will be paid at time of Final Plat.

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

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Laurel Heights at Savannah Section Five as proposed by the applicant, for the following reasons:

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

2. This request is in conformance with the Savannah Development Agreement.
3. The Savannah Development Agreement will assure the development of this property is in conformance with the goals of the city

SUPPORTING DOCUMENTS:

- Zoning and Vicinity Map
- Future Land Use Map
- Aerial Map
- Laurel Heights at Savannah Section Five Plat



Vicinity and Zoning Map

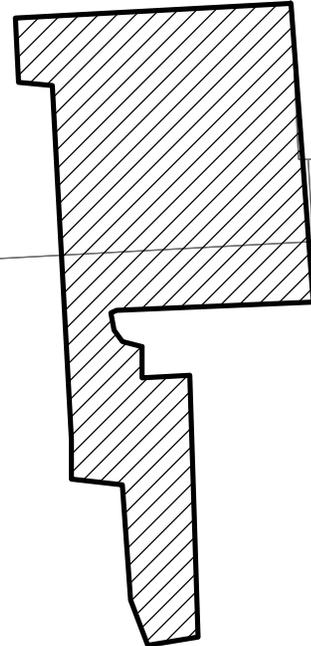
Final Plat of Laurel Heights at Savannah Section 5

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

0 95 190 380 Feet



N



JASPER DR

HUDSPETH DR

GRAYSON DR

FRIIO DR

ELLIS DR

DONLEY DR

VICTORIA AVE



FLUP Map

Final Plat of Laurel Heights at Savannah Section 5

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

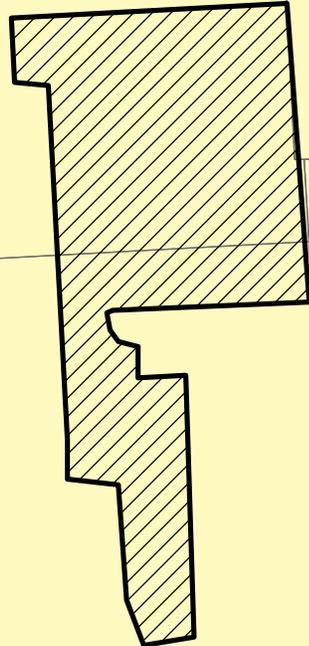
0 95 190 380 Feet



N



Low Density Residential



JASPER DR

HUDSPETH DR

GRAYSON DR

VICTORIA AVE

FRIO DR

ELLIS DR

DONLEY DR



Aerial Map

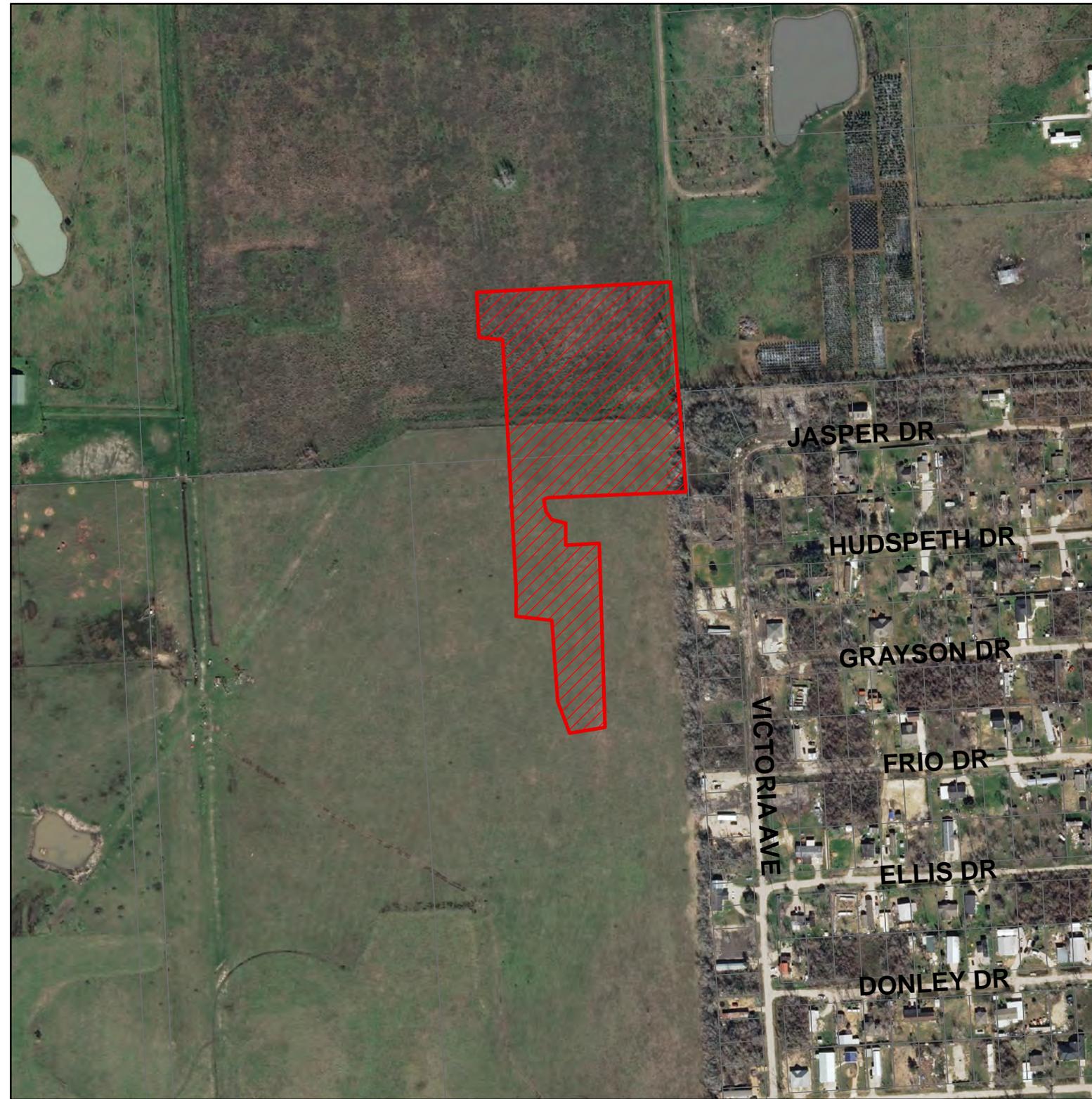
**Final Plat of
Laurel Heights at
Savannah Section 5**

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0 95 190 380 Feet



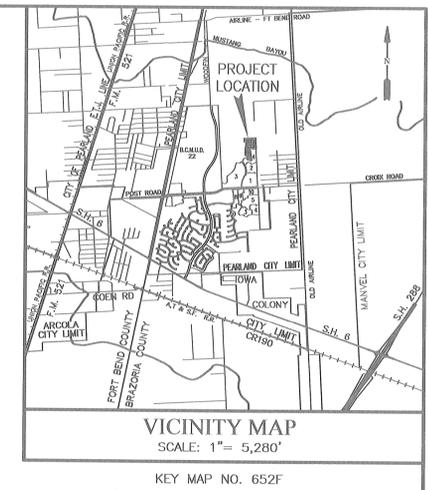
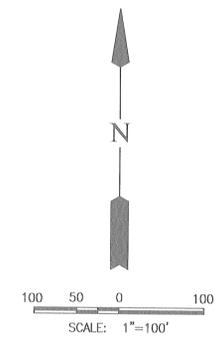
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SAVANNAH DEVELOPMENT, LTD.
CALLED 44.15 ACRES
F.N. 2006064055
B.C.O.R.

SAVANNAH DEVELOPMENT, LTD.
CALLED 39.70 ACRES
F.N. 2006039358
B.C.O.R.

SAVANNAH DEVELOPMENT, LTD.
CALLED 39.65 ACRES
F.N. 2005035686
B.C.O.R.



| LOT | SQ. FT. |
|----------------|---------|
| BLOCK 1 | |
| LOT 1 | 7,572 |
| LOT 2 | 6,532 |
| LOT 3 | 6,538 |
| LOT 4 | 6,474 |
| LOT 5 | 6,458 |
| LOT 6 | 6,488 |
| LOT 7 | 6,490 |
| LOT 8 | 6,294 |
| LOT 9 | 6,250 |
| LOT 10 | 6,404 |
| LOT 11 | 6,449 |
| LOT 12 | 6,450 |
| LOT 13 | 6,450 |
| LOT 14 | 6,450 |
| LOT 15 | 6,450 |
| LOT 16 | 7,046 |

| LOT | SQ. FT. |
|----------------|---------|
| BLOCK 2 | |
| LOT 1 | 6,600 |
| LOT 2 | 6,000 |
| LOT 3 | 6,057 |
| LOT 4 | 6,172 |
| LOT 5 | 6,248 |
| LOT 6 | 6,250 |
| LOT 7 | 6,250 |
| LOT 8 | 6,250 |
| LOT 9 | 7,366 |

| LOT | SQ. FT. |
|----------------|---------|
| BLOCK 3 | |
| LOT 1 | 6,250 |
| LOT 2 | 6,250 |
| LOT 3 | 6,546 |
| LOT 4 | 11,747 |
| LOT 5 | 10,181 |
| LOT 6 | 6,072 |
| LOT 7 | 6,315 |
| LOT 8 | 6,325 |
| LOT 9 | 6,619 |
| LOT 10 | 6,687 |
| LOT 11 | 6,365 |
| LOT 12 | 6,622 |
| LOT 13 | 6,711 |
| LOT 14 | 10,278 |
| LOT 15 | 13,103 |
| LOT 16 | 10,486 |
| LOT 17 | 15,210 |
| LOT 18 | 8,122 |
| LOT 19 | 6,206 |
| LOT 20 | 6,294 |
| LOT 21 | 6,157 |
| LOT 22 | 6,825 |

| CURVE TABLE | | | | | | |
|-------------|---------|-----------|--------|---------|--------|---------------|
| CURVE | RADIUS | DELTA | ARC | TANGENT | CHORD | CHORD BEARING |
| C1 | 315.00 | 1-13-42 | 6.75 | 3.38 | 6.75 | N 74-23-48 W |
| C2 | 25.00 | 84-18-46 | 36.79 | 22.63 | 33.56 | N 32-51-16 W |
| C3 | 470.00 | 17-07-22 | 140.46 | 70.76 | 139.94 | N 00-44-26 E |
| C4 | 1070.00 | 1-57-40 | 36.62 | 18.31 | 36.62 | S 08-03-37 W |
| C5 | 25.00 | 93-29-40 | 40.79 | 26.57 | 36.42 | S 39-40-03 E |
| C6 | 500.00 | 17-07-22 | 149.42 | 75.27 | 148.87 | N 00-44-26 E |
| C7 | 1100.00 | 16-51-42 | 323.72 | 163.04 | 322.55 | S 00-36-36 W |
| C8 | 1500.00 | 12-00-39 | 314.44 | 157.80 | 313.87 | N 03-02-08 E |
| C9 | 55.00 | 90-00-00 | 88.39 | 55.00 | 77.78 | N 42-01-48 E |
| C10 | 1200.00 | 11-56-05 | 249.96 | 125.43 | 249.51 | S 88-54-10 E |
| C11 | 1130.00 | 16-51-42 | 332.55 | 167.48 | 331.35 | N 00-36-36 E |
| C12 | 1470.00 | 12-00-39 | 308.15 | 154.64 | 307.59 | N 03-02-08 E |
| C13 | 25.00 | 90-00-00 | 39.27 | 25.00 | 35.36 | N 47-58-12 W |
| C14 | 25.00 | 90-00-00 | 39.27 | 25.00 | 35.36 | N 42-01-48 E |
| C15 | 25.00 | 31-22-05 | 13.69 | 7.02 | 13.52 | S 18-39-15 E |
| C16 | 50.00 | 152-44-10 | 133.29 | 206.17 | 97.18 | S 42-01-48 W |
| C17 | 25.00 | 31-22-05 | 13.69 | 7.02 | 13.52 | N 77-17-09 W |
| C18 | 25.00 | 90-00-00 | 39.27 | 25.00 | 35.36 | S 42-01-48 W |
| C19 | 1530.00 | 6-01-40 | 160.96 | 80.56 | 160.89 | S 00-02-38 W |
| C20 | 25.00 | 88-35-26 | 38.65 | 24.39 | 34.92 | S 41-14-15 E |
| C21 | 1170.00 | 6-50-41 | 139.77 | 69.97 | 139.69 | S 88-57-18 E |
| C22 | 25.00 | 44-05-40 | 19.24 | 10.12 | 18.77 | N 65-34-31 E |
| C23 | 50.00 | 265-38-20 | 231.81 | 53.96 | 73.35 | S 03-39-09 E |
| C24 | 25.00 | 41-39-23 | 18.18 | 9.51 | 17.78 | N 71-39-40 W |
| C25 | 1230.00 | 7-00-38 | 150.50 | 75.35 | 150.41 | N 88-59-02 W |
| C26 | 25.00 | 87-24-34 | 38.14 | 23.89 | 34.55 | S 50-49-00 W |
| C27 | 1530.00 | 1-55-44 | 51.51 | 25.76 | 51.51 | S 08-04-35 W |
| C28 | 25.00 | 92-32-23 | 40.38 | 26.13 | 36.13 | S 47-18-55 W |
| C29 | 1070.00 | 8-51-59 | 165.58 | 82.95 | 165.41 | S 03-23-15 E |
| C30 | 530.00 | 17-07-22 | 158.39 | 79.79 | 157.80 | S 00-44-26 W |

| LINE TABLE | | |
|------------|--------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 75-00-39 W | 94.97 |
| L2 | N 80-41-53 W | 60.00 |
| L3 | N 07-49-15 W | 95.77 |
| L4 | S 82-10-45 W | 115.00 |
| L5 | N 52-49-15 W | 14.14 |
| L6 | N 07-49-15 W | 106.98 |
| L7 | N 00-10-56 W | 108.79 |
| L8 | N 02-57-16 E | 108.71 |
| L9 | N 09-02-27 E | 155.31 |
| L10 | N 07-27-14 E | 98.38 |
| L11 | N 03-18-09 E | 98.14 |
| L12 | N 00-52-45 W | 98.14 |
| L13 | N 02-58-12 W | 57.44 |
| L14 | S 87-01-48 W | 99.96 |
| L15 | N 87-01-48 E | 105.00 |
| L16 | N 84-24-00 E | 108.97 |
| L17 | S 02-58-12 E | 4.35 |
| L18 | N 87-01-48 E | 160.05 |
| L19 | S 87-12-30 W | 103.69 |
| L20 | S 09-02-27 W | 57.22 |
| L21 | S 04-27-37 W | 60.01 |
| L22 | S 86-24-53 E | 82.39 |
| L23 | S 02-01-05 E | 128.58 |
| L24 | S 02-00-18 E | 108.66 |
| L25 | S 14-59-21 W | 63.29 |
| L26 | N 09-02-27 E | 102.00 |
| L27 | N 02-58-12 W | 87.44 |
| L28 | N 02-58-12 W | 100.00 |
| L29 | S 47-58-12 E | 10.00 |
| L30 | N 86-24-53 W | 56.45 |
| L31 | N 09-02-27 E | 102.00 |
| L32 | N 02-58-12 W | 32.44 |
| L33 | N 02-58-12 W | 100.00 |
| L34 | S 02-58-12 E | 106.92 |
| L35 | S 02-58-12 E | 32.44 |
| L36 | S 09-02-27 W | 102.00 |

| RESERVE TABLE | | | |
|---------------|---------|--------|------------------------------------|
| RESERVE | ACREAGE | SQ.FT. | TYPE |
| A | 0.420 | 18,278 | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| TOTAL | 0.420 | 18,278 | |

**FINAL PLAT OF
LAUREL HEIGHTS AT SAVANNAH
SECTION FIVE**
A SUBDIVISION OF 12.448 ACRES OF LAND SITUATED IN
H.T. & B.R.R. SURVEY, SECTION 77, ABSTRACT 302,
BRAZORIA COUNTY, TEXAS.

56 LOTS 1 RESERVE (0.420 ACRES) 4 BLOCKS
MAY 12, 2014 JOB NO. 0388-1452C-304

OWNERS:
SAVANNAH DEVELOPMENT, LTD.
BY: Lennar Texas Holding Company
ITS GENERAL PARTNER
JOHN W. HAMMOND, VICE PRESIDENT
550 GREENS PARKWAY, SUITE 100, HOUSTON, TEXAS 77067
PH. (281) 875-1000

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



**P&Z AGENDA
ITEM**

L



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 05/12/2014
AGENDA ITEM SUBJECT: Final Plat of Southern Trails Section 15

Old Business **New Business** Discussion Item Workshop

Summary: 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, generally located at the northwest corner of Kirby Dr. and Magnolia Crossing.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF MAY 19, 2014

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: Located at the northwest corner of Kirby Dr. and Magnolia Crossing.

SUMMARY: The Applicant is requesting approval of a Final Plat for Southern Trails Section 15, a 42 lot single-family subdivision on 20.2 acres within the Southern Trails Planned Unit Development. This section surrounds approximately 1.17 acres of dedicated open space. This plat also includes a large section of Magnolia Oaks and a connection to Kirby Dr.

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

CONFORMANCE WITH THE SOUTHERN TRAILS PUD: The above submittal is in conformance with the Southern Trails Planned Development. The required trail section along Magnolia Oaks will be constructed along with all other required infrastructure.

SURROUNDING ZONING AND LAND USES:

| | <u>Zoning</u> | <u>Land Use</u> |
|-------|-----------------------|--------------------------|
| North | PUD (Ridge Rock) | Vacant |
| South | PUD (Southern Trails) | Vacant Land and Drainage |
| East | R-2 | Southgate Subdivision |
| West | PUD (Southern Trails) | Under Development |

CONFORMANCE TO LOT REQUIREMENTS: The proposed subdivision satisfies the minimum requirements for Southern Trails Planned Unit Development, under the R-2 (Single-Family Residential-1) designation (See Table 1: Area Regulations: R-2)

| Table 1: Area Regulations: R-1 | | |
|---------------------------------------|-----------------|-----------------|
| Size of Lots | Required | Proposed |
| a) Minimum Lot Area | 7,700 SF | 8,750 SF |
| b) Minimum Lot Width | 70 Feet | 70 Feet |
| c) Minimum Lot Depth | 90 Feet | 120 Feet |
| d) Maximum Lot Coverage | 60% | < 60% |

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The Future Land Use designation for the subject land is Low-Density Residential. This designation allows for a maximum of four dwelling units an acre. This Final Plat for Southern Trail Section 15 is in conformance with the Low-Density Residential land use designation, as the proposed density is 2.08 units per acre.

PLATTING STATUS: The Preliminary Plat of Southern Trails Section 15 was approved in June of 2013.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Kirby Drive a secondary thoroughfare with a minimum right-of-way of 100 feet and local roads within this development with a minimum right-of-way of 50 feet.

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

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

PARKS, OPEN SPACE, AND TREES: Park fees for Section 15 have been paid at this time.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Southern Trails Section 15 as proposed by the applicant, for the following reasons:

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

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Future Land Use Map
- Aerial Map
- Final Plat of Southern Trails Section 15

WILLOW BROOK LN

BRIGHT LANDING LN

PUD

R-2

SOUTHGATE DR

TARA PL

KIRBY DR

CARSON AVE

RE

NS

OP

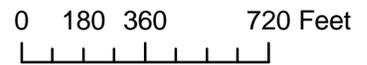
MANVEL



Zoning and Vicinity Map

Final Plat of Southern Trails Section 15

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.



WILLOW BROOK LN

Major Nodes



Retail, Offices and Services

Parks

Public / Semi-Public

BRIGHT LANDING LN

FLUP Map

Final Plat of Southern Trails Section 15

SOUTHGATE DR

Medium Density Residential

Low Density Residential

TARA PL

KIRBY DR

Minor Retail Node

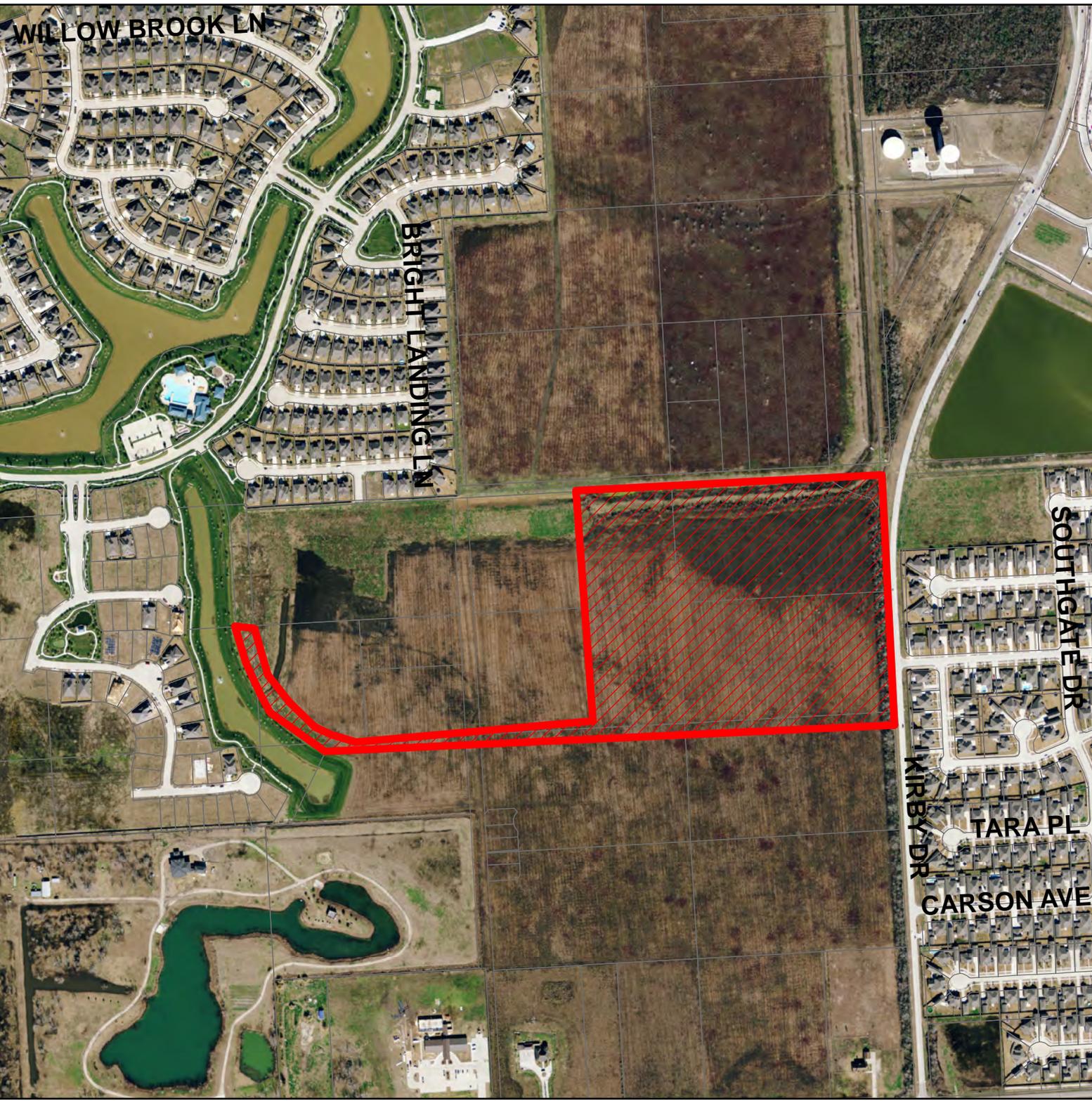
Minor Nodes

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0 180 360 720 Feet

MANVEL



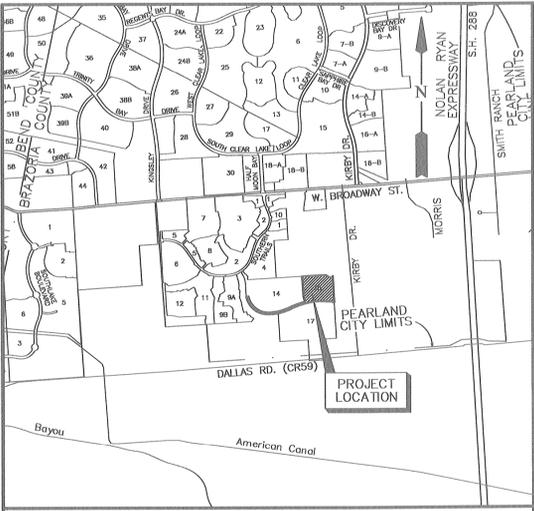
Aerial Map

**Final Plat of
Southern Trails
Section 15**

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0 180 360 720 Feet





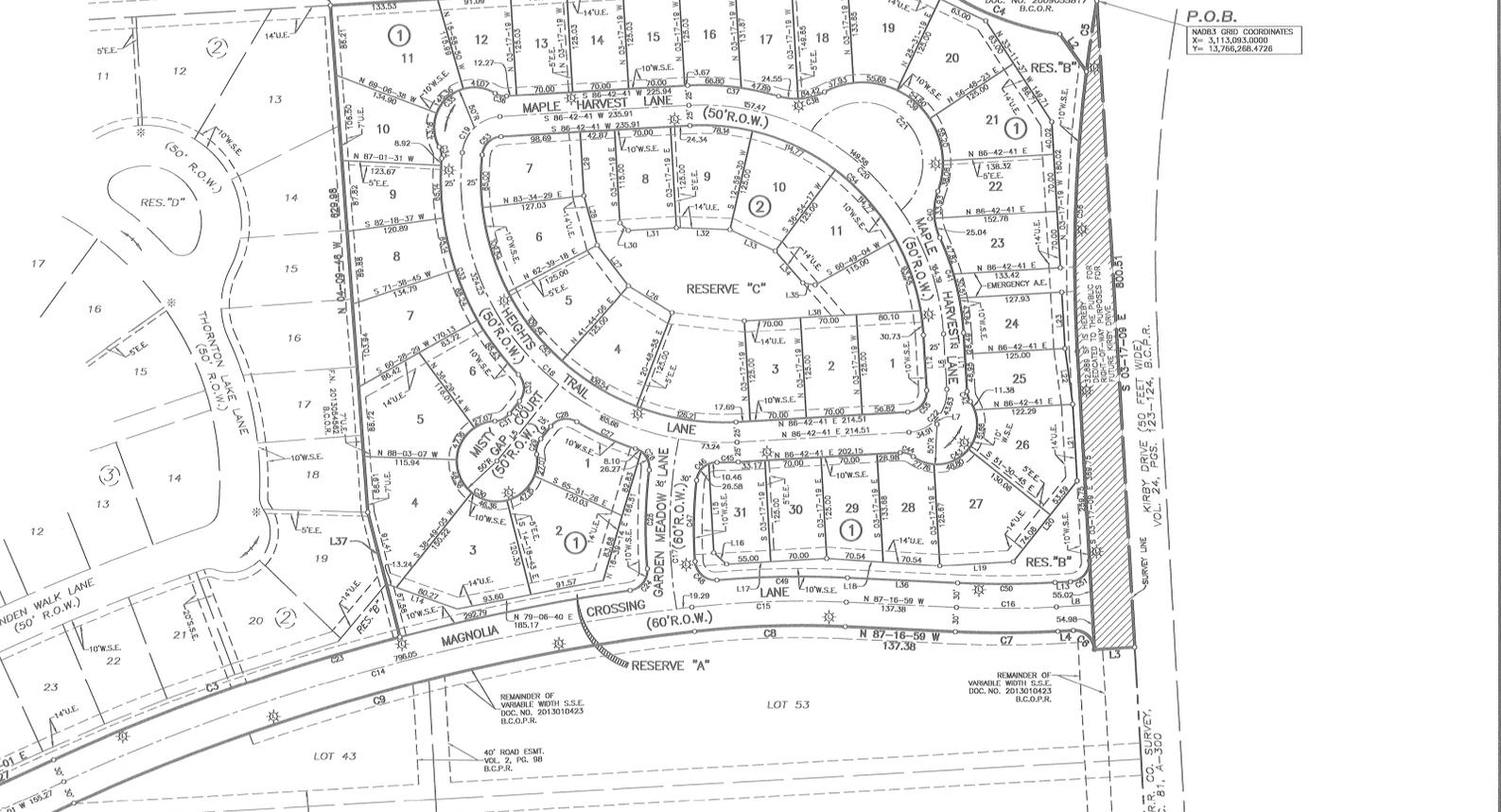
VICINITY MAP
SCALE 1" = 1/2 MILE
KEY MAP NO. 612U

| CURVE TABLE | | | | | | |
|-------------|---------|-----------|--------|---------|--------|---------------|
| CURVE | RADIUS | DELTA | ARC | TANGENT | CHORD | CHORD BEARING |
| C1 | 620.00 | 81-36-35 | 883.10 | 535.26 | 810.32 | S 52-29-02 E |
| C2 | 1170.00 | 21-09-40 | 432.12 | 218.55 | 429.67 | N 76-07-51 E |
| C3 | 2630.00 | 9-58-37 | 457.96 | 229.56 | 457.38 | S 70-32-19 W |
| C4 | 370.00 | 30-14-53 | 195.33 | 100.00 | 193.07 | S 65-56-54 E |
| C5 | 1850.00 | 2-44-35 | 86.57 | 44.29 | 88.56 | S 08-37-17 W |
| C6 | 25.00 | 89-56-37 | 39.25 | 24.98 | 35.34 | N 48-15-27 W |
| C7 | 1230.00 | 5-56-46 | 127.65 | 63.88 | 127.59 | N 89-44-38 E |
| C8 | 1170.00 | 9-11-57 | 187.85 | 94.13 | 187.65 | S 88-07-03 W |
| C9 | 2570.00 | 17-58-04 | 805.94 | 406.30 | 802.84 | S 74-32-02 W |
| C10 | 1230.00 | 21-09-40 | 454.28 | 229.76 | 451.70 | N 76-07-51 E |
| C11 | 680.00 | 81-36-35 | 968.56 | 587.06 | 888.74 | S 52-29-02 E |
| C12 | 650.00 | 81-36-35 | 925.83 | 561.16 | 849.53 | S 52-29-02 E |
| C13 | 1200.00 | 21-09-40 | 443.20 | 224.15 | 440.68 | N 76-07-51 E |
| C14 | 2600.00 | 17-58-04 | 815.35 | 411.05 | 812.01 | S 74-32-02 W |
| C15 | 1200.00 | 9-11-57 | 192.67 | 96.54 | 192.46 | S 88-07-03 W |
| C16 | 1200.00 | 5-56-46 | 124.53 | 62.32 | 124.48 | N 89-44-38 E |
| C17 | 595.00 | 20-22-36 | 211.61 | 106.93 | 210.49 | S 00-42-42 W |
| C18 | 325.00 | 99-16-36 | 563.13 | 382.39 | 495.28 | S 43-39-01 E |
| C19 | 50.00 | 80-43-24 | 70.44 | 42.50 | 64.76 | S 46-20-59 W |
| C20 | 300.00 | 90-00-00 | 471.24 | 300.00 | 424.26 | N 48-17-19 W |
| C21 | 75.00 | 198-35-06 | 259.95 | 148.03 | 148.03 | N 48-55-49 W |
| C22 | 50.00 | 90-00-00 | 78.54 | 50.00 | 70.71 | N 41-42-41 E |
| C23 | 2630.00 | 16-21-19 | 750.75 | 377.94 | 748.20 | S 73-43-40 W |
| C24 | 25.00 | 86-21-55 | 37.68 | 23.46 | 34.22 | N 38-43-22 E |
| C25 | 625.00 | 11-11-30 | 122.08 | 61.24 | 121.89 | S 01-08-10 W |
| C26 | 25.00 | 78-46-48 | 34.37 | 20.53 | 31.73 | N 32-39-29 W |
| C27 | 350.00 | 13-12-49 | 80.72 | 40.54 | 80.54 | S 65-26-29 E |
| C28 | 25.00 | 82-20-16 | 35.93 | 21.86 | 32.91 | S 79-59-48 W |
| C29 | 25.00 | 48-11-23 | 21.03 | 11.18 | 20.41 | S 14-43-59 W |
| C30 | 50.00 | 276-22-46 | 241.19 | 144.72 | 66.67 | S 51-10-20 E |
| C31 | 25.00 | 48-11-23 | 21.03 | 11.18 | 20.41 | N 62-55-22 E |
| C32 | 25.00 | 82-20-16 | 35.93 | 21.86 | 32.91 | N 02-20-28 W |
| C33 | 350.00 | 47-56-40 | 292.88 | 155.63 | 284.40 | S 19-32-16 E |
| C34 | 325.00 | 33-00-30 | 14.40 | 7.41 | 14.20 | N 12-04-11 W |
| C35 | 50.00 | 149-39-40 | 130.60 | 184.42 | 96.52 | S 46-15-03 E |
| C36 | 25.00 | 34-22-33 | 15.00 | 7.73 | 14.78 | S 76-06-03 E |
| C37 | 325.00 | 20-13-11 | 114.69 | 57.95 | 114.10 | N 83-10-43 W |
| C38 | 75.00 | 45-02-47 | 58.97 | 31.10 | 57.46 | N 84-24-29 E |
| C39 | 100.00 | 138-22-11 | 241.50 | 263.04 | 186.95 | N 48-55-49 W |
| C40 | 75.00 | 45-02-47 | 58.97 | 31.10 | 57.46 | S 02-16-07 E |
| C41 | 325.00 | 21-30-11 | 121.97 | 61.71 | 121.26 | N 14-02-25 W |
| C42 | 25.00 | 30-27-58 | 13.29 | 6.81 | 13.14 | S 18-31-18 E |
| C43 | 50.00 | 159-58-09 | 139.60 | 283.12 | 98.48 | N 46-13-48 E |
| C44 | 25.00 | 39-30-11 | 17.24 | 8.98 | 16.90 | N 73-32-13 W |
| C45 | 350.00 | 4-20-56 | 26.57 | 13.29 | 26.56 | N 88-53-09 E |
| C46 | 25.00 | 84-53-39 | 37.04 | 22.87 | 33.75 | S 48-36-48 W |
| C47 | 585.00 | 10-09-19 | 100.14 | 50.20 | 100.01 | S 01-05-19 W |
| C48 | 25.00 | 90-52-35 | 39.65 | 25.39 | 35.62 | S 49-25-38 E |
| C49 | 1230.00 | 7-34-57 | 162.78 | 81.51 | 162.66 | S 88-55-33 W |
| C50 | 1170.00 | 5-56-46 | 121.42 | 60.76 | 121.37 | N 89-44-38 E |
| C51 | 25.00 | 90-03-24 | 39.29 | 25.02 | 35.37 | N 41-44-33 E |
| C52 | 300.00 | 99-16-36 | 519.81 | 352.98 | 457.18 | S 43-39-01 E |
| C53 | 25.00 | 80-43-24 | 35.22 | 21.25 | 32.38 | S 46-20-59 W |
| C54 | 275.00 | 90-00-00 | 431.97 | 275.00 | 388.91 | N 48-17-19 W |
| C55 | 25.00 | 90-00-00 | 39.27 | 25.00 | 35.36 | N 41-42-41 E |
| C56 | 1881.94 | 10-32-09 | 346.06 | 173.52 | 345.57 | S 01-58-58 W |

| LINE TABLE | | |
|------------|--------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 78-19-16 E | 60.00 |
| L2 | S 35-23-08 E | 56.83 |
| L3 | S 86-42-51 W | 50.00 |
| L4 | S 86-46-15 W | 19.27 |
| L5 | N 38-49-40 E | 122.29 |
| L6 | N 03-17-19 W | 69.33 |
| L7 | N 43-17-29 W | 5.00 |
| L8 | S 86-46-15 W | 44.21 |
| L9 | N 38-49-40 E | 19.74 |
| L10 | N 38-49-40 E | 19.74 |
| L11 | N 03-17-19 W | 73.43 |
| L12 | N 03-17-19 W | 69.33 |
| L13 | S 86-46-15 W | 19.16 |
| L14 | S 70-34-26 E | 93.51 |
| L15 | S 03-17-19 E | 109.63 |
| L16 | S 48-17-19 E | 21.21 |
| L17 | N 86-42-41 E | 125.00 |
| L18 | S 86-13-26 E | 141.07 |
| L19 | N 86-42-41 E | 91.63 |
| L20 | N 38-29-15 E | 127.68 |
| L21 | N 03-17-19 W | 94.98 |
| L22 | N 07-39-49 W | 70.20 |
| L23 | N 03-17-19 W | 70.00 |
| L24 | N 64-28-41 W | 138.44 |
| L25 | N 86-42-41 E | 41.00 |
| L26 | N 58-43-29 W | 63.54 |
| L27 | N 37-48-18 W | 63.54 |
| L28 | N 15-04-32 W | 63.20 |
| L29 | N 03-17-19 W | 78.79 |
| L30 | S 48-17-19 E | 14.14 |
| L31 | N 86-42-41 E | 60.00 |
| L32 | S 88-06-44 E | 66.67 |
| L33 | S 65-03-07 E | 62.15 |
| L34 | S 41-08-19 E | 52.15 |
| L35 | S 80-09-37 E | 15.54 |
| L36 | N 87-16-58 W | 137.38 |
| L37 | N 14-28-22 W | 158.99 |
| L38 | S 86-42-41 W | 220.10 |

| LOT | SQ. FT. |
|--------|---------|
| LOT 1 | 9,858 |
| LOT 2 | 13,798 |
| LOT 3 | 14,376 |
| LOT 4 | 13,615 |
| LOT 5 | 13,230 |
| LOT 6 | 9,559 |
| LOT 7 | 12,485 |
| LOT 8 | 9,722 |
| LOT 9 | 9,238 |
| LOT 10 | 10,356 |
| LOT 11 | 16,873 |
| LOT 12 | 9,194 |
| LOT 13 | 8,752 |
| LOT 14 | 8,752 |
| LOT 15 | 8,752 |
| LOT 16 | 8,903 |
| LOT 17 | 9,894 |
| LOT 18 | 9,941 |
| LOT 19 | 11,636 |
| LOT 20 | 11,445 |
| LOT 21 | 11,971 |
| LOT 22 | 10,208 |
| LOT 23 | 10,062 |
| LOT 24 | 8,792 |
| LOT 25 | 8,861 |
| LOT 26 | 12,523 |
| LOT 27 | 13,899 |
| LOT 28 | 9,316 |
| LOT 29 | 9,054 |
| LOT 30 | 3,151 |
| LOT 31 | 8,653 |

NAD83 GRID COORDINATES
X = 3,111,734.1901
Y = 13,960,489.5086



- LEGEND**
- EXIST. INDICATES EXISTING
 - U.E. INDICATES UTILITY EASEMENT
 - W.L.E. INDICATES WATERLINE EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
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 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE
 - R.O.W. INDICATES RIGHT OF WAY
 - A.E. INDICATES ACCESS EASEMENT
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - POB INDICATES POINT OF BEGINNING
 - POC INDICATES POINT OF COMMENCEMENT

ASHTON SOUTHERN TRAILS JOINT VENTURE
TO CL ASHTON WOODS, L.P.
RESIDUE OF CALLED 522.62 ACRES
DOC. NO. 2005016204,
B.C.O.R.

SECTION 80
ALLISON RICHEY GULF COAST HOME
COMPANY
PART OF SUBURBAN GARDENS
VOL. 2, PG. 98 B.C.P.R.

| RESERVE TABLE | | | |
|---------------|---------|---------|---|
| RESERVE | ACREAGE | SQ.FT. | TYPE |
| A | 0.267 | 11,649 | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| B | 0.932 | 40,585 | RESTRICTED TO LANDSCAPE/OPEN SPACE/EMERGENCY ACCESS |
| C | 1.166 | 50,779 | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| TOTAL | 1.365 | 103,013 | |

FINAL PLAT OF SOUTHERN TRAILS SECTION 15

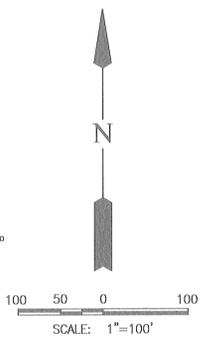
A SUBDIVISION OF 20.242 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 80, ALSO KNOWN AS J. S. TALLAGE SURVEY, ABSTRACT 584, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS; ALSO BEING A PORTION OF LOTS 23, 33, 34, 42, 43, 44, 52 AND 53 SECTION 80 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS, A SUBDIVISION RECORDED IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

42 LOTS 3 RESERVES (2.365 ACRES) 2 BLOCKS
MAY 12, 2014 JOB NO: 1021-0502-310

OWNERS:
CL ASHTON WOODS, L.P.
JUSTINE KLINKE
3355 WEST ALABAMA, SUITE 1240, HOUSTON, TEXAS 77098 PH. (713) 255-7401

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive Phone 713.953.6200
Suite 600 Fax 713.953.6026
Houston, Texas 77042 FRN - F-1386

T.B.P.L.S. Firm No. 10110501



**P&Z AGENDA
ITEM**

M



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 05/12/2014
AGENDA ITEM SUBJECT: Final Plat of Southern Trails Section 16

Old Business **New Business** Discussion Item Workshop

Summary: 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, generally located at the 12000 Block of Southern Trails Dr.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF MAY 19, 2014

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: Located at the 12000 Block of Southern Trails Dr.

SUMMARY: The Applicant is requesting approval of a Final Plat for Southern Trails Section 16, a 12 lot single-family subdivision on 3.6 acres within the Southern Trails Planned Unit Development. This section has access off of Southern Trails Dr. and borders Restricted Reserve B, a 3.1 acre detention lake.

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

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

SURROUNDING ZONING AND LAND USES:

| | <u>Zoning</u> | <u>Land Use</u> |
|-------|-----------------------|---------------------------|
| North | PUD (Southern Trails) | Lake |
| South | PUD (Southern Trails) | Single Family Residential |
| East | PUD (Southern Trails) | Single Family Residential |
| West | PUD (Southern Trails) | Lake |

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

| Size of Lots | Required | Proposed |
|-------------------------|-----------------|-----------------|
| a) Minimum Lot Area | 6,000 SF | 6,900 SF |
| b) Minimum Lot Width | 60 Feet | 60 Feet |
| c) Minimum Lot Depth | 90 Feet | 115 Feet |
| d) Maximum Lot Coverage | 60% | < 60% |

CONFORMANCE WITH THE COMPREHENSIVE PLAN: The Future Land Use designation for the subject land is Low-Density Residential. This designation allows for a maximum of four dwelling units an acre. This Final Plat for Southern Trail Section 16 is in conformance with the Low-Density Residential land use designation, as the proposed density is 3.33 units per acre.

PLATTING STATUS: The Preliminary Plat of Southern Trails Section 16 was approved in August of 2013.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Southern Trails Dr. a Minor Collector with a minimum right-of-way width of 60 feet.

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

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

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

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

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Southern Trails Section 16 as proposed by the applicant, for the following reasons:

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

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Future Land Use Map
- Aerial Map
- Final Plat of Southern Trails Section 16

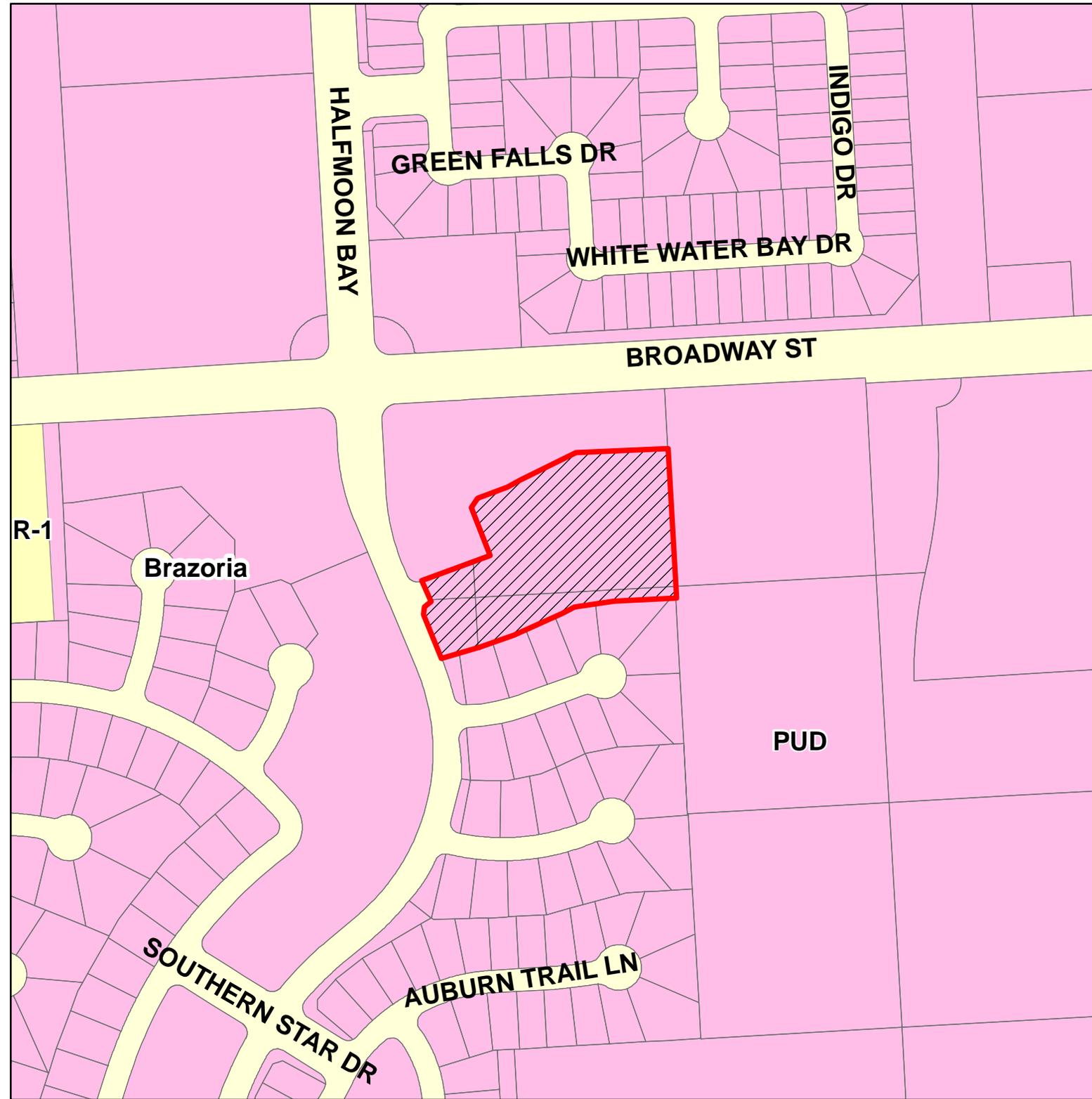


Zoning and Vicinity Map

Final Plat of Southern Trails Sec. 16

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 70 140 280 Feet





FLUP Map

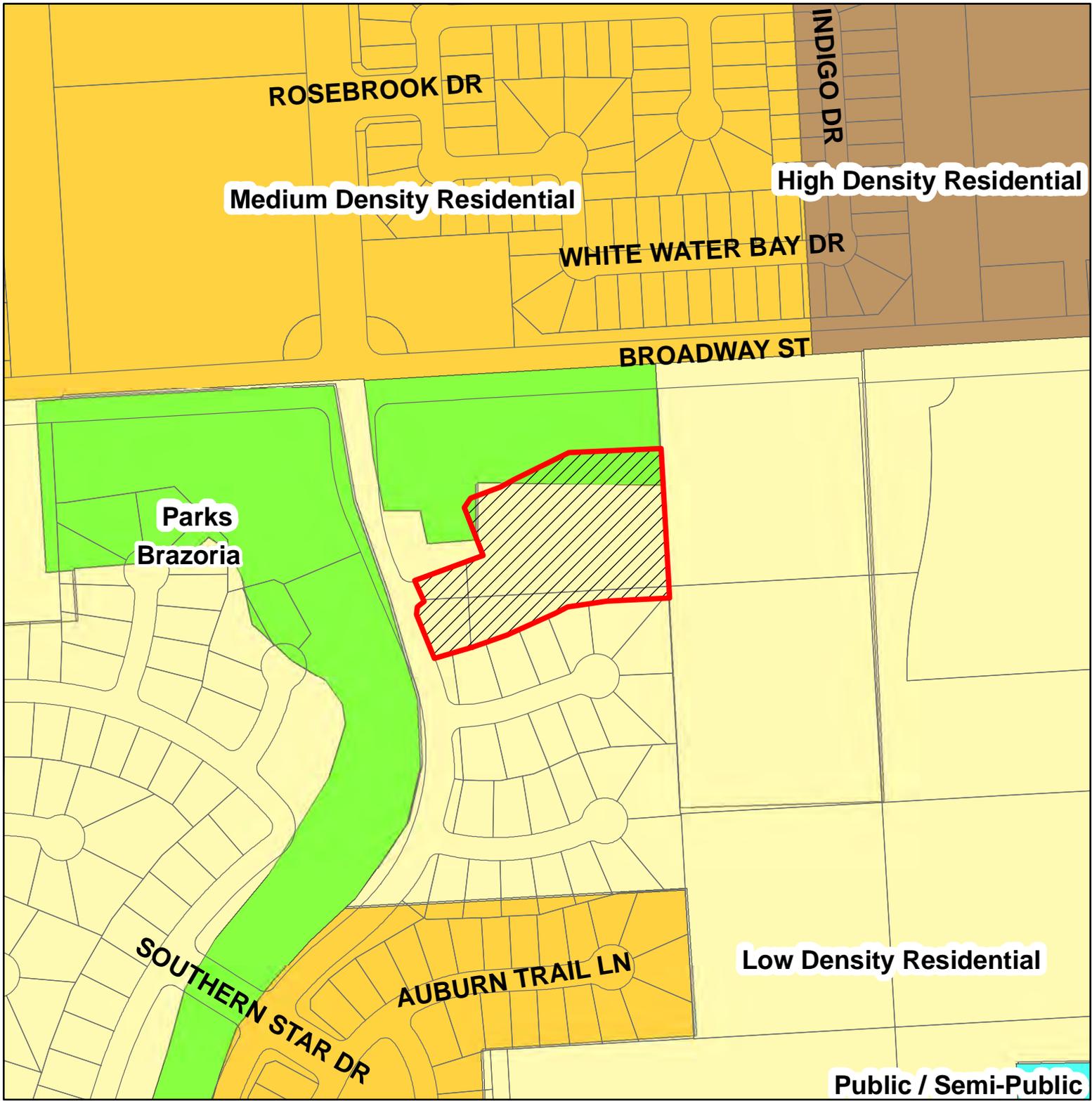
Final Plat of
Southern Trails Sec. 16

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 70 140 280 Feet
[Scale bar with tick marks]



Medium Density Residential

High Density Residential

WHITE WATER BAY DR

BROADWAY ST

Parks
Brazoria

Low Density Residential

SOUTHERN STAR DR

AUBURN TRAIL LN

Public / Semi-Public



Aerial Map

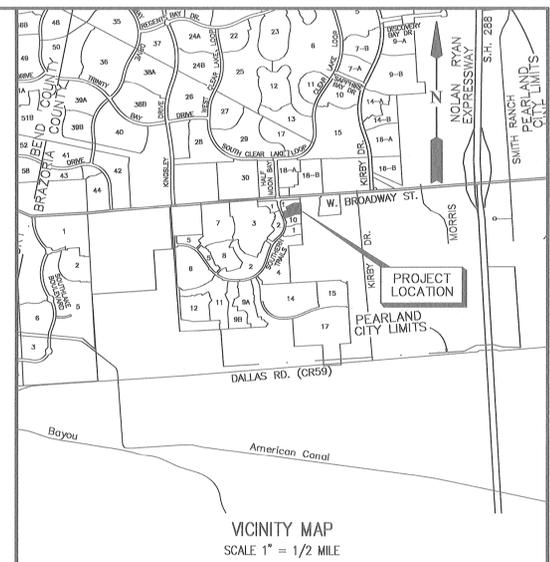
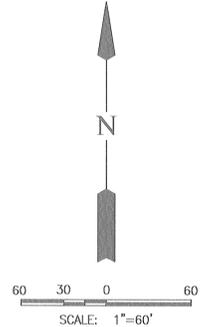
**Final Plat of
Southern Trails Sec. 16**

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N

0 70 140 280 Feet





SECTION 80
ALLISON RICHEY GULF
COAST HOME COMPANY
PART OF SUBURBAN GARDENS
VOL. 2, PG. 98 B.C.P.R.

RESERVE "A"
SOUTHERN TRAILS
PHASE 1 SEC. 1
DOCUMENT NO. 2005042703
B.C.O.R.

RESERVE "A"
SOUTHERN TRAILS
PHASE 1 SEC. 2
DOCUMENT NO. 2005042710
B.C.O.R.

SOUTHERN TRAILS
PHASE 1 SEC. 10
DOCUMENT NO. 2009028804
B.C.O.R.

RESERVE "B"
SOUTHERN TRAILS
PHASE 1 SEC. 1
DOCUMENT NO. 2005042703
B.C.O.R.

SOUTHERN TRAILS
PHASE 1 SEC. 10
AMENDING PLAT NO. 1
DOCUMENT NO. 2013005284
B.C.O.R.

SOUTHERN TRAILS
PHASE 1 SEC. 10
DOCUMENT NO. 2009028804
B.C.O.R.

- LEGEND**
- EXIST. INDICATES EXISTING
 - U.E. INDICATES UTILITY EASEMENT
 - W.L.E. INDICATES WATERLINE EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - W.S.E. INDICATES WATER AND SEWER EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
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 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PROPERTY RECORDS
 - B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
 - ⊕ INDICATES PROPOSED STREET LIGHT
 - ⊗ INDICATES EXISTING STREET LIGHT
 - ⋆ INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE
 - A.E. INDICATES AERIAL EASEMENT
 - VOL. VOLUME
 - PG. PAGE
 - POB POINT OF BEGINNING

| LOT | SQ. FT. |
|---------|---------|
| BLOCK 1 | |
| LOT 1 | 11,138 |
| LOT 2 | 10,357 |
| LOT 3 | 8,995 |
| LOT 4 | 13,277 |
| LOT 5 | 14,016 |
| LOT 6 | 12,936 |
| LOT 7 | 11,068 |
| LOT 8 | 7,502 |
| LOT 9 | 8,538 |
| LOT 10 | 8,813 |
| LOT 11 | 10,192 |
| LOT 12 | 9,732 |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| L1 | N 24-36-21 W | 50.10 |
| L2 | N 24-05-56 E | 21.21 |
| L3 | S 81-08-22 W | 62.37 |
| L4 | S 69-02-59 W | 77.35 |
| L5 | N 62-58-40 W | 14.84 |
| L6 | N 69-05-56 E | 160.65 |
| L7 | S 86-42-41 W | 141.16 |
| L8 | S 65-51-59 W | 131.83 |
| L9 | S 74-56-43 W | 118.57 |

CURVE TABLE

| CURVE | RADIUS | DELTA | ARC | TANGENT | CHORD | CHORD BEARING |
|-------|--------|-----------|--------|---------|-------|---------------|
| C1 | 25.00 | 91-51-16 | 40.08 | 25.82 | 35.92 | N 23-10-18 E |
| C2 | 25.00 | 48-11-23 | 21.03 | 11.18 | 20.41 | N 45-00-15 E |
| C3 | 50.00 | 276-22-46 | 241.19 | 44.72 | 66.67 | S 20-54-04 E |
| C4 | 25.00 | 48-11-23 | 21.03 | 11.18 | 20.41 | N 86-48-22 W |

RESERVE TABLE

| RESERVE | ACREAGE | SQ.FT. | TYPE |
|---------|---------|--------|------------------------------------|
| A | 0.075 | 3,266 | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| TOTAL | 0.075 | 3,266 | |

12000 BLOCK OF SOUTHERN TRAILS DRIVE
FINAL PLAT OF
SOUTHERN TRAILS
SECTION 16
A SUBDIVISION OF 3.558 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 84, ABSTRACT 538 AND THE H.T. & B.R.R. CO. SURVEY, SECTION 80, ALSO KNOWN AS J. S. TALMAGE SURVEY, ABSTRACT 564, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS; ALSO BEING A PORTION OF LOTS 27, 28, 37 AND 38 SECTION 80 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 98, BRAZORIA COUNTY PLAT RECORDS.

12 LOTS 1 RESERVE (0.075 ACRE) 1 BLOCK
MAY 12, 2014 JOB NO: 1021-0602-310

OWNERS:
CL ASHTON WOODS, L.P.
JUSTINE KLINKE
3355 WEST ALABAMA, SUITE 1240, HOUSTON, TEXAS 77098 PH. (713) 255-7401

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN-F-1386
TBPLS FIRM NO. 10110511

**P&Z AGENDA
ITEM**

N



City of Pearland

P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Ian Clowes
DATE: 05/12/2014
AGENDA ITEM SUBJECT: Final Plat of Highland Crossing Section 5

Old Business **New Business** Discussion Item Workshop

Summary: 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.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF MAY 19, 2014

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, to wit:

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

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

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

The approved Cluster Development Plan has a large amount of open space mostly located near the center of the development. A trail is planned down the center of the subdivision located within an existing pipeline easement. The central trail will branch out into the subdivision providing multiple access points. This required amenity will be constructed within 120 days of the approval of this final plat of Section 5. No other required amenities are located within this section of Highland Crossing.

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

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

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

SURROUNDING ZONING AND LAND USES:

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

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

PLATTING STATUS: The Preliminary Plat of Highland Crossing Section 5 was approved in November of 2013. The applicant has executed a subdivision improvement agreement with the city allowing the applicant to move forward with the final plat prior to the completion and acceptance of all infrastructure.

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

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

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

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

PARKS, OPEN SPACE, AND AMENITIES: Parkland dedication fees of \$750.00 per lot have been paid at this time.

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

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Highland Crossing Section 5 as proposed by the applicant for the following reasons:

1. The proposed Final Plat will not cause any adverse impacts on the surrounding properties.
2. This request is in conformance with the Unified Development Code with the approved Cluster Development Plan
3. The request is in conformance with the approved Old Alvin Tract Cluster Development Plan.

SUPPORTING DOCUMENTS:

- Vicinity and Zoning Map
- Future Land Use Map
- Aerial Map
- Final Plat of Highland Crossing Section 5



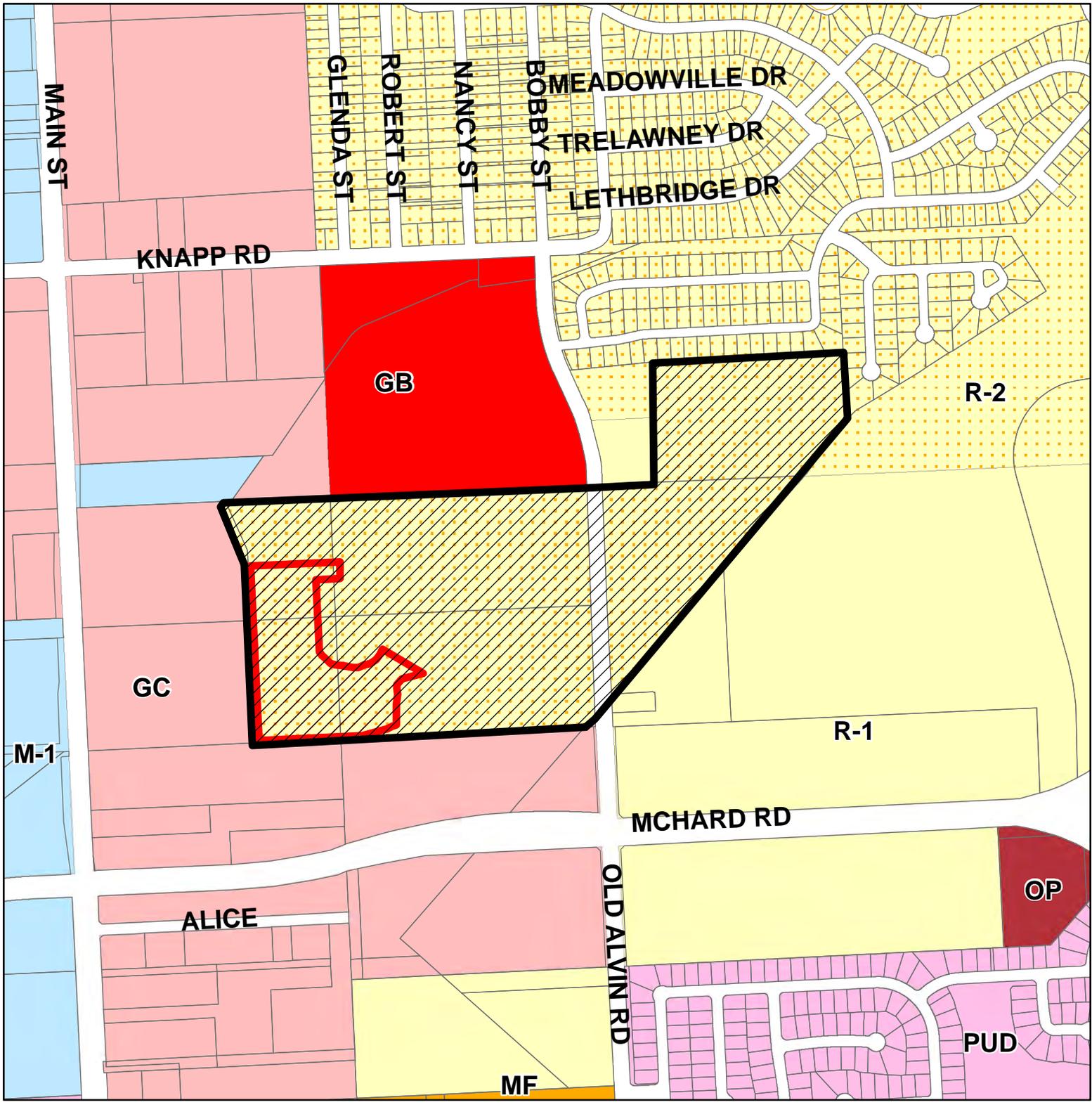
Zoning and Vicinity Map

Final Plat of Highland Crossing Sec. 5

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



0 155310 620 Feet
[Scale bar with 5 segments]





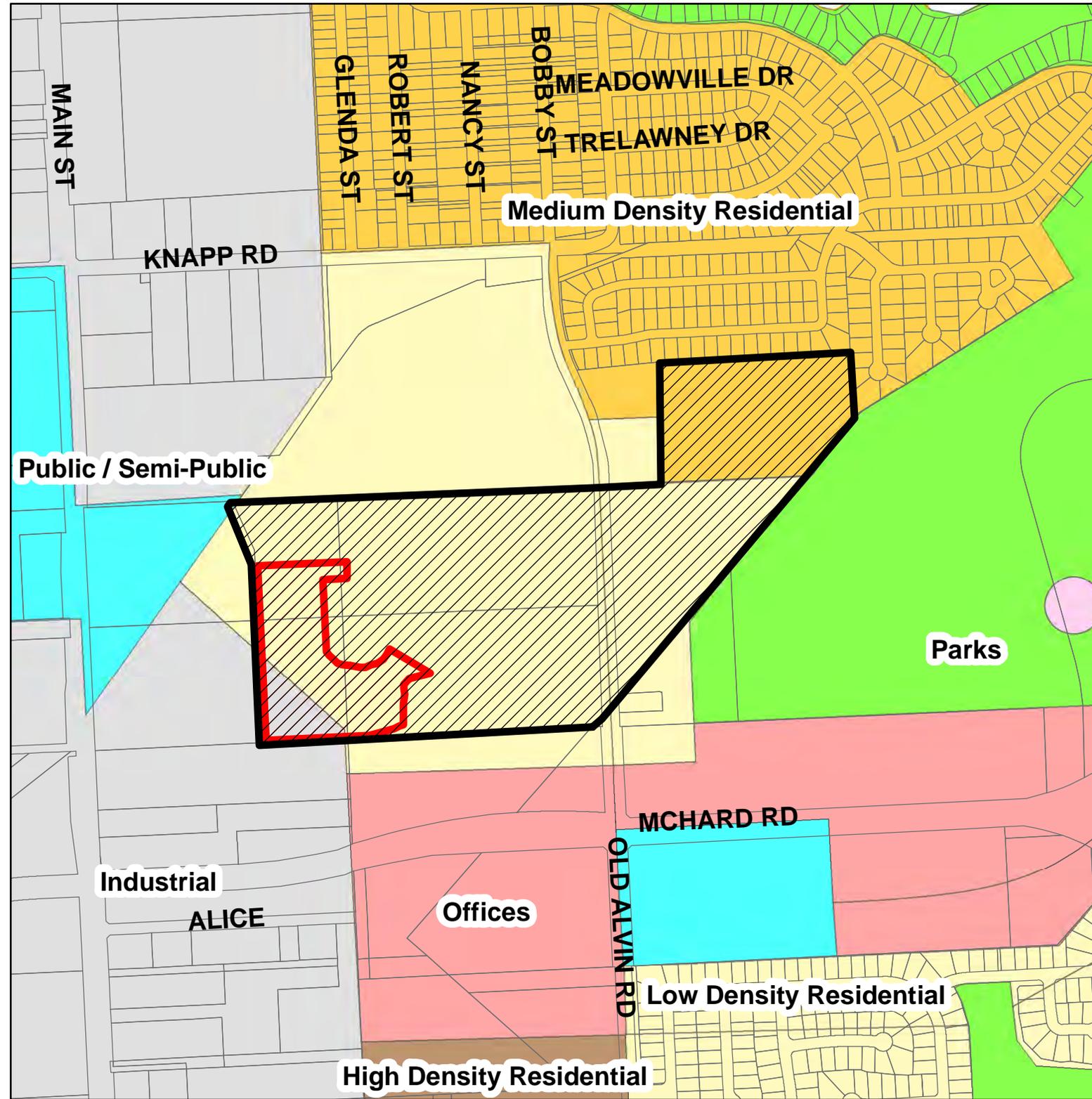
FLUP Map

Final Plat of
Highland Crossing Sec. 5

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N

0 155310 620 Feet



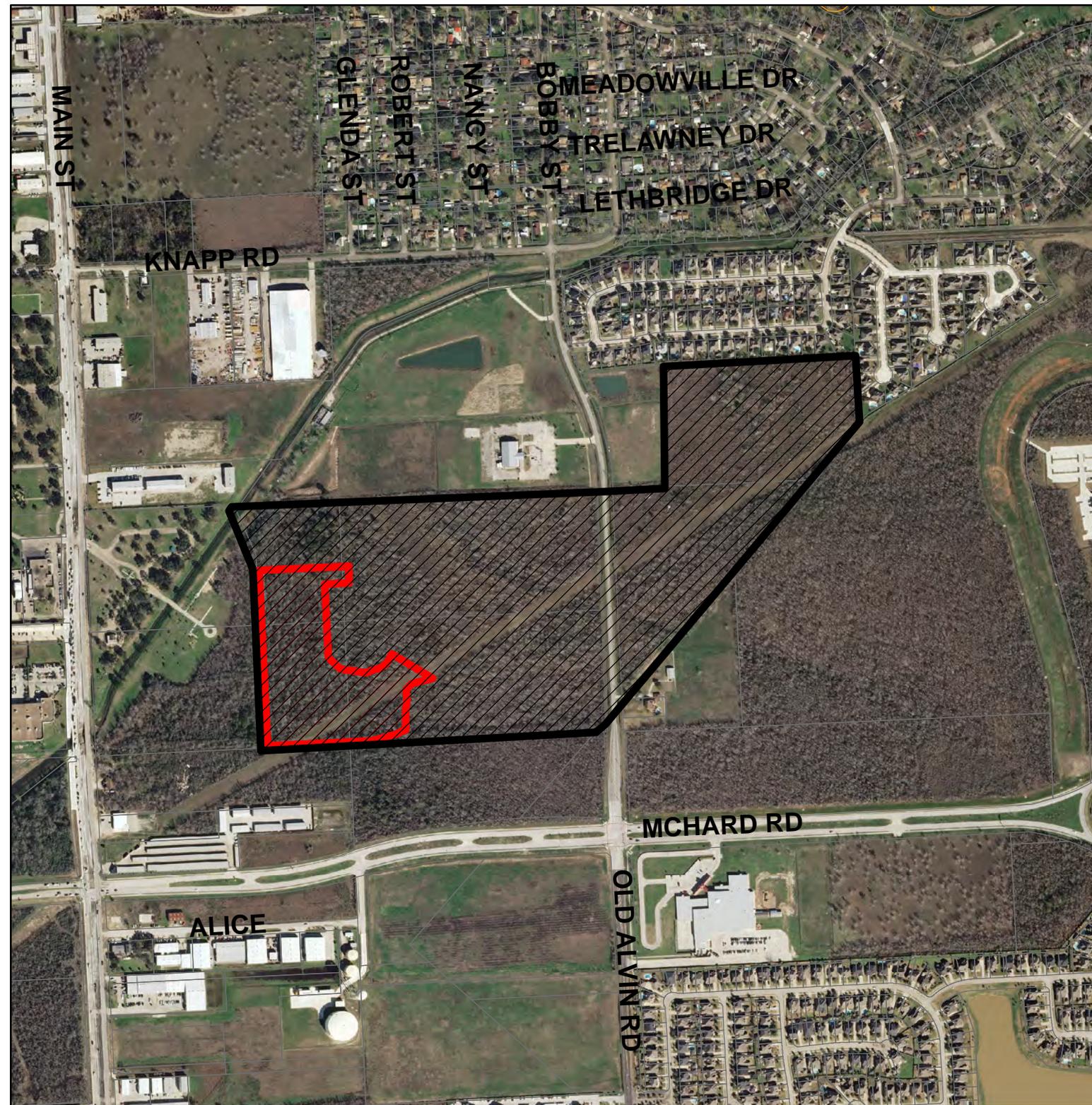


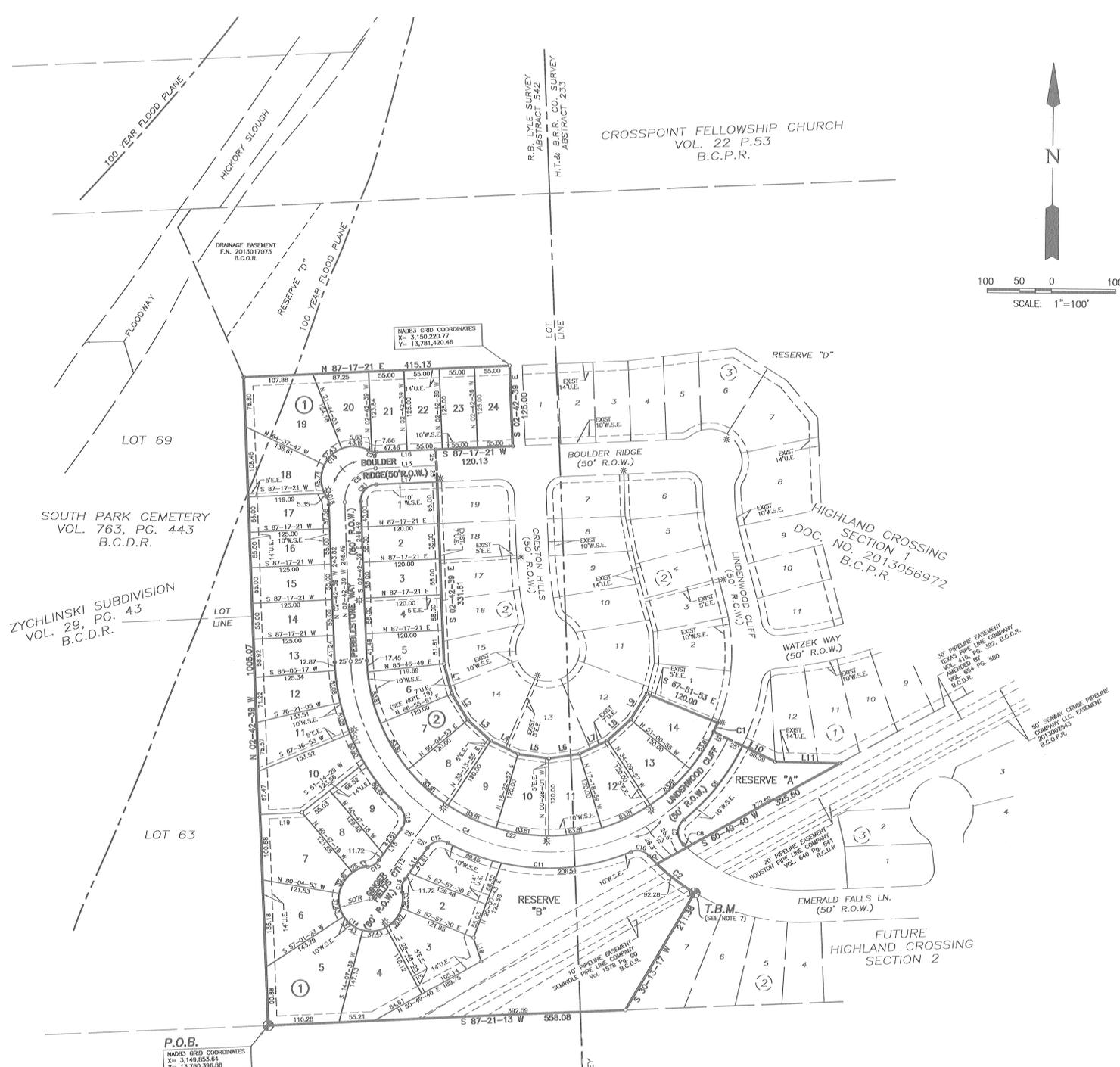
Aerial Map

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

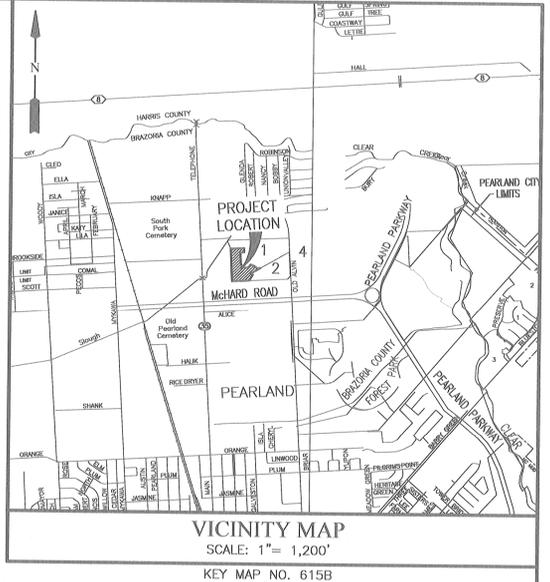
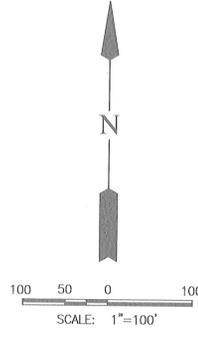
This product is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

0 15310 620 Feet





- NOTES:
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
 - THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1403937091, EFFECTIVE DATE OF MAY 7, 2014 AND ISSUED ON MAY 9, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NAD 83, 2001 ADJUSTMENT, WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE SURFACE FOR NAD 83 AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.99987510.
 - ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.
 - FIVE-EIGHTHS INCH (5/8") IRON ROD THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
 - BENCHMARK: T&R&P MONUMENT 010150 = ALUMINUM ROD IN CASING LOCATED AT THE NORTH SIDE OF A CHAIN LINK FENCE FOR A SANITARY SEWER LIFT STATION LOCATED AT WHEATRIDGE STREET. POINT CAN BE LOCATED +/- 412 FEET EAST FROM THE END OF ASPHALT PAVEMENT OF WHEATRIDGE STREET AND +/- 19 FEET NORTH FROM THE NW BUILDING CORNER OF THE LIFT STATION.
ELEV.= 41.99 FEET NAVD88 2001 ADJ.
 - T.B.M. INDICATES TEMPORARY BENCHMARK: POINT 100 = TOP OF SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "LJA ENG CONTROL" LOCATED AT THE EAST SIDE OLD ALVIN RD IN THE APPROXIMATE CENTERLINE OF A PIPELINE RIGHT OF WAY. POINT CAN BE FOUND +/- 1,420 FEET NORTH OF THE INTERSECTION OF MCHARD RD AND OLD ALVIN RD AND +/- 79 FEET EAST OF THE CENTERLINE OF OLD ALVIN RD IN THE PIPELINE RIGHT OF WAY.
ELEV.= 41.68 FEET NAVD 88 2001 ADJ.
 - ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 48039C0035 I, EFFECTIVE DATE SEPTEMBER 22, 1999, THE PROPERTY IS LOCATED PARTIALLY WITHIN ZONE "AE" (SHADED), ZONE "A" (SHADED-CROSSHATCHED), ZONE "X" (SHADED) AND ZONE "X" (UNSHADED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48039C0035 I, MAP REVISED SEPTEMBER 22, 1999, ZONE "AE" (SHADED) IS DEFINED TO BE A SPECIAL FLOOD HAZARD AREAS UNINUNDATED BY 100-YEAR FLOOD, BASE FLOOD ELEVATIONS DETERMINED; ZONE "A" (SHADED-CROSSHATCHED) IS DEFINED AS FLOODWAY AREAS IN ZONE "AE", ZONE "X" (SHADED) IS DEFINED AS AREAS IN 500-YEAR FLOOD PLAIN AND ZONE "X" (UNSHADED) IS DEFINED AS AREAS OUTSIDE OF 500-YEAR FLOOD. LJA DOES NOT WARRANT, NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
 - ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
 - THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
 - ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT NO. 4.
 - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
 - A FOUR (4) FOOT SIDEWALK IS REQUIRED ON ALL INTERNAL PUBLIC STREET RIGHT-OF-WAY CONTAINED WITHIN THE PLAT.
 - DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
 - CORNER LOTS ARE RESTRICTED TO FRONT ACCESS ONLY.
 - THERE ARE 7 PROPOSED STREET LIGHT.
 - THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUD NO. 28.
 - 7-FOOT UTILITY EASEMENT RECORDED IN DOCUMENT NO. 2013044705, BRAZORIA COUNTY OFFICIAL RECORDS, CORRECTED UNDER DOCUMENT NO. 2013052100, BRAZORIA COUNTY OFFICIAL RECORDS.



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

FINAL PLAT OF HIGHLAND CROSSING SECTION 5

A SUBDIVISION OF 11.105 ACRES OF LAND SITUATED IN THE
H.T.& B. R.R. COMPANY SURVEY, ABSTRACT 233 AND
R.B. LYLE SURVEY, ABSTRACT 542,
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

38 LOTS 2 RESERVES (1.969 ACRES) 2 BLOCKS
APRIL 9, 2014 JOB NO. 1406-3150C-310

OWNERS:
BEAZER HOMES TEXAS, L.P.
BY: BEAZER HOMES TEXAS HOLDINGS, INC.
ITS GENERAL PARTNER

BRUCE CRAIG, DIVISION PRESIDENT
10110 W. SAM HOUSTON PARKWAY N., SUITE A-100, HOUSTON, TEXAS 77064
PH. (713) 849-5017

ENGINEER:
LJA Engineering, Inc.

2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN-F-1386
TBPLS FIRM NO. 10110511

CONTACT: RENE RODRIGUEZ SHEET 1 OF 2

| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| L1 | S 15-00-26 E | 48.39 |
| L2 | S 31-29-38 E | 48.35 |
| L3 | S 48-20-36 E | 48.35 |
| L4 | S 65-11-34 E | 48.35 |
| L5 | S 82-02-32 E | 48.35 |
| L6 | N 81-06-30 E | 48.35 |
| L7 | N 64-15-32 E | 48.35 |
| L8 | N 47-24-34 E | 48.35 |
| L9 | N 30-33-36 E | 48.35 |
| L10 | S 64-47-15 E | 106.59 |
| L11 | S 89-13-06 E | 101.44 |
| L12 | S 35-37-36 W | 161.75 |
| L13 | N 87-17-21 E | 95.00 |
| L14 | S 35-37-36 W | 59.34 |
| L15 | N 35-37-36 E | 59.34 |
| L16 | N 87-17-21 E | 92.33 |
| L17 | S 87-17-21 W | 95.00 |
| L18 | N 18-04-08 W | 36.11 |
| L19 | N 87-17-21 E | 65.36 |

| CURVE | RADIUS | DELTA | ARC | TANGENT | CHORD | CHORD BEARING |
|-------|--------|-----------|--------|---------|--------|---------------|
| C1 | 285.00 | 3-04-38 | 15.31 | 7.66 | 15.30 | S 23-40-26 E |
| C2 | 325.00 | 13-06-02 | 74.31 | 37.32 | 74.15 | S 53-13-43 E |
| C3 | 300.00 | 11-35-43 | 60.71 | 30.46 | 60.61 | S 42-23-35 E |
| C4 | 310.00 | 152-04-36 | 822.81 | 1246.89 | 601.68 | S 78-44-57 E |
| C5 | 50.00 | 90-00-00 | 78.54 | 50.00 | 70.71 | S 42-17-21 W |
| C6 | 335.00 | 25-18-12 | 147.95 | 75.20 | 146.75 | S 37-51-52 W |
| C7 | 25.00 | 99-04-05 | 43.23 | 29.31 | 38.04 | S 00-58-55 W |
| C8 | 275.00 | 1-26-39 | 6.93 | 3.47 | 6.93 | S 49-16-27 E |
| C9 | 325.00 | 3-10-06 | 17.97 | 8.99 | 17.97 | N 45-05-38 W |
| C10 | 25.00 | 69-28-18 | 30.31 | 17.33 | 28.49 | N 78-14-44 W |
| C11 | 335.00 | 50-37-28 | 285.99 | 158.44 | 286.46 | N 87-40-09 W |
| C12 | 25.00 | 82-00-59 | 35.79 | 21.74 | 32.81 | S 76-38-06 W |
| C13 | 25.00 | 48-11-23 | 21.03 | 11.16 | 20.41 | S 11-31-55 W |
| C14 | 50.00 | 276-22-46 | 241.19 | 44.72 | 66.67 | N 54-22-24 W |
| C15 | 25.00 | 48-11-23 | 21.03 | 11.16 | 20.41 | N 59-43-18 E |
| C16 | 25.00 | 82-00-59 | 35.79 | 21.74 | 32.81 | N 05-22-54 W |
| C17 | 335.00 | 43-40-44 | 255.38 | 134.26 | 249.24 | N 24-33-01 W |
| C18 | 25.00 | 30-27-58 | 13.29 | 6.81 | 13.14 | N 17-56-38 W |
| C19 | 50.00 | 150-55-56 | 131.71 | 192.87 | 96.80 | N 42-17-21 E |
| C20 | 25.00 | 30-27-58 | 13.29 | 6.81 | 13.14 | S 77-28-40 E |
| C21 | 25.00 | 90-00-00 | 39.27 | 25.00 | 35.36 | S 42-17-21 W |
| C22 | 285.00 | 152-04-36 | 756.46 | 1146.34 | 553.16 | S 78-44-57 E |

| RESERVE | ACREAGE | SQ.FT. | TYPE |
|---------|---------|--------|---|
| A | 0.315 | 13,709 | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| B | 1.654 | 72,058 | RESTRICTED TO LANDSCAPE/OPEN SPACE/PIPELINE |
| TOTAL | 1.969 | 85,767 | |

| LOT | SQ. FT. | LOT | SQ. FT. |
|----------------|---------|--------|---------|
| BLOCK 1 | | | |
| LOT 1 | 7,755 | LOT 17 | 6,838 |
| LOT 2 | 7,988 | LOT 18 | 9,011 |
| LOT 3 | 10,718 | LOT 19 | 14,267 |
| LOT 4 | 11,396 | LOT 20 | 7,852 |
| LOT 5 | 17,076 | LOT 21 | 6,872 |
| LOT 6 | 10,377 | LOT 22 | 6,875 |
| LOT 7 | 12,248 | LOT 23 | 6,875 |
| LOT 8 | 7,988 | LOT 24 | 6,875 |
| LOT 9 | 7,755 | | |
| LOT 10 | 11,810 | | |
| LOT 11 | 8,926 | | |
| LOT 12 | 7,823 | | |
| LOT 13 | 7,066 | | |
| LOT 14 | 6,875 | | |
| LOT 15 | 6,875 | | |
| LOT 16 | 6,875 | | |
| LOT 17 | 6,838 | | |
| LOT 18 | 9,011 | | |
| LOT 19 | 14,267 | | |
| LOT 20 | 7,852 | | |
| LOT 21 | 6,872 | | |
| LOT 22 | 6,875 | | |
| LOT 23 | 6,875 | | |
| LOT 24 | 6,875 | | |

R.B. LYLE SURVEY
ABSTRACT 542
H.T. & B.R.R. CO. SURVEY
ABSTRACT 233

HAIRSTON BETTIE RAE
DOC. NO. 2009023201
B.C.P.R.

FRANCISCO BERNAL
DOC. NO. 2011012498
B.C.P.R.

P.O.B.
NAD83 GRID COORDINATES
X= 3,149,853.64
Y= 13,760,396.88

SOUTH PARK CEMETERY
VOL. 763, PG. 443
B.C.D.R.

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

CROSSPOINT FELLOWSHIP CHURCH
VOL. 22 P.53
B.C.P.R.

R.B. LYLE SURVEY
ABSTRACT 542
H.T. & B.R.R. CO. SURVEY
ABSTRACT 233

R.B. LYLE SURVEY
ABSTRACT 542
H.T. & B.R.R. CO. SURVEY
ABSTRACT 233

PLAT CHECK: COORD. DATE: 12/14/14 BY: RJA

P&Z AGENDA ITEM

O

DISCUSSION ITEMS

1. Commissioners Activity Report
2. National APA Conference Update
3. Comprehensive Plan Update
4. Next P&Z Meeting June 2, 2014

**ADJOURN
MEETING**