

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

July 20, 2015

6:00 p.m.

Henry Fuertes
P&Z CHAIRPERSON

Daniel Tunstall
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Mary Starr



Ginger McFadden

Thomas Duncan

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



AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, JULY 20, 2015, AT 6:00 P.M., HELD IN THE COUNCIL CHAMBERS OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. CONSENT AGENDA

All items listed under the “Consent Agenda” are considered to be routine and require little or no deliberation by the P&Z Commission. These items will be enacted / approved by one motion unless a commissioner requests separate action on an item, in which event the item will be removed from the Consent Agenda and considered by separate action (*ix. Matters removed from Consent Agenda*). Approval of the Consent Agenda enacts the items of legislation.

A. CONSIDERATION & POSSIBLE ACTION – APPROVAL OF MINUTES AND EXCUSE OF ABSENCE

1. Excuse the absence of P&Z Commissioner Ginger McFadden from the July 6, 2015 meeting.

B. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF RIVERSTONE RANCH SECTION 5

A request by Geoff Freeman of BGE / Kerry R. Gilbert & Associates, applicant; on behalf of Shannon Wiespape of Meritage Homes; for approval of a Preliminary Plat of Riverstone Ranch Section 5, a 133 lot single family subdivision and 9 reserves, on approximately 45.5 acres of land, to wit:

Legal Description: A subdivision of 45.5 acres of land out of the T.J. Green Survey, A-290, City of Pearland, Harris County, Texas.

General Location: North of Clear Creek and east of Hughes Road

C. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SOUTHLAKE SECTION 9

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Taylor Gunn of 518 SCR Ltd; for approval of a Preliminary Plat of Southlake Section 9, a 53 lot single family subdivision and 4 reserves on approximately 19.895 acres of land on the following described property, to wit:



Legal Description: A subdivision of 19.895 acres of land situated in the H.T. & B.R.R. Co. Survey, Section 84, Abstract Number 538, City of Pearland, Brazoria County, Texas, and the H.T. & B.R.R. Co. Survey, Section 84, Abstract Number 767, City Pearland, Brazoria County, Texas.

General Location: Generally northwest of the Windward Bay Drive and Southlake Boulevard.

D. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF SOUTHLAKE SECTION 10

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Taylor Gunn of 518 SCR Ltd; for approval of a Preliminary Plat of Southlake Section 10, a 38 lot single family subdivision and 6 reserves on approximately 12.674 acres of land within the Shadow Creek Ranch PUD, on the following described property, to wit:

Legal Description: A subdivision of 12.674 acres of land situated in the H.T. & B.R.R. Co. Survey, Section 84, Abstract Number 767, City of Pearland, Brazoria County, Texas.

General Location: Generally located on the north side of Windward Bay Drive about 750 feet west of Southlake Boulevard.

III. MATTERS REMOVED FROM CONSENT AGENDA

IV. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - PLANNING AND ZONING VARIANCE 2015-06

A request by Jack McGuff, applicant; on behalf of Beau Chat & Co. owner; for approval of a Variance Permitted in Section 2.2.5.2 (4), of the Unified Development Code, Ordinance No. 2000-T, to allow a reduction of 7,548 square feet from the minimum lot area, a reduction of 25.4 feet from the minimum lot width, and a reduction of 5 feet from the minimum lot depth requirements within the General Business (GB) zoning district on approximately .34 acres of land located at 2510 Lynn Drive, Pearland, Texas.

Legal Description: Lot 10, Block 11, Mimosa Acres, Pearland, Brazoria County, Texas.

General Location: 2510 Lynn Drive, Pearland, TX



B. CONSIDERATION AND POSSIBLE ACTION – AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC)

A request of the City of Pearland Community Development Department; for approval of a Unified Development Code (UDC) amendment to require that All Automobile related uses, and Pawn Shops, Payday Loans, and Gold Exchanges, require approval of a Conditional Use Permit in the General Business (GB), General Commercial (GC), Neighborhood Services (NS), and Office Professional (OP) Zoning Districts and amendments to requirements regarding underground utilities.

Legal Description: N/A.

General Location: N/A

C. CONSIDERATION & POSSIBLE ACTION – AMENDMENTS TO THE THOROUGHFARE PLAN

A request of the City of Pearland for approval of proposed amendments to the City Adopted Thoroughfare Plan.

Legal Description: N/A

General Location: N/A

D. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Comprehensive Plan Update
3. Annexation Open House Scheduled for July 23, 2015
4. Next P&Z Meeting, August 3, 2015 – Regular Meeting

V. ADJOURNMENT

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

I, Jennifer Tatum, Office Assistant of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 17th day of July 2015, A.D., at 5:30 p.m.



Jennifer Tatum, Office Assistant

Agenda removed _____ day of July, 2015.

II. Consent Agenda Items

All items listed under the “Consent Agenda” are considered to be routine and require little or no deliberation by the P&Z Commission. These items will be enacted / approved by one motion unless a commissioner requests separate action on an item, in which event the item will be removed from the Consent Agenda and considered by separate action (ix. Matters removed from Consent Agenda). Approval of the Consent Agenda enacts the items of legislation.

A. EXCUSE ABSENCES

Excuse the absence of P&Z Commissioner Ginger
McFadden from the July 6, 2015 meeting.

B. PRELIMINARY PLAT OF RIVERSTONE RANCH SECTION 5

A request by Geoff Freeman of BGE / Kerry R. Gilbert & Associates, applicant; on behalf of Shannon Wiespape of Meritage Homes; for approval of a Preliminary Plat of Riverstone Ranch Section 5, a 133 lot single family subdivision and 9 reserves, on approximately 45.5 acres of land



P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Geoff Freeman, BGE / Kerry R. Gilbert & Associates

DATE: 7/20/2015

AGENDA ITEM SUBJECT: Preliminary Plat of Riverstone Ranch Sec. 5

Old Business • New Business Discussion Item Workshop

Summary: A request by Geoff Freeman, BGE / Kerry R, Gilbert & Associates, applicant, on behalf of Shannon Wiespape of Meritage Homes, for approval of a Preliminary Plat of Riverstone Ranch Section 5, a 133 lot single family subdivision and 9 reserves on approximately 45.5 acres of land generally located north of Clear Creek and east of Hughes Road.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF JULY 20, 2015

PRELIMINARY PLAT OF RIVERSTONE RANCH SECTION 5

A request by Geoff Freeman of BGE / Kerry R. Gilbert & Associates, applicant; on behalf of Shannon Wiespape of Meritage Homes; for approval of a Preliminary Plat of Riverstone Ranch Section 5, a 133 lot single family subdivision and 9 reserves, on approximately 45.5 acres of land, to wit:

Legal Description: A subdivision of 45.5 acres of land out of the T.J. Green Survey, A-290, City of Pearland, Harris County, Texas.

General Location: North of Clear Creek and east of Hughes Road

SUMMARY: On behalf of Shannon Wiespape of Meritage Homes, Geoff Freeman of BGE / Kerry R. Gilbert & Associates is requesting approval of a Preliminary Plat of Riverstone Ranch Section 9, a proposed 133 lot single family subdivision and 9 reserves located on approximately 45.5 acres. The proposed lot sizes include lots that are generally 55 to 60 feet wide and 120 feet deep. The proposed subdivision is subject to the Riverstone Ranch Cluster Plan. This section of Riverstone Ranch will be accessed from Riverstone Ranch at Clear Creek Section 1 via future Riverstone Ranch Drive .

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	R-1 Cluster	Undeveloped
South	R-1 Cluster	Undeveloped
East	R-4 Single Family	Single Family Homes
West	R-1 Cluster	Undeveloped

UNIFIED DEVELOPMENT CODE: The proposed lots will generally have an area of 6,600 to 7,200 square feet. The property is zoned R-1 Cluster which increases open space within the subdivision by creating lots that are smaller than the 8,800 square feet normally required within the R-1 Single Family residential district. In this case, the lots will be 55 to 60 feet wide instead of the 80 foot width normally required in the R-1 zoning district. The lots will be 120 feet deep, which is more than the minimum lot depth of 90 feet.

COMFORMANCE TO THE COMPREHENSIVE PLAN: The property is shown as A- ½ Acre Lots (Suburban Residential). However, the Cluster Development Plan allows the platting of smaller lots to decrease the overall density of the development to conform to the Land Use Designation.

PLATTING STATUS: This preliminary plat will be the second plat in the area covered by the Riverstone Ranch Cluster Development plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: Highland Meadows Drive will be platted with 60 feet of Right-of-Way to allow it to be built to Minor Collector Street standards in conformance to the Thoroughfare Plan. Highland Meadows Drive will eventually connect the subdivision to Hughes Road. Riverstone Ranch Drive will be platted with 60 feet of Right-of-Way to allow it to be built to Minor Collector Street standards and initially serve as the primary access into the subdivision.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis will need to be reviewed and approved prior to approval of the final plat.

UTILITIES AND INFRASTRUCTURE: The subject property is located in Harris County Municipal Utility District No. 509.

DRAINAGE: A Drainage Study will need to be reviewed and approved prior to approval of the final plat.

PARKS, OPEN SPACE, AND TREES: The Riverstone Ranch Cluster Development Plan specifies that land will be dedicated for parkland and will be improved with park amenities.

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

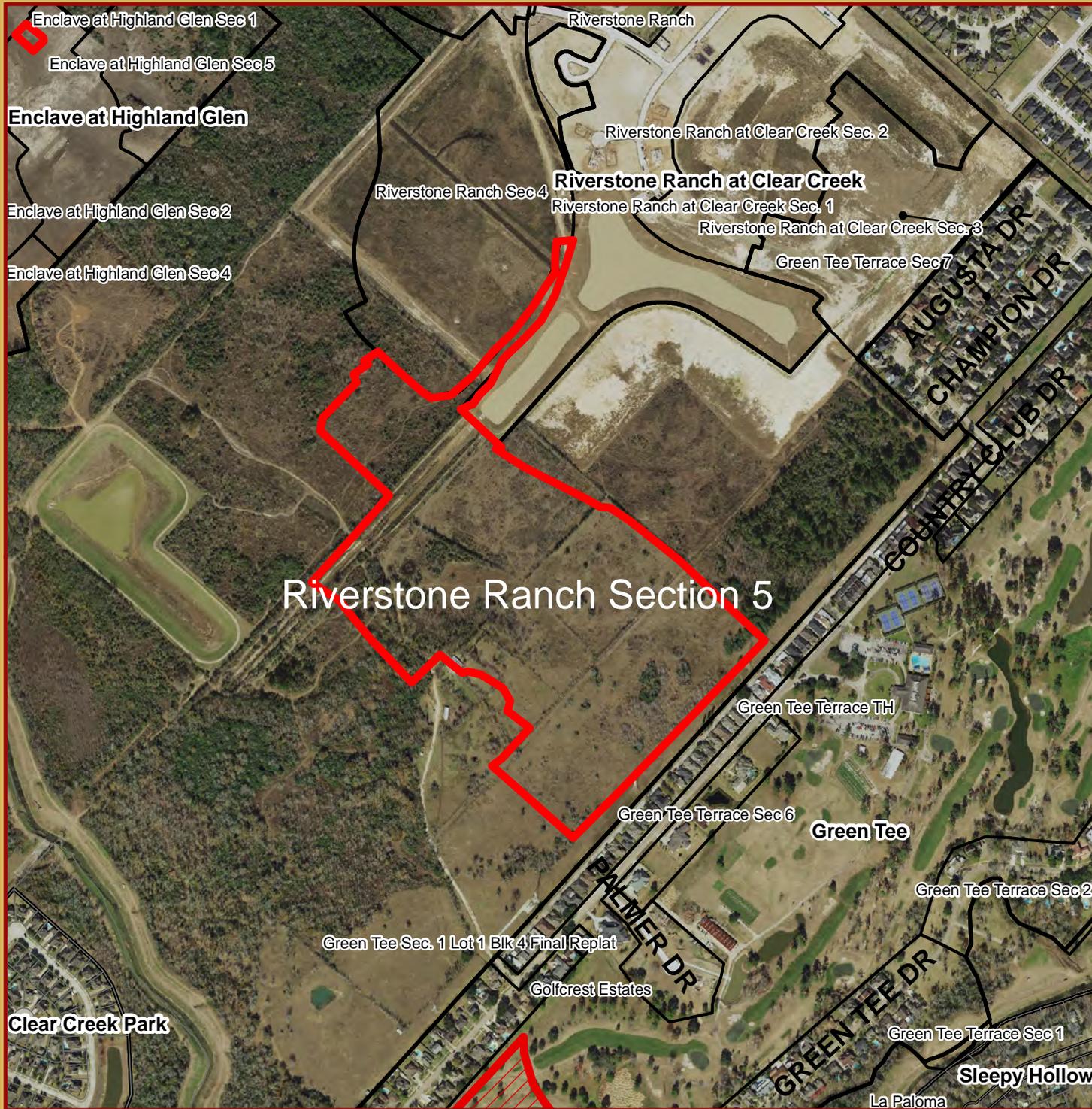
STAFF RECOMMENDATION: Staff recommends approval of this Preliminary Plat of Riverstone Ranch Section 5 as proposed by the applicant for the following reasons:

1. The proposed preliminary plat will not cause any adverse impacts on the surrounding properties.
2. The request is in conformance with the Riverstone Ranch Cluster Development Plan.

SUPPORTING DOCUMENTS:

- Aerial Map
- Zoning Map

- Future Land Use Map
- Preliminary Plat of Riverstone Ranch Section 5



Aerial Map

Preliminary Plat Riverstone Ranch Section 5

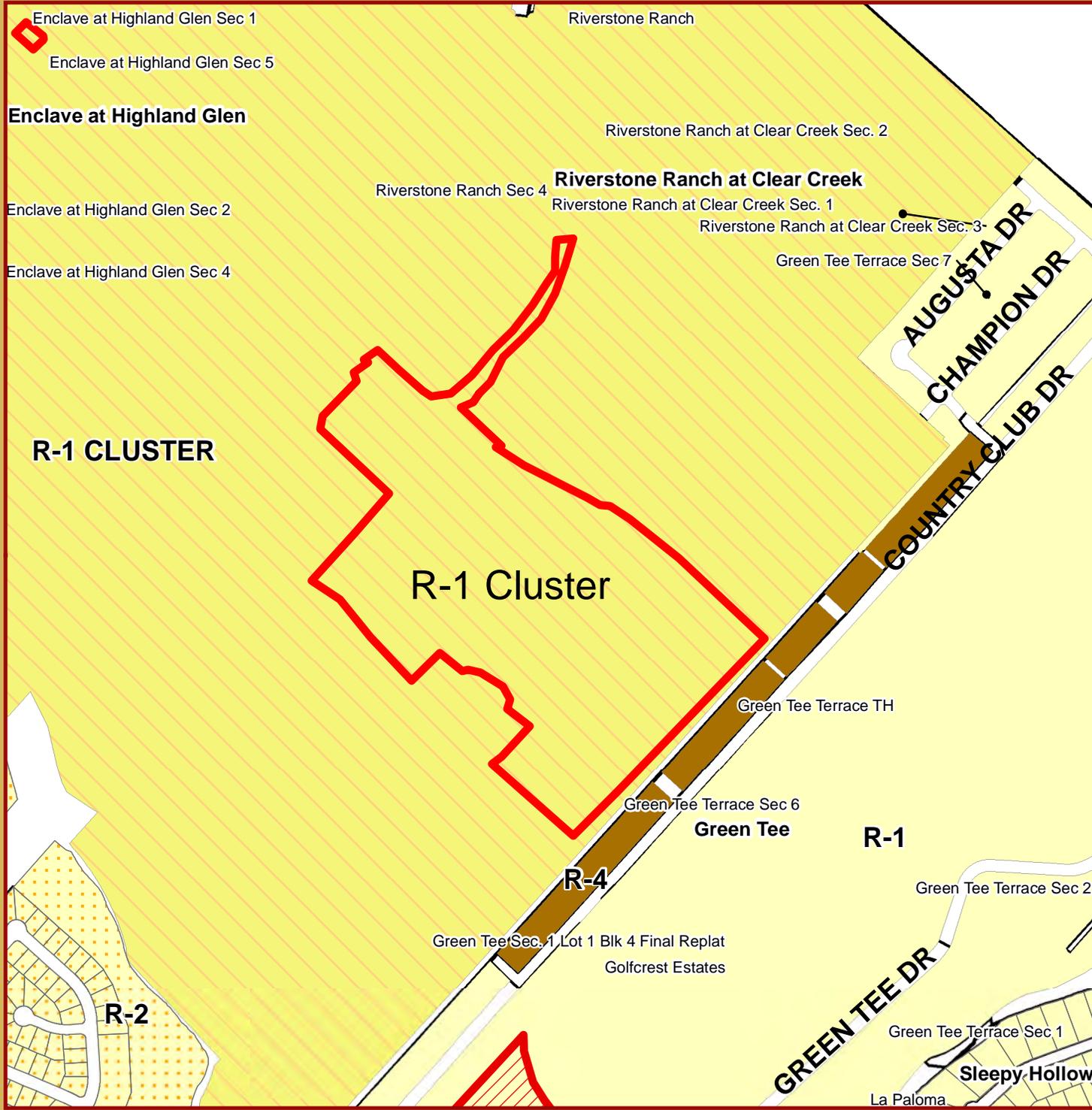


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 708 feet

OCTOBER 2014
PLANNING DEPARTMENT





Zoning Map

**Preliminary Plat
Riverstone Ranch
Section 5**

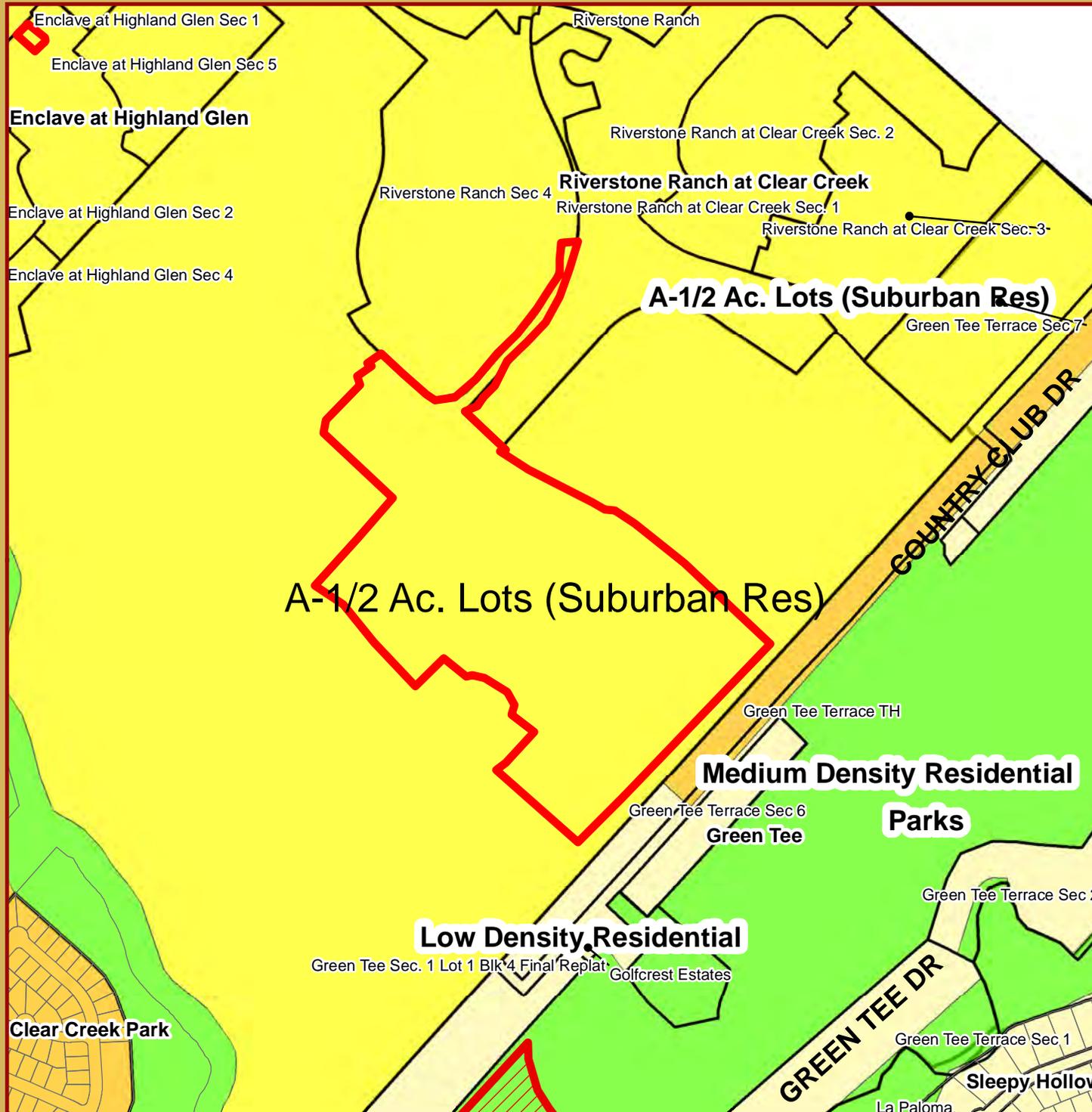


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OCTOBER 2014
PLANNING DEPARTMENT





Future Land Use Map

Preliminary Plat Riverstone Ranch Section 5

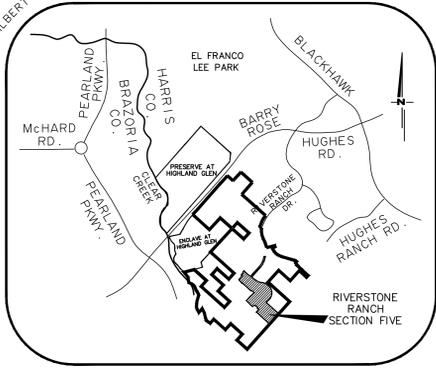


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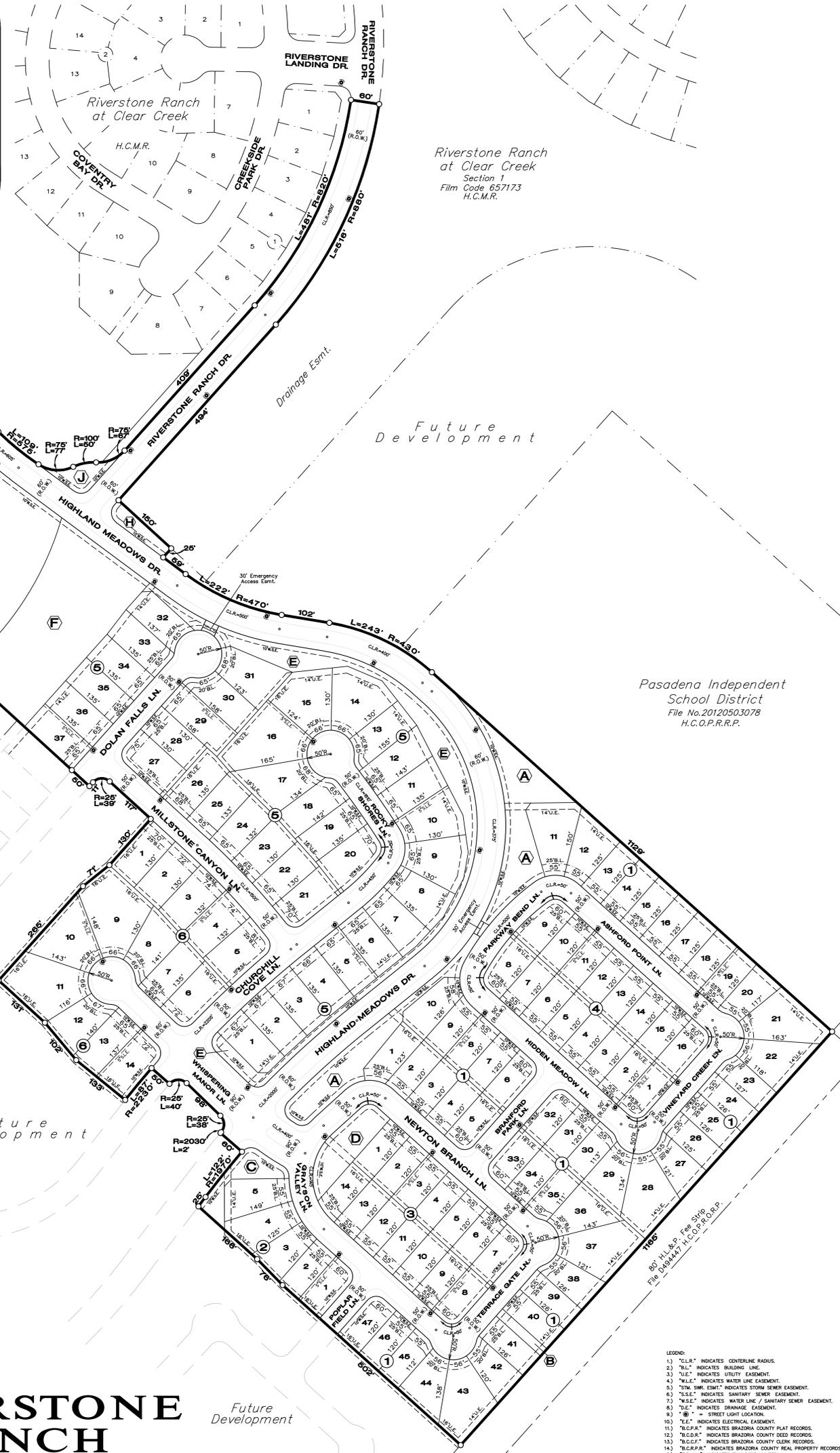
1 inch = 708 feet

OCTOBER 2014
PLANNING DEPARTMENT





Vicinity Map
SCALE: 1"=2000'



LOT AREA SUMMARY

BLOCK 1			BLOCK 2			BLOCK 3		
LOT	LOT WIDTH AT BL.	SQ. FT.	LOT	LOT WIDTH AT BL.	SQ. FT.	LOT	LOT WIDTH AT BL.	SQ. FT.
1	67'	8,830	1	60'	7,054	1	67'	8,830
2	67'	8,943	2	55'	6,555	2	67'	8,943
3	67'	8,942	3	55'	7,704	3	67'	8,942
4	66'	8,874	4	55'	8,475	4	66'	8,874
5	65'	8,775	5	55'	9,368	5	65'	8,775
6	66'	7,057	6	55'	6,874	6	66'	7,057
7	55'	6,600	7	55'	6,600	7	65'	9,350
8	55'	6,600	8	55'	6,600	8	65'	10,177
9	55'	6,653	9	55'	6,600	9	65'	11,409
10	56'	8,544	10	55'	6,600	10	65'	10,783
11	55'	12,435	11	55'	6,600	11	65'	9,284
12	55'	9,746	12	55'	6,600	12	65'	10,065
13	55'	6,872	13	55'	6,600	13	65'	9,290
14	55'	6,872	14	55'	6,600	14	65'	13,756
15	55'	6,872	15	66'	7,052	15	66'	13,197
16	55'	6,872	16	66'	7,055	16	66'	18,885
17	55'	6,872	17	55'	6,600	17	66'	12,108
18	55'	6,872	18	55'	6,600	18	65'	9,327
19	55'	6,872	19	55'	6,600	19	65'	9,022
20	55'	7,249	20	55'	6,600	20	70'	10,058
21	55'	13,997	21	55'	6,600	21	70'	9,075
22	56'	10,978	22	55'	6,432	22	65'	8,622
23	55'	6,850	23	65'	8,694	23	65'	8,694
24	55'	6,963	24	65'	8,808	24	65'	8,808
25	55'	6,933	25	65'	7,738	25	65'	7,738
26	55'	6,903	26	55'	6,600	26	68'	9,180
27	55'	7,624	27	55'	6,600	27	70'	9,605
28	55'	13,773	28	55'	6,600	28	65'	8,450
29	56'	8,837	29	55'	6,600	29	65'	10,253
30	55'	6,544	30	55'	6,600	30	65'	9,061
31	55'	6,600	31	65'	6,600	31	68'	11,054
32	56'	7,056	32	60'	7,583	32	65'	8,282
33	55'	7,060	33	60'	8,204	33	65'	8,204
34	55'	6,600	34	60'	7,596	34	65'	8,775
35	55'	6,500	35	60'	6,600	35	65'	8,775
36	56'	9,253	36	55'	6,600	36	65'	8,775
37	56'	14,123	37	55'	6,600	37	65'	8,775
38	55'	7,564	38	55'	6,600	38	65'	8,775
39	55'	6,923	39	55'	6,600	39	65'	8,775
40	55'	6,926	40	55'	6,600	40	65'	8,775
41	55'	6,920	41	70'	9,100	41	70'	9,100
42	55'	7,510	42	70'	9,209	42	70'	9,209
43	55'	13,707	43	74'	9,454	43	74'	9,454
44	56'	6,937	44	74'	9,521	44	74'	9,521
45	55'	6,522	45	81'	10,587	45	81'	10,587
46	55'	6,588	46	72'	9,096	46	72'	9,096
47	60'	7,057	47	65'	8,753	47	65'	8,753
			48	66'	9,795	48	66'	9,795
			49	66'	18,000	49	66'	18,000
			50	66'	13,870	50	66'	13,870
			51	66'	16,843	51	66'	16,843
			52	67'	9,312	52	67'	9,312
			53	65'	9,057	53	65'	9,057
			54	72'	9,781	54	72'	9,781

A PRELIMINARY PLAT OF
RIVERSTONE RANCH
SECTION FIVE

BEING 45.5± ACRES OF LAND CONTAINING 133 LOTS (65' X 120' TYP.) (65' X 130' TYP.) AND NINE RESERVES IN SIX BLOCKS.

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

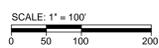
OWNER: MERITAGE HOMES 2901 W. SAM HOUSTON PKWY., N., SUITE C-250 HOUSTON, TEXAS 77043 ATTN: DAVID JORDAN, (713)-621-6111

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

PLANNER:



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



JUNE 15, 2015
KGA# 0308B

- GENERAL NOTES:
- 1) THERE ARE 37 STREETLIGHTS ON THIS PLAT. EACH STREETLIGHT MAY NOT EXCEED A 25' SEPARATION FROM ONE ANOTHER.
 - 2) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP MAP NO. 48020Z0305, 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 HARRIS COUNTY REQUIREMENTS FOR FLOODWAYS.
 - 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 SUB 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 THE INCHES ABOVE THE ELEVATION OF THE SIDE 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 BOTH SIDES OF ALL STREETS AND IF SIDEWALK IS REQUIRED ALONG RIVERSTONE RANCH DR.
 - 9) THIS SUBDIVISION IS CONSISTENT WITH THE R-1 CLUSTER DEVELOPMENT PLAN.
 - 10) THIS PROPERTY IS LOCATED WHOLLY WITHIN HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 509.
 - 11) ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACES WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION 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) THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THIS PLAT BOUNDARY.
 - 14) ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITHIN THIS PLAT SHALL BE THE RESPONSIBILITY OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDERS OF THE EASEMENT REVENING ANY UNAUTHORIZED STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
 - 15) ALL 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 0.99999913.
 - 16) BENCHMARK - MONUMENT GPS - 2 BRASS CAP SET FLUSH IN CONCRETE, STAMPED "CITY OF PEARLAND 2 ONE MON. 1987" THE MONUMENT IS LOCATED IN THE SOUTHWESTLY CORNER OF BROADWAY ROAD (I.M. 518) AND LIBERTY. THE MONUMENT IS 4.0 FEET SOUTHWESTERLY FROM THE WEST SIDE OF BROADWAY ROAD OF CURB AND 8.7 FEET NORTHWESTERLY FROM METAL POLE X = 139923.788 ELEVATION = 42.48 NAVD 2011 ADJUSTMENT. CONTRACT 0.46 FEET NAVD 88 2007 ADJUSTMENT.
 - 17) CORNER LOTS ARE NOT TO HAVE SIDE ACCESS.

- NOTE:
- A RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±1.19 ACRES
 - B RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.06 ACRE
 - C RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.21 ACRE
 - D RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±0.31 ACRE
 - E RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE ±1.04 ACRES
 - F RESTRICTED RESERVE "F" DRAINAGE ±1.65 ACRES
 - G RESTRICTED RESERVE "G" RECREATION CENTER ±2.68 ACRES
 - H RESTRICTED RESERVE "H" DRAINAGE ±0.11 ACRE
 - J RESTRICTED RESERVE "J" LANDSCAPE/OPEN SPACE ±0.12 ACRE

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 CITY OF PEARLAND UNIFIED DEVELOPMENT CODE 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 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.

- LEGEND:
- 1) "C.L.R." INDICATES CENTERLINE RADIUS.
 - 2) "B.L." INDICATES BUILDING LINE.
 - 3) "U.E." INDICATES UTILITY EASEMENT.
 - 4) "W.L.E." INDICATES WATER LINE EASEMENT.
 - 5) "S.W. 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) "S" = STREET LIGHT LOCATION.
 - 10) "E.E." INDICATES ELECTRICAL EASEMENT.
 - 11) "B.C.P." INDICATES BRAZORIA COUNTY PLAT RECORDS.
 - 12) "B.C.D.R." INDICATES BRAZORIA COUNTY DEED RECORDS.
 - 13) "B.C.C.R." INDICATES BRAZORIA COUNTY CLEM RECORDS.
 - 14) "B.C.R.P." INDICATES BRAZORIA COUNTY REAL PROPERTY RECORDS.
 - 15) "F.C. NO." INDICATES FILM CODE NUMBER.
 - 16) "H.C.M.R." INDICATES HARRIS COUNTY MAP RECORDS.

C. PRELIMINARY PLAT OF SOUTHLAKE SECT. 9

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Taylor Gunn of 518 SCR Ltd; for approval of a Preliminary Plat of Southlake Section 9, a 53 lot single family subdivision and 4 reserves on approximately 19.895 acres of land on the following described property



P&Z AGENDA REQUEST

TO: Planning & Zoning Commission
REQUESTOR: Rene Rodriguez, LJA Engineering
DATE: 7/20/2015
AGENDA ITEM SUBJECT: Preliminary Plat of Southlake Sec. 9

Old Business • New Business Discussion Item Workshop

Summary: A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Taylor Gunn of 518 SCR Ltd; for approval of a Preliminary Plat of Southlake Section 9, a 53 lot single family subdivision and 4 reserves on approximately 19.895 acres of land within the Shadow Creek Ranch PUD, generally located at the northwest corner of Windward Bay Drive and Southlake Boulevard.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF JULY 20, 2015

PRELIMINARY PLAT OF SOUTHLAKE SECTION 9

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Taylor Gunn of 518 SCR Ltd; for approval of a Preliminary Plat of Southlake Section 9, a 53 lot single family subdivision and 4 reserves on approximately 19.895 acres of land on the following described property, to wit:

Legal Description: A subdivision of 19.895 acres of land situated in the H.T. & B.R.R. Co. Survey, Section 84, Abstract Number 538, City of Pearland, Brazoria County, Texas, and the H.T. & B.R.R. Co. Survey, Section 84, Abstract Number 767, City Pearland, Brazoria County, Texas.

General Location: Generally northwest of the Windward Bay Drive and Southlake Boulevard.

SUMMARY: On behalf of Taylor Gunn of 518 SCR Ltd., Rene Rodriguez of LJA Engineering is requesting approval of a Preliminary Plat of Southlake Section 9, a proposed 53 lot single family subdivision and 4 reserves located on approximately 19.895 acres. The proposed lot sizes include lots that are generally 50 to 80 feet wide and 130 to 150 feet deep. The proposed subdivision is located in the Shadow Creek Ranch Addendum south of Broadway Street. The section will be accessed from Southlake Boulevard and to Southlake Section 10 via future Aspen Ridge Lane.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Shadow Creek Ranch PUD	Southlake Recreation Center
South	Shadow Creek Ranch PUD	Developing Single Family Residential (Southlake Section 8)
East	Shadow Creek Ranch PUD	Developing Single Family Residential (Southlake Sections 1 and 5)
West	Shadow Creek Ranch PUD	Developing Single Family Residential (Southlake Section 10)

PLATTING STATUS: This preliminary plat is the ninth plat for the Southlake subdivision. This section is in conformance with the proposed residential area identified for this property by the Shadow Creek Ranch PUD expansion approved on February 27, 2006

UNIFIED DEVELOPMENT CODE: The Unified Development Code (UDC) does not apply to the subject development as the property is located within the Shadow Creek Ranch Planned Unit Development (PUD) and was approved prior to the adoption of the UDC. Regulations from the previous Land Use and Urban Development Ordinance apply.

LAND USE & URBAN DEVELOPMENT ORDINANCE: The Shadow Creek Ranch PUD is subject to the land use regulations from the approved PUD, in addition to the Land Use and Urban Development Ordinance. The proposed plat conforms to the Land Use and Urban Development regulations as well as the requirements of the Shadow Creek Ranch PUD.

COMFORMANCE TO THE COMPREHENSIVE PLAN: The subject property is shown as A-1/2 Acre Lots (Suburban Residential). However, the lots conform to the requirements of the Shadow Creek Ranch PUD.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Southlake Boulevard and Windward Bay Drives, with both streets platted with 80 feet of Right of Way. Southlake Boulevard and Windward Bay Drives will both conform to Major Collector Street standards.

UTILITIES AND INFRASTRUCTURE: This Plat is located wholly within the Brazoria / Fort Bend Utility District (MUD) No. 1.

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

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

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

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

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat of Southlake Section 9 as proposed by the applicant for the following reasons:

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

2. The request is in conformance to the Shadow Creek Ranch PUD as well as the Land Use and Urban Development Ordinance.

SUPPORTING DOCUMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Preliminary Plat of Southlake Section 9



Aerial Map

Preliminary Plat Southlake Section 9

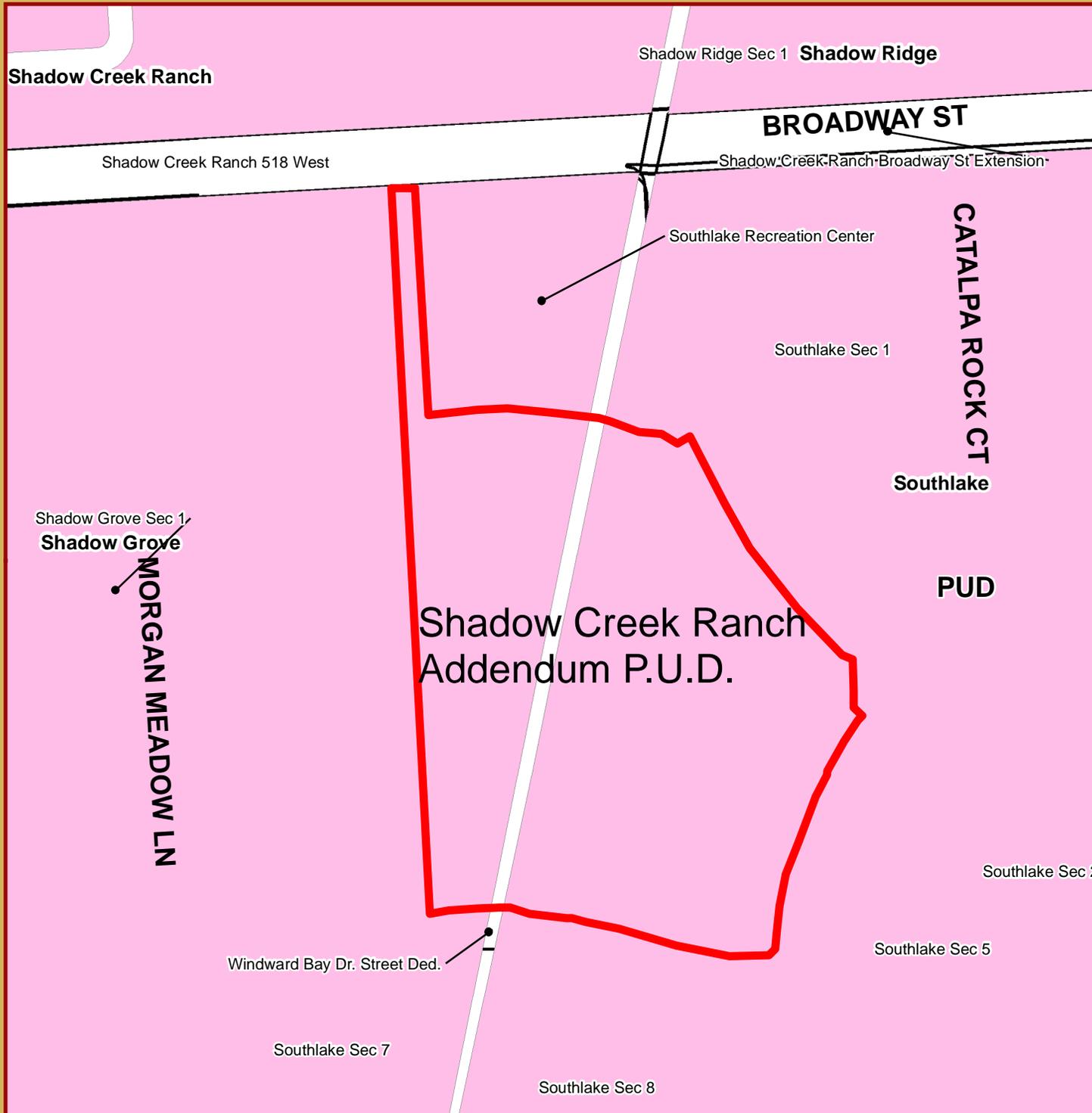


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 295 feet

OCTOBER 2014
PLANNING DEPARTMENT





Zoning Map

Preliminary Plat Southlake Section 9

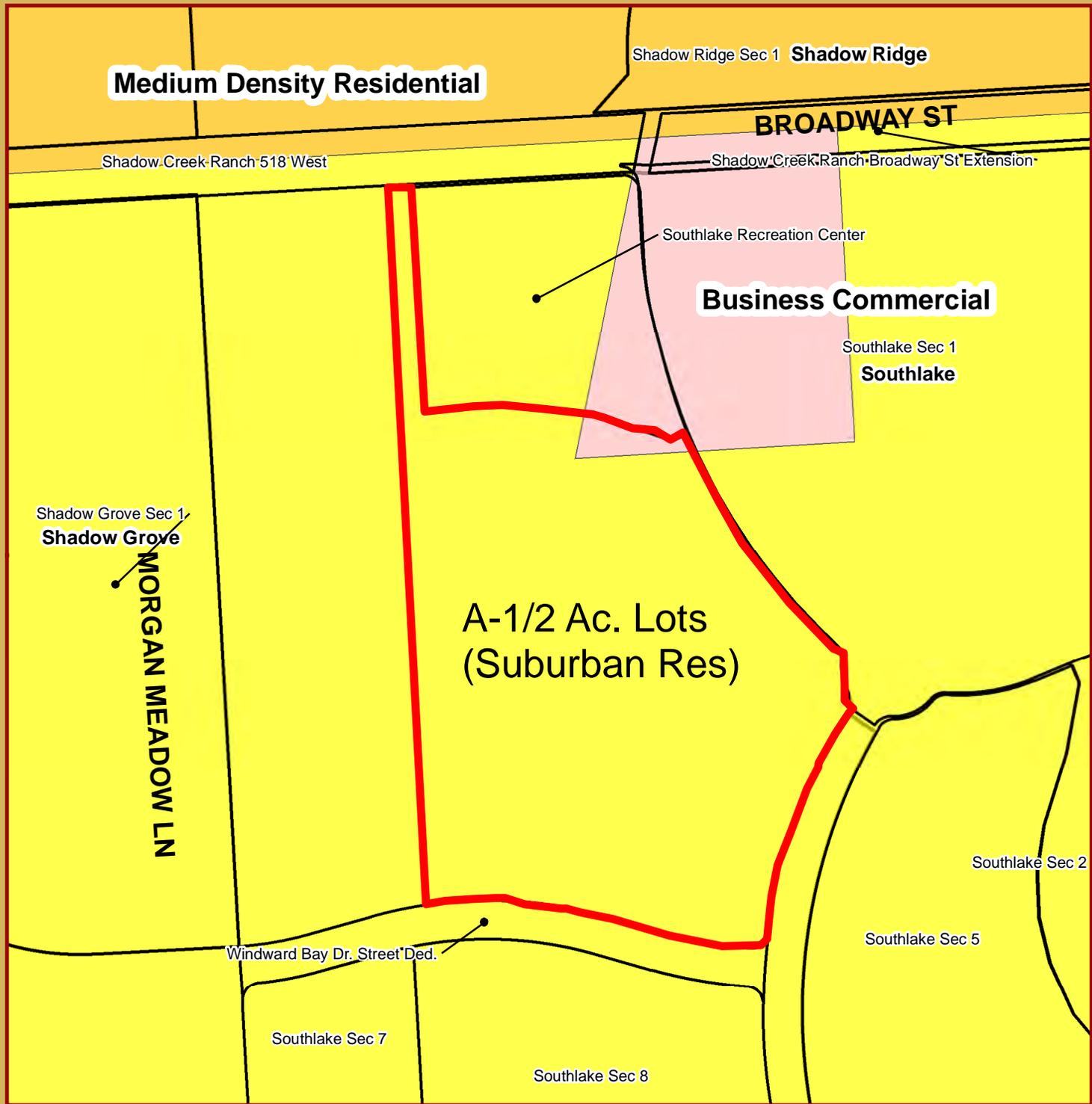


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1 inch = 295 feet

OCTOBER 2014
PLANNING DEPARTMENT





Future Land Use Map

Preliminary Plat Southlake Section 9

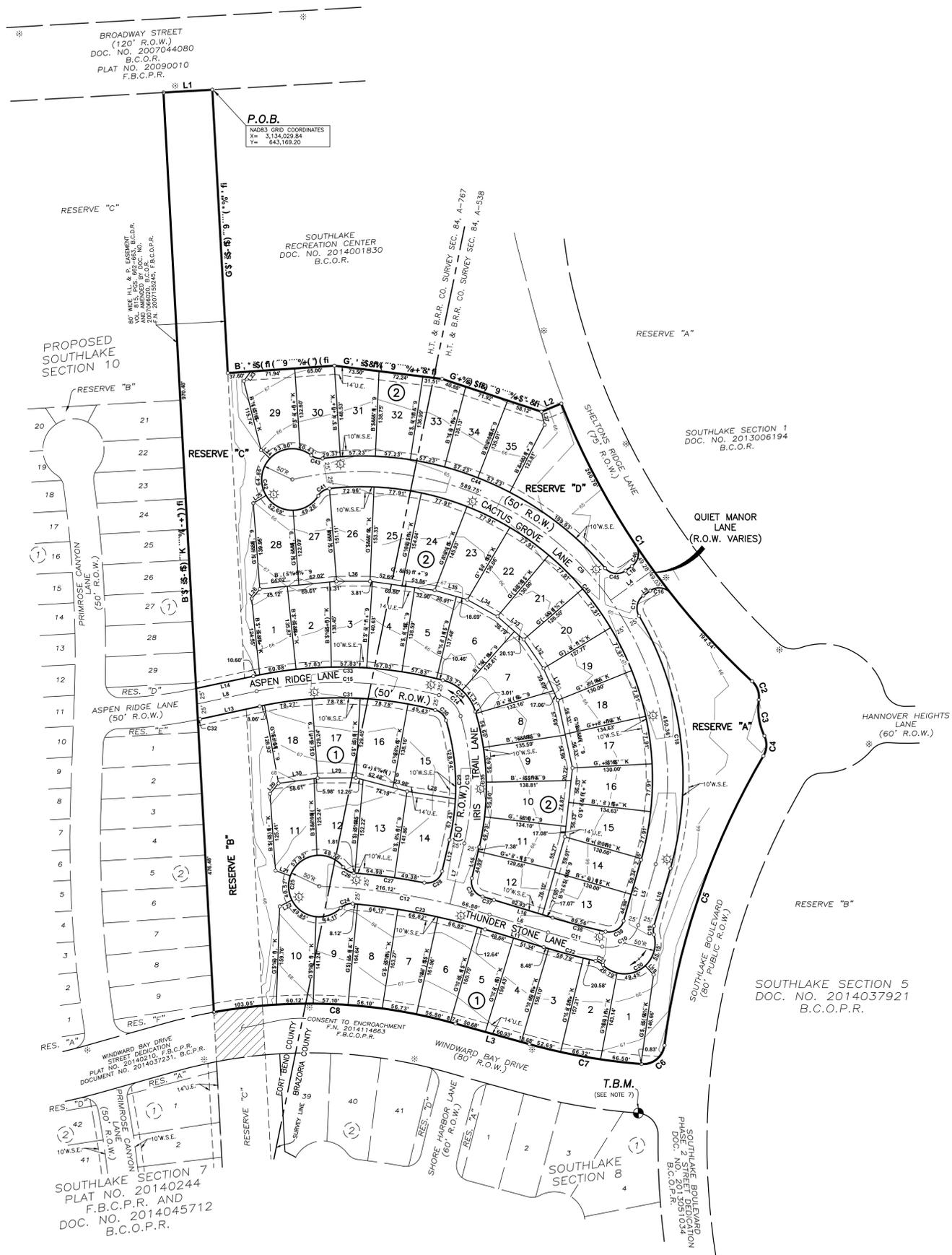


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1 inch = 295 feet

OCTOBER 2014
PLANNING DEPARTMENT





CURVE TABLE

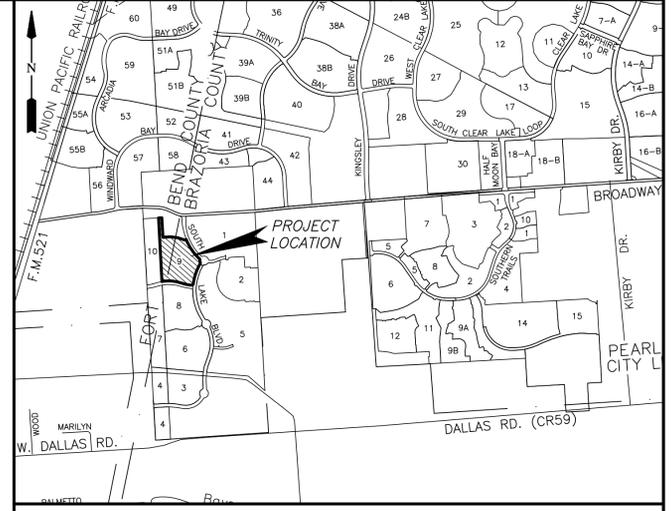
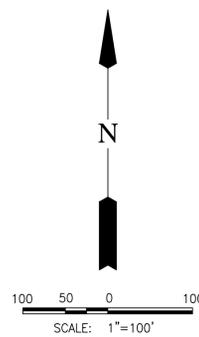
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1240.00'	89.87°	553.30'	548.72'	G° 2' 48.5" N
C2	35.00'	110.14°	33.54'	32.27'	G° 4' 18.5" N
C3	105.00'	142.81°	59.83'	59.03'	G° 5' 41.5" N
C4	35.00'	110.14°	34.01'	32.69'	G° 5' 41.5" N
C5	1240.00'	89.87°	500.99'	497.59'	G° 4' 18.5" N
C6	35.00'	110.14°	53.15'	48.19'	G° 5' 41.5" N
C7	960.00'	108.54°	186.35'	186.06'	B° 1' 58.0" N
C8	890.00'	108.54°	398.64'	395.32'	B° 1' 58.0" N
C9	500.00'	108.54°	1040.11'	862.40'	B° 1' 58.0" N
C10	50.00'	108.54°	75.38'	68.44'	B° 1' 58.0" N
C11	1200.00'	108.54°	91.47'	91.45'	G° 4' 18.5" N
C12	1100.00'	108.54°	282.91'	282.14'	B° 5' 41.5" N
C13	400.00'	108.54°	209.47'	207.08'	B° 5' 41.5" N
C14	50.00'	108.54°	51.36'	49.13'	B° 5' 41.5" N
C15	650.00'	108.54°	300.89'	298.21'	B° 5' 41.5" N
C16	25.00'	108.54°	38.02'	34.46'	B° 5' 41.5" N
C17	25.00'	108.54°	36.99'	33.71'	G° 5' 41.5" N
C18	525.00'	108.54°	425.08'	413.56'	G° 5' 41.5" N
C19	25.00'	108.54°	14.00'	13.82'	G° 5' 41.5" N
C20	50.00'	108.54°	131.39'	96.72'	G° 5' 41.5" N
C21	25.00'	108.54°	13.89'	13.72'	B° 5' 41.5" N
C22	1225.00'	108.54°	87.85'	87.83'	B° 5' 41.5" N
C23	1075.00'	108.54°	220.56'	220.17'	B° 5' 41.5" N
C24	25.00'	108.54°	21.68'	21.61'	G° 5' 41.5" N
C25	50.00'	108.54°	241.16'	66.69'	B° 5' 41.5" N
C26	25.00'	108.54°	20.41'	19.85'	G° 5' 41.5" N
C27	1125.00'	108.54°	116.18'	116.13'	G° 5' 41.5" N
C28	25.00'	108.54°	38.18'	34.58'	B° 5' 41.5" N
C29	375.00'	108.54°	196.37'	194.14'	B° 5' 41.5" N
C30	25.00'	108.54°	25.68'	24.57'	B° 5' 41.5" N
C31	625.00'	108.54°	288.32'	286.74'	B° 5' 41.5" N
C32	725.00'	108.54°	3.91'	3.91'	G° 5' 41.5" N
C33	675.00'	108.54°	312.46'	309.68'	G° 5' 41.5" N
C34	75.00'	108.54°	77.04'	73.70'	G° 5' 41.5" N
C35	425.00'	108.54°	222.56'	220.02'	G° 5' 41.5" N
C36	25.00'	108.54°	38.18'	34.58'	G° 5' 41.5" N
C37	1125.00'	108.54°	19.39'	19.39'	G° 5' 41.5" N
C38	1175.00'	108.54°	89.56'	89.54'	G° 5' 41.5" N
C39	25.00'	108.54°	37.69'	34.22'	B° 5' 41.5" N
C40	475.00'	108.54°	932.09'	789.58'	B° 5' 41.5" N
C41	25.00'	108.54°	22.54'	21.78'	G° 5' 41.5" N
C42	50.00'	108.54°	241.05'	66.77'	B° 5' 41.5" N
C43	25.00'	108.54°	19.73'	19.22'	G° 5' 41.5" N
C44	525.00'	108.54°	515.46'	495.00'	G° 5' 41.5" N
C45	25.00'	108.54°	36.99'	33.71'	G° 5' 41.5" N
C46	25.00'	108.54°	38.55'	34.84'	B° 5' 41.5" N

LINE TABLE

LINE	BEARING	DISTANCE
L1	B° 1' 58.0" N	80.00'
L2	B° 1' 58.0" N	34.99'
L3	B° 1' 58.0" N	125.29'
L4	G° 1' 58.0" N	84.96'
L5	G° 1' 58.0" N	103.32'
L6	B° 1' 58.0" N	100.00'
L7	B° 1' 58.0" N	101.29'
L8	G° 1' 58.0" N	99.60'
L9	G° 1' 58.0" N	13.75'
L10	G° 1' 58.0" N	97.71'
L11	B° 1' 58.0" N	100.00'
L12	B° 1' 58.0" N	52.37'
L13	G° 1' 58.0" N	99.60'
L14	B° 1' 58.0" N	95.69'
L15	G° 1' 58.0" N	52.37'
L16	G° 1' 58.0" N	100.00'
L17	B° 1' 58.0" N	103.32'
L18	B° 1' 58.0" N	12.70'
L19	G° 1' 58.0" N	20.00'
L20	B° 1' 58.0" N	21.84'
L21	B° 1' 58.0" N	25.69'
L22	G° 1' 58.0" N	22.51'
L23	B° 1' 58.0" N	19.25'
L24	B° 1' 58.0" N	20.00'
L25	G° 1' 58.0" N	24.46'
L26	B° 1' 58.0" N	20.69'
L27	B° 1' 58.0" N	22.04'
L28	B° 1' 58.0" N	79.77'
L29	G° 1' 58.0" N	62.43'
L30	G° 1' 58.0" N	64.58'
L31	B° 1' 58.0" N	56.75'
L32	B° 1' 58.0" N	57.00'
L33	B° 1' 58.0" N	56.92'
L34	B° 1' 58.0" N	56.35'
L35	B° 1' 58.0" N	55.60'
L36	B° 1' 58.0" N	54.77'

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.409	61,392	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	1.276	55,585	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	2.146	93,475	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.554	24,150	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	5.385	234,602	



VICINITY MAP
SCALE: 1" = 2000'
KEY MAP NO. 612 P & T

- 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
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PROPERTY RECORDS
 - B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - INDICATES PROPOSED STREET LIGHT
 - INDICATES EXISTING STREET LIGHT
 - INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE
 - T.B.M. INDICATES TEMPORARY BENCHMARK
 - RES. INDICATES RESERVE
 - R.O.W. INDICATES RIGHT-OF-WAY
 - P.O.B. INDICATES POINT OF BEGINNING

**PRELIMINARY PLAT OF
SOUTHLAKE SECTION 9**

A SUBDIVISION OF 19.895 ACRES OF LAND SITUATED IN THE
H.T. & B.R.R. COMPANY SURVEY, SECTION 84, ABSTRACT NUMBER 538,
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS
AND THE H.T. & B.R.R. CO. SURVEY, SEC. 84, ABSTRACT NUMBER 767,
CITY OF PEARLAND, FORT BEND COUNTY, TEXAS

53 LOTS 4 RESERVES (5.385 ACRES) 2 BLOCKS

JUNE 23, 2015 JOB NO. 2027-0179C-309

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

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386
T.B.P.L.S. Firm No. 10110501

KEITH W. MONROE
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS REGISTRATION NO. 4797

SHEET 1 OF 2

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, 518SCR, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT OF PSWA, INC., A TEXAS CORPORATION, THE SOLE GENERAL PARTNER OF 518SCR, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SOUTHLAKE SECTION 9, 19.895 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SEC. 84, ABSTRACT NUMBER 538, BRAZORIA COUNTY, TEXAS, AND THE H.T. & B. R.R. CO. SURVEY, SEC. 84, ABSTRACT NUMBER 767, FORT BEND COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID 518SCR, LTD., ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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 FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FOOT, 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 EACH 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 FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY HERETO, 518SCR, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PSWA, INC., A TEXAS CORPORATION, ITS SOLE GENERAL PARTNER, BY GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT, THIS _____ DAY OF _____, 2015.

518SCR, LTD., A TEXAS LIMITED PARTNERSHIP

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

BY: GERALD W. NOTEBOOM,
SENIOR EXECUTIVE VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS SUBDIVISION OF SOUTHLAKE SECTION 9 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2015.

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

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS _____ DAY OF _____, 2015.

DARRIN COKER
CITY ATTORNEY

SUSAN POLKA, P.E.
CITY ENGINEER

BEING 19.895 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. CO. SURVEY, SEC. 84, ABSTRACT NUMBER 538, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS AND THE H.T. & B. R.R. CO. SURVEY, SEC. 84, ABSTRACT 767, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 315.292 ACRE TRACT OF LAND CONVEYED TO 518SCR, LTD. BY INSTRUMENT OF RECORD IN FILE NUMBER 2011089118, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) AND IN DOCUMENT NUMBER 2011036869, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 19.895 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD27);

BEGINNING AT THE NORTHWEST CORNER OF SOUTHWEST CORNER OF SOUTHLAKE RECREATION CENTER, A SUBDIVISION OF RECORD IN PLAT NUMBER 2014001830 OF THE PLAT RECORDS OF SAID FORT BEND COUNTY (F.B.C.P.R.), SAME BEING ON THE SOUTH RIGHT-OF-WAY LINE OF BROADWAY STREET (120 FEET WIDE) AS SHOWN ON SHADOW CREEK RANCH BROADWAY STREET EXTENSION FROM COUNTY LINE TO F.M. 521, A SUBDIVISION OF RECORD IN PLAT NUMBER 20090010 OF THE PLAT RECORDS OF SAID FORT BEND COUNTY (F.B.C.P.R.);

THENCE, SOUTH 03° 09' 05" EAST, DEPARTING SAID 315.292 ACRES AND THE SOUTH LINE OF SAID BROADWAY STREET, ALONG THE WEST LINE OF SAID SOUTHLAKE RECREATION CENTER 461.33 FEET TO A POINT FOR CORNER;

THENCE, ALONG THE SOUTH LINE OF SAID SOUTHLAKE RECREATION CENTER, THE FOLLOWING FOUR (4) COURSES;

1. NORTH 86° 04' 34" EAST, 174.54 FEET TO A POINT FOR CORNER;
2. SOUTH 83° 02' 14" EAST, 177.26 FEET TO A POINT FOR CORNER;
3. SOUTH 71° 50' 25" EAST, 170.92 FEET TO A POINT FOR CORNER;

4. NORTH 67° 58' 49" EAST, 34.99 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE, SAME BEING SOUTHEAST CORNER OF AFOREMENTIONED SOUTHLAKE RECREATION CENTER AND ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTHLAKE BOULEVARD (WIDTH VARIES) AS SHOWN ON SOUTHLAKE BOULEVARD AND HANNOVER HEIGHTS LANE, STREET DEDICATION, AMENDING PLAT NO. 1, A SUBDIVISION OF RECORD IN PLAT NUMBER 2013051020, F.B.C.P.R.;

THENCE, ALONG THE SOUTHWESTERLY LINE OF SAID HANNOVER HEIGHTS LANE, STREET DEDICATION, AMENDING PLAT NO. 1 AND THE WESTERLY LINE OF SOUTHLAKE BOULEVARD PHASE 2 STREET DEDICATION, A SUBDIVISION OF RECORD IN FILE NUMBER 2013051034 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), THE FOLLOWING FIVE (5) COURSES;

1. 553.30 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1240.00 FEET, A CENTRAL ANGLE OF 25° 33' 57", AND A CHORD WHICH BEARS SOUTH 34° 36' 42" EAST, 548.72 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

2. 233.54 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 54° 54' 37", AND A CHORD WHICH BEARS SOUTH 19° 56' 22" EAST, 32.27 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

3. 59.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 32° 38' 58", AND A CHORD WHICH BEARS SOUTH 08° 48' 32" EAST, 59.03 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

4. 34.01 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 55° 40' 52", AND A CHORD WHICH BEARS SOUTH 02° 42' 25" WEST, 32.69 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

5. 500.99 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1240.00 FEET, A CENTRAL ANGLE OF 23° 08' 56", AND A CHORD WHICH BEARS SOUTH 18° 58' 23" WEST, 497.59 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE, SAME BEING THE NORTHEAST CORNER OF WINDWARD BAY DRIVE STREET DEDICATION, A SUBDIVISION OF RECORD IN PLAT NUMBER 2014037231, B.C.O.P.R. AND IN PLAT NUMBER 20140210, F.B.C.P.R.;

THENCE, ALONG THE NORTH LINE OF SAID WINDWARD BAY DRIVE (80 FEET RIGHT-OF-WAY) AS SHOWN ON SAID WINDWARD BAY DRIVE STREET DEDICATION, THE FOLLOWING FOUR (4) COURSES;

1. 53.15 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 87° 00' 35", AND A CHORD WHICH BEARS SOUTH 50° 54' 12" WEST, 48.19 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

2. 186.35 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 11° 07' 20", AND A CHORD WHICH BEARS NORTH 80° 01' 51" WEST, 186.06 FEET TO A POINT FOR CORNER;

3. NORTH 74° 28' 11" WEST, 125.29 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

4. 398.64 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 25° 39' 48", AND A CHORD WHICH BEARS NORTH 87° 18' 05" WEST, 395.32 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 09' 05" WEST, DEPARTING THE NORTH LINE OF AFOREMENTIONED WINDWARD BAY DRIVE, 1497.55 FEET TO A POINT FOR CORNER, SAME BEING ON THE NORTH LINE OF AFOREMENTIONED 315.292 ACRES AND ON THE SOUTH LINE OF AFOREMENTIONED BROADWAY STREET;

THENCE, NORTH 86° 44' 14" EAST, ALONG THE NORTH LINE OF SAID 315.292 ACRES AND THE SOUTH LINE OF SAID BROADWAY STREET, 80.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.895 ACRES OF LAND.

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, FORT BEND COUNTY AND THE CITY OF PEARLAND.

2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1503940626, DATED JUNE 19, 2015. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27), COORDINATES SHOWN ARE GRID NAD 83 AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A SCALE FACTOR OF 0.99987.

4. 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, BRAZORIA COUNTY, OR FORT BEND COUNTY.

5. FIVE-EIGHTHS INCH (5/8") IRON ROD WITH CAP MARKED "LJA ENG" 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.

6. BENCHMARK: MONUMENT GPS - 9 BRASS CAP SET IN CONCRETE, STAMPED "CITY OF PEARLAND 9 GPS MONU, 1955". THE MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO HIGHWAY 288 AND COUNTY ROAD 92 AND F.M. 518. THE MONUMENT IS APPROXIMATELY 500 FEET NORTH OF COUNTY ROAD 92 AND 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM SEWER DRAIN INLETS, ELEVATIONS = 59.03, NGVD 29, 1987 ADJUSTMENT. ADD 1.84 FEET FOR NGVD-29, 1973 ADJUSTMENT.

7. T.B.M. INDICATES TEMPORARY BENCHMARK = FOUND 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG".

ELEV.=64.62" NGVD-29, 1987 ADJUSTMENT

8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48039C0020 H, WITH THE EFFECTIVE DATE OF APRIL 2, 2014, AND MAP NO. 48157C0320 L, MAP REVISED APRIL 2, 2014, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

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

9. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE OR PUBLIC ENTITY SHALL REQUIRE THE PERMISSION OF THE PRIVATE OR PUBLIC 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 OR PUBLIC ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.

10. 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.

11. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNATED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND AND FORT BEND COUNTY DRAINAGE DISTRICT.

12. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA/FORT BEND MUNICIPAL UTILITY DISTRICT NO. 1.

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

14. 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.

15. ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY ACCESS FROM THE FRONT OF THE LOT.

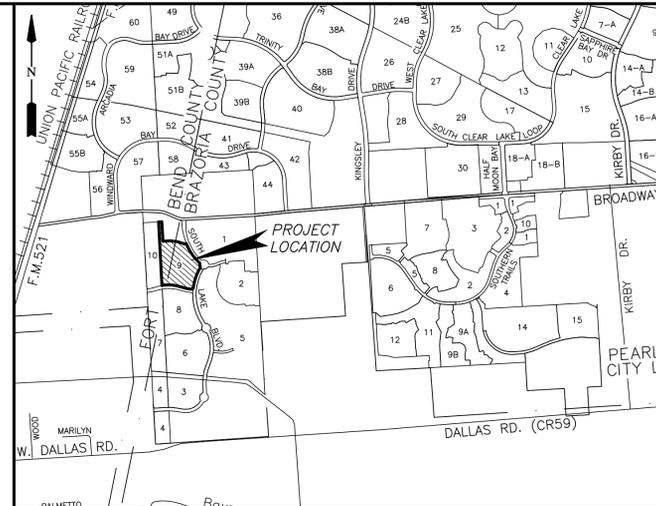
16. THERE ARE 13 STREET LIGHTS PROPOSED ON THIS PLAT.

17. A FOUR (4) FOOT SIDEWALK SHALL BE BUILT ALONG ALL STREETS WITHIN SUBJECT PLATTED AREA.

18. A 8-FOOT SIDEWALK SHALL BE BUILT ALONG BOTH SIDES OF SOUTHLAKE BOULEVARD.

19. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

20. ALL CURBS WILL BE INSTALLED ACCORDING TO THE CITY OF PEARLAND REGULATIONS.



VICINITY MAP
SCALE: 1" = 2000'

KEY MAP NO. 612 P & T

PRELIMINARY PLAT OF SOUTHLAKE SECTION 9

A SUBDIVISION OF 19.895 ACRES OF LAND SITUATED IN THE
H.T. & B.R.R. COMPANY SURVEY, SECTION 84, ABSTRACT NUMBER 538,
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS
AND THE H.T. & B. R.R. CO. SURVEY, SEC. 84, ABSTRACT NUMBER 767,
CITY OF PEARLAND, FORT BEND COUNTY, TEXAS

53 LOTS 4 RESERVES (5.385 ACRES) 2 BLOCKS

JUNE 23, 2015 JOB NO. 2027-0179C-309

OWNERS:

518SCR, LTD.,

A TEXAS LIMITED PARTNERSHIP

BY: PSWA, INC., A TEXAS CORPORATION

ITS SOLE GENERAL PARTNER

GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT

9000 GULF FREEWAY, SUITE 300, HOUSTON, TEXAS 77017

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386
T.B.P.L.S. Firm No. 10110501

KEITH W. MONROE
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS REGISTRATION NO. 4797

D. PRELIMINARY PLAT OF SOUTHLAKE SEC. 10

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Taylor Gunn of 518 SCR Ltd; for approval of a Preliminary Plat of Southlake Section 10, a 38 lot single family subdivision and 6 reserves on approximately 12.674 acres of land within the Shadow Creek Ranch PUD, on the following described property



P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Rene Rodriguez, LJA Engineering

DATE: 7/20/2015

AGENDA ITEM SUBJECT: Preliminary Plat of Southlake Sec. 10

Old Business • New Business Discussion Item Workshop

Summary: A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Taylor Gunn of 518 SCR Ltd; for approval of a Preliminary Plat of Southlake Section 10, a 38 lot single family subdivision and 6 reserves on approximately 12.674 acres of land within the Shadow Creek Ranch PUD, generally located on the north side of Windward Bay Drive about 750 feet west of Southlake Boulevard.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF JULY 20, 2015

PRELIMINARY PLAT OF SOUTHLAKE SECTION 10

A request by Rene Rodriguez of LJA Engineering, applicant; on behalf of Taylor Gunn of 518 SCR Ltd; for approval of a Preliminary Plat of Southlake Section 10, a 38 lot single family subdivision and 6 reserves on approximately 12.674 acres of land within the Shadow Creek Ranch PUD, on the following described property, to wit:

Legal Description: A subdivision of 12.674 acres of land situated in the H.T. & B.R.R. Co. Survey, Section 84, Abstract Number 767, City of Pearland, Brazoria County, Texas.

General Location: Generally located on the north side of Windward Bay Drive about 750 feet west of Southlake Boulevard.

SUMMARY: On behalf of Taylor Gunn of 518 SCR Ltd., Rene Rodriguez of LJA Engineering is requesting approval of a Preliminary Plat of Southlake Section 10, a proposed 38 lot single family subdivision and 6 reserves located on approximately 12.674 acres. The proposed lot sizes include lots that are generally 50 feet wide and 140 to 170 feet deep. The proposed subdivision is located in the Shadow Creek Ranch Addendum south of Broadway Street. The section will be accessed from Windward Bay Drive and from Southlake Section 9 via future Aspen Ridge Lane.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	Shadow Creek Ranch PUD	Undeveloped
South	Shadow Creek Ranch PUD	Developing Single Family Residential (Southlake Section 10)
East	Shadow Creek Ranch PUD	Developing Single Family Residential (Southlake Section 10)
West	Shadow Creek Ranch PUD	Developing Single Family Residential (Shadow Oaks Section 1)

PLATTING STATUS: This preliminary plat is the tenth plat for the Southlake subdivision. This section is in conformance with the proposed residential area identified

P&Z 04/06/2015

Preliminary Plat of Southlake Section 10

Page 1

for this property by the Shadow Creek Ranch PUD expansion approved on February 27, 2006

UNIFIED DEVELOPMENT CODE: The Unified Development Code (UDC) does not apply to the subject development as the property is located within the Shadow Creek Ranch Planned Unit Development (PUD) and was approved prior to the adoption of the UDC. Regulations from the previous Land Use and Urban Development Ordinance apply.

LAND USE & URBAN DEVELOPMENT ORDINANCE: The Shadow Creek Ranch PUD is subject to the land use regulations from the approved PUD, in addition to the Land Use and Urban Development Ordinance. The proposed plat conforms to the Land Use and Urban Development regulations as well as the requirements of the Shadow Creek Ranch PUD.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The subject property is shown as A-1/2 Acre Lots (Suburban Residential). However, the lots conform to the requirements of the Shadow Creek Ranch PUD.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Windward Bay Drive, with 80 feet of Right of Way. Windward Bay Drive will conform to Major Collector Street standards.

UTILITIES AND INFRASTRUCTURE: This Plat is located wholly within the Brazoria / Fort Bend Utility District (MUD) No. 1.

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

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

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

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 this Preliminary Plat of Southlake Section 10 as proposed by the applicant for the following reasons:

1. The proposed preliminary plat will not cause any adverse impacts on the surrounding properties.
2. The request is in conformance to the Shadow Creek Ranch PUD as well as the

Land Use and Urban Development Ordinance.

SUPPORTING DOCUMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Preliminary Plat of Southlake Section 10



Aerial Map

Preliminary Plat Southlake Section 10

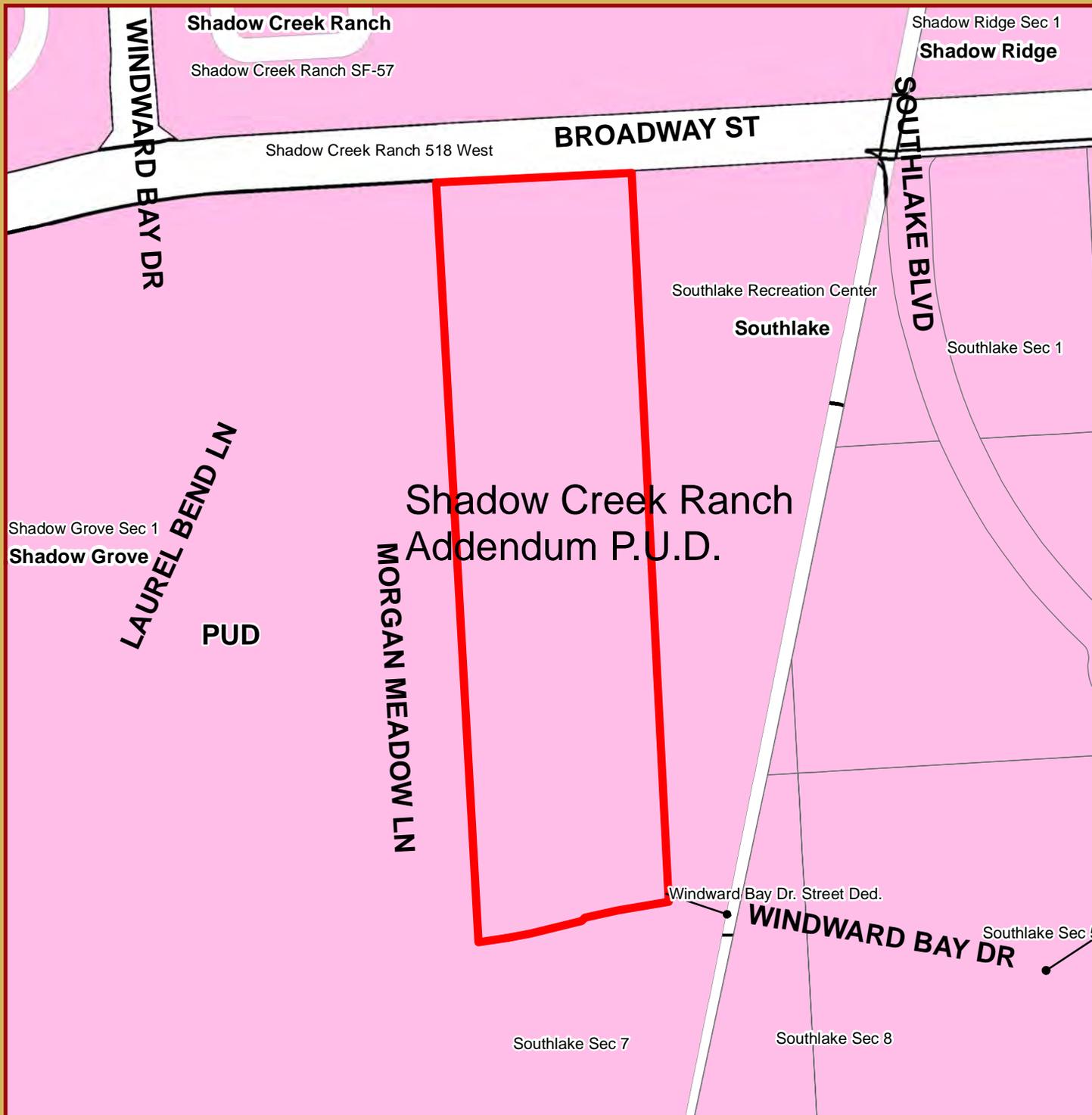


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 295 feet

OCTOBER 2014
PLANNING DEPARTMENT





Zoning Map

Preliminary Plat Southlake Section 10

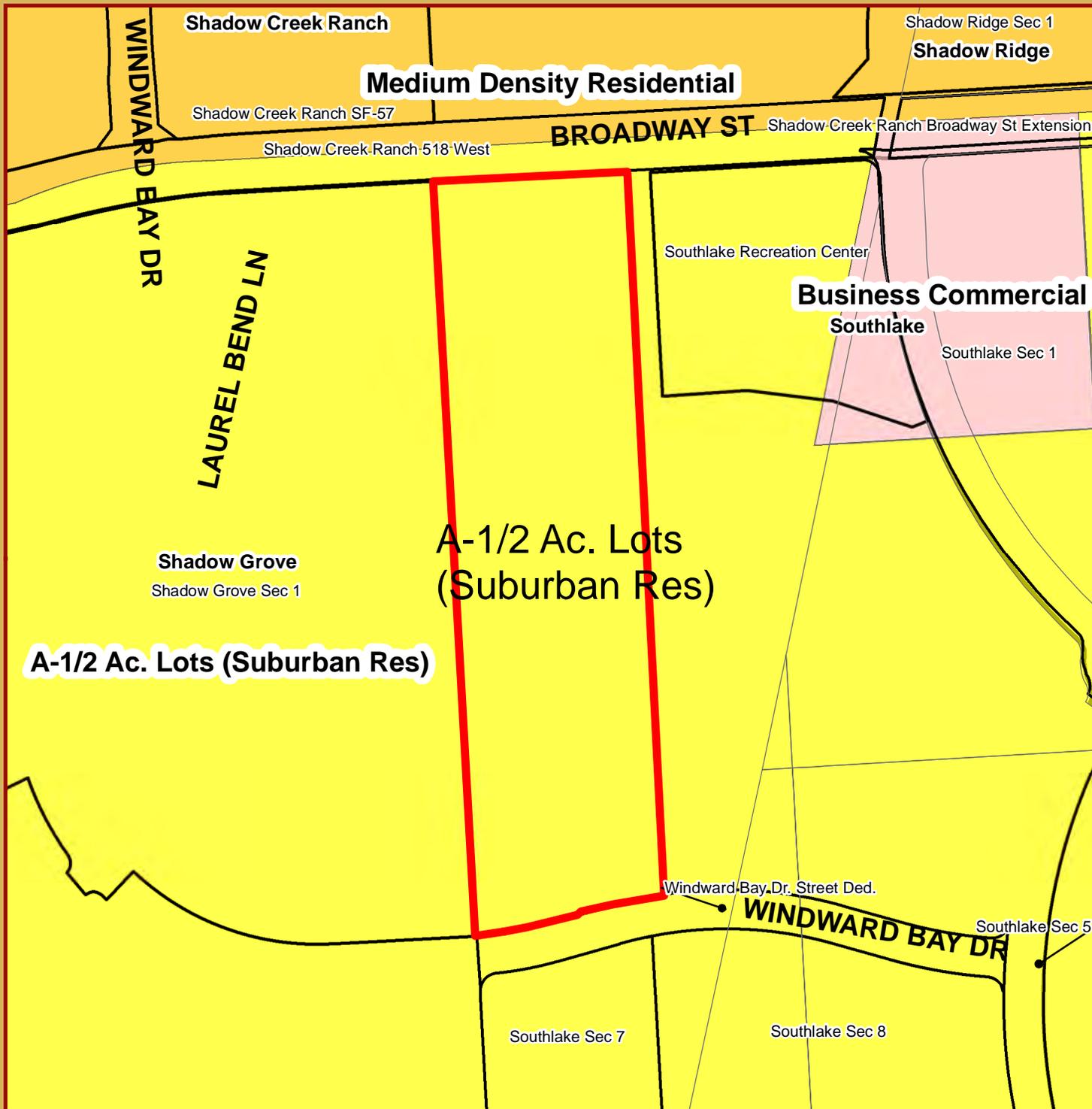


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1 inch = 295 feet

OCTOBER 2014
PLANNING DEPARTMENT





Future Land Use Map

Preliminary Plat Southlake Section 10

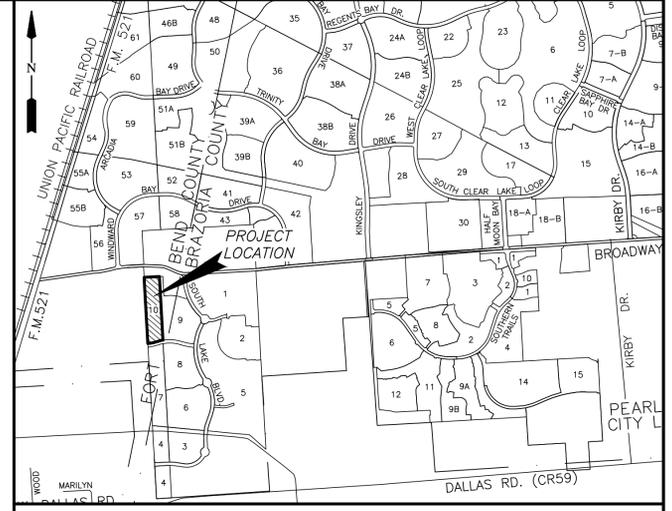
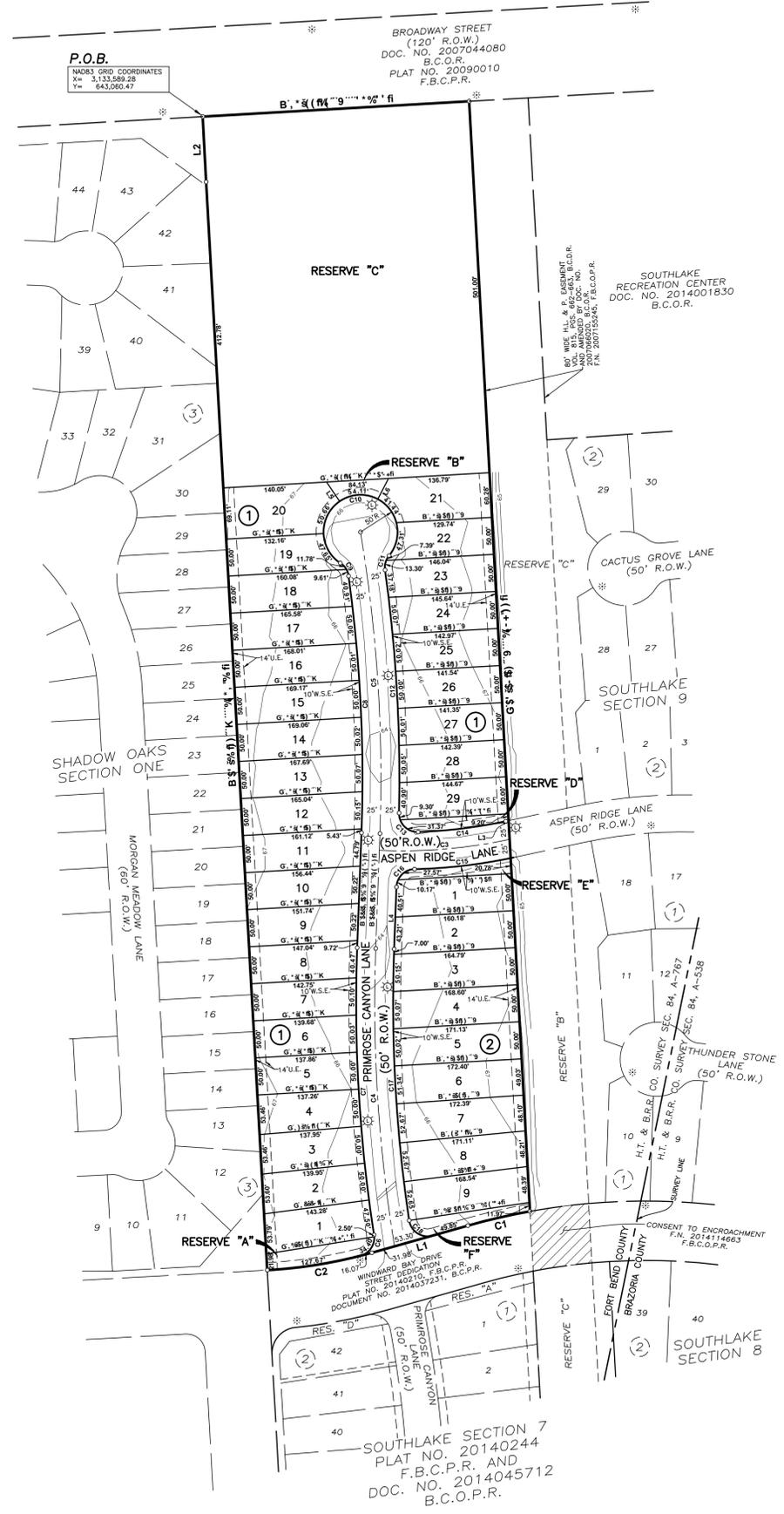


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1 inch = 295 feet

OCTOBER 2014
PLANNING DEPARTMENT





VICINITY MAP
SCALE: 1" = 2000'
KEY MAP NO. 612 P & T

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	890.00'	182° 08' 58"	86.25'	86.22' G+88° 08' 11" K
C2	655.00'	168° 08' 58"	143.74'	143.45' G+82° 08' 11" K
C3	700.00'	168° 08' 58"	177.41'	176.94' B+180° 08' 11" K
C4	2000.00'	168° 08' 58"	402.67'	401.99' G+82° 08' 11" K
C5	2000.00'	168° 08' 58"	407.67'	406.90' B+180° 08' 11" K
C6	25.00'	182° 08' 58"	36.90'	33.64' B+180° 08' 11" K
C7	2025.00'	168° 08' 58"	388.10'	387.50' B+180° 08' 11" K
C8	1975.00'	168° 08' 58"	346.66'	346.22' B+180° 08' 11" K
C9	25.00'	182° 08' 58"	21.38'	20.74' B+180° 08' 11" K
C10	50.00'	182° 08' 58"	241.18'	66.67' B+180° 08' 11" K
C11	25.00'	182° 08' 58"	20.68'	20.10' G+82° 08' 11" K
C12	2025.00'	168° 08' 58"	328.24'	327.88' G+82° 08' 11" K
C13	25.00'	182° 08' 58"	40.67'	36.33' G+82° 08' 11" K
C14	675.00'	168° 08' 58"	119.64'	119.48' B+180° 08' 11" K
C15	725.00'	168° 08' 58"	131.18'	131.00' G+82° 08' 11" K
C16	25.00'	182° 08' 58"	37.74'	34.26' G+82° 08' 11" K
C17	1975.00'	168° 08' 58"	366.56'	366.03' G+82° 08' 11" K
C18	25.00'	182° 08' 58"	42.40'	37.50' G+82° 08' 11" K

LINE TABLE		
LINE	BEARING	DISTANCE
L1	G+82° 08' 11" K	135.13'
L2	B+180° 08' 11" K	88.21'
L3	B+180° 08' 11" K	3.91'
L4	G+82° 08' 11" K	83.71'
L5	B+180° 08' 11" K	31.67'
L6	B+180° 08' 11" K	31.67'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.079	3,435	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.037	1,592	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	4.155	181,004	RESTRICTED TO DRILL SITE
D	0.050	2,193	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.050	2,165	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.067	2,897	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	4.438	193,286	

- 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
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PROPERTY RECORDS
 - B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - ⊙ INDICATES PROPOSED STREET LIGHT
 - ⊙ INDICATES EXISTING STREET LIGHT
 - INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE
 - ⊙ INDICATES TEMPORARY BENCHMARK
 - RES. INDICATES RESERVE
 - R.O.W. INDICATES RIGHT-OF-WAY
 - P.O.B. INDICATES POINT OF BEGINNING

**PRELIMINARY PLAT OF
SOUTHLAKE SECTION 10**

A SUBDIVISION OF 12.674 ACRES OF LAND SITUATED IN THE
H.T. & B. R.R. CO. SURVEY, SEC. 84, ABSTRACT NUMBER 767, CITY OF
PEARLAND, FORT BEND COUNTY, TEXAS

38 LOTS 6 RESERVES (4.438 ACRES) 2 BLOCKS

JUNE 23, 2015 JOB NO. 2027-0180C-309

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

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386
T.B.P.L.S. Firm No. 10110501

KEITH W. MONROE
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS REGISTRATION NO. 4797

STATE OF TEXAS
COUNTY OF FORT BEND

WE, 518SCR, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT OF PSWA, INC., A TEXAS CORPORATION, THE SOLE GENERAL PARTNER OF 518SCR, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SOUTHLAKE SECTION 10, 12.674 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SEC. 84, ABSTRACT NUMBER 767, FORT BEND COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID 518SCR, LTD., ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

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 FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FOOT, 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 EACH 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 FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY HERETO, 518SCR, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PSWA, INC., A TEXAS CORPORATION, ITS SOLE GENERAL PARTNER, BY GERALD W. NOTEBOOM, SENIOR EXECUTIVE VICE PRESIDENT, THIS _____ DAY OF _____, 2015.

518SCR, LTD., A TEXAS LIMITED PARTNERSHIP

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

BY: _____
GERALD W. NOTEBOOM,
SENIOR EXECUTIVE VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS SUBDIVISION OF SOUTHLAKE SECTION 10 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2015.

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

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS _____ DAY OF _____, 2015.

DARRIN COKER
CITY ATTORNEY

SUSAN POLKA, P.E.
CITY ENGINEER

BEING 12.674 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. CO. SURVEY, SEC. 84, ABSTRACT 767, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 315.292 ACRE TRACT OF LAND CONVEYED TO 518SCR, LTD. BY INSTRUMENT OF RECORD IN FILE NUMBER 2011089118, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) AND IN DOCUMENT NUMBER 2011036869, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 12.674 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD27):

BEGINNING AT THE NORTHWEST CORNER OF SAID 315.292 ACRES, SAME BEING ON THE SOUTH LINE OF BROADWAY STREET (CALLED 120 FEET WIDE) AS SHOWN ON SHADOW CREEK RANCH BROADWAY STREET EXTENSION FROM COUNTY LINE TO F.M. 521, A SUBDIVISION OF RECORD IN PLAT NUMBER 20090010 OF THE PLAT RECORDS OF SAID FORT BEND COUNTY (F.B.C.P.R.);

THENCE, NORTH 86° 44' 14" EAST, ALONG THE NORTH LINE OF SAID 315.292 ACRES AND THE SOUTH RIGHT-OF-WAY LINE OF SAID BROADWAY STREET, 361.33 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 09' 05" EAST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID BROADWAY STREET 1497.55 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE, SAME BEING ON THE NORTH RIGHT OF WAY LINE OF WINDWARD BAY DRIVE (80 FOOT RIGHT-OF-WAY) AS SHOWN ON WINDWARD BAY DRIVE STREET DEDICATION, A SUBDIVISION OF RECORD IN PLAT NUMBER 20140210 OF THE PLAT RECORDS OF SAID FORT BEND COUNTY (F.B.C.P.R.) AND IN DOCUMENT NUMBER 2014037231, B.C.P.R.;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID WINDWARD BAY DRIVE, THE FOLLOWING THREE (3) COURSES:

1. 86.25 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 05° 33' 10", AND A CHORD WHICH BEARS SOUTH 77° 05' 26" WEST, 86.22 FEET TO A POINT FOR CORNER;

2. SOUTH 74° 18' 52" WEST, 135.13 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

3. 143.74 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 655.00 FEET, A CENTRAL ANGLE OF 12° 34' 26", AND A CHORD WHICH BEARS SOUTH 80° 36' 04" WEST, 143.45 FEET TO A POINT FOR CORNER, SAME BEING ON THE WEST LINE OF AFOREMENTIONED 315.292 ACRES, SAME BEING THE EAST LINE OF THAT CERTAIN CALLED 132.5682 ACRE TRACT CONVEYED TO TRX HOLDINGS LLC BY INSTRUMENT OF RECORD IN FILE NUMBER 2011009961, F.B.C.O.P.R.;

THENCE, NORTH 03° 13' 55" WEST, ALONG THE COMMON LINE OF SAID 315.292 ACRES AND SAID 132.5682 ACRES, DEPARTING AFOREMENTIONED WINDWARD BAY DRIVE, 1468.19 FEET TO A POINT FOR CORNER, SAME BEING THE NORTHEAST CORNER OF SAID 132.5682 ACRES;

THENCE NORTH 03° 00' 39" WEST, CONTINUING ALONG THE WEST LINE OF SAID 315.292 ACRES, 88.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.674 ACRES OF LAND.

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY AND THE CITY OF PEARLAND.

2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1503939530, DATED JUNE 19, 2015. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27), COORDINATES SHOWN ARE GRID NAD 83 AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A SCALE FACTOR OF 0.999987.

4. 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, BRAZORIA COUNTY, OR FORT BEND COUNTY.

5. FIVE-EIGHTHS INCH (5/8") IRON ROD WITH CAP MARKED "LJA ENG" 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.

6. BENCHMARK: MONUMENT GPS - 9 BRASS CAP SET IN CONCRETE, STAMPED "CITY OF PEARLAND 9 GPS MONU, 1955". THE MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF THE WEST ACCESS ROAD TO HIGHWAY 288 AND COUNTY ROAD 92 AND F.M. 518. THE MONUMENT IS APPROXIMATELY 500 FEET NORTH OF COUNTY ROAD 92 AND 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM SEWER DRAIN INLETS. ELEVATIONS = 59.03, NGVD 29, 1987 ADJUSTMENT. ADD 1.84 FEET FOR NGVD-29, 1973 ADJUSTMENT.

7. T.B.M. INDICATES TEMPORARY BENCHMARK = FOUND 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG".

ELEV.=64.62' NGVD-29, 1987 ADJUSTMENT

8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48039C0020 H, WITH THE EFFECTIVE DATE OF APRIL 2, 2014, AND MAP NO. 48157C0320 L, MAP REVISED APRIL 2, 2014, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN).

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

9. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE OR PUBLIC ENTITY SHALL REQUIRE THE PERMISSION OF THE PRIVATE OR PUBLIC 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 OR PUBLIC ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.

10. 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.

11. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNATED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND AND FORT BEND COUNTY DRAINAGE DISTRICT.

12. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA/FORT BEND MUNICIPAL UTILITY DISTRICT NO. 1.

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

14. 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.

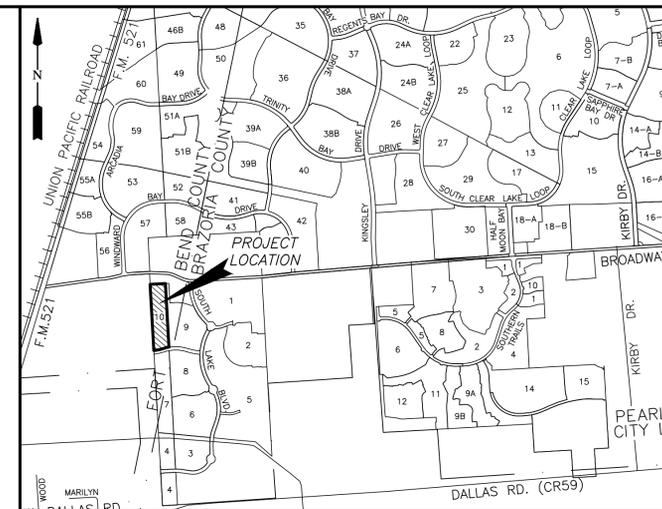
15. ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY ACCESS FROM THE FRONT OF THE LOT.

16. THERE ARE 7 STREET LIGHTS PROPOSED ON THIS PLAT.

17. A FOUR (4) FOOT SIDEWALK SHALL BE BUILT ALONG ALL STREETS WITHIN SUBJECT PLATTED AREA.

18. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

19. ALL CURBS WILL BE INSTALLED ACCORDING TO THE CITY OF PEARLAND REGULATIONS.



VICINITY MAP
SCALE: 1" = 2000'

KEY MAP NO. 612 P & T

PRELIMINARY PLAT OF SOUTHLAKE SECTION 10

A SUBDIVISION OF 12.674 ACRES OF LAND SITUATED IN THE
H.T. & B. R.R. CO. SURVEY, SEC. 84, ABSTRACT NUMBER 767, CITY OF
PEARLAND, FORT BEND COUNTY, TEXAS

38 LOTS 6 RESERVES (4.438 ACRES) 2 BLOCKS

JUNE 23, 2015 JOB NO. 2027-0180C-309

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

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386
T.B.P.L.S. Firm No. 10110501

KEITH W. MONROE
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS REGISTRATION NO. 4797

SHEET 2 OF 2

DIR. COORD. MYLAR CHECK: DATE TIME: 11:07 AM 07 JUL 2015 FILE: C:\ProgramData\AutoCAD\2015\PROJECT\Southlake_10_PP.dwg

III. Matters Removed From Consent Agenda

IV. New Business

A. PLANNING AND ZONING VARIANCE 2015-06

A request by Jack McGuff, applicant; on behalf of Beau Chat & Co. owner; for approval of a Variance Permitted in Section 2.2.5.2 (4), of the Unified Development Code, Ordinance No. 2000-T, to allow a reduction of 7,548 square feet from the minimum lot area, a reduction of 25.4 feet from the minimum lot width, and a reduction of 5 feet from the minimum lot depth requirements within the General Business (GB) zoning district on approximately .34 acres of land located at 2510 Lynn Drive, Pearland, Texas.



P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Jack McGuff

DATE: 7/20/2015

AGENDA ITEM SUBJECT: Planning and Zoning Variance 2015-06

Old Business • New Business Discussion Item Workshop

Summary: A request by Jack McGuff, applicant; on behalf of Beau Chat & Co. owner; for approval of a Variance Permitted in Section 2.2.5.2 (4), of the Unified Development Code, Ordinance No. 2000-T, to allow a reduction of 7,548 square feet from the minimum lot area, a reduction of 25.4 feet from the minimum lot width, and a reduction of 5 feet from the minimum lot depth requirements within the General Business (GB) zoning district on approximately .34 acres of land located at 2510 Lynn Drive, Pearland, Texas.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF JULY 20, 2015

PLANNING AND ZONING VARIANCE NO. 2015-06

A request by Jack McGuff, applicant; on behalf of Beau Chat & Co. owner; for approval of a Variance Permitted in Section 2.2.5.2 (4), of the Unified Development Code, Ordinance No. 2000-T, to allow a reduction of 7,548 square feet from the minimum lot area, a reduction of 25.4 feet from the minimum lot width, and a reduction of 5 feet from the minimum lot depth requirements within the General Business (GB) zoning district on approximately .34 acres of land located at 2510 Lynn Drive, Pearland, Texas.

Legal Description: Lot 10, Block 11, Mimosa Acres, Pearland, Brazoria County, Texas.

General Location: 2510 Lynn Drive

SUMMARY: The applicant is requesting variances from the minimum lot size of 22,500 square feet to 14,952 square feet, from the minimum lot width from 150 feet to 124.60 feet, and from the minimum lot depth of 125 feet to 120 feet in the General Business (GB) zoning district, to allow the creation of one commercial lot for the development of a book store in an existing house located at the northwest corner of Broadway Street and Lynn Drive. The property is 14,952 square feet in size and was originally platted and developed for a single family residence. Section 2.4.4.5 (c) (1) (a) requires a minimum lot area of 22,500 square feet, (b) a minimum lot width of 150 feet, and (c) a minimum lot depth of 125 feet. According to the applicant's letter of intent, the applicant intends to construct a parking area at the rear of the property that will be able to be linked to the existing parking located on property to the west to provide shared parking for customers of a proposed bookstore. The proposed lot does not meet the minimum area, width, or depth required for lots located within the General Business zoning district.

Table 1	Required Dimensions	Proposed Dimensions
Lot Area	22,500 square feet	14,952 square feet
Lot Width	150 feet	124.60 feet
Lot Depth	125 feet	120 feet

PLATTING STATUS: The applicant proposes to file a Minor Plat to allow for the conversion of the property into a commercial use. Prior to approval of the plat, the proposed variance must be approved to allow for a reduction of 7,548 square feet from the minimum lot area, a reduction of 25.4 feet from the minimum lot width, and a

reduction of 5 feet from the minimum lot depth requirements of the General Business (GB) zoning district.

CONFORMANCE TO THE LAND USE PLAN: The Land Use Plan recommends Office, Retail and Services along Broadway Street. If granted, the proposed variances would allow development of the property in conformance to the Land Use Plan.

THOROUGHFARE PLAN: Broadway Street is shown as a Major Thoroughfare to be Widened and may require additional dedication of right of way to accommodate the required right-of-way of 120 feet. Lynn Drive Road is a local street with a right-of-way of 60 feet.

IMPACT ON SURROUNDING PROPERTIES: The property is zoned General Commercial along with the neighboring properties to the east and west. The properties to the east and west are developed with businesses that front Broadway Street. The neighboring properties to the north along Lynn Drive are developed with Single Family Residences zoned R-2 Single Family. Granting this variance would allow infill development of a business on property zoned General Commercial however, the existing house would continue to face Lynn Drive and be in physical alignment with the houses along Lynn Drive.

SECTION PERMITTING THE VARIANCE REQUEST:

Section 2.2.5.2 Variances

(a) Purpose, Applicability and Effect.

(4) Variances from the requirements of Chapters 2, 4, and 5 shall be decided by the Zoning Board of Adjustments, and variances from the requirements of Chapter 3 shall be decided by the Planning and Zoning Commission.

STAFF RECOMMENDATION: Staff recommends approval of the requested variance from Section 2.4.4.5 (c) (1) (a), (b), and (c) of the Unified Development Code, Ordinance No. 2000-T, to reduce the minimum lot area requirement from 22,500 square feet to 14,952 square feet, to reduce the minimum lot width from 150 feet to 124.60 feet, and reduce the minimum lot depth from 125 feet to 120 feet at 2510 Lynn Drive for the following reasons:

1. The Unified Development Code will assure the development of this property is in conformance with the goals of the city.
2. The variance will allow development of a commercial use on a property zoned General Business (GB).

SUPPORTING DOCUMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Site Plan



Aerial Map

**P&Z Variance
2015-06**



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

1 inch = 71 feet

OCTOBER 2014
PLANNING DEPARTMENT





Zoning Map

**P&Z Variance
2015-06**

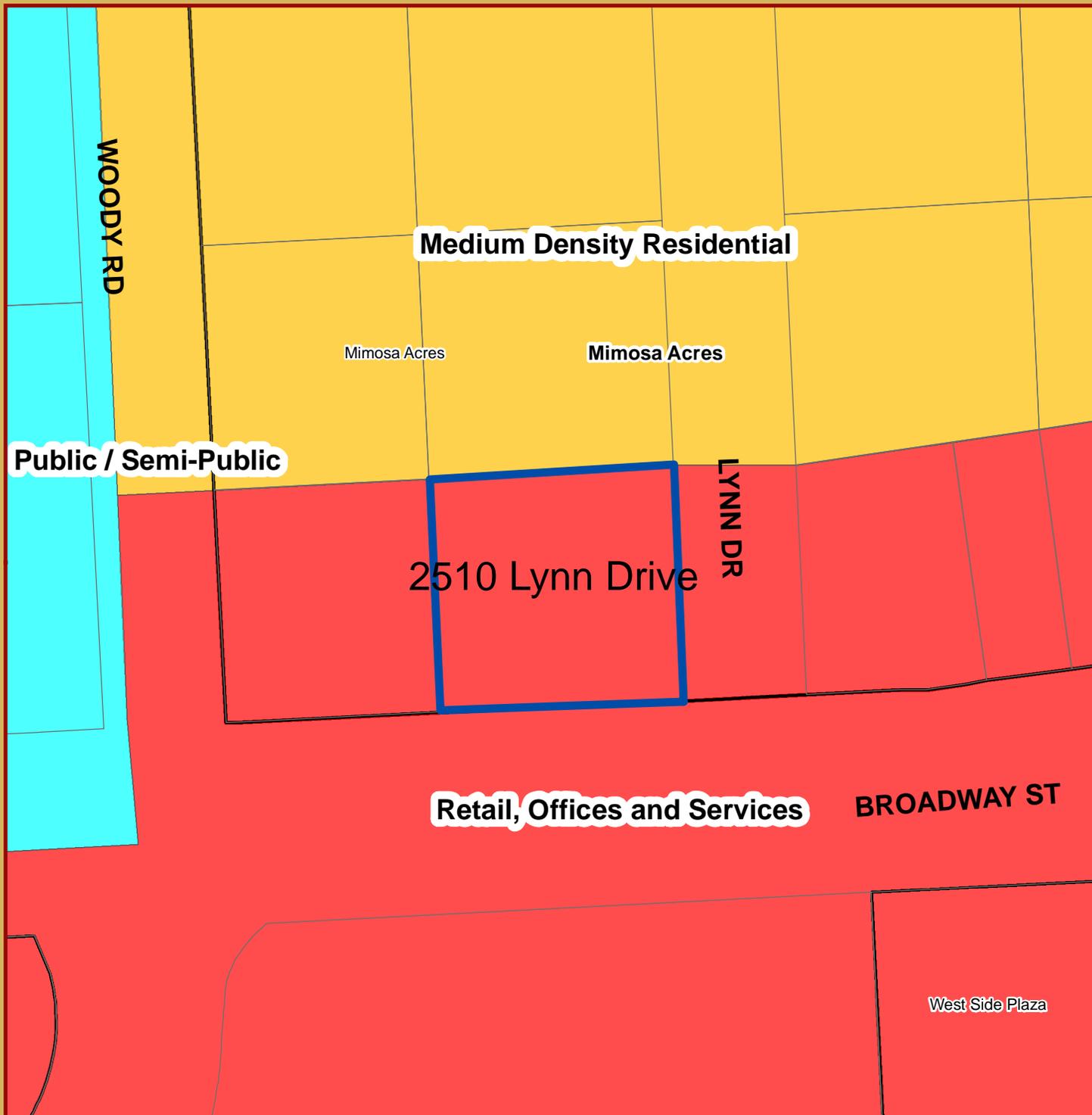


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1 inch = 71 feet

OCTOBER 2014
PLANNING DEPARTMENT





Future Land Use Map

**P&Z Variance
2015-06**



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1 inch = 71 feet

OCTOBER 2014
PLANNING DEPARTMENT



B.AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC)

A request of the City of Pearland Community Development Department; for approval of a Unified Development Code (UDC) amendment to require that All Automobile related uses, and Pawn Shops, Payday Loans, and Gold Exchanges, require approval of a Conditional Use Permit in the General Business (GB), General Commercial (GC), Neighborhood Services (NS), and Office Professional (OP) Zoning Districts and amendments to requirements regarding underground utilities.



JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, JULY 20, 2015 AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Amendments to the Unified Development Code (UDC)

A request of the City of Pearland for approval of a Unified Development Code (UDC) amendment to require that all automobile related uses, and Pawn Shops, Payday Loans, and Gold Exchanges, require approval of a Conditional Use Permit in the General Business (GB), General Commercial (GC), Neighborhood Services (NS), and Office Professional (OP) Zoning Districts; and amendments to requirements regarding underground utilities.

Legal Description: N/A

General Location: N/A

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.



Staff Report

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: July 7, 2015

Re: Proposed Amendments to the Unified Development Code regarding changes to the allowed land uses within the General Business (GB) and General Commercial (GC) Neighborhood Services (NS), and Office Professional (OP) Zoning Districts; and amendments to requirements regarding underground utilities.

Summary of Request

Staff was directed to review the Pearland Parkway Corridor to identify all undeveloped tracts of land within the specified review area and where existing zoning districts allow for automobile related uses by right. For those specific tracts, the City Council requested staff to recommend changes that would limit the continued growth of automobile related uses along Pearland Parkway.

The study area included Pearland Parkway from the northern city limits, just south of Clear Creek to the future connection of Dixie Farm Road to the south. Zoning districts within the study area range from Planned Developments (PD), including the Stonebridge PD, Lakes of Highland Glen, Pearland's Marketplace, Center at Pearland Parkway, Oakbrook Estates to conventional zoning district, General Business (GB). Thirteen (13) undeveloped tracts of land were identified within the study area that would permit automobile-related uses by right or with approval of a CUP.

Staff conducted a workshop with City Council in February, and a workshop with P&Z and a Final Joint Workshop with Council and P&Z, both in June of this year. From those workshops staff concluded that overall changes to the OP, NS, GB and GC zoning designations in the Unified Development Code (UDC) was the most effective way to achieve City Council's goal and to avoid city initiated zone changes for specific parcels, which could be viewed as downzoning. As proposed, no uses which are currently allowed in any of the zones will be eliminated but will simply involve further review by requiring the approval of a CUP. Staff has noticed an increase of existing developments that had been zoned GB or GC for a number of years that now abut residential developments and have since turned over into more intense commercial uses such as auto repair, pawn shops, or fuel stations. For example, the area east of Dixie Farm, in the vicinity of Broadway Street, is zoned GC and abuts residential subdivisions. At the time this

area was zoned GC, the surroundings were probably developed with large homesteads or vacant, with adequate buffering. Since then, these surroundings have developed with denser residential subdivisions with smaller lots, thereby raising adjacency concerns. Currently, the City has no ability to consider how these sites may or may not affect the abutting residential. The proposed changes will help with mitigating any negative impacts that may affect adjoining properties.

Additionally, staff would amend the existing PD's along Pearland Parkway (Oakbrook Estates and Stonebridge). This will be done at a later date with a separate Joint Public Hearing.

Also, staff has been instructed to look at our current undergrounding requirement for electrical utilities within our Corridor Overlay Districts and within certain zoning districts. The proposed change alters the wording regarding screening of utility equipment, when undergrounding is required, and who is responsible for payment of installation.

Recommendation

Staff recommends the following changes to the UDC in order to achieve Council's goal:

1. Change all automobile related uses and Pawn Shop, Payday Loans, and Gold Exchange use, that are currently permitted outright in either the GB, GC, NS, or OP zones to require approval of a Conditional Use Permit, prior to opening up operations.
2. Amend the sections of the UDC that discuss underground utilities to further clarify what needs to be screened, when undergrounding is required, and who is responsible for payment of installation.

Proposed Changes:

See attachment A and D below.

Attachments:

- A. Proposed Changes to UDC (changes to the Land Use Matrix)
- B. Examples of areas of concern that abut Residential.
- C. City Zoning Map
- D. Proposed Changes to the UDC (explanation of changes to underground utility requirements)

Automobile Uses

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
All Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O- MILL	OT-R	OT-GB	OT- MILL	RRN	OP	BP- 200	NS	GB	GC	M-1	M-2	
												S1	S2	S3	S4	S5														
															P	P								P	P	C P	C P	P	P	
Description: An establishment that sells all-terrain vehicles (ATV's), motorcycles and go-carts.																														
Parking: One space per 1500 square feet of open sales lot and enclosed floor area devoted to the sale and display.																														

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair)	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O- MILL	OT-R	OT-GB	OT- MILL	RRN	OP	BP- 200	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5	C			P				P	P	C P	C P	P	
																								P	P	C P	C P	P	
Description: The use of any building or other premises for the primary inside display and sale of new or used accessories and/or parts for automobiles, panel trucks or vans, trailers, or recreation vehicles. This definition expressly does not include a "Wrecking or Salvage Yard"; this is separately defined herein.																													
Parking: One space per 200 square feet of gross floor area.																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-200	NS	GB	GC	M-1	M-2		
Auto Glass Repair/Tinting												S1	S2	S3	S4	S5															
																	C			C							C	C	P	P	
	Description: A shop that repairs damage windows or provides tinting services for vehicles.																														
Parking: One space per 200 square feet of gross floor area.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-200	NS	GB	GC	M-1	M-2		
Auto Interior Shop/Upholstery												S1	S2	S3	S4	S5															
																	C			C		C					C	C	P	P	
	Description: An establishment that repairs or rebuilds the interior of the passenger compartment of automobiles, including the upholstery of seats.																														
Parking: One space per 200 square feet of gross floor area.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-200	NS	GB	GC	M-1	M-2		
Auto Parts Sales (With Outside Storage or Display)												S1	S2	S3	S4	S5															
																											C	C	P	P	
	Description: An establishment that sells and installs auto parts and accessories. All outdoor storage will have to meet screening requirements of the Unified Development Code.																														
Parking: One space per 200 square feet of gross floor area.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
Auto Parts Sales (Indoors Only; With Repair Bays)	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O- MII	OT-R	OT-GB	OT- MII	RRN	OP	BP- 200	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
																		C				C				C	C	P	P
Description: An establishment that sells auto parts and accessories and offers installation services.																													
Parking: One space per 200 square feet of gross floor area.																													

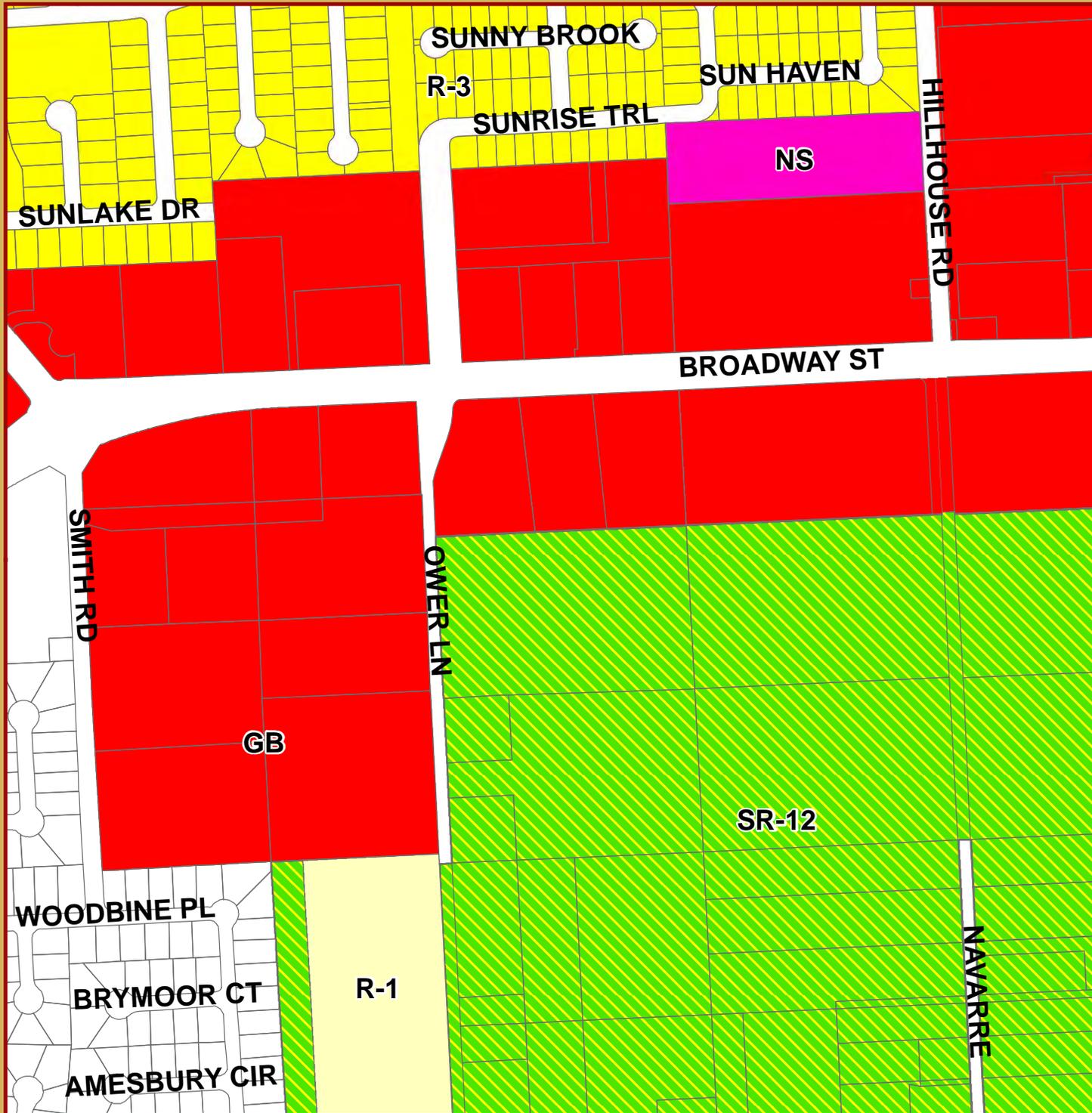
Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts									
Auto Rental	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O- MII	OT-R	OT-GB	OT- MII	RRN	OP	BP- 200	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5													
																				C						C	C	P	P
Description: A business establishment that provides for the renting of automobiles and light trucks on a short-term basis (differentiated from leasing, which is on a long-term basis). This may also involve the incidental storage of the automobiles and light trucks being rented.																													
Parking: One space per 1500 square feet of open sales lot and enclosed floor area devoted to the sale and display.																													

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-	OT-R	OT-GB	OT-	RRN	OP	BP-	NS	GB	GC	M-1	M-2		
Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity)												S1	S2	S3	S4	S5															
										C		C	C		C	C										C	C	C	P	P	
	Description: A commercial parking lot that houses vehicles less than one (1) ton capacity.																														
Parking: One space for each 200 square feet of gross floor area.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-	OT-R	OT-GB	OT-	RRN	OP	BP-	NS	GB	GC	M-1	M-2		
Tire Retreading and Capping												S1	S2	S3	S4	S5															
																													P	P	
	Description: An establishment that refurbishes used automobile tires by remolding and attaching new treads.																														
Parking: One space for each 1.5 employees in the maximum work shift.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts											
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-	OT-R	OT-GB	OT-	RRN	OP	BP-	NS	GB	GC	M-1	M-2		
Tire Sales (Outdoors, With Open Storage)												S1	S2	S3	S4	S5															
																												C	P	P	
	Description: A retail business that sells tires for vehicles also includes accessory installation. All outdoor storage will have to meet screening requirements of the Unified Development Code.																														
Parking: One space per 200 square feet of gross floor area.																															

Use	Residential Zoning Districts											Mixed Use Districts					Old Town			Non-Residential Zoning Districts										
Pawn Shop, Pay Day Loan (including Title Loans and Check Cashing) & Gold Exchange	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MIF	MH	SPD					C-MU	G/O-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-200	NS	GB	GC	M-1	M-2	
												S1	S2	S3	S4	S5														
																		C					C		C	C	P	P		
Description: An establishment that loans money in exchange for personal property pledged by the property owner to the business, or that buys such property from its owner for resale. Retail sales permitted, including sales of pre-owned items, provided that sales of such pre-owned items comply with all applicable law. This use includes establishments that primarily buy gold from customers, and institutions that loan money based on postdated checks and car titles, or cash personal/paychecks for a fee.																														
Parking: One space per 300 square feet of gross floor area.																														



Attachment B1

ZONING MAP

GB abutting SR-12

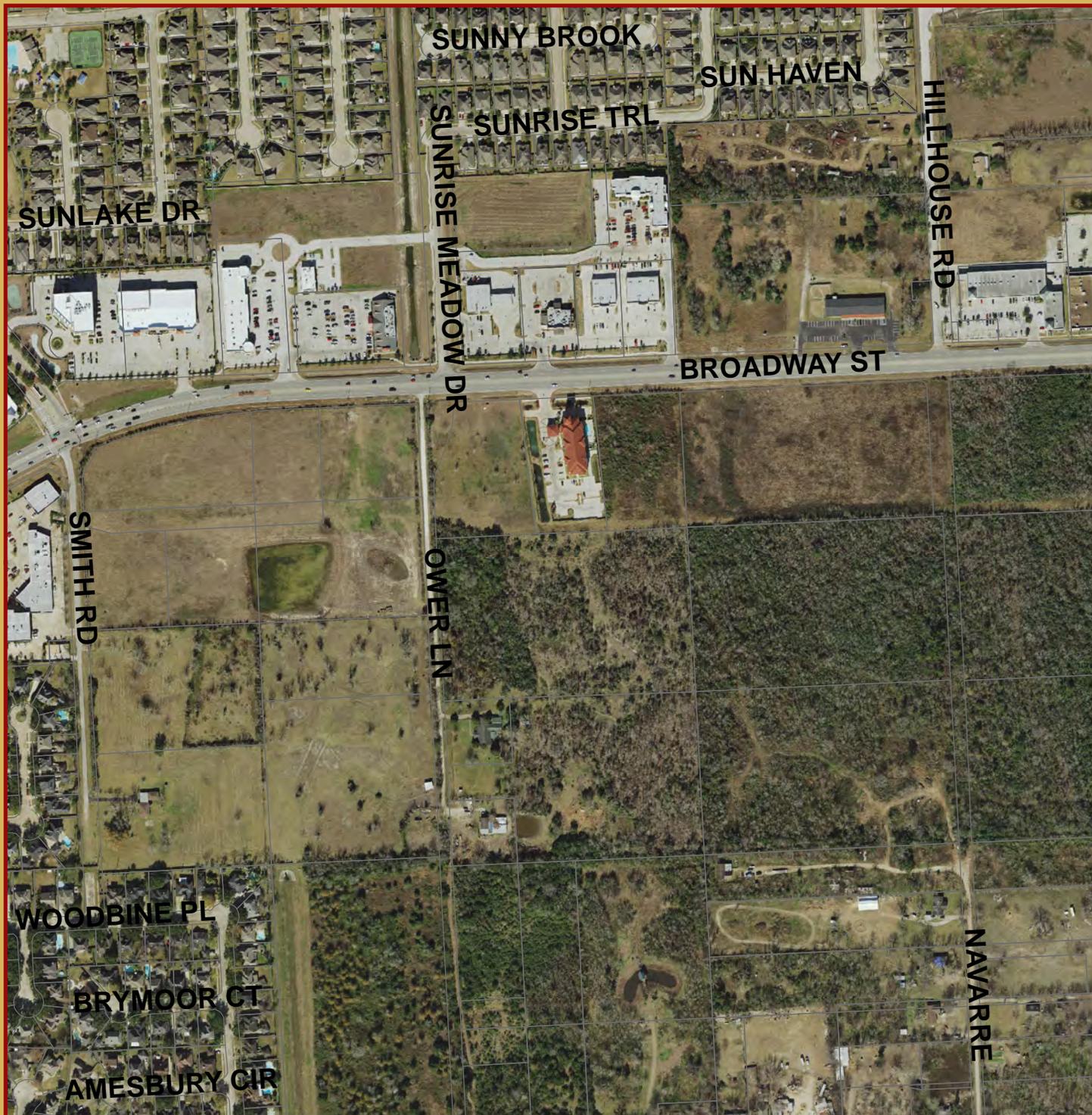


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 464 feet

JUNE 2015
PLANNING DEPARTMENT





Attachment B1

AERIAL MAP

GB abutting SR-12

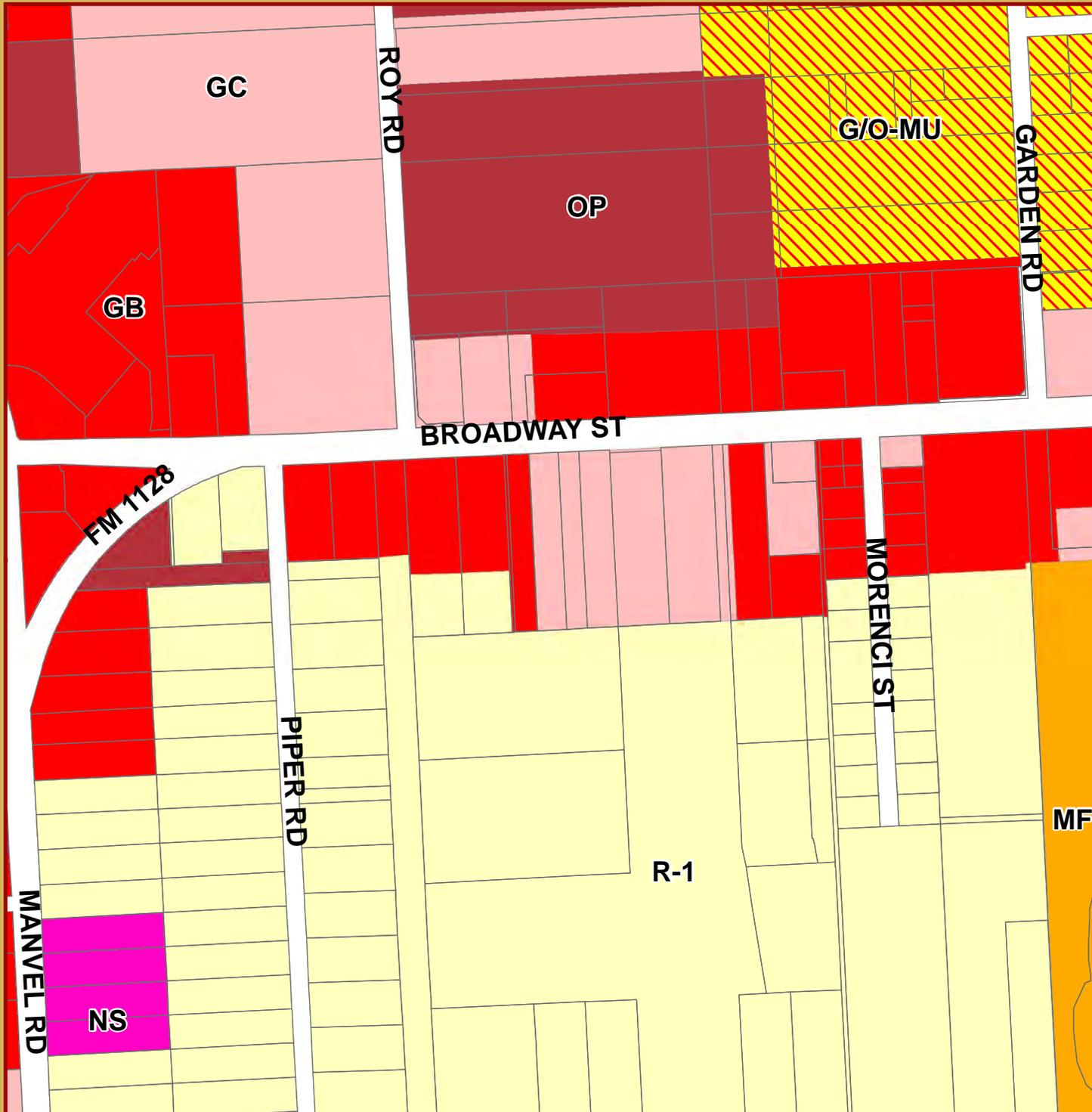


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1 inch = 464 feet

JUNE 2015
PLANNING DEPARTMENT





Attachment B2

ZONING MAP

GB/GC abutting R-1

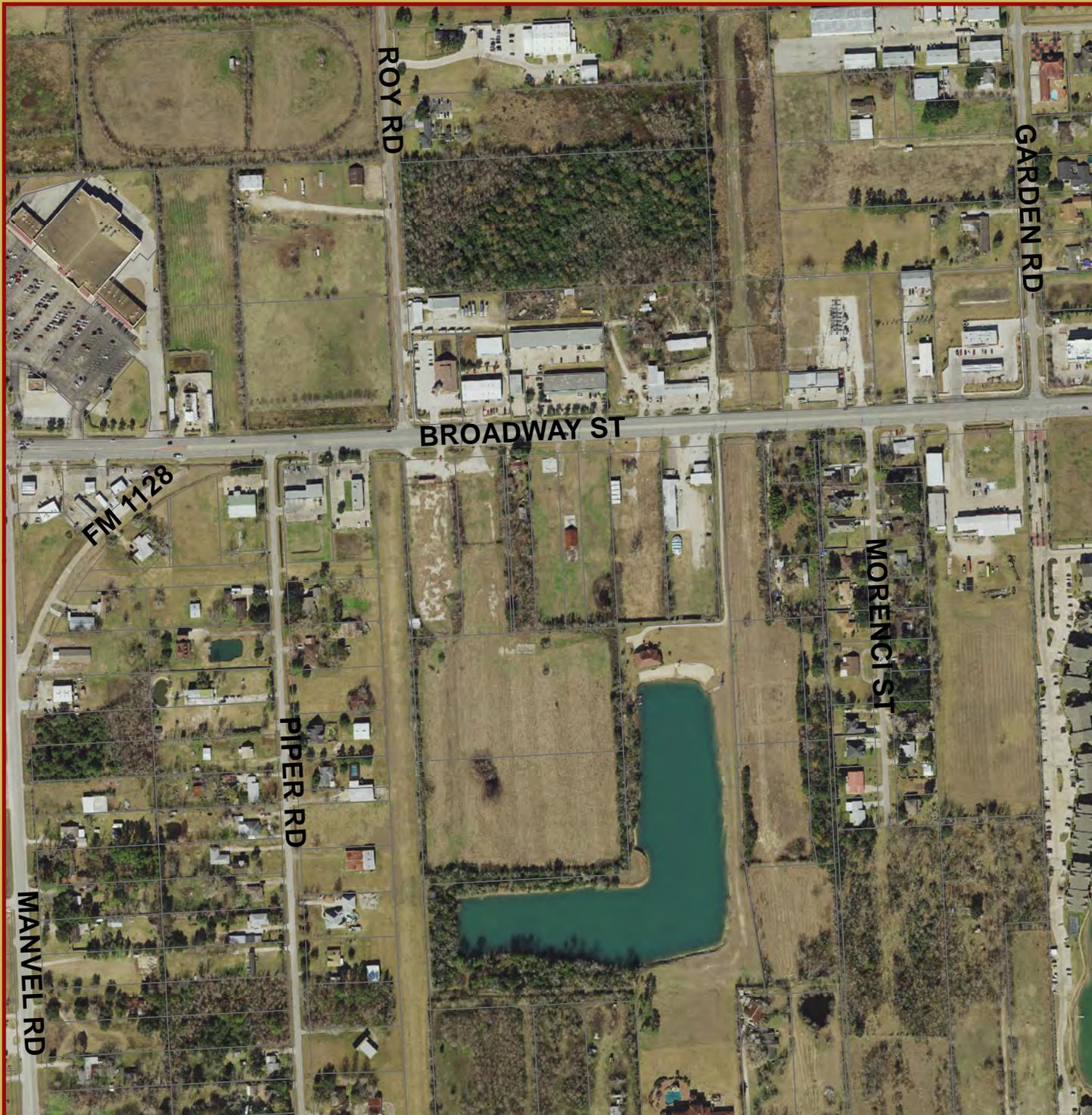


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1 inch = 464 feet

JUNE 2015
PLANNING DEPARTMENT





Attachment B2

AERIAL MAP

GB/GC abutting R-1

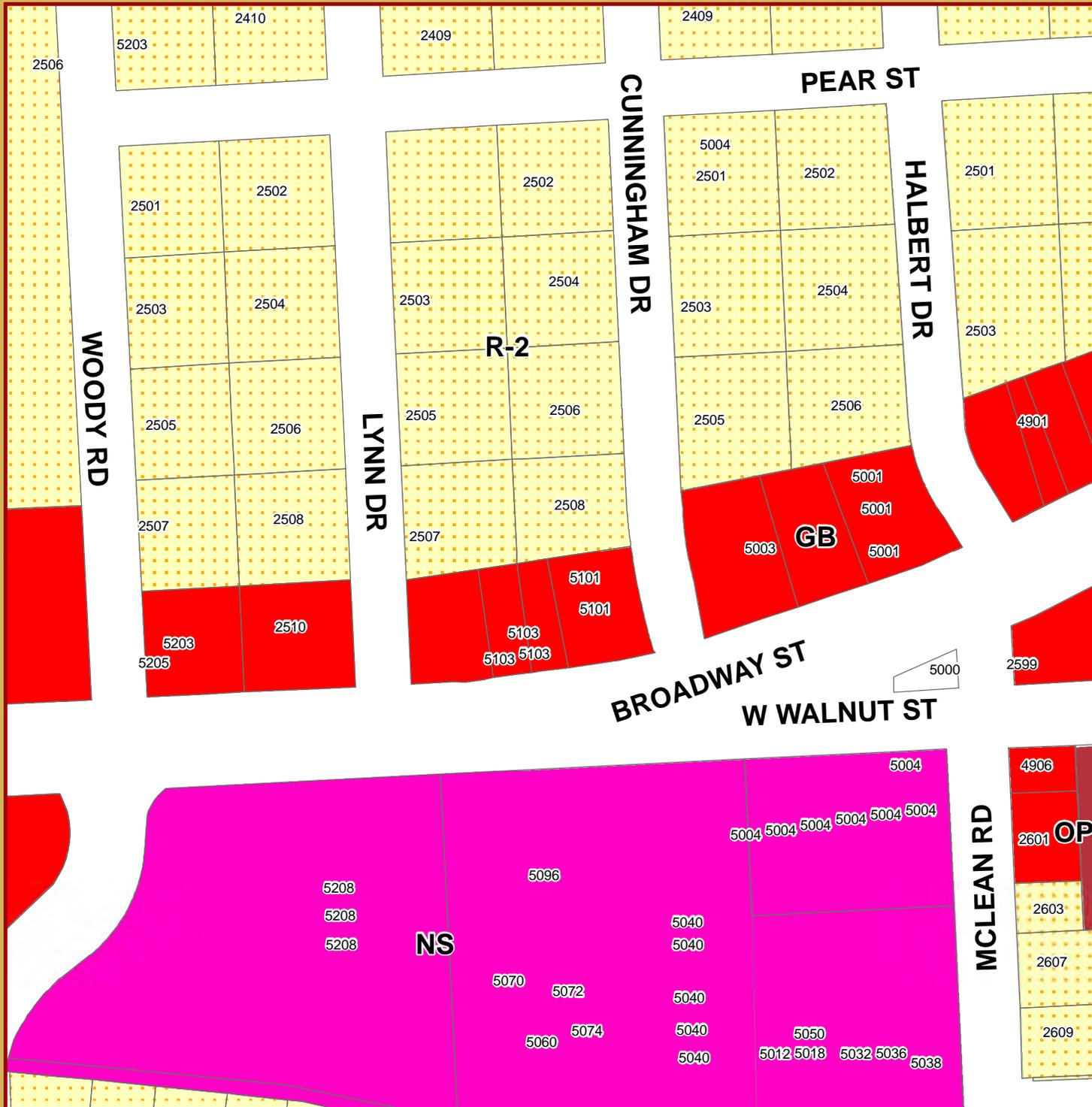


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1 inch = 464 feet

JUNE 2015
PLANNING DEPARTMENT





Attachment B3

ZONING MAP

GB abutting R-2



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1 inch = 155 feet

JUNE 2015
PLANNING DEPARTMENT





Attachment B3

AERIAL MAP

GB abutting R-2

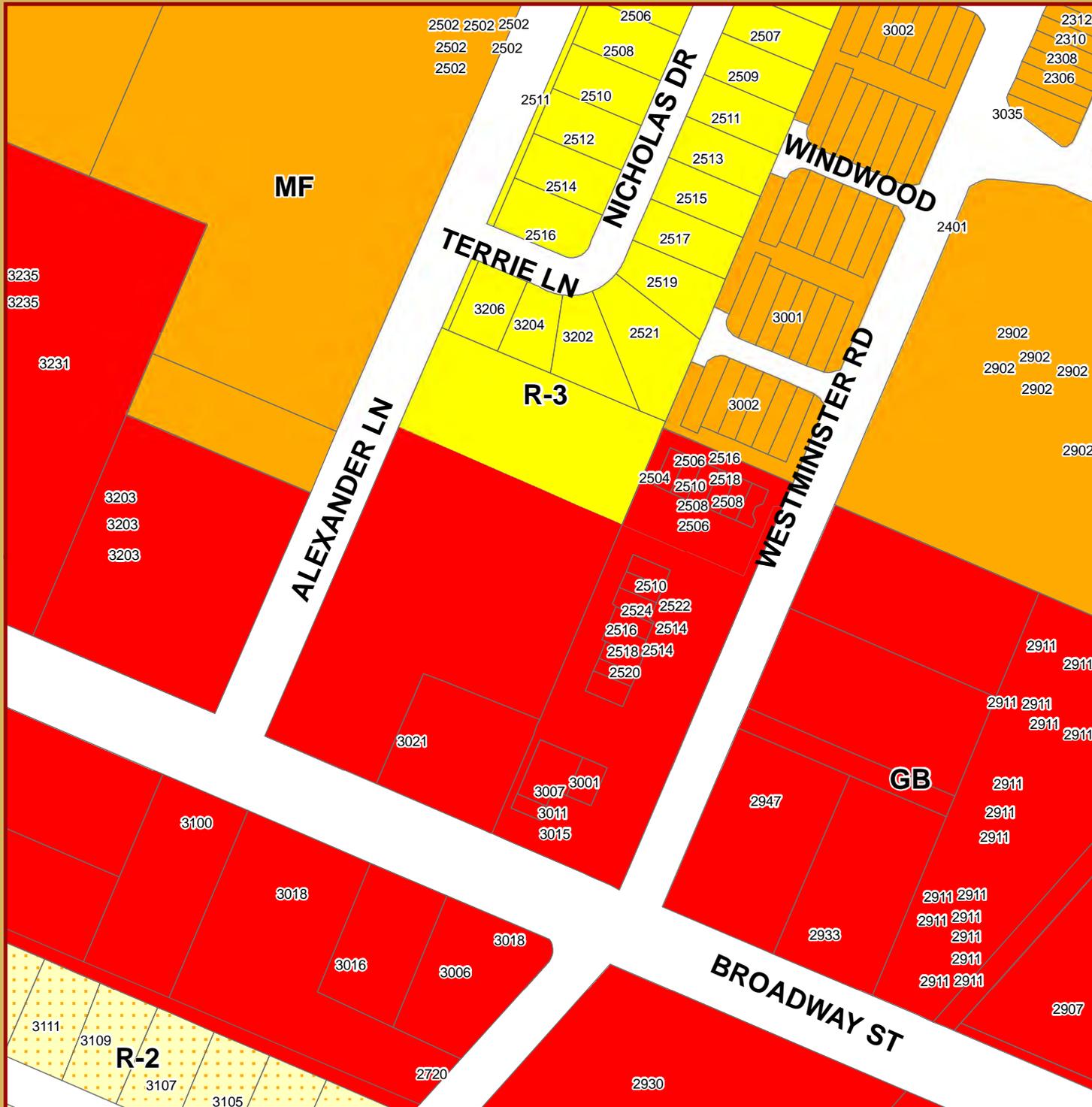


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1 inch = 155 feet

JUNE 2015
PLANNING DEPARTMENT





Attachment B4

ZONING MAP

GB abutting R-3

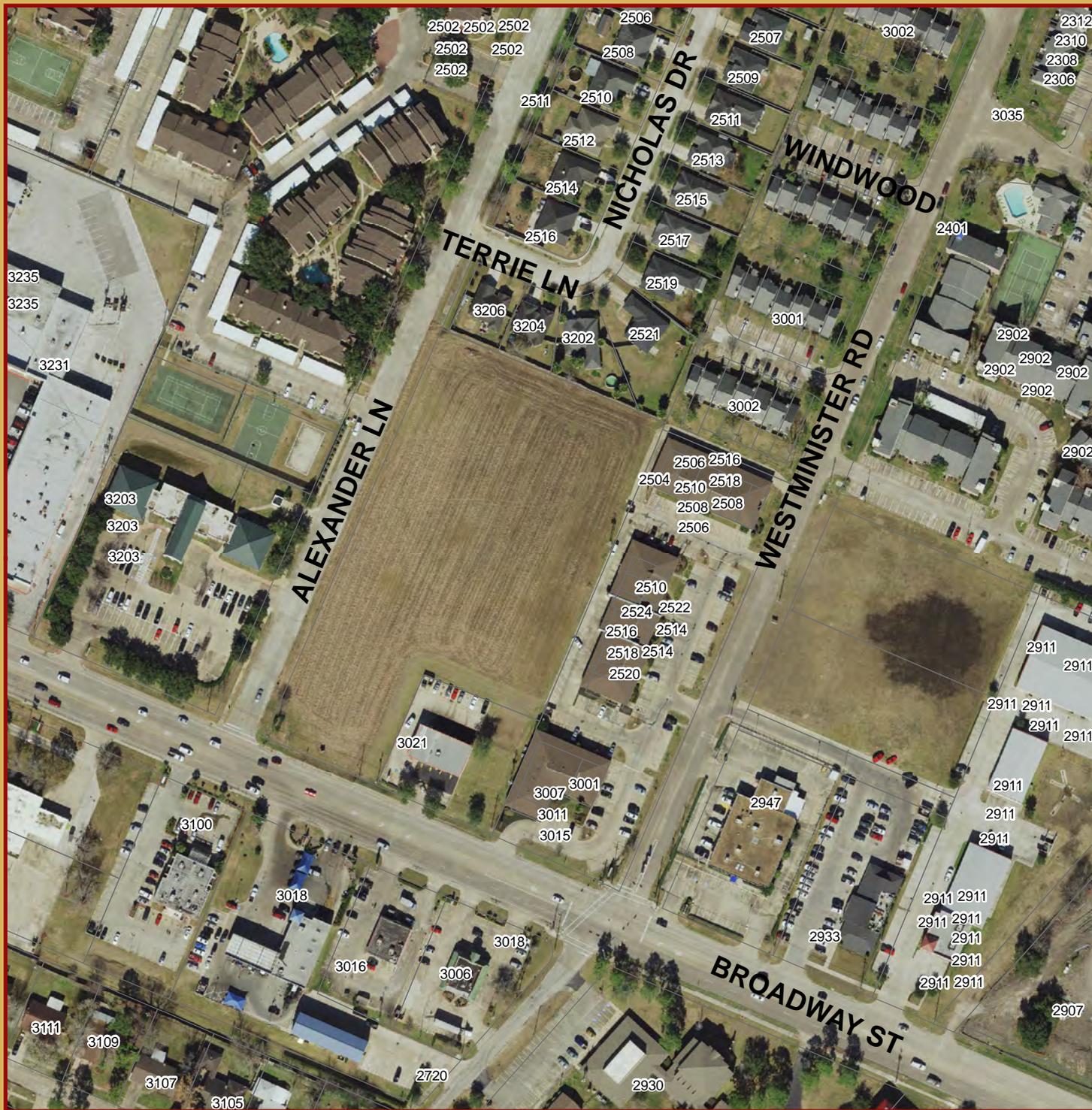


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 193 feet

JUNE 2015
PLANNING DEPARTMENT





Attachment B4

AERIAL MAP

GB abutting R-3

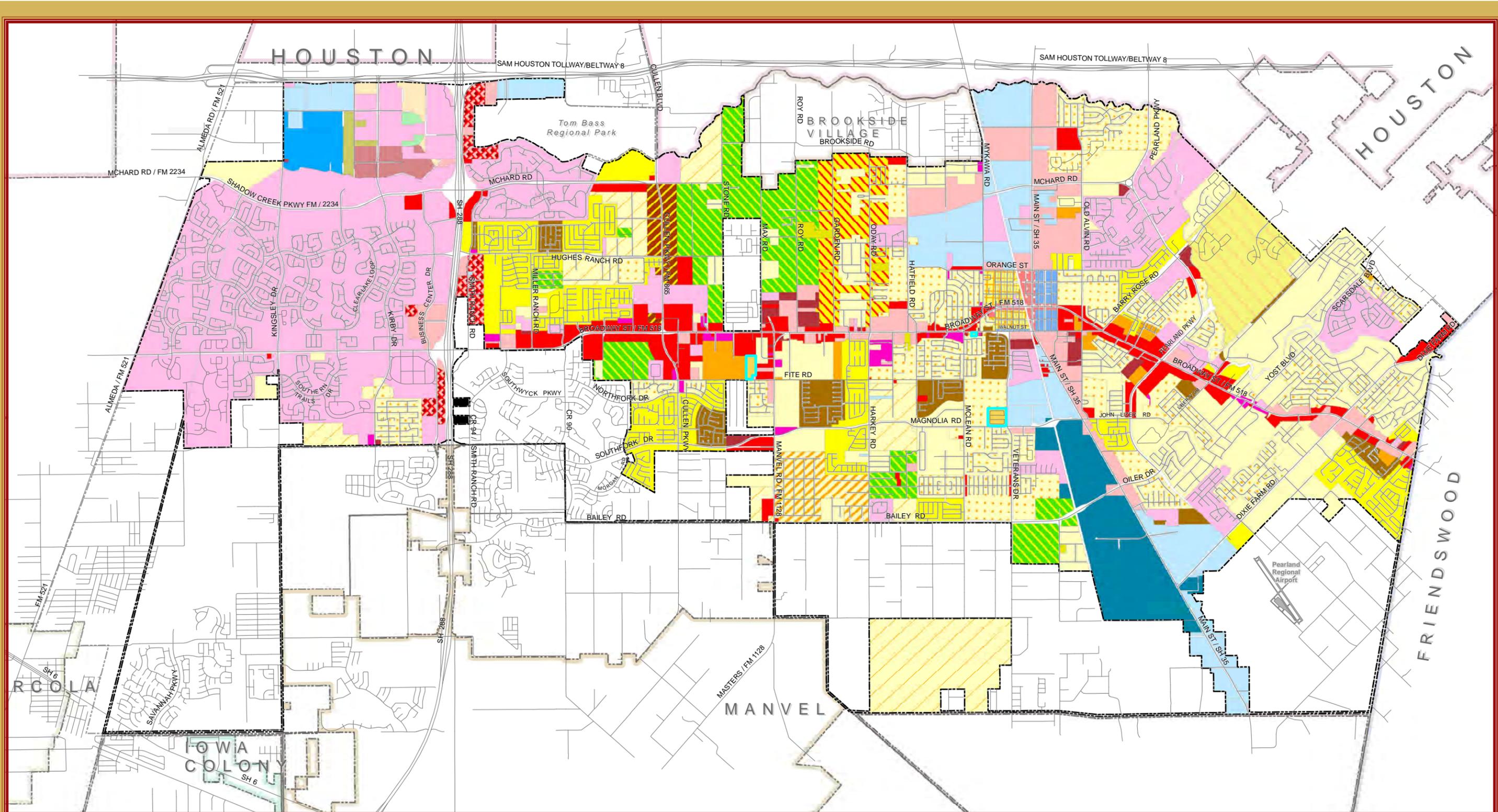


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 193 feet

JUNE 2015
PLANNING DEPARTMENT





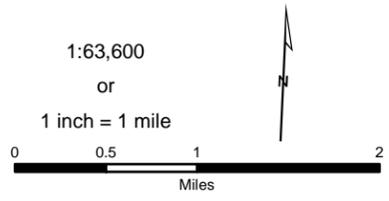
CITY OF PEARLAND ZONING DISTRICTS

Map Current Through Ord. 2000M-133 (23 MARCH 2015)

	BP-288		M-1		OP		R-1		SR-15		SP3
	C-MU		M-2		OT-GB		R-2		SR-12		SP4
	GB		MF		OT-MU		R-3		SD		SP5
	GC		MH		OT-R		R-4		SP1		TH
	G/O-MU		NS		PD		RE		SP2		R-1 CLUSTER



MAP PREPARED: JUNE 2015
CITY OF PEARLAND GIS DEPARTMENT



THE ZONING DISTRICT DESIGNATIONS AND BOUNDARIES REFLECTED ON THIS MAP ARE REPRESENTATIONAL OF THE OFFICIAL LEGALLY DESCRIBED DISTRICT BOUNDARIES. WHERE UNCERTAINTY EXISTS WITH RESPECT TO THE BOUNDARIES OF ANY OF THE DISTRICTS SHOWN ON THIS MAP, REFER TO THE ADOPTED ORDINANCE ESTABLISHING THE DISTRICT OR "RULES OF INTERPRETATION OF DISTRICT BOUNDARIES" PROVIDED IN THE CITY OF PEARLAND DEVELOPMENT CODE.

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UNDERGROUNDING REQUIREMENTS

The purpose of this workshop item is to provide a brief summary on proposed revisions to the UDC as it relates to the undergrounding of utilities by C-Point. In its appeal, the Company identifies two sections, 2.4.5.1(i) and 2.4.5.1(m), of the ordinance that it objects to. These sections state:

(i) Screening Standards.

(1) Site Elements Required to Be Screened: The following site elements shall be screened from the public view from all specified major thoroughfares:

(a) Mechanical and Utility Equipment

1. Screening shall consist of a decorative wall or architectural element of the building that is one hundred percent (100%) opaque.

2. Roof-mounted equipment shall be screened with materials that are one hundred percent (100%) opaque. Appropriate screening includes an extension of the wall, such as a parapet wall, on which the equipment is mounted.

(m) Utilities. All utility service lines shall be located underground. Above-ground lines may be located in the rear or other areas of the property as necessary, however, such lines must not [be] prominent from the front view of the property or from the view of roadways (the visibility of the poles must be partially or wholly obscured). Any determination on whether utilities are prominent shall be made by the Planning Director.

With respect to **Section 2.4.5.1(i)**, our initial recommendation is to delete the words “and utility” in order to clarify that any screening requirements would not apply to utility equipment. As for **Section 2.4.5.1(m)**, we suggest three changes. **First**, we propose adding language to clarify that where the underground placement of such facilities is not a standard practice of the utility involved, the customer shall make arrangements with the applicable utility for payment of all costs associated with the non-standard installation. **Second**, we recommend adding the following language: “Notwithstanding this requirement, nothing in this ordinance shall be taken to conflict with the utility’s tariff.” Doing so will make it clear that we are not restricting CenterPoint’s rights under its tariff. **Third**, we propose adding language making it clear that neither CenterPoint nor its other customers will be asked to pay for or subsidize undergrounding costs.

Section 2.4.5.1 Corridor Overlay Districts

(i) Screening Standards.

(1) Site Elements Required to Be Screened: The following site elements shall be screened from the public view from all specified major thoroughfares:

a. ~~Mechanical and Utility~~ Equipment

1. Screening shall consist of a decorative wall or architectural element of the building that is one hundred percent (100%) opaque.
2. Roof-mounted equipment shall be screened with materials that are one hundred percent (100%) opaque. Appropriate screening

(m) **Utilities.** All utility service lines shall be located underground. Where the underground placement of facilities is not a standard practice of the utility, the utility's customer shall make arrangements with the utility for payment of all costs associated with the non-standard installation. With the exception of the customer responsible for the non-standard installation, neither the utility nor the utility's other customers shall be responsible for any costs of non-standard installation of utilities. Notwithstanding the requirements of this section, nothing in this ordinance shall be interpreted in a manner that conflicts with a utility's state-approved tariff. Above-ground lines may be located in the rear or other areas of the property as necessary, however such lines must not be prominent from the front view of the property or from the view of roadways (the visibility of the poles must be partially or wholly obscured). Any determination on whether utilities are prominent shall be made by the Planning Director.

2.4.3.1 Spectrum District

(r) **Utilities.** All utility service lines shall be located underground. Where the underground placement of facilities is not a standard practice of the utility, the utility's customer shall make arrangements with the utility for payment of all costs associated with the non-standard installation. With the exception of the customer responsible for the non-standard installation, neither the utility nor the utility's other customers shall be responsible for any costs of non-standard installation of utilities. Notwithstanding the requirements of this section, nothing in this ordinance shall be interpreted in a manner that conflicts with a utility's state-approved tariff. Above-ground lines are allowed only upon a determination made by the Planning Director that they will be adequately screened or obscured from view and that underground placement is not desirable.

2.4.3.4 OT, Old Townsite District

2. Utilities.

- a. For new building construction and significant building renovation (of over fifty percent of the value of the existing building and improvements) all utilities within the property shall be required to be underground. Where the underground placement of facilities is not a standard practice of the utility, the utility's customer shall make arrangements with the utility for payment of all costs associated with the non-standard installation. With the exception of the customer responsible for the non-standard installation, neither the utility nor the utility's other customers shall be responsible for any costs of non-standard installation of utilities. Notwithstanding the requirements of this section, nothing in this ordinance shall be interpreted in a manner that conflicts with a utility's state-approved tariff. All above ground lines are located in the rear or other areas of the property where they are not prominently visible from the front of the property or any roadway, and all poles are wholly obscured, as determined by the Planning Director.

~~, unless:~~

- ~~1. The utility is required to be above ground to operate properly, or~~
- ~~2. All above ground lines are located in the rear or other areas of the property where they are not prominently visible from the front of the property or any roadway, and all poles are wholly obscured, as determined by the Planning Director.~~

b. Location of above ground utility equipment shall avoid conflict with pedestrian movement and visually shield the equipment.

2.4.4.3 BP-288, Business Park District-288

(j) **Utilities.** All utility service lines shall be located underground. Where the underground placement of facilities is not a standard practice of the utility, the utility's customer shall make arrangements with the utility for payment of all costs associated with the non-standard installation. With the exception of the customer responsible for the non-standard installation, neither the utility nor the utility's other customers shall be responsible for any costs of non-standard installation of utilities. Notwithstanding the requirements of this section, nothing in this ordinance shall be interpreted in a manner that conflicts with a utility's state-approved tariff. Above-ground lines may be located in the rear or other areas of the property as necessary, however such lines must not be prominent from the front view of the property or from the view of roadways (the visibility of the poles must be partially or wholly obscured). Any determination on whether utilities are noticeable shall be made by the Planning Director

2.4.2.11 MH, Manufactured Home Park District

(r) **Mobile/Manufactured Home Space Improvements.**

- (1) Paving - All wheels of structural supports shall be placed on an approved foundation as set forth by the Building Inspection Department.
- (2) Sanitary Facilities - Refer to requirements within Section 4.2.6.7 of this UDC.
- (3) Anchoring Devices - Each mobile home space shall be provided with tie-down anchors as provided by State and Federal Regulations.
- (4) Utilities - All utility service shall be underground. Where the underground placement of facilities is not a standard practice of the utility, the utility's customer shall make arrangements with the utility for payment of all costs associated with the non-standard installation. With the exception of the customer responsible for the non-standard installation, neither the utility nor the utility's other customers shall be responsible for any costs of non-standard installation of utilities. Notwithstanding the requirements of this section, nothing in this ordinance shall be interpreted in a manner that conflicts with a utility's state-approved tariff.

C. AMENDMENTS TO THE THOROUGHFARE PLAN

A request of the City of Pearland for approval of proposed amendments to the City Adopted Thoroughfare Plan.



JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, JULY 20, 2015 AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Amendments to the Throughfare Plan

A request of the City of Pearland for approval of proposed amendments to the City Adopted Thoroughfare Plan.

Legal Description: N/A

General Location: N/A

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.



Staff Report

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: July 7, 2015

Re: Proposed Amendments to the City Adopted Thoroughfare Plan.

Summary of Request

Staff has identified a few areas of the current Thoroughfare Plan that due to upcoming development in the area, need to be amended to reflect current conditions. The attached memo dated July 8, 2015 explains the amendments in detail.

Recommendation

Staff recommends approving the proposed changes.

Proposed Changes:

See attachments below.

Attachments:

- A. Memo explaining proposed changes
- B. Map showing proposed amendments.

Memo

Attachment A



To: Clay Pearson
From: Sue Polka
CC: Trent Epperson, Matt Buchanan
Date: July 8, 2015
Re: Thoroughfare Plan Amendment

7/9/2015

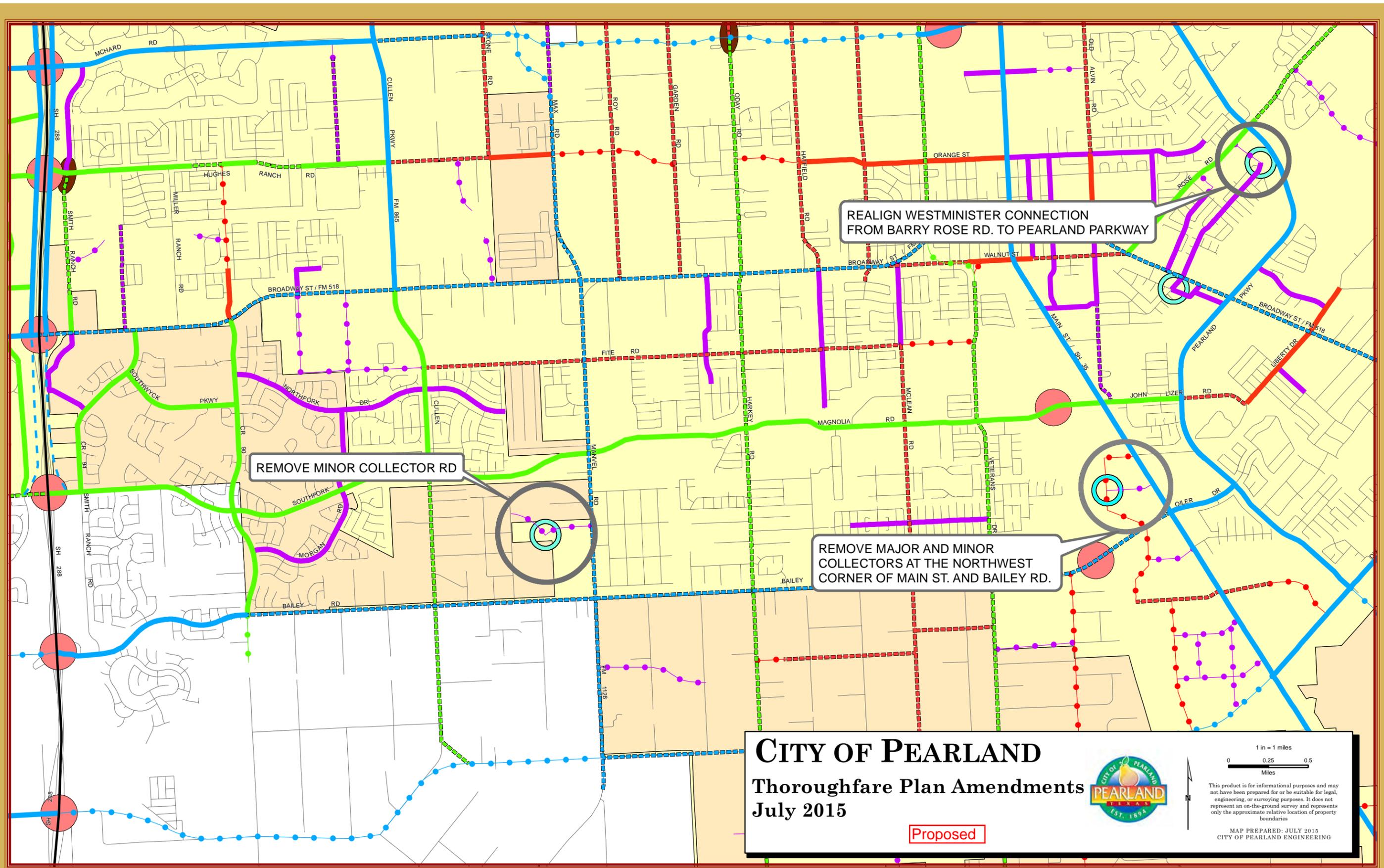
To: Mayor and City Council members
Upcoming edits to our Thoroughfare Master Plan for consideration.
Clay

BACKGROUND: The Thoroughfare Plan is a transportation planning tool that identifies and classifies thoroughfares in the city that will support the City's development goals and mobility along with connectivity throughout the City. The plan is instrumental in identifying and prioritizing projects for the 5-Year Capital Improvement Program (CIP). The City's objective is to amend the Plan periodically based on development activity, land use studies, environmental issues, etc. Staff is currently proposing amendments which will have the effect of updating classifications of roadways based on developments that have occurred and realigning various roadways within the City.

SUMMARY: The current plan was adopted March 24, 2014 (Ord. 943-21). The proposed Thoroughfare Plan amendment will include the following proposed changes which are shown on the attached map:

1. **Realignment of the future Westminster Drive connection from Barry Rose Parkway to a connection with Pearland Parkway.** This will provide another access point for the residential subdivision and also allow for access to the proposed commercial development at the corner of Barry Rose Parkway and Pearland Parkway.
2. **Elimination of a Minor Collector between Manvel Road and CR 107 through the proposed Massey Lakes Estates,** as it has been determined that the designation is not needed. The proposed circulation pattern for Massey Lakes Estates adequately addresses the east-west connection between Manvel Road and CR 107.
3. The **Blackacres development, located at the northwest corner of Main Street and Bailey Road,** consists of approximately 97 acres, 40 acres of which is currently being proposed for an industrial development. The current Thoroughfare Plan shows both Major and Minor Collectors within the proposed development. Staff is proposing to remove the Collectors from the Plan so as not to hinder the developable prospects on the remaining 57 acres. Both traffic and access will be re-evaluated at the time of future development depending on the proposed land use.

SCHEDULE: Staff proposes to present the Thoroughfare Plan Amendment at the Joint Public Hearing of the City Council and Planning and Zoning Commission on July 20, 2015. This will be followed by the two readings at the regular City Council meetings of August 10, 2015 and August 24, 2015.

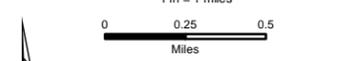


CITY OF PEARLAND

Thoroughfare Plan Amendments

July 2015

Proposed



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MAP PREPARED: JULY 2015
CITY OF PEARLAND ENGINEERING

D. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Comprehensive Plan Update
3. Annexation Open House Scheduled for July 23, 2015
4. Next P&Z Meeting, August 3, 2015 – Regular Meeting

V. Adjournment