

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

August 3, 2015

6:00 p.m.

Henry Fuertes
P&Z CHAIRPERSON

Daniel Tunstall
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Mary Starr

Ginger McFadden



Troy Pradia

Thomas Duncan

Derrell Isenburg

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.

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. Approval of Minutes

1. Approve the Minutes of the July 20, 2015 P&Z meeting.

MINUTES OF THE 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, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Chairperson Henry Fuertes opened the meeting for the P&Z Regular Meeting at 6:07 p.m.

In attendance were:

P&Z Chairperson Henry Fuertes
P&Z Vice Chairperson Daniel Tunstall
P&Z Member Mary Starr
P&Z Member Ginger McFadden
P&Z Member Thomas Duncan (arrived at 6:15 p.m.)

Also present were Deputy City Attorney Lawrence Provins, City Planner Frankie Legaux, Senior Planner Ian Clowes, Director of Community Development Lata Krishnarao, Associate Planner Vince Hustead, and Office Assistant Jennifer Tatum.

CALL TO ORDER

CONSENT AGENDA

P&Z Vice Chairperson Daniel Tunstall made the motion to approve items A & B and remove items C & D on the consent agenda, and Commissioner Mary Starr seconded the motion.

The vote was 4 to 0. The Consent agenda was approved.

CONSIDERATION & POSSIBLE ACTION – EXCUSE OF ABSENCE

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

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

P&Z Vice Chairperson Daniel Tunstall requested to remove Preliminary Plat of Southlake Section 9 & 10 from the consent agenda.

P&Z Vice Chairperson Daniel Tunstall made the motion to approve the consent agenda, P&Z Commissioner Mary Starr seconded.

The vote was 4–0. The consent agenda was approved.

MATTERS REMOVED FROM CONSENT AGENDA

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.

P&Z Vice Chairperson Daniel Tunstall stated that the property path was unclear and he would like specifics. Mr. Tunstall also inquired about the HL&P easement.

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.

P&Z Vice Chairperson Daniel Tunstall stated that the property path was unclear and he would like specifics. Mr. Tunstall also inquired about the HL&P easement.

P&Z Vice Chairperson Daniel Tunstall made the motion to approve Preliminary Plat of Southlake Section 9 & 10, P&Z Commissioner Ginger McFadden seconded.

The vote was 4-0. Preliminary Plats of Southlake Section 9 & 10 were approved.

NEW BUSINESS

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

Associate Planner Vince Husted read the staff report and stated staff recommended approval.

P&Z Commissioner Thomas Duncan arrived at 6:15 p.m.

P&Z Vice Chairperson Daniel Tunstall inquired if this was currently a residence. Associate Planner Vince Husted stated this location was vacant. P&Z Chairperson Henry Fuertes inquired why the variance was being applied for. Mr. Husted stated it was for platting. Senior Planner Ian Clowes stated this variance was to plat the property and was not about the use.

P&Z Commissioner Mary Starr made the motion to approve Planning & Zoning Variance 2015-06, P&Z Commissioner Ginger McFadden seconded.

The vote was 5–0. Planning & Zoning Variance 2015-06 was approved.

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

Senior Planner Ian Clowes read a brief summary about the proposed amendments to the Unified Development Code (UDC).

P&Z Vice Chairperson Daniel Tunstall inquired if the matrix used the term “indoor sales” rather than “car repairs” if that was separate enough to exclude retail sales. Senior Planner Ian Clowes stated yes. Director of Community Development Lata Krishnarao stated extra scrutiny would be beneficial when looking at different parcels.

The meeting recessed at 8:04 p.m. and reconvened at 8:06 p.m.

P&Z Chairperson Henry Fuertes stated he did not fully understand secondary uses and suggested a training class be held in the future. P&Z Commissioner Ginger McFadden stated this proposal would benefit and protect the residents of Pearland.

P&Z Commissioner Thomas Duncan made the motion to approve Amendments to the Unified Development Code (UDC), P&Z Commissioner Ginger McFadden seconded.

The vote was 4–1 with P&Z Chairperson Henry Fuertes in opposition. The Amendments to the Unified Development Code (UDC) were approved.

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

Senior Planner Ian Clowes read a brief summary in regards to the proposed amendments to the Thoroughfare Plan. P&Z Chairperson Henry Fuyertes inquired about Silverlake having a new name, Silverlake Parkway. Mr. Fuyertes stated this was a good looking development and stated he would like this road looked at in the next clean up. Mr. Fuyertes inquired if neighborhoods could request speed bumps to be put in. Assistant City Engineer Richard Mancilla stated there was a traffic committee in place that reviewed these requests. Mr. Fuyertes inquired if this could be done on Westminister. Mr. Mancilla stated yes and that the neighborhood had several options.

P&Z Commissioner Thomas Duncan stated when traffic is congested people will use Westminister as a cut through. Mr. Mancilla stated the specifics had not been gone over yet on this issue.

P&Z Vice Chairperson Daniel Tunstall made the motion to approve Amendments to the Thoroughfare Plan, P&Z Commissioner Mary Starr seconded.

The vote was 5–0. The Amendments to the Thoroughfare Plan were approved.

DISCUSSION ITEMS

Commissioners Activity Report – P&Z Chairperson Henry Fuyertes stated the P&Z Commission had two new members one of which, Derrell Isenburg, was in attendance. Both new members will join the commission at the next meeting.

Comprehensive Plan Update – Director of Community Development Lata Krishnarao stated that an open house occurred on July 16 with good attendance from the community. Ms. Krishnarao stated that comments were being complied and incorporated so that the Comprehensive Plan could be brought back for review.

Annexation Open House Scheduled for July 23, 2015 – Director of Community Development Lata Krishnarao stated an open house would be held on 7.23.15 at the Recreation Center and Natatorium. Ms. Krishnarao stated post cards were mailed, signs were posted and a website was set up.

Next P&Z Meeting, August 3, 2015 – Regular Meeting – P&Z Commissioners Thomas Duncan and Daniel Tunstall will not be able to attend. Ian Clowes stated the meeting would be held in the 2nd floor conference room.

ADJOURNMENT

P&Z Chairperson Henry Fuyertes adjourned the P&Z Regular meeting at 8:29 p.m.

These minutes were respectfully submitted by:

Jennifer Tatum, Office Assistant

Minutes approved as submitted and/or corrected on this 3rd day of August 2015, A.D.

Henry Fuertes, Chairperson

B. PRELIMINARY PLAT OF AVALON TERRACE SECTION 6

A request by Jared Williams of Jones & Carter Engineering, applicant; on behalf of Scott Wright, P.E. of MHI Partnership, Ltd.; for approval of a Preliminary Plat of Avalon Terrace Section 6, a single family subdivision of 87 lots and 1 reserve on approximately 20.5919 acres of land within the Avalon Terrace subdivision, on the following described property



P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Jared Williams, Jones & Carter Engineering

DATE: 8/03/2015

AGENDA ITEM SUBJECT: Preliminary Plat of Avalon Terrace Section 6

Old Business • New Business Discussion Item Workshop

Summary: A request by Jared Williams of Jones & Carter Engineering, applicant; on behalf of Scott Wright, P.E. of MHI Partnership, Ltd.; for approval of a Preliminary Plat of Avalon terrace section 6, a single family subdivision of 87 lots and 6 reserves on approximately 20.5919 acres of land within the Avalon Terrace subdivision, generally located on the east side of Stone Road from Hughes Ranch Road and County Road 560.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF AUGUST 3, 2015

PRELIMINARY PLAT OF AVALON TERRACE SECTION 6

A request by Jared Williams of Jones & Carter Engineering, applicant; on behalf of Scott Wright, P.E. of MHI Partnership, Ltd.; for approval of a Preliminary Plat of Avalon Terrace Section 6, a single family subdivision of 87 lots and 1 reserve on approximately 20.5919 acres of land within the Avalon Terrace subdivision, on the following described property, to wit:

Legal Description: A subdivision of 20.5919 acres of land out of the H.T. & B.R.R. Co. Survey, Abstract-505m Brazoria County, Texas.

General Location: generally located on the east side of Stone Road from Hughes Ranch Road and County Road 560.

SUMMARY: On behalf of Scott Wright, P.E. of MHI Partnership, Ltd., Jared Williams of Jones & Carter Engineering is requesting approval of a Preliminary Plat of Avalon Terrace Section 6, a proposed 87 lot single family subdivision and 1 reserve located on approximately 20.5919 acres. The proposed lot sizes include lots that are generally 60 feet wide and 110 to 115 feet deep. The proposed subdivision is located in the Extra-Territorial Jurisdiction area located along the east side of Stone Road from Broadway Street to the city limit line north of County Road 560. This section of Avalon Terrace will be accessed from Avalon Terrace Section 5 from Timberstone Drive and River Pass Drive. Timberstone Drive connects to Cliff Stone Road West via North Ridge Boulevard at the northeast corner of the subdivision. River Pass Drive connects to Hughes Ranch Road via Black Forest Way just east of the Avalon Terrace Section 6 boundary.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	ETJ	Single Family Residential (Lakeside Estates Section 1)
South	ETJ	Vacant
East	ETJ	Developing Single Family Residential (Avalon Terrace Section 5)
West	SR-12 Suburban Residential	Large Lot Single Family

PLATTING STATUS: This preliminary plat application will complete the western portion of the Avalon Terrace subdivision.

UNIFIED DEVELOPMENT CODE: The Unified Development Code does not apply to the subject development as it is located in the Extra-Territorial Jurisdiction (ETJ) of the City of Pearland.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The subject property is shown as Low Density Residential. Although the proposed development will be a higher density than Low Density Residential, it conforms to densities of development previously approved for Avalon Terrace.

CONFORMANCE TO THE THOROUGHFARE PLAN: Hughes Road is shown as a Major Collector Street of sufficient width. Stone Road is shown as a Major Collector Street to be widened.

UTILITIES AND INFRASTRUCTURE: This Plat is located wholly within the Brazoria County Municipal Utility District No. 16.

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

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

PARKS, OPEN SPACE, AND TREES: Park Fees are not applicable in the ETJ.

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 Avalon Terrace Section 6 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 plat is in conformance with the comprehensive plan.
3. The request is in conformance with the development agreement.

SUPPORTING DOCUMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Preliminary Plat of Avalon Terrace Section 6



Aerial Map

Preliminary Plat Avalon Terrace Section 6

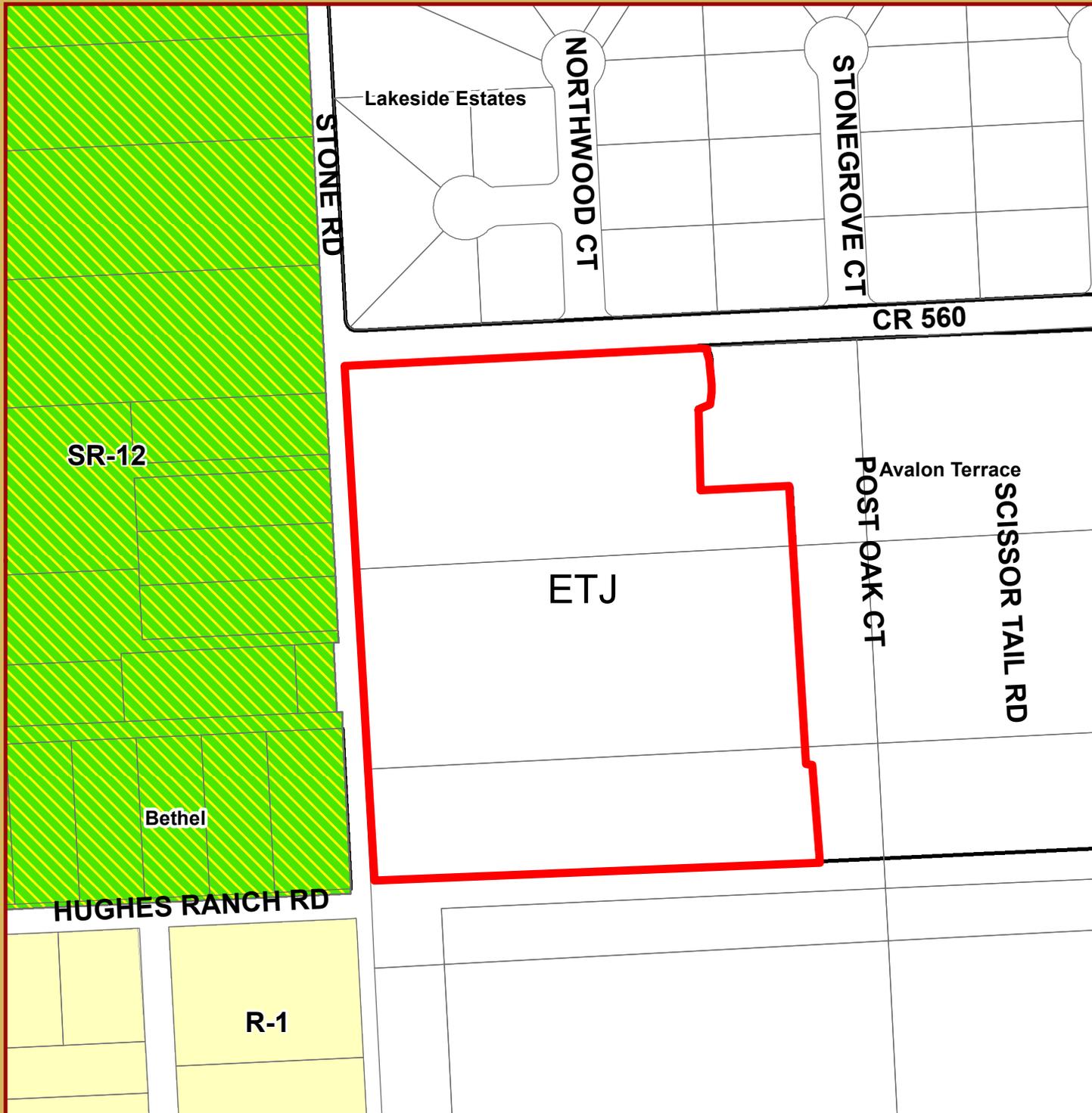


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 295 feet

OCTOBER 2014
PLANNING DEPARTMENT





Zoning Map

Preliminary Plat Avalon Terrace Section 6



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1 inch = 295 feet

OCTOBER 2014
PLANNING DEPARTMENT





Future Land Use Map

Preliminary Plat Avalon Terrace Section 6



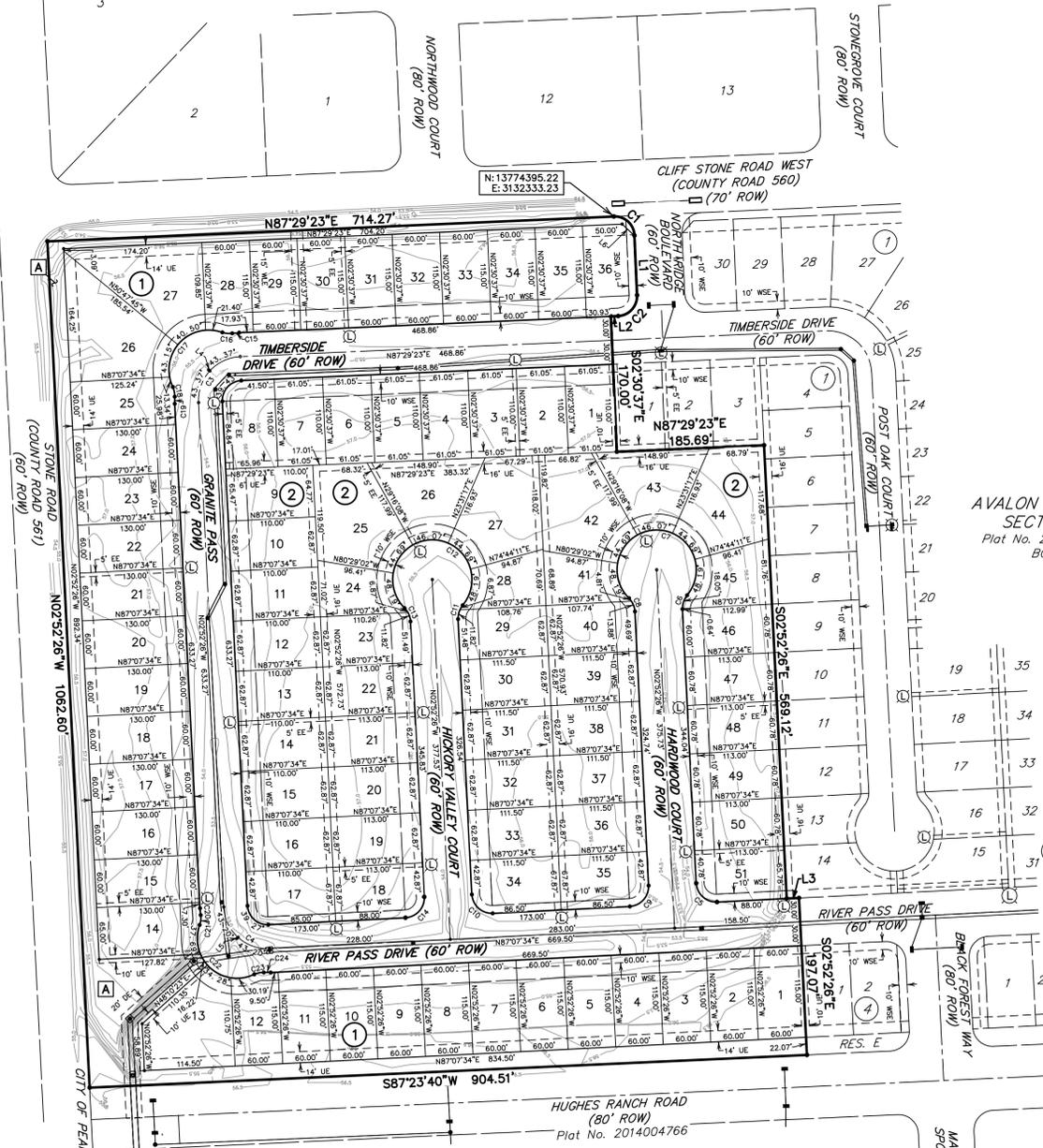
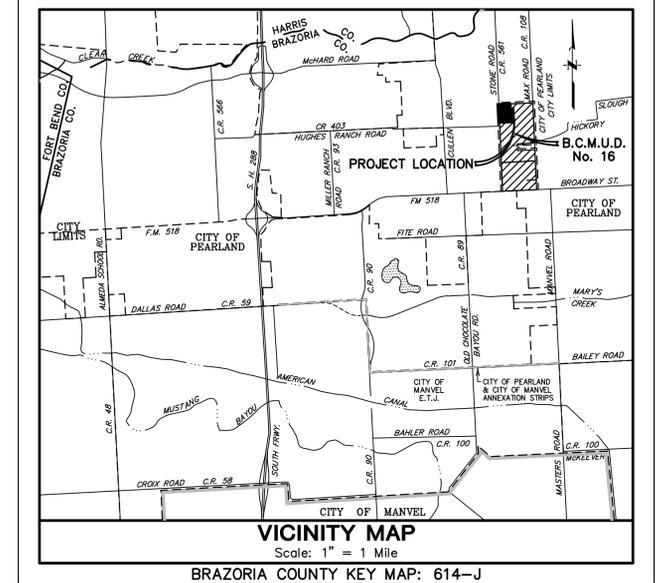
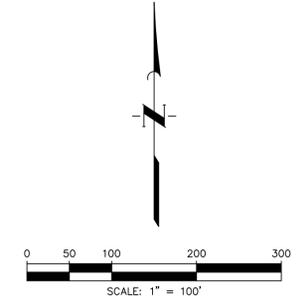
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1 inch = 295 feet

OCTOBER 2014
PLANNING DEPARTMENT



CALLED 44.0735 ACRES
FINAL PLAT OF LAKESIDE
ESTATES SECTION ONE
VOLUME 21, PAGES 323 & 324
BCMR



AVALON TERRACE
SECTION 5
Plot No. 2015007042
BCPR

BLOCK	LOT	FRONTAGE	ACRES
1	1	60.00'	0.16
1	2	60.00'	0.16
1	3	60.00'	0.16
1	4	60.00'	0.16
1	5	60.00'	0.16
1	6	60.00'	0.16
1	7	60.00'	0.16
1	8	60.00'	0.16
1	9	60.00'	0.16
1	10	60.00'	0.16
1	11	60.00'	0.16
1	12	60.00'	0.16
1	13	52.31'	0.26
1	14	65.19'	0.19
1	15	60.00'	0.18
1	16	60.00'	0.18
1	17	60.00'	0.18
1	18	60.00'	0.18
1	19	60.00'	0.18
1	20	60.00'	0.18
1	21	60.00'	0.18
1	22	60.00'	0.18
1	23	60.00'	0.18
1	24	60.00'	0.18
1	25	60.00'	0.18
1	26	57.82'	0.31
1	27	57.36'	0.30
1	28	60.00'	0.16
1	29	60.00'	0.16
1	30	60.00'	0.16
1	31	60.00'	0.16
1	32	60.00'	0.16
1	33	60.00'	0.16
1	34	60.00'	0.16
1	35	60.00'	0.16
1	36	65.00'	0.17

BLOCK	LOT	FRONTAGE	ACRES
2	1	61.05'	0.16
2	2	61.05'	0.16
2	3	61.05'	0.16
2	4	61.05'	0.16
2	5	61.05'	0.16
2	6	61.05'	0.16
2	7	61.05'	0.16
2	8	66.05'	0.16
2	9	65.31'	0.16
2	10	62.87'	0.16
2	11	62.87'	0.16
2	12	62.87'	0.16
2	13	62.87'	0.16
2	14	62.87'	0.16
2	15	62.87'	0.16
2	16	62.87'	0.16
2	17	67.87'	0.17
2	18	67.87'	0.17
2	19	62.87'	0.16
2	20	62.87'	0.16
2	21	62.87'	0.16
2	22	62.87'	0.16
2	23	63.76'	0.16
2	24	57.23'	0.14
2	25	62.57'	0.29
2	26	64.50'	0.23
2	27	62.57'	0.28
2	28	57.23'	0.13
2	29	63.76'	0.16
2	30	62.87'	0.16
2	31	60.00'	0.16
2	32	62.87'	0.16
2	33	62.87'	0.16
2	34	67.87'	0.17
2	35	67.87'	0.17
2	36	62.87'	0.16

BLOCK	LOT	FRONTAGE	ACRES
2	37	62.87'	0.16
2	38	62.87'	0.16
2	39	62.87'	0.16
2	40	64.12'	0.16
2	41	55.08'	0.13
2	42	62.57'	0.28
2	43	64.50'	0.23
2	44	62.57'	0.29
2	45	68.96'	0.16
2	46	60.78'	0.16
2	47	60.78'	0.16
2	48	60.78'	0.16
2	49	60.78'	0.16
2	50	60.78'	0.16
2	51	65.78'	0.17

A RESTRICTED RESERVE "A"
Restricted to Landscape
Purpose Only
1,3164 AC
57,344 Sq Ft

SPECIAL WARRANTY DEED
CALLED 63.710 ACRES
MHI PARTNERSHIP, LTD
TO THE
CITY OF PEARLAND
EXECUTED JANUARY 22, 2004
CLERK'S FILE NUMBER 2004006629
BCDR

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	90°00'00"	39.27'	S47°30'37"E	35.36'	25.00'
C2	25.00'	90°00'00"	39.27'	S42°29'23"W	35.36'	25.00'
C3	55.00'	90°21'48"	86.74'	N42°18'29"E	78.03'	55.35'
C4	55.00'	90°00'00"	86.39'	N47°52'26"W	77.78'	55.35'
C5	25.00'	90°00'00"	39.27'	N47°52'26"W	35.36'	25.00'
C6	25.00'	42°50'00"	18.69'	N18°32'34"E	18.26'	9.81'
C7	50.00'	265°40'01"	231.84'	N87°07'34"E	73.33'	53.93'
C8	25.00'	42°50'00"	18.69'	N241°7'26"W	18.26'	9.81'
C9	25.00'	90°00'00"	39.27'	N42°07'34"E	35.36'	25.00'
C10	25.00'	90°00'00"	39.27'	N47°52'26"W	35.36'	25.00'
C11	25.00'	42°50'00"	18.69'	N18°32'34"E	18.26'	9.81'
C12	50.00'	265°40'01"	231.84'	N87°07'34"E	73.33'	53.93'
C13	25.00'	42°50'00"	18.69'	N241°7'26"W	18.26'	9.81'
C14	25.00'	90°00'00"	39.27'	N42°07'34"E	35.36'	25.00'
C15	85.00'	5°50'41"	8.67'	N84°28'35"E	8.94'	4.47'
C16	25.00'	28°40'40"	12.51'	N84°11'53"W	12.38'	6.39'
C17	50.00'	135°39'56"	118.39'	N42°18'29"E	92.61'	122.72'
C18	25.00'	28°40'40"	12.51'	N11°11'10"W	12.38'	6.39'
C19	85.00'	6°01'36"	8.94'	N00°08'22"E	8.94'	4.47'
C20	85.00'	5°50'41"	8.67'	N05°47'46"W	8.67'	4.34'
C21	25.00'	28°40'40"	12.51'	N05°37'13"E	12.38'	6.39'
C22	50.00'	135°39'56"	118.39'	N47°52'26"W	92.61'	122.72'
C23	25.00'	28°40'40"	12.51'	N78°37'56"E	12.38'	6.39'
C24	85.00'	5°50'41"	8.67'	N89°57'05"W	8.67'	4.34'

LINE	BEARING	DISTANCE
L1	S02°30'37"E	75.00'
L2	S87°29'23"W	9.07'
L3	N87°07'34"E	15.50'
L4	N47°41'51"W	2.00'
L5	N42°07'34"E	2.00'
L6	N47°30'37"W	21.21'

PRELIMINARY PLAT AVALON TERRACE SEC. 6

A SUBDIVISION OF 20.5919 ACRES OF LAND

OUT OF THE
H.T. & B.R.R. CO. SURVEY, ABSTRACT-505
BRAZORIA COUNTY, TEXAS

87 LOTS 1 RESERVE (1.3164 ACRES) 2 BLOCKS

JULY 2015

OWNER / DEVELOPER:
MHI Partnership, Ltd.
7676 WOODWAY, SUITE 104
HOUSTON, TEXAS 77063
(713) 952-6767
ATTN: SCOTT WRIGHT

SURVEYOR:
COTTON SURVEYING COMPANY
6335 GULFON DR., SUITE 103
HOUSTON, TEXAS 77081
(713) 981-0275
ATTN: MARTY HICKS, R.P.L.S.
TSPS FIRM NO. 10046100

ENGINEER:
JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
6335 Gulfon, Suite 100 • Houston, Texas 77081 • 713.777.5337
ATTN: MARTIN C. MURDOCK, P.E.
TBPB FIRM NO. F-479

I, Gary R. Tesch, President of MHI Partnership, Ltd being the owner of the property subdivided in this plat of Avalon Terrace Section 6, I do hereby make subdivision of said property for and on behalf of said corporation according to the lines, building lines, and easements as shown hereon and dedicate for public use the streets, 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.

MHI Partnership, Ltd., by and through its duly undersigned officer, does hereby state that it fully realizes that it is applying for a permit from the City of Pearland to build within 100 feet of an existing oil or gas pipeline easement, and that the City of Pearland considers building near such a pipeline easement to have certain inherent dangers, including, but not limited to, explosion and release of noxious, toxic and flammable substances. For the aforementioned reasons, MHI Partnership, Ltd. does hereby RELEASE and agrees to forever HOLD HARMLESS the City of Pearland, Texas, its officers, successors or assigns from all liability in any way arising from the building, use or habitation of the structure described in the said permit.

MHI Partnership, Ltd., by and through its duly undersigned officer, does hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Avalon Terrace Section 6 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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 feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted, hereon, whereby 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 as 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 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.

WITNESS my hand in Pearland, Brazoria County, Texas, this _____ day of _____, 2015.

By: MHI Partnership, Ltd.

By: _____
Name Printed: GARY R. TESCH
Title: PRESIDENT

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared Gary R. Tesch, President of MHI Partnership, Ltd known to me, to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

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

Notary Public
In and for Harris County, Texas.

GENERAL NOTES:

- The subject tract lies within Extra-Territorial Jurisdiction of the City of Pearland and is therefore not zoned.
 - This tract of land is within two (2) miles of the city limits of the City of Pearland, Texas. (within the city of Pearland's ETJ)
 - Detention storm drainage storage is provided in accordance with the drainage master plan for the development.
 - According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the Brazoria County, Texas and Incorporated Areas, Community Panel No. 48039C0030 I and 48039C0040 I, effective date April 21, 2009, the subject tract lies in Zone X (0.2% annual chance (500-Year) Floodplain) as reflected in the Letter of Map Revision Case No. 14-06-29774, issued by the Federal Emergency Management Agency with an effective date July 8, 2014. All floodplain information noted in the plat reflects the status per the FEMA FIRM map that is effective at the time that the plot is recorded. Floodplain status is subject to change as FEMA FIRM maps are updated.
 - Any proposed drainage system for this subdivision shall be designed to meet the requirements of the City of Pearland and Brazoria Drainage District No. 4.
 - Storm sewer easements shall be kept free from fill or any other structures which inhibit the flow of surface water.
 - No side entry to lots are allowed.
 - No apparent pipeline or pipeline easement exist within the boundaries of this plat, except as shown.
 - Four foot sidewalks are required to be constructed along both sides of street rights-of-way within this subdivision.
 - Development of this property shall be in accordance with a Strategic Partnership Agreement between the City of Pearland and Brazoria County M.U.D. No. 16 dated October 27, 2003. All structures constructed shall obtain City of Pearland Building Permits.
 - This property is located wholly within Brazoria County Municipal Utility District No. 16.
 - This plat has been prepared to meet the requirements of the State of Texas, Brazoria County and the City of Pearland.
 - This plat was prepared from information provided by Stewart Title Company, G.F. No. 1503903144, effective date June 11, 2015.
 - All bearing references are to the Texas State Plane Coordinate System, South Central Zone.
 - All subdivision common areas including but not limited to detention facilities, easements and open space within the boundaries of this plat shall be maintained by a homeowners association, commercial property association or other entity and shall not be the responsibility of the City of Pearland or Brazoria County.
 - Three-quarter inch (3/4") iron rods three feet in length are set on all perimeter boundary corners, unless otherwise noted.
 - Any construction proposed to be installed within a dedicated easement with prescribed rights to a private entity shall require the permission of the private entity prior to the start of construction. Failure to secure such permission may result in the right holder of the easement removing any unapproved pavement, structures, utilities or other facilities located within the easement. The responsibility of securing approval from the private entities to build within an easement is solely that of the property owner.
 - Access rights to driveways are hereby granted to all adjoining residential properties.
 - The minimum slab elevation for all buildings located within the boundaries of this plat shall be the higher of 12-inches above the top of curb, or 12-inches above the 100-year floodplain water surface elevation for structures to be located within the 100-year floodplain.
 - All landscaping and structures, including fences at intersections shall conform to the City of Pearland and AASHTO sight distance requirements for motorists.
 - 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.
- "CITY OF PEARLAND NO. N-693" BRASS DISK ON A CONCRETE POST NEAR THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF FM 518 AND EAST RIGHT OF WAY LINE OF THE G.C. & S.F.R.R.
- ELEVATION = 49.29' NGVD 1929 (1978 ADJUSTMENT)
 - Temporary Bench Mark H being a brass disk set on a storm inlet located along the north paving line of River Pass Drive at station 9+67. Elevation = 55.21' NGVD 29 (1978 ADJUSTMENT)
 - Bearings shown hereon are based upon the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83). All coordinates are surface and may be converted to grid by multiplying by the combined scale factor of 0.99986897.
 - There are 15 streetlights on this plat.

DRAINAGE PLAN NOTES

- Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement or fee strips.
- Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT'S approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
- Contractor shall notify the DISTRICT in writing at least forty-eight (48) hours before placing any concrete for drainage structures.
- The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.
- Appropriate cover for the side slopes, bottom and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.
- No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.
- The DISTRICT'S approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips and/or any other rights-of-way across third parties' properties for purposes of moving excess runoff to the DISTRICT'S drainage facilities as contemplated by the Final Drainage Plan and Final Plat.
- Avalon Terrace Detention Basin Phase II plans were approved by the DISTRICT on March 8, 2006, and the Master Plan was approved on March 10, 2004.

APPROVED BY BRAZORIA DRAINAGE DISTRICT No. 4

_____ District Superintendent	_____ Date
_____ District Engineer	_____ Date

The above signatures are valid for three hundred sixty-five (365) calendar days from the date shown. The above signatures do not constitute authorization for any construction.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 13.48 acre tract of land situated in the H.T. & B.R.R. Co. Survey, Abstract No. 505 in Brazoria County, Texas, being out of the remainder of a called 238.414 acre tract of land conveyed to MHI Partnership, Ltd. recorded in Clerk's File No. 03-046549 of the Brazoria County Official Records; said 13.48 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

BEGINNING at a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") for the southwest corner of Avalon Terrace Sec. 5, plat of which is recorded in Plat No. 2015007042 of the Brazoria County Plat Records, in the north line of Hughes Ranch Road (80 feet right-of-way) dedication of which is shown on Plat No. 2014004766 of the Brazoria County Plat Records;

THENCE, South 87°23'40" West, along the south line of said Hughes Ranch Road, 904.51 feet to a point for corner in the west line of the remainder of said 238.414 acre tract, common with the east line of Stone Road (60 feet right-of-way);

THENCE, North 02°52'26" West, along said common line, 1062.60 feet to a point for the northwest corner of the remainder of said 238.414 acre tract, in the south line of Cliff Stone Road West (70 feet right-of-way);

THENCE, North 87°29'23" East, along the north line of the remainder of said 238.414 acre tract, common with the south line of said Cliff Stone Road West, 714.27 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") for the northwest corner of said Avalon Terrace Sec. 5 at the beginning of a curve to the right;

THENCE, along the west line of said Avalon Terrace Sec. 5, the following five (5) courses and distances:

- Along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 47°30'37" East, 35.36 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");
- South 02°30'37" East, 75.00 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") at the beginning of a curve to the right;
- Along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 42°29'23" West, 35.36 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");
- South 87°29'23" West, 9.07 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");
- South 02°30'37" East, 170.00 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying");

THENCE, South 87°29'23" West, 383.32 feet to a point for corner;

THENCE, South 02°52'26" East, 572.73 feet to a point for corner;

THENCE, North 87°07'34" East, 88.00 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 42°07'34" East, 35.36 feet to a point for corner;

THENCE, North 02°52'26" West, 19.30 feet to a point for corner;

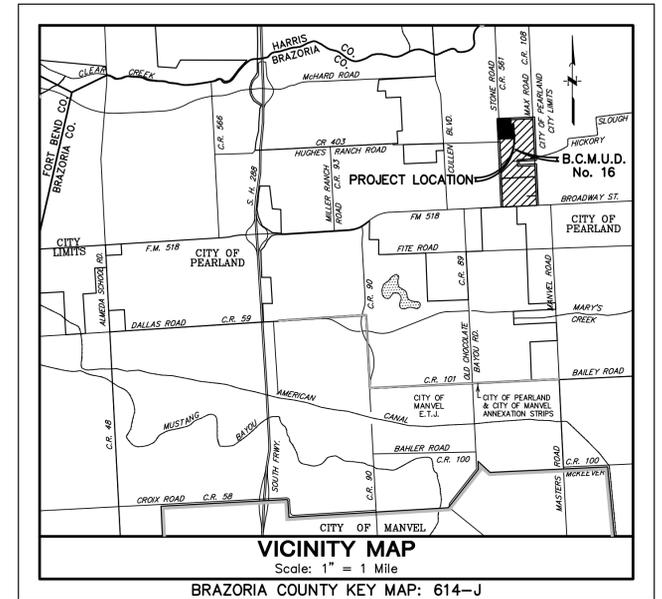
THENCE, North 87°07'34" East, 343.00 feet to a point for corner;

THENCE, South 02°52'26" East, 19.30 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 47°52'26" East, 35.36 feet to a point for corner;

THENCE, North 87°07'34" East, 103.50 feet to a found 3/4-inch iron rod (with cap stamped "Cotton Surveying") in the west line of the aforementioned Avalon Terrace Sec. 5;

THENCE, South 02°52'26" East, along the west line of said Avalon Terrace Sec. 5, 197.07 feet to the POINT OF BEGINNING, CONTAINING 13.48 acres of land in Brazoria County, Texas.



This is to certify that the City Planning Commission of the City of Pearland, Texas has approved this plat of Avalon Terrace Section 6, in conformance with the laws of the State of Texas and the ordinances of the City of Pearland as shown hereon and authorized the recording of this plat this _____ day of _____, 2015.

APPROVED by the City of Pearland, Texas, this _____ day of _____, 2015.

Darrin Coker
City Attorney
City of Pearland, Texas

Henry Furtles
Chairperson
City Planning Commission
City of Pearland, Texas

Susan Polka, P.E.
Director of Engineering
City of Pearland, Texas

PRELIMINARY PLAT
AVALON TERRACE
SEC. 6
A SUBDIVISION OF 20.5919 ACRES OF LAND
OUT OF THE
H.T. & B.R.R. CO. SURVEY, ABSTRACT-505
BRAZORIA COUNTY, TEXAS
87 LOTS 1 RESERVE (1.3164 ACRES) 2 BLOCKS

JULY 2015

OWNER / DEVELOPER:
MHI Partnership, Ltd.
7676 WOODWAY, SUITE 104
HOUSTON, TX 77063
(713) 952-6767
ATTN: SCOTT WRIGHT

SURVEYOR:
COTTON SURVEYING
COMPANY
6335 GULFTON DR., SUITE 103
HOUSTON, TEXAS 77081
(713) 981-0275
ATTN: MARTY HICKS, R.P.L.S.
TBFS FIRM NO. 10046100

ENGINEER:
J.C. JONES | CARTER
Texas Board of Professional Engineers Registration No. 4439
6335 Gulfton, Suite 103 • Houston, Texas 77081 • 713.777.5337
ATTN: MARTIN C. MURDOCK, P.E.
TBPE FIRM NO. F-479

C.FINAL PLAT OF SHADOW GROVE SECTION 2

A request by Jared Williams of Jones & Carter Engineering, applicant; on behalf of Lars Monson of K.B. Home Lone Star, owner; for approval of a Final Plat of Shadow Grove Section 2, a single family subdivision of 18 lots and 3 reserves on approximately 5.9659 acres of land within the Shadow Grove Subdivision



P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Jared Williams, Jones & Carter Engineering

DATE: 8/03/2015

AGENDA ITEM SUBJECT: Final Plat of Shadow Grove Section 2

Old Business • New Business Discussion Item Workshop

Summary: A request by Jared Williams of Jones & Carter Engineering, applicant; on behalf of Lars Monson of K.B. Home Lone Star Inc.; for approval of a Final Plat of Shadow Grove Section 2, a single family subdivision of 18 lots and 3 reserves on approximately 5.9659 acres of land within the Shadow Grove Subdivision, generally located on the west side of future Windward Bay Drive and future Bailey Springs Lane.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF AUGUST 3, 2015

FINAL PLAT OF SHADOW GROVE SECTION 2

A request by Jared Williams of Jones & Carter Engineering, applicant; on behalf of Lars Monson of K.B. Home Lone Star, owner; for approval of a Final Plat of Shadow Grove Section 2, a single family subdivision of 18 lots and 3 reserves on approximately 5.9659 acres of land within the Shadow Grove Subdivision, to wit:

Legal Description: A subdivision of 5.9689 acres of land out of the Franklin Hooper Survey, Abstract-198 A.B. Langerman Co. Survey, Abstract-555, City of Pearland, Fort Bend County, Texas.

General Location: west side of future Windward Bay Drive and future Bailey Springs Lane.

SUMMARY: On behalf Lars Monson of K.B. Home Lone Star, Jared Williams of Jones & Carter Engineering has submitted a Final Plat for Shadow Grove Section 2, an 18 single-family residential subdivision and 3 reserves, on approximately 5.9659 acres of land located on the west side of future Windward Bay Drive and future Bailey Springs Lane.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	PUD	Developing Single Family Residential
South	PUD	Undeveloped
East	PUD	Proposed Single Family Residential
West	PUD	Undeveloped

UNIFIED DEVELOPMENT CODE: The Unified Development Code (UDC) does not apply to this development because the property is located within the Shadow Creek Ranch Planned Unit Development (PUD), which was approved prior to the adoption of the UDC. Regulations of the previous Subdivision and 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.

SHADOW CREEK RANCH ADDENDUM: The addendum to the Shadow Creek Ranch development allows for a combination of single family lots, parks, and wet and dry detention. There are no required amenities located within the boundaries of the proposed plat.

SHADOW CREEK RANCH ADDENDUM: SF-3: This Final Plat depicts a variety of lot sizes, which conforms to the SF-3 designation on the Shadow Creek Ranch Addendum map. The requirements of the SF-3 designation have been summarized in Table 2 below. This Final Plat has a minimum lot size of 7,125 square foot lots (57' x 125'), which is above the required 5,750 square feet that is required.

Table 2: SF-3	
Area and Height Requirements	-
Minimum Lot Size:	5,750 square feet
Minimum Lot Width:	50 Feet
Maximum Lot Depth:	115 Feet
Maximum Height	35 Feet

PLATTING STATUS: This application is the second plat for the Shadow Grove Development. 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.

COMFORMANCE TO THE COMPREHENSIVE PLAN: The subject property is within the A-1/2 Acre Lots future land use designation. The A-1/2 Acre Lots future land use designation is for larger lot single family development on ½ acre or larger lots. This submittal is not in conformance with this future land use designation as the proposed lots are a minimum of 7,125 square feet or 0.16 acres. The City of Pearland uses the Future Land Use Plan as a guide to implement zoning. In this case, the approved Shadow Creek Ranch Addendum had a higher density than the Future Land Use Plan allows.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Windward Bay Drive and which is shown with 80 feet of dedicated right-of-way.

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

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

DRAINAGE: A Drainage Plan has been reviewed and 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 the Final Plat of Shadow Grove Section 2 as proposed by the applicant for the following reasons:

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

SUPPORTING DOCUMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Final Plat of Shadow Grove Section 2



Aerial Map

Final Plat Shadow Grove Section 2



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 = 177 feet

OCTOBER 2014
PLANNING DEPARTMENT



Shadow Grove

PUD

Shadow Creek Ranch
Addendum PUD

Zoning Map

Final Plat Shadow Grove Section 2

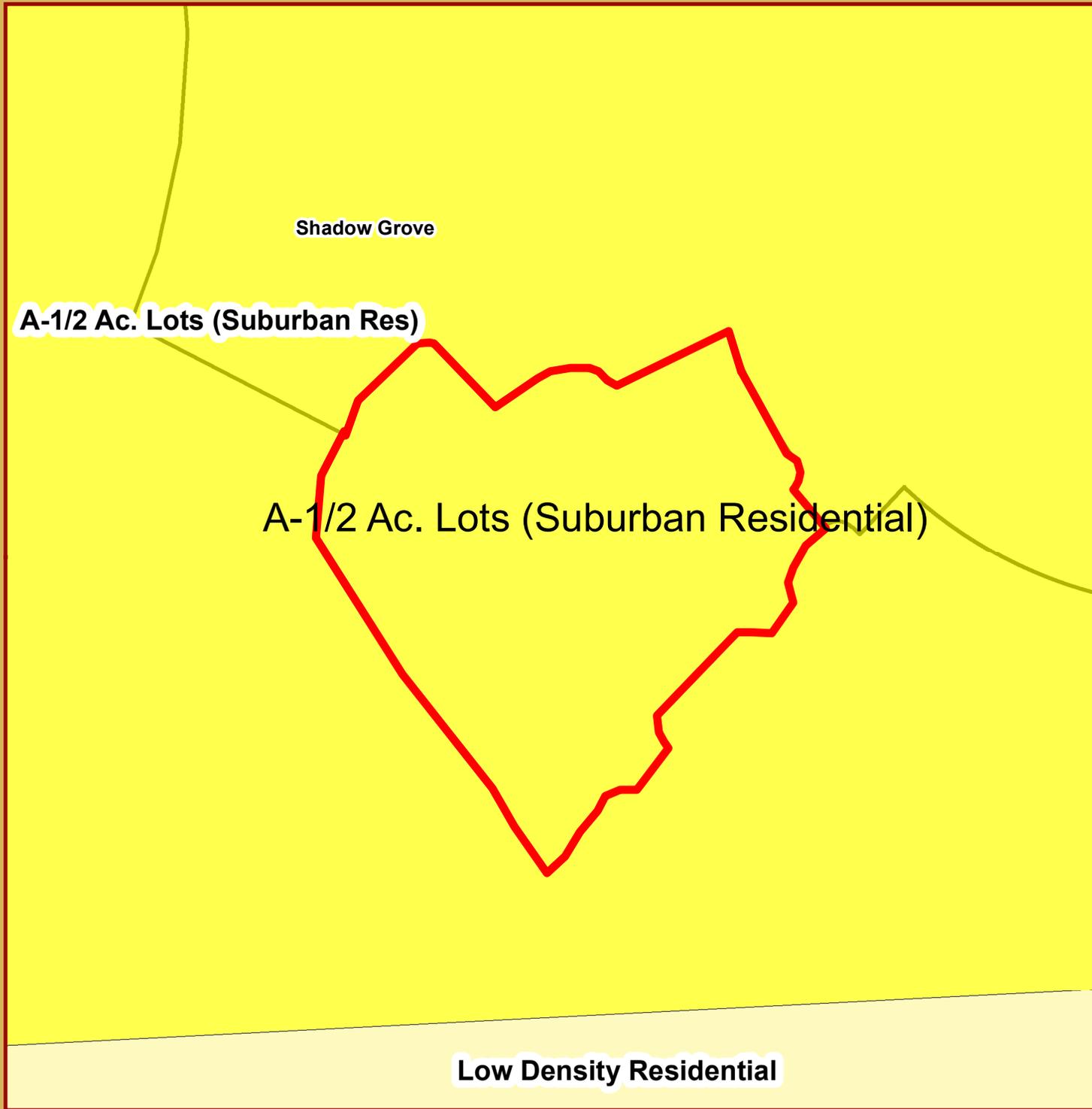


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1 inch = 177 feet

OCTOBER 2014
PLANNING DEPARTMENT





Future Land Use Map

Final Plat Shadow Grove Section 2



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1 inch = 177 feet

OCTOBER 2014
PLANNING DEPARTMENT



SHADOW GROVE SECTION 1
Plat No. 20140180
FBCPR

SHADOW GROVE SECTION 1
Plat No. 20140180
FBCPR

REMAINDER OF A CALLED 132.5682 AC TO TRX HOLDINGS, LLC BY SPECIAL WARRANTY DEED C.C.F. NO. 2011009961 F.B.C.O.P.R.R.P.

REMAINDER OF A CALLED 132.5682 AC TO TRX HOLDINGS, LLC BY SPECIAL WARRANTY DEED C.C.F. NO. 2011009961 F.B.C.O.P.R.R.P.

FUTURE SHADOW GROVE

CERTIFICATE OF SURVEYOR

I, Marty Hicks, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter (3/4) inch and a length of not less than three (3) feet, unless otherwise noted. This tract is within two (2) miles of the City Limits of Pearland.

Marty Hicks
Registered Professional Land Surveyor
Texas No. 4387

BLOCK	LOT	BL WIDTH
1	1	68.89
1	2	64.70
1	3	73.53
1	4	65.21
1	5	60.92
1	6	60.33
1	7	59.88
1	8	58.09
1	9	60.05
1	10	59.89
1	11	59.99
1	12	60.45
2	1	65.29
2	2	65.29
2	3	62.98
2	4	78.47
2	5	65.67
2	6	64.97

GENERAL NOTES:

- Bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83.
- Elevations shown hereon are based on HGSDD 73, stainless steel rod in a sleeve and cap stamped "HGSDD 73 1987" near the intersection of Mckeever Road and Michael Road located 47 feet east of the center of Mcknight, 44 feet south of Michael Road, and 35 feet southeast of a concrete culvert in KeyMap Page 650G with a published elevation of 61.5 feet, NAVD 1988 (OEOD 12A).
- Temporary Benchmark A being a "box" cut in concrete at back-of-curb of a bull nose in the median of W Broadway Street located approximately 639 feet east of the intersection of FM 521 and W Broadway. Elevation = 65.10 feet, NAVD 1988 (OEOD 12A).
- Temporary Benchmark B being a "box" cut with an "X" in concrete at back-of-curb of a bull nose in the median of W Broadway Street located approximately 1,370 feet east of the intersection of FM 521 and W Broadway. Elevation = 62.94 feet, NAVD 1988 (OEOD 12A).
- Temporary Benchmark C being a "box" cut in concrete in northwest corner of a storm inlet along W Broadway Street located approximately 2,300 feet east of the intersection of FM 521 and W Broadway. Elevation = 62.94 feet, NAVD 1988 (OEOD 12A).
- DIG TESS, a one-call notification center, was contacted on January 29, 2013 to provide notification to utility facility owners/operators to locate their underground utilities, as indicated by ticket number(s) 530169728. Facility owners/operators are required to mark the utilities within 48 hours of the contact date. Cotton Surveying located the marked lines on February 1, 2013.
- This tract of land is within the city limits of the City of Pearland, Texas.
- Detention storm drainage storage is provided in accordance with the drainage master plan for the development.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No.'s 48157C0315L and 48157C0320L with the effective date of April 2, 2014, the subject tract is situated within: Unshaded Zone X defined as areas determined to be outside the 0.2% annual chance floodplain (500 year flood).
- All floodplain information noted in the plot reflects the status per the FEMA FIRM map that is effective at the time that the plot is recorded. Floodplain status is subject to change as FEMA FIRM maps are updated.
- Any proposed drainage system for this subdivision shall be designed to meet the requirements of the City of Pearland.
- Storm sewer easements shall be kept free from fill or any other structures which inhibit the flow of surface water.
- No side entry to lots are allowed.
- Four foot sidewalks are required to be constructed along both sides of street rights-of-way within this subdivision.
- No pipeline or pipeline easement exists within the boundaries of this plot, except as shown.
- This property is located wholly within Brazoria-Fort Bend County Municipal Utility District No. 1.
- This plot has been prepared to meet the requirements of the State of Texas, Fort Bend County and the City of Pearland.
- This plot was prepared from information provided by San Antonio Title Company, effective May 6, 2015.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	630.00'	163°38'13"	180.75'	S27°42'11"E	180.13'	91.00'
C2	25.00'	85°11'00"	37.17'	N06°40'09"E	33.84'	22.98'
C3	25.00'	94°16'14"	41.13'	S02°07'32"W	36.65'	26.94'
C4	25.00'	87°41'35"	38.26'	N88°19'49"W	34.64'	24.01'
C5	1170.00'	7°30'31"	153.33'	S44°04'08"W	153.22'	76.77'
C6	25.00'	85°21'21"	37.18'	S02°17'19"E	33.85'	22.99'
C7	25.00'	89°46'00"	39.17'	S89°50'50"W	35.28'	24.90'
C8	460.00'	14°47'29"	118.75'	N52°21'35"E	118.42'	59.71'
C9	345.00'	11°31'13"	69.37'	S55°44'42"W	69.25'	34.80'
C10	85.00'	69°02'20"	102.42'	N83°58'32"W	96.34'	58.46'
C11	800.00'	18°28'40"	230.07'	N36°29'53"W	229.28'	115.84'
C12	455.00'	90°14'09"	86.62'	N73°22'37"W	77.94'	55.23'
C13	315.00'	31°43'37"	174.43'	N45°38'30"E	172.21'	89.51'
C14	55.00'	58°09'38"	55.83'	N00°41'52"E	53.46'	30.59'
C15	1100.00'	16°42'12"	320.68'	N36°44'02"W	319.55'	161.49'
C16	430.00'	19°28'27"	145.90'	N50°02'06"E	145.20'	73.66'
C17	1200.00'	8°56'47"	187.37'	N44°47'15"E	187.18'	93.88'
C18	25.00'	94°11'49"	41.10'	N83°38'27"W	36.63'	26.90'
C19	25.00'	84°02'03"	36.67'	N02°12'47"E	33.47'	22.52'
C20	25.00'	100°53'06"	44.02'	N89°14'35"W	38.55'	30.27'
C21	25.00'	85°02'59"	37.11'	N05°25'10"E	33.80'	22.93'
C22	25.00'	90°14'09"	39.37'	N73°22'37"W	35.43'	25.10'
C23	25.00'	58°09'38"	25.38'	N00°41'52"E	24.30'	13.90'

I, Becky Ullman, Director of Land Development for KB Home Lone Star, Inc., being the owner of the property subdivided in this plat of Shadow Grove Section 2, do hereby make subdivision of said property for and on behalf of said corporation according to the lines, building lines, and easements as shown hereon and dedicate for public use the streets, 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.

KB Home Lone Star, Inc., by and through its duly undersigned officer, does hereby state that it fully realizes that it is applying for a permit from the City of Pearland to build within 100 feet of an existing oil or gas pipeline easement, and that the City of Pearland considers building near such a pipeline easement to have certain inherent dangers, including, but not limited to, explosion and release of noxious, toxic and flammable substances. For the aforementioned reasons, KB Home Lone Star, Inc., Ltd. does hereby RELEASE and agrees to forever HOLD HARMLESS the City of Pearland, Texas, its officers, successors and assigns from all liability in any way arising from the building, use or habitation of the structure described in the said permit.

KB Home Lone Star, Inc., by and through its duly undersigned officer, does hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Shadow Grove Section 2 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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 feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted, hereon, whereby 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 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.

WITNESS my hand in Pearland, Fort Bend County, Texas, this ____ day of _____, 2015.

By: KB Home Lone Star, Inc.

By: _____
Name Printed: Becky Ullman
Title: Director of Land Development

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Becky Ullman, Director of Land Development for KB Home Lone Star, Inc. known to me, to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ day of _____, 2015.

Notary Public
in and for Fort Bend County, Texas.

This is to certify that the City Planning Commission of the City of Pearland, Texas has approved this plat of Shadow Grove Section 2, in conformance with the laws of the State of Texas and the ordinances of the City of Pearland as shown hereon and authorized the recording of this plat this ____ day of _____, 2015.

Henry Fuenes
Chairperson
City Planning Commission
City of Pearland, Texas

APPROVED by the City of Pearland, Texas, this ____ day of _____, 2015.

Darrin Coker
City Attorney
City of Pearland, Texas

Susan Polka, P.E.
Director of Engineering
City of Pearland, Texas

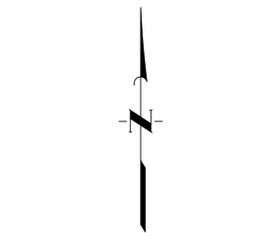
GENERAL NOTES:

- All subdivision common areas including but not limited to detention facilities, easements and open space within the boundaries of this plat shall be maintained by a homeowners association, commercial property association or other entity and shall not be the responsibility of the City of Pearland or Fort Bend County.
- Three-quarter inch (3/4") iron rods three feet in length are set on all perimeter boundary corners, unless otherwise noted.
- Any construction proposed to be installed within a property easement with prescribed rights to a private entity shall require the permission of the private entity prior to the start of construction. Failure to secure such permission may result in the right holder(s) of the easement removing any unapproved pavement, structures, utilities or other facilities located within the easement. The responsibility securing approval from the private entities to build within an easement is solely that of the property owner.
- Access rights to driveways are hereby granted to all adjoining residential properties.
- There are 6 streetlights on this plat.
- The minimum slab elevation for all buildings located within the boundaries of this plat shall be the higher of 12-inches above the top of curb, or 12-inches above the 100-year floodplain water surface elevation for structures to be located within the 100-year floodplain.
- All landscaping and structures, including fences at intersections shall conform to the City of Pearland and AASHTO sight distance requirements for motorists.
- 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.

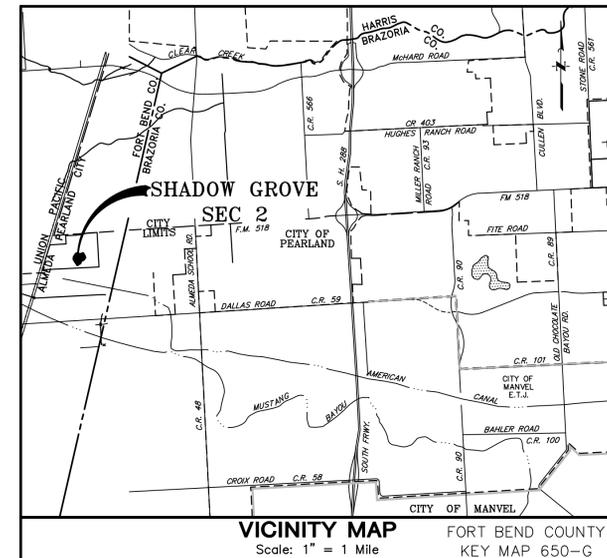
FLOODPLAIN CERTIFICATION

Structures built on lots in the designated Flood Plain must be elevated to 18" above the Base Flood Elevation. No building permits will be issued in a floodway below the base flood elevation (B.F.E.). Contact the Floodplain Administrator's office for specific information.
The B.F.E. is 67.80' based on a 1978 adjustment

Bearings shown hereon are based upon the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83). All coordinates are surface and may be converted to grid by multiplying by the combined scale factor of 0.99987177.



- LEGEND
- AE - AERIAL EASEMENT
 - BL - BUILDING SETBACK LINE
 - C.F. No - CLERK'S FILE NUMBER
 - CLOMR - CONDITIONAL LETTER OF MAP REVISION
 - DE - DRAINAGE EASEMENT
 - EE - ELECTRICAL EASEMENT (CENTROPOINT ENERGY ONLY)
 - FBCDR - FORT BEND COUNTY DEED RECORDS
 - FBCDPR - FORT BEND COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - FBCPR - FORT BEND COUNTY PLAT RECORDS
 - FND - FOUND
 - LNWR - LETTER OF MAP REVISION
 - POB - POINT OF BEGINNING
 - ROW - RIGHT-OF-WAY
 - S - SET 3/4" IRON ROD W/CAP STAMPED "COTTON SURVEYING"
 - SSE - SANITARY SEWER EASEMENT
 - STM SE - STORM SEWER EASEMENT
 - TBM - TEMPORARY BENCH MARK
 - UE - UTILITY EASEMENT
 - WLE - WATER LINE EASEMENT
 - WSE - WATER & SEWER EASEMENT
 - - PROPOSED STREET LIGHT LOCATION
 - - EXISTING STREET LIGHT LOCATION
 - - STREET NAME CHANGE



STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 2015, at _____ o'clock _____ m. in Plat Number(s) _____ of the plat records of Fort Bend County, Texas.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard
Fort Bend County, Texas

By: _____
Deputy

APPROVAL BY PLAT ROOM RECORDER

Date _____ Plat Book Recorder _____
Volume _____ Page _____

FINAL PLAT
SHADOW GROVE
SEC 2
A SUBDIVISION OF 5.9659 ACRES OF LAND
OUT OF THE
FRANKLIN HOOPER SURVEY, ABSTRACT-198
A.B. LANGERMAN CO. SURVEY, ABSTRACT-555
CITY OF PEARLAND
FORT BEND COUNTY, TEXAS
18 LOTS 3 RESERVES 2 BLOCKS
JULY 2015

DEVELOPER/OWNER:
KB HOME LONE STAR, INC.
A TEXAS CORPORATION
11314 RICHMOND AVE.
HOUSTON, TEXAS 77082
(281) 668-3800

SURVEYOR:
COTTON SURVEYING COMPANY
6335 GULFTON DR., SUITE 103
HOUSTON, TEXAS 77081
(713) 981-0275
ATTN: MARTY HICKS, R.P.L.S.
TBPS FIRM NO. 10046100

ENGINEER:
JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
6335 GULFTON, SUITE 100 HOUSTON, TEXAS 77081 • (713) 981-0275
ATTN: MARTIN C. MURDOCK, P.E.
TBPE FIRM NO. F-479

D.FINAL PLAT OF SHADOW GROVE SECTION 3

A request by Jared Williams of Jones & Carter Engineering, applicant; on behalf of Lars Monson of K.B. Homes Lone Star, Inc. owner; for approval of a Final Plat of Shadow Grove Section 3, a subdivision of 41 lots and 3 reserves on approximately 13.0142 acres of land within the Shadow Grove Subdivision



P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Jared Williams, Jones & Carter Engineering

DATE: 8/03/2015

AGENDA ITEM SUBJECT: Final Plat of Shadow Grove Section 3

Old Business • New Business Discussion Item Workshop

Summary: A request by Jared Williams of Jones & Carter Engineering, applicant; on behalf of Lars Monson of K.B. Home Lone Star, Inc.; for approval of a Final Plat of Shadow Grove Section 3, a single family subdivision of 41 lots and 3 reserves on approximately 13.0142 acres of land located on the south side of future Windward Bay Drive between future Bailey Springs Lane and future Shadow Gate Lane.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF AUGUST 3, 2015

FINAL PLAT OF SHADOW GROVE SECTION 3

A request by Jared Williams of Jones & Carter Engineering, applicant; on behalf of Lars Monson of K.B. Homes Lone Star, Inc. owner; for approval of a Final Plat of Shadow Grove Section 3, a subdivision of 41 lots and 3 reserves on approximately 13.0142 acres of land within the Shadow Grove Subdivision, to wit:

Legal Description: A subdivision of 13.0142 acres of land out of the Franklin Hooper Survey, Abstract-198 A.B. Langerman Co. Survey, Abstract-555, City of Pearland, Fort Bend County, Texas.

General Location: the south side of future Windward Bay Drive between future Bailey Springs Lane and future Shadow Gate Lane.

SUMMARY: On behalf Lars Monson of K.B. Home Lone Star, Jared Williams of Jones & Carter Engineering has submitted a Final Plat for Shadow Grove Section 3, a 41 lot single-family residential subdivision and 3 reserves, on approximately 13.0142 acres of land located at the south side of future Windward Bay Drive between future Bailey Springs Lane and future Shadow Gate Lane.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	PUD	Developing Single Family Residential (Shadow Grove Section 1)
South	PUD	Undeveloped
East	PUD	Developing Single Family Residential (Southlake Section 7)
West	PUD	Proposed Single Family Residential (Shadow Grove Section 2)

UNIFIED DEVELOPMENT CODE: The Unified Development Code (UDC) does not apply to this development as the property is located within the Shadow Creek Ranch Planned Unit Development (PUD), which was approved prior to the adoption of the

UDC. Regulations of the previous Subdivision and 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.

SHADOW CREEK RANCH ADDENDUM: The addendum to the Shadow Creek Ranch development allows for a combination of single family lots, parks, and wet and dry detention. There are no required amenities that are located within the boundaries of the proposed plat.

SHADOW CREEK RANCH ADDENDUM: SF-3: This Final Plat depicts a variety of lot sizes, which conforms to the SF-3 designation on the Shadow Creek Ranch Addendum map. The requirements of the SF-3 designation have been summarized in Table 2 below. This Final Plat has a minimum lot size of 5,650 square foot lots (50' x 113' for lots 18 and 19), which is below the required 5,750 square feet that is required. However, the rest of the 39 lots are above the 5,750 square foot size.

Table 2: SF-3	
Area and Height Requirements	Area and Height Requirements
Minimum Lot Size:	5,750 square feet
Minimum Lot Width:	50 Feet
Maximum Lot Depth:	115 Feet
Maximum Height	35 Feet

PLATTING STATUS: This application is the third plat for the Shadow Grove Development. 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.

COMFORMANCE TO THE COMPREHENSIVE PLAN: The subject property is within the A-1/2 Acre Lots future land use designation. The A-1/2 Acre Lots future land use designation is for larger lot single family development on ½ acre or larger lots. This submittal is not in conformance with this future land use designation as the proposed lots are a minimum of 5,650 square feet or 0.13 acres. The City of Pearland uses the Future Land Use Plan as a guide to implement zoning. In this case, the approved Shadow Creek Ranch Addendum had a higher density than the Future Land Use Plan allows.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property is served by Windward Bay Drive and Shadow Gate Lane, both Major Collectors which require 80 feet of right-of-way.

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

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

DRAINAGE: A Drainage Plan has been reviewed 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 the Final Plat of Shadow Grove Section 3 as proposed by the applicant for the following reasons:

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

SUPPORTING DOCUMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Final Plat of Shadow Grove Section 3

Shadow Grove

Site

Aerial Map

Final Plat Shadow Grove Section 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 = 177 feet

OCTOBER 2014
PLANNING DEPARTMENT



Shadow Grove

PUD

Shadow Creek Ranch
Addendum PUD

Zoning Map

Final Plat Shadow Grove Section 3



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OCTOBER 2014
PLANNING DEPARTMENT



Shadow Grove

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

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

Low Density Residential

Future Land Use Map

Final Plat Shadow Grove Section 3



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1 inch = 177 feet

OCTOBER 2014
PLANNING DEPARTMENT



III. Matters Removed From Consent Agenda

IV. New Business

A.PLANNING AND ZONING VARIANCE NO. 2015-07

A request by Keith Traylor, applicant; on behalf of Jason Traylor 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 31 feet from the minimum lot width requirements, within the General Commercial (GC) zoning district on approximately .68 acres of land



P&Z AGENDA REQUEST

TO: Planning & Zoning Commission

REQUESTOR: Keith Traylor

DATE: 8/03/2015

AGENDA ITEM SUBJECT: Planning and Zoning Variance 2015-07

Old Business • New Business Discussion Item Workshop

Summary: A request by Keith Traylor, applicant; on behalf of Jason Traylor 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 31 feet from the minimum lot width requirements, within the General Commercial (GC) zoning district on approximately .68 acres of land located at 3405 Beechcraft Street, Pearland, Texas.

Staff Recommendation: Approval



PLANNING AND ZONING COMMISSION MEETING OF AUGUST 3, 2015

PLANNING AND ZONING VARIANCE NO. 2015-07

A request by Keith Traylor, applicant; on behalf of Jason Traylor 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 31 feet from the minimum lot width requirements, within the General Commercial (GC) zoning district on approximately .68 acres of land, to wit:

Legal Description: Lots 12 – 16, in Block 3, of Airport Subdivision No. 4, a subdivision in Brazoria County Texas, according to the Map or Plat thereof recorded on Volume 8, Page 17 of the Map Records of Brazoria County, Texas.

General Location: 3415 Beechcraft Street.

SUMMARY: The applicant is requesting a variance from the minimum lot width of 150 feet required in the GC General Commercial zoning district to 119 feet to allow the plating of a commercial lot to allow construction of an office / warehouse for an air conditioning sales business. The property is 29,750 square feet in size. Section 2.4.4.6 (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. The proposed lot will exceed the minimum lot depth and meet the minimum lot area requirements of the GC General Commercial Zoning District.

Table 1	Required Dimensions	Proposed Dimensions
Lot Area	22,500 square feet	29,750 square feet
Lot Width	150 feet	119 feet
Lot Depth	125 feet	250 feet

PLATTING STATUS: The applicant proposes to file a Minor Plat to allow for the construction of a new sales office on the property. Prior to approval of the plat, the proposed variance must be approved to allow for a reduction of 31 feet from the minimum lot width of 150 feet required in the General Commercial (GC) zoning district.

CONFORMANCE TO THE LAND USE PLAN: The Land Use Plan designates the property as Village District. The Village District designation recommends the

development of a mixture of commercial and residential uses in the Old Town area of Pearland. If granted, the proposed variances would allow redevelopment of property in conformance to the Land Use Plan on property that was formerly an airport.

THOROUGHFARE PLAN: The property will be accessed from Douglas Street and has corner lot frontage on Beechcraft Street. Although the address of the property is on Beechcraft Street, access to the property will be from Douglas Street since Douglas Street connects the property to areas outside the neighborhood. Both Douglas and Beechcraft Streets are designated as local streets and have approximately 60 feet of right of way.

IMPACT ON SURROUNDING PROPERTIES: The property is zoned General Commercial along with the neighboring properties to the north, east and west. The property to the south is zoned OP Office and Professional. Most of the surrounding properties are developed with nonresidential uses while the land to the south is not developed. Granting this variance will allow the redevelopment of property that is no longer used as an airport.

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 width from 150 feet to 119 feet, 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 Commercial (GC).

SUPPORTING DOCUMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Survey

- Site Plan
- Site Plan with Trees



Aerial Map

**P & Z Variance
2015-07**

3415 Beechcraft Street

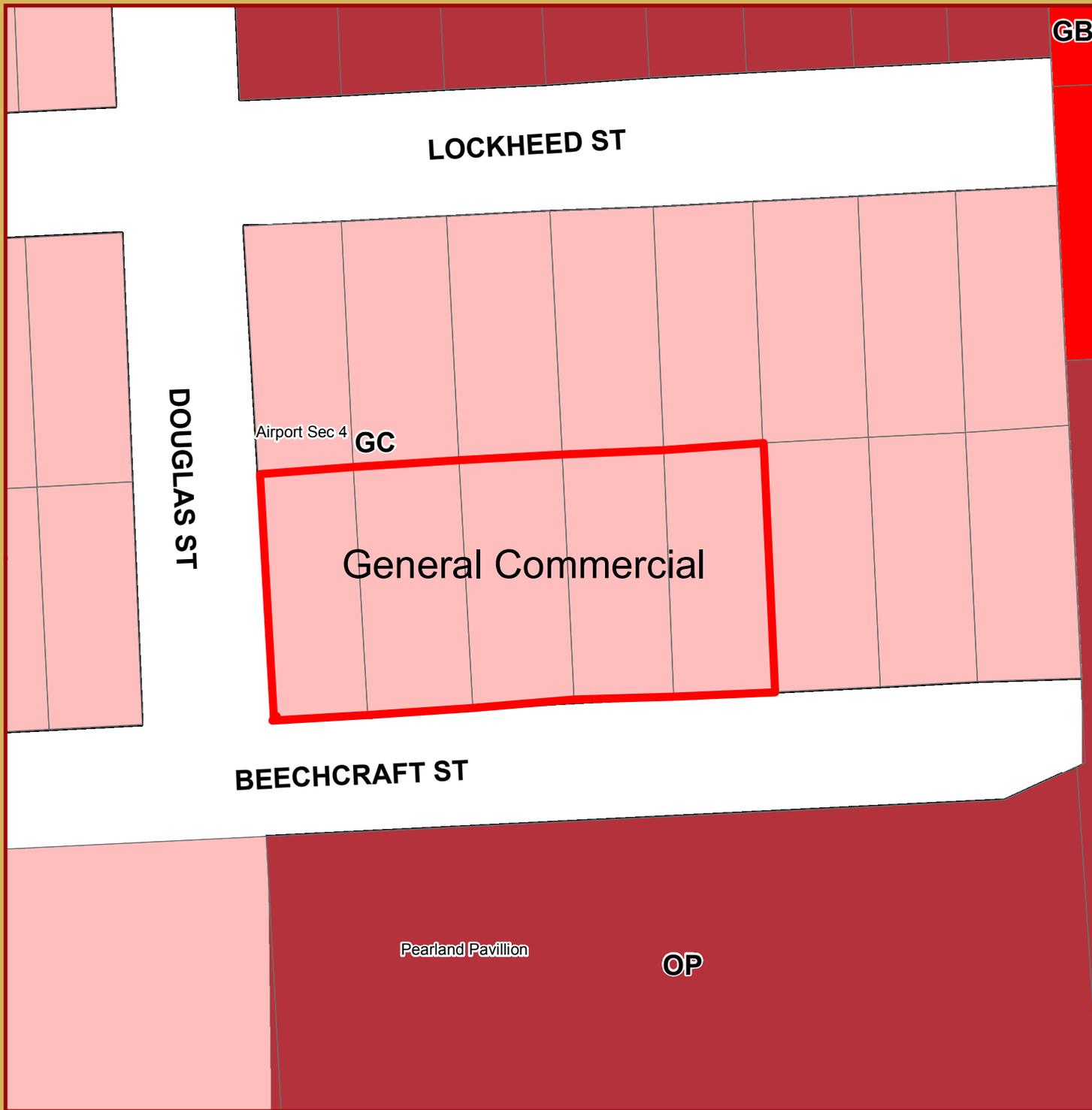


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1 inch = 71 feet

OCTOBER 2014
PLANNING DEPARTMENT





Zoning Map

**P & Z Variance
2015-07**

3415 Beechcraft Street

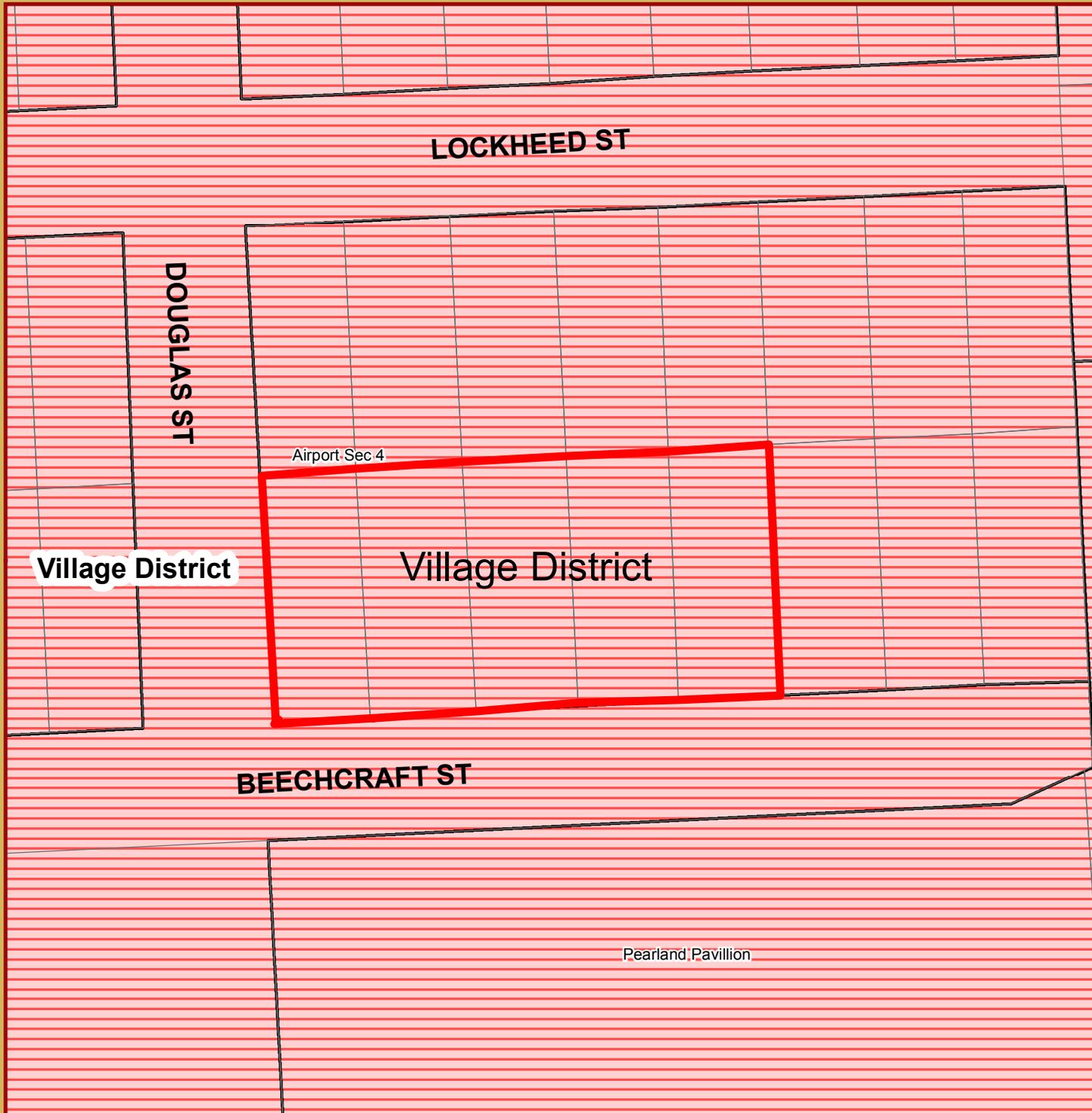


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OCTOBER 2014
PLANNING DEPARTMENT





Future Land Use Map

**P & Z Variance
2015-07**

3415 Beechcraft Street

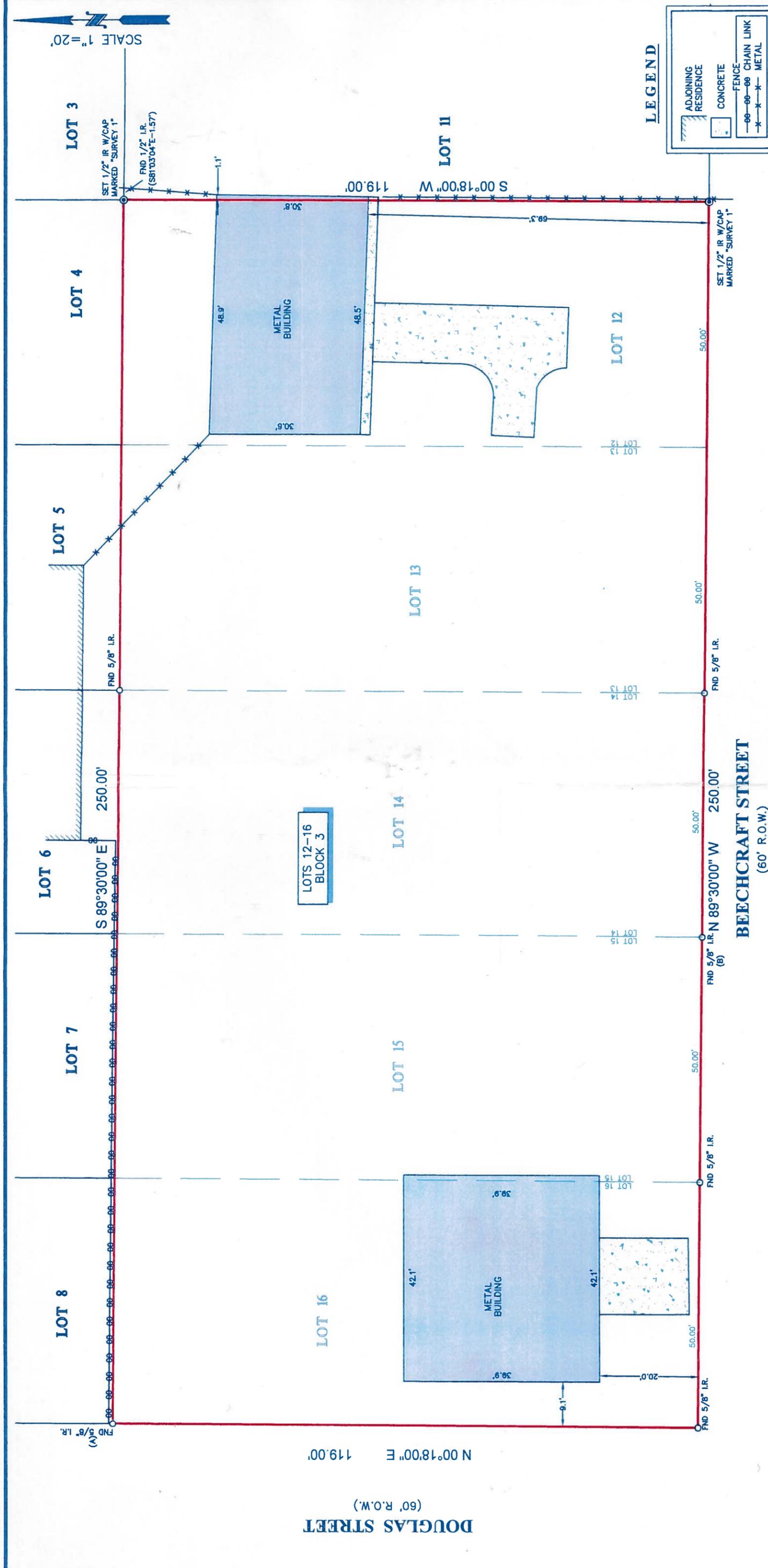


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OCTOBER 2014
PLANNING DEPARTMENT





PROJECT: A LAND TITLE SURVEY OF LOTS 12-16, IN BLOCK 3, OF AIRPORT SUBDIVISION NO. 4, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 17 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS.

CLIENT: 3407 BEECHCRAFT STREET
 ADDRESS: 3407 BEECHCRAFT STREET
 www.survey1inc.com
 survey1@survey1inc.com

FIELD CREW: JJJ
TECH: EF
DRAFTER: AR
FINAL CHECK: EF
DATE: 05-05-15
JOB#: 5-35784-15

SURVEYORS CERTIFICATE:
 IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON MAY 05, 2015 AND STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
 PROFESSIONAL LAND SURVEYOR
 4148

STATE OF TEXAS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 RICHARD FUSSELL
 4148

Survey 1, Inc.
 Your Land Survey Company
 Firm Registration No. 100758-00
 P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382



SOUTH-LAND TITLE

TITLE COMPANY: SOUTH-LAND TITLE
 281-996-8839
 ISSUE DATE: APRIL 08, 2015
 G.F. #: FW1533657



DOUGLAS STREET



BEECHCRAFT STREET



PARKING TABULATIONS:

OFFICE:	1,300 GSF = 7 SPACES
WAREHOUSE:	1:2,000 GSF = 2 SPACES
TOTAL PROVIDED:	11 SPACES (INCLUDES ONE ACCESSIBLE)

SQUARE FOOTAGES

OFFICE:	1,982 SF
WAREHOUSE:	2,893 SF
TOTAL:	4,875 SF (75' X 65')

1 SITE PLAN
SCALE: 1" = 20'-0"

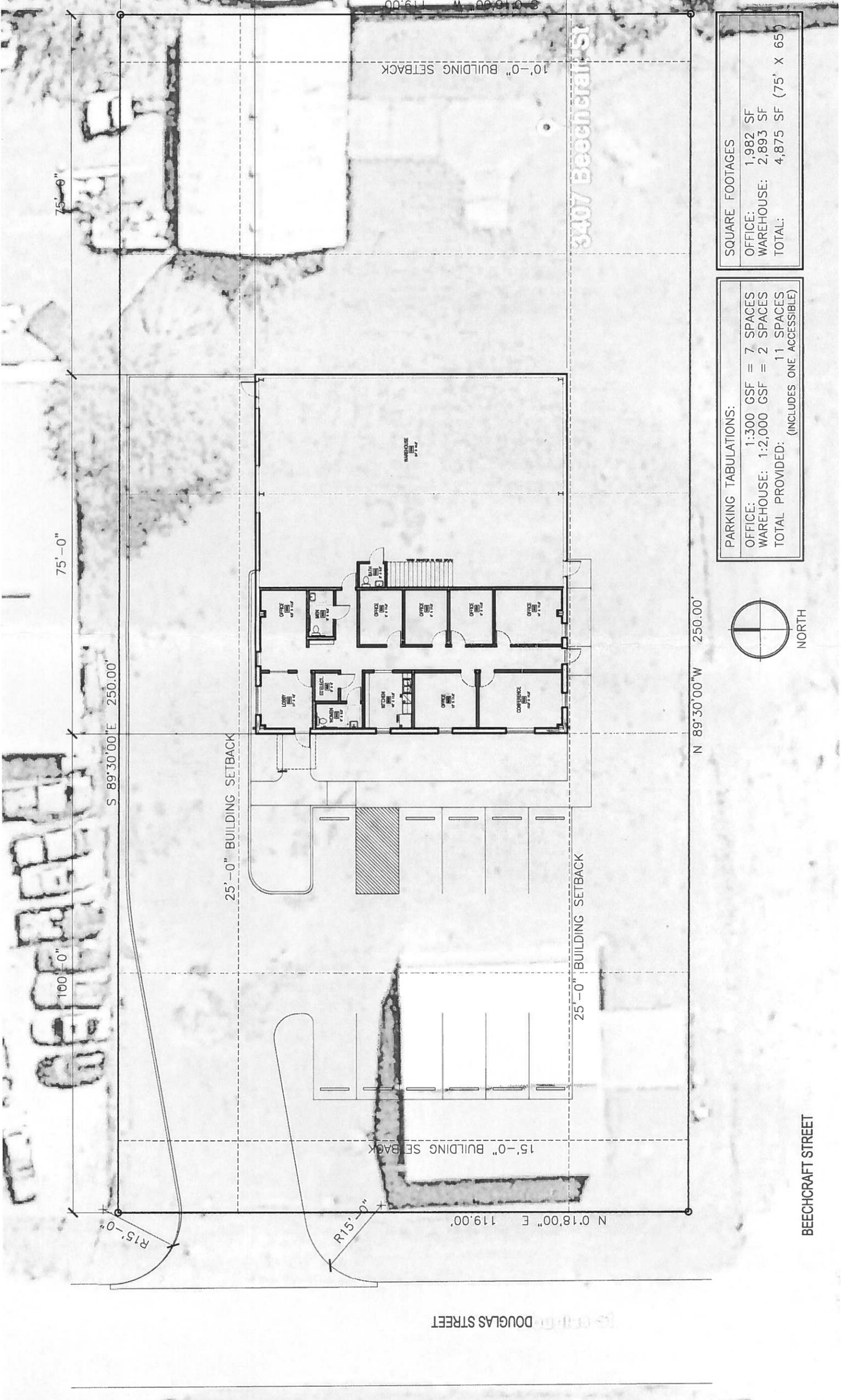
A-0

TRAYLOR MECHANICAL OFFICES
3415 BEECHCRAFT ST.
PEARLAND, TX.



DATE: 06-30-15
ISSUE: COP VARIANCE EXHIBIT
ISSUE:

KENNEDY DESIGN: 832-748-8870 EMAIL: PLACEMARKER1969@GMAIL.COM



1 SITE PLAN
 SCALE: 1" = 20'-0"

B. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Zoning Update
3. Comprehensive Plan Update
4. Bailey Road Annexation Update
5. Next P&Z Meeting, August 17, 2015 – JPH/Regular Meeting

V. Adjournment