

# AGENDA

## CITY OF PEARLAND PLANNING & ZONING COMMISSION

February 15, 2016

6:30 p.m.

**Daniel Tunstall**  
P&Z CHAIRPERSON

**Thomas Duncan**  
P&Z VICE-CHAIRPERSON

### COMMISSIONERS

**Troy Pradia**

**Darrell Isenberg**



**Mary Starr**

**Ginger McFadden**

**David Selsky**

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, FEBRUARY 15, 2016, AT 6:30 P.M., HELD IN THE COUNCIL CHAMBERS, 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. Approve the Minutes of the February 1, 2016 P&Z Regular Meeting, held at 6:30 p.m.
2. Excuse the absence of P&Z Commissioner Derrell Isenberg from the February 1, 2016 P&Z Regular Meeting.

<b>Decision Date</b> 2.19.16
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**B. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF BAKERS LANDING SECTION 1B**

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of D.R. Horton, Texas, Ltd, owner; for approval of the Preliminary Plat of Bakers Landing Section 1B, creating 48 single family lots and 2 reserves on 10.492 acres of land.

Legal Description: A subdivision of 10.492 acres of land situated in the A.C.H. & B. Survey, Abstract 147, City of Pearland, Brazoria County, Texas, Being a partial replat of Thomas and Gilbert Industrial Tracts, Volume 15, Page 317 & 318, Brazoria County map records.

General Location: the north side of Hampshire Street about 500 feet east of Galveston Avenue.



**Decision  
Date**  
2.19.16

**C. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SAVANNAH PARKWAY & LAUREL HEIGHTS DRIVE STREET DEDICATION**

A request by Rene Rodriguez, LJA Engineering Inc., applicant; on behalf of Ethan Springer, Savannah Development, Ltd.; for approval of a Final Plat of Savannah Parkway & Laurel Heights Drive Street Dedication, a non-residential subdivision of 3 reserves on approximately 24.5 acres of land within the Savannah Development on the following described property, to wit:

Legal Description: Being 24.439 acres of land situated in the H.T. & B.R.R. Company Survey, Section 77, Abstract 302 and the A.C.H. & B. Survey, Abstract 403, Brazoria County, Texas.

General Location: about 600 feet north of County Road 58 at the end of Savannah Parkway.

**Decision  
Date**  
2.19.16

**D. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SOUTHLAKE SECTION 11**

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of 518SCR Ltd, owner, for approval of the Final Plat of Southlake Section 11, creating 86 residential lots and 7 reserves on 34.197 acres of land described to wit:

Legal Description: A subdivision of 34.197 acres of land situated in the H.T.&B.R.R. Company Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas.

General Location: East side of Southlake Boulevard at Spicewood Pine Lane.

**Decision  
Date**  
2.19.16

**E. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SOUTHLAKE SECTION 12**

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of 518SCR Ltd, owner for approval of the Final Plat of Southlake Section 12, creating 65 residential lots and 6 reserves located on 24.229 acres of land, described to wit:

Legal Description: A subdivision of 24.229 acres of land situated in the H.T. & B.R.R. Company Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas.



General Location: South side of the Southlake and Spicewood Lane intersection.

### III. MATTERS REMOVED FROM CONSENT AGENDA

### IV. NEW BUSINESS

#### A. CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 2016-02Z

A request of Bryan Smith, applicant; on behalf of Castlerock Communities LP., owner; for approval of a change in zoning designation from Suburban Development District (SD) to Suburban Residential - 15 (SR-15); on approximately 29 acres of land; located at the intersection of County Road 89 (CR 89) and County Road 101 (Bailey Road), to wit:

**Legal Description:** The herein described 29.32 acres of land situated in the H.T. & B.R.R. Company Survey Abstract 547, Brazoria County, Texas; said 29.32 acre tract of land being the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 18 (also referred to as Lot 26) of said H.T. & B.R.R. Company Survey. Save and except Block 1 Lot and Block 2, Lots 9, 11, 12, 14, 15, 16, and 18, as shown on the Final Plat of Cullen Park Estates dated April 13, 2009.

**General Location:** The intersection of County Road 89 (CR 89) and County Road 101 (Bailey Road), Pearland, TX.

#### B. CONSIDERATION AND POSSIBLE ACTION –CONDITIONAL USE APPLICATION NO. 2016-02

A request of James Elmore, applicant; on behalf of Joseph and Mathew John, owners; for approval of a Conditional Use Permit (CUP) to allow for fuel station and convenience store in the General Business (GB) zoning district; on approximately 2.157 acres of land, to wit:

**Legal Description:** A tract or parcel containing 2.157 acres of land, being all of Lot 1, Block 1, JKJ Development recorded under Brazoria County Clerks File (B.C.C.F.) No. 2008015246, and all of a called 0.65 acre tract as described by deed recorded under B.C.C.F. No. 2013054148, situated in the R.B. Lyle Survey, Sec. 4, A-543, City of Pearland, Brazoria County, Texas.



**General Location:** NW corner of Orange Street, Pearland, TX.

### **C. CONSIDERATION AND POSSIBLE ACTION – AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC)**

A request the of the City of Pearland for approval of a Unified Development Code (UDC) amendments to the Land Use Matrix , for proposed amendments to the Unified Development Code, Ordinance No. 2000T regarding changes to the Land Use Matrix. The changes consist of consistency of use with other zoning districts, correction of typographical errors, clarification and expansion of definition and suitability of use in the zoning district through Conditional Use Permit as opposed to being Permitted by right.

**Legal Description:** N/A

**General Location:** N/A

### **D. DISCUSSION ITEMS**

1. Commissioners Activity Report
2. Zoning Update:
3. Next P&Z Meeting, February 7, 2016 –Regular P&Z meeting
4. National APA Conference – Phoenix, AZ , Date TBD

### **V. ADJOURNMENT**

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

I, Alma Gonzales, 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 12th day of February 2016, A.D., at 5:30 p.m.

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Alma Gonzales, Office Assistant

Agenda removed \_\_\_\_\_ day of February \_\_\_\_, 2016.

## 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 and Excuse of Absence

1. Approve the Minutes of the February 1, 2016 P&Z meeting.
2. Excuse the absence of P&Z Commissioner Derrell Isenberg from the February 1, 2016 P&Z Regular Meeting

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, FEBRUARY 1, 2016, AT 6:30 P.M., HELD IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**CALL TO ORDER**

P&Z Chairperson Daniel Tunstall opened the meeting for the P&Z Regular Meeting at 6:30 p.m.

In attendance were:

P&Z Chairperson Daniel Tunstall  
P&Z Vice-Chairperson Thomas Duncan  
P&Z Commissioner Mary Starr  
P&Z Commissioner David Selsky  
P&Z Commissioner Ginger McFadden  
P&Z Commissioner Tony Pradia

Also present were Community Development Director Lata Krishnarao, City Planner Frankie Legaux, Deputy City Attorney Lawrence Provins, Associate Planner Vince Husted, Assistant City Engineer Richard Mancilla, and Office Assistant Alma Gonzales.

**CONSENT AGENDA**

P&Z Chairperson Daniel Tunstall read items on the consent agenda. P&Z Commissioner David Selsky made the motion to approve Items A, D & E of the consent agenda and P&Z Commissioner Mary Starr seconded the motion. Items B & C were removed for Consideration, per staff request.

The vote was 6 to 0. The Consent agenda was approved.

**CONSIDERATION & POSSIBLE ACTION – APPROVAL OF MINUTES AND EXCUSE OF ABSENCE**

1. Approved the Minutes of the January 4, 2016 P&Z Regular Meeting, held at 6:30 p.m.
2. Excused the absence of P&Z Commissioner Tony Pradia from the January 4, 2016 P&Z Regular Meeting.

**MATTERS REMOVED FROM CONSENT AGENDA**

**CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF CANTERBURY PARK SECTION 4**

A request by Angie Bowers of Pape-Dawson Engineers; on behalf of K.B. Lone Star Owner; for approval of the Preliminary Plat of Canterbury Park Section 4, creating 64 single family lots and 3 reserves on 17.082 acres of land, to wit:

**Legal Description:** A subdivision of 17.082 acres, being a portion of a 55.626 acre tract, conveyed to KB Home Lone Star, Inc. and described in County Clerk's file 2013013873 of the Brazoria County official public records, situated in the F.B. Drake Survey, A-508 out of restricted reserve "B", Canterbury Park Sec 1 as recorded under volume 24, page 112, Brazoria County plat records in the City of Pearland, Brazoria County, Texas 77584

**General Location:** Northeast of the Canterbury Park Lane and Belmore Lane Intersection.

Associate Planner Vince H. explained to the P&Z Commission the site plan and the preliminary plat of amenities and trails for Canterbury Park Sec 1 and would be available for questions.

P&Z Vice-Chairperson made the motion to approve the Preliminary Plat of Canterbury Park Section 4 and P&Z Commissioner seconded the motion.

The vote was 6-0. The Preliminary Plat of Canterbury Park Section 4 was approved.

## **CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF PROVINCE VILLAGE RESIDENTIAL TRACT A**

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of Chris Lynch, Gehan Homes, owner; for approval of the Final Plat of Province Village Residential Tract A creating 17 residential lots and 4 reserves located on 5.125 acres of land, to wit:

**Legal Description:** A subdivision of 5.125 acres of land situated in the W.D.C. Hall Survey, Abstract 23, City of Pearland, Harris County, Texas.

**General Location:** North Corner of Province Village Drive and Country Club Drive.

P&Z Vice-Chairperson Thomas Duncan asked what the final result was for the underground power. Associate Planner Vince Husted answered that the 17 lots changed due to issues from the power company. He added that CenterPoint worked with the applicant to move the utility easements from the rear of the property to the front of the property. Associate Planner Vince Husted read the letter from the power company requesting the move.

P&Z Vice-Chairperson Thomas Duncan asked if the fencing requirements along Green Tee Drive had been met. Mr. Alan Mueller, Representative for applicant, explained that a combination of a 3ft. retaining wall and a 6ft. brick fence would be installed for fencing.

P&Z Commissioner David Selsky inquired about the meaning of a traffic analysis. Assistant City Engineer Richard Mancilla explained that a traffic analysis is requested from a developer to help engage their impact to city's traffic studies. P&Z Vice-Chairperson Thomas Duncan explained the traffic studies for different municipalities.

The vote was 6-0. The Final Plat of Province Village Residential Tract A was approved.

## **NEW BUSINESS**

### **CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF STEWART HEIGHTS SECTION 1**

A request of Rene Rodriguez of LJA Engineering, applicant; on behalf of Savannah Development, Ltd.; for approval of the Final Plat of Stewart Heights Section 1, to create 50 single family lots and 2 reserves on approximately 11.496 acres of land, to wit:

**Legal Description:** A subdivision of 11.496 acres of land situated in the A.C.H. & B. survey, Abstract 403, City of Pearland. Brazoria County, Texas.

**General Location:** The west side of Savannah Parkway about 350 feet north of the Savannah Parkway and County Road 58 intersection.

P&Z Commissioner David Selsky made a motion to approve the Final Plat of Stewart Heights Section 1, and P&Z Commissioner Mary Starr seconded the motion to approve.

The vote was 6-0. Final Plat of Stewart Heights Section 1 was approved.

### **CONSIDERATION AND POSSIBLE ACTION – REPLAT OF ALVIN COMMUNITY COLLEGE PEARLAND CAMPUS UNRESTRICTED RESERVE "A"**

A request of Chad Gormly, Gormly Surveying, Inc., applicant, on behalf of Alvin Community College, owner; for approval of a Replat Alvin Community College Pearland Campus Unrestricted Reserve "A" to wit:

**Legal Description:** A plat of 3.84 acres of land, being all of Block 10, Pearland Townsite, Brazoria County, Texas, City of Pearland, Texas.

**General Location:** The east side of Grand Boulevard from Broadway Street to Jasmine Street.

P&Z Commissioner David Selsky made the motion to approve the Replat of Alvin Community College Pearland Campus and P&Z Commissioner Mary Starr seconded the motion.

The vote was 6-0. Replat of Alvin Community College Pearland Campus was approved.

## **DISCUSSION ITEMS**

Commissioners Activity Report – NONE

City Planner Frankie Legeaux provided the Zoning Update as follows:

January 25, 2016 – City Council approved 2015-13 CUP for winery in GB zoning district at 2635 Miller Ranch Road.

Next P&Z Meeting, February 15, 2016 – Joint Public Hearing and Regular P&Z meeting

Articles from “Urban Land”, November/December 2014 issue and January/February 2015 issue.

- i. City Crops (Urban Agriculture)
- ii. Outlook for Master Planned Communities  
(What captures homebuyer’s interest?)
- iii. The Emerging Trends in Real Estate 2015 Report  
(Texas claims 3 of the top markets.)
- iv. 11 Strategies for Building Community of Affordable Housing (Design strategies that can enhance housing affordable or not)
- v. 13 Trends to Watch: The forces of change that will create a new urban reality. (Adapting older urban real estate to modern purposes.)
- vi. Business and Philanthropist Richard Kinder to Open ULI Spring Meeting in Houston
- vii Next Wave Mixed Income Housing  
(10 new multi-family developments for mixed income levels near urban cores.)
- viii. Visions of a New Life for Houston’s Historic Astrodome.  
(ULI Advisory Services panel recommends ways to create a popular, green, indoor/outdoor space as an alternative to demolition.)

P&Z Commissioner David Selsky inquired what actions were to be taken when articles are presented to the P&Z Commission. Community Development Director Lata Krishnarao and City Planner Frankie Legeaux discussed how it effects the interests and views for future City planning.

## **ADJOURNMENT**

P&Z Chairperson Daniel Tunstall adjourned the P&Z Regular meeting at 6:55 p.m. These minutes were respectfully submitted by:

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Alma Gonzales, Office Assistant

Minutes approved as submitted and/or corrected on this 15th day of February 2016, A.D.

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Daniel Tunstall, P & Z Chairperson

## **B. CONSIDERATION AND POSSIBLE ACTION – PRELIMINARY PLAT OF BAKERS LANDING SECTION 1B**

**A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of D.R. Horton, Texas, Ltd, owner; for approval of the Preliminary Plat of Bakers Landing Section 1B, creating 48 single family lots and 2 reserves on 10.492 acres of land.**



## Staff Report

To: Planning and Zoning Commission

From: Planning Department

Date: February 15, 2016

Re: Preliminary Plat of Bakers Landing Section 1B

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of D.R. Horton, Texas, Ltd, owner; for approval of the Preliminary Plat of Bakers Landing Section 1B, creating 48 single family lots and 2 reserves on 10.492 acres of land.

Legal Description: A subdivision of 10.492 acres of land situated in the A.C.H. & B. Survey, Abstract 147, City of Pearland, Brazoria County, Texas, Being a partial replat of Thomas and Gilbert Industrial Tracts, Volume 15, Page 317 & 318, Brazoria County map records.

General Location: the north side of Hampshire Street about 500 feet east of Galveston Avenue.

### **Summary of Request**

The request will result in the creation of 48 single family residential lots and 2 reserves in conformance to the Master Plat of Bakers Landing and the approved Bakers Landing Planned Development. The lots will be approximately 55 feet wide and 125 feet deep.

### **Site History**

This plat is located in the area covered by the Bakers Landing Master Plat approved on January 4, 2016.

### **Staff Recommendation**

Staff recommends approval of the Preliminary Plat of Bakers Landing Section 1B, as proposed by the applicant, for the following reasons:

1. The proposed preliminary plat conforms to the Master Plat of Bakers Landing.

2. The proposed preliminary plat conforms to the Bakers Landing Planned Development.

### **Conformance to Comprehensive Plan**

The Future Land Use Plan 2015 shows the area under review designated as Village District. All of the surrounding property including the non-residential property to the north is shown as Village District.

### **Conformance with Unified Development Code**

The applicant's property is located in the recently approved Bakers Landing Planned Development district. The non-residential property to the north along Beechcraft Street is zoned GC- General Commercial.

	<b>ZONING</b>	<b>LAND USE</b>
NORTH	General Commercial (GC)	Commercial
SOUTH	The Bakers Landing PD	Undeveloped
EAST	The Bakers Landing PD	Undeveloped
WEST	The Bakers Landing PD	Undeveloped

### **Conformance with Thoroughfare Plan**

Hampshire Street is shown as a Minor Collector Street of Sufficient Width. The future Merlin Lane and Kaman Lane will be local streets with 50 feet of right-of-way.

### **Utilities and Infrastructure**

Water and sewer lines are located along Main Street, Hampshire Street, Galveston Avenue and Old Alvin Road. Water and sewer lines will need to be extended to the lots located in Bakers Landing Section 1B.

### **Drainage**

A Detention Improvement Agreement has been approved by the City.

### **Parks, Open Space, and Trees**

Parkland fees of \$750.00 per lot, or one acre for 50 dwelling units are required at the time of final plat.

**Additional Comments**

This request has been approved by the City's Development Review Committee and there were no additional comments.

**Exhibits**

1. Aerial Map
2. Zoning Map
3. Future Land Use Plan 2015
4. Preliminary Plat of Bakers Landing Section 1B



OLD ALVIN RD

Site

2ND ST

## Aerial Map

## Preliminary Plat Bakers Landing Section 1B

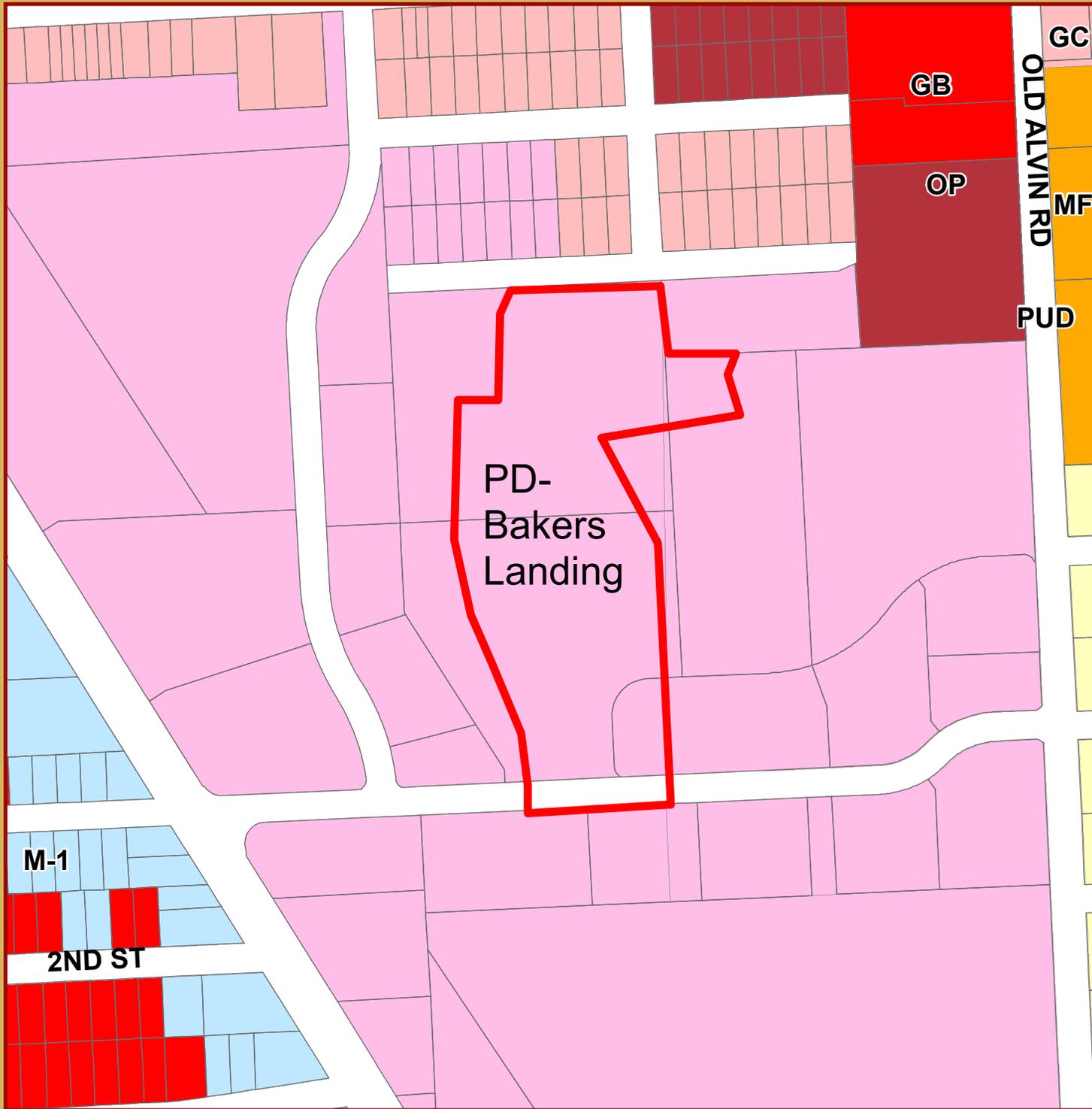


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 296 feet

OCTOBER 2014  
PLANNING DEPARTMENT





## Zoning Map

### Preliminary Plat Bakers Landing Section 1B

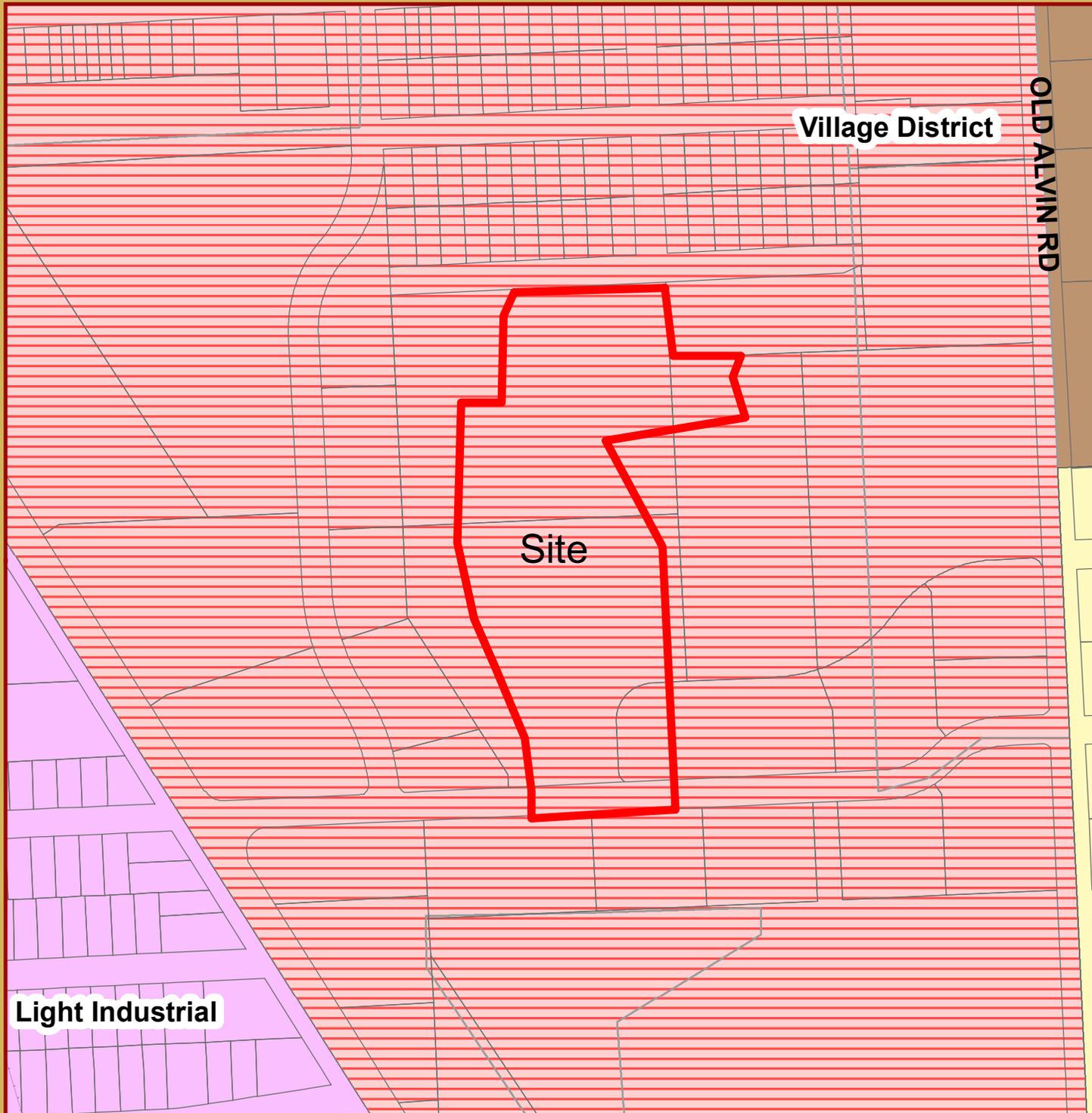


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OCTOBER 2014  
PLANNING DEPARTMENT





## Future Land Use Plan 2015

### Preliminary Plat Bakers Landing Section 1B

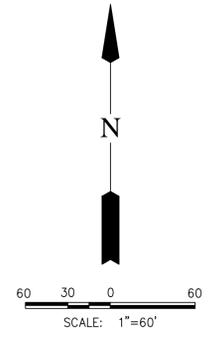
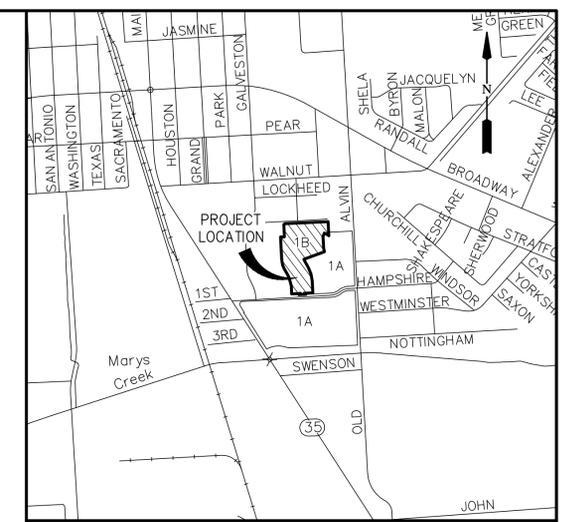
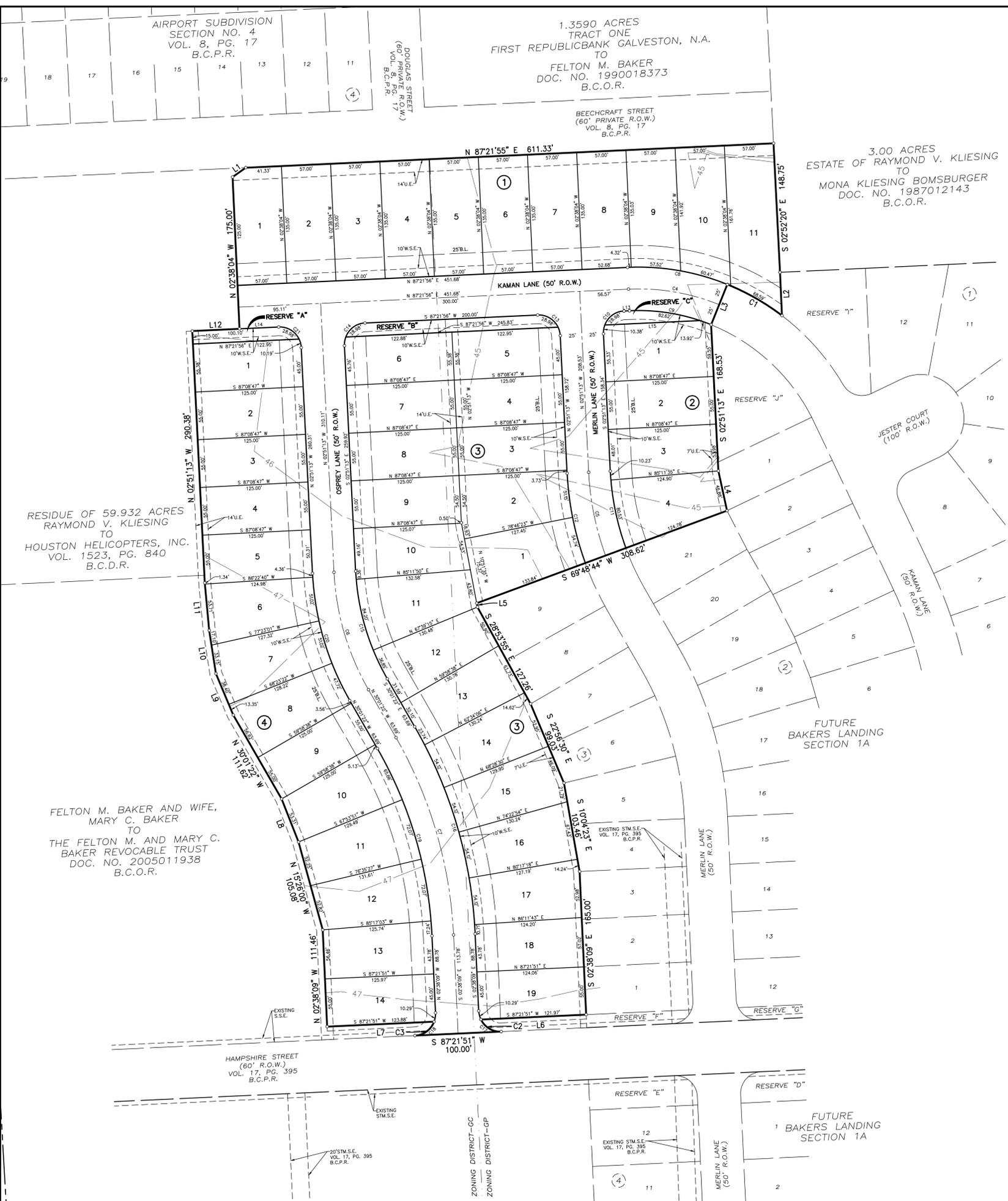


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1 inch = 296 feet

OCTOBER 2014  
PLANNING DEPARTMENT





VICINITY MAP  
SCALE: 1"= 1,200'  
KEY MAP NO. 612P

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	275.00'	151°13'00"	72.91'	72.70'	N 60°27'15" W
C2	25.00'	66°25'19"	28.98'	27.39'	S 59°25'30" E
C3	25.00'	66°25'19"	28.98'	27.39'	N 54°09'11" E
C4	250.00'	24°35'05"	107.27'	106.45'	N 80°20'32" W
C5	325.00'	17°20'03"	98.33'	97.95'	S 11°31'15" E
C6	300.00'	27°10'09"	142.26'	140.93'	S 16°26'18" E
C7	500.00'	27°23'13"	239.00'	236.73'	N 16°19'46" W
C8	275.00'	24°35'05"	118.00'	117.09'	S 80°20'32" E
C9	225.00'	24°35'05"	96.54'	95.80'	N 80°20'32" W
C10	25.00'	90°13'09"	39.37'	35.42'	S 42°15'21" W
C11	300.00'	17°20'03"	90.76'	90.42'	S 11°31'15" E
C12	350.00'	17°20'03"	105.89'	105.49'	N 11°31'15" W
C13	25.00'	89°46'51"	39.17'	35.29'	N 47°44'39" W
C14	25.00'	90°13'09"	39.37'	35.42'	S 42°15'21" E
C15	275.00'	27°10'09"	130.40'	129.18'	S 16°26'18" E
C16	525.00'	27°23'13"	250.95'	248.56'	S 16°19'46" E
C17	25.00'	90°00'00"	39.27'	35.36'	S 47°38'09" E
C18	25.00'	90°00'00"	39.27'	35.36'	N 42°21'51" E
C19	475.00'	27°23'13"	227.05'	224.89'	N 16°19'46" W
C20	325.00'	27°10'09"	154.11'	152.67'	N 16°26'18" W
C21	25.00'	89°46'51"	39.17'	35.29'	N 47°44'39" W

LINE	BEARING	DISTANCE
L1	N 54°49'11" E	18.58'
L2	S 02°38'05" E	49.90'
L3	S 21°57'00" W	50.00'
L4	S 12°21'00" E	46.88'
L5	S 10°51'35" E	4.54'
L6	S 87°21'51" W	121.97'
L7	S 87°21'51" W	123.88'
L8	N 21°37'27" W	53.31'
L9	N 22°54'26" W	51.75'
L10	N 08°50'02" W	50.25'
L11	N 09°24'03" W	55.05'
L12	N 87°21'56" E	54.80'
L13	S 87°21'56" W	6.37'
L14	S 87°21'56" W	45.30'
L15	N 87°21'56" E	110.07'

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.040	1,749	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.080	3,495	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.027	1,157	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	0.147	6,401	

- LEGEND**
- EXIST. INDICATES EXISTING
  - U.E. INDICATES UTILITY EASEMENT
  - STM.S.E. INDICATES STORM SEWER EASEMENT
  - W.S.E. INDICATES WATER AND SEWER EASEMENT
  - D.E. INDICATES DRAINAGE EASEMENT
  - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
  - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
  - B.C.C.F. INDICATES BRAZORIA COUNTY CLERK'S FILE
  - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
  - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
  - B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
  - B.C.C.R. INDICATES BRAZORIA COUNTY CLERK'S RECORDS
  - INDICATES PROPOSED STREET LIGHT
  - INDICATES EXISTING STREET LIGHT
  - INDICATES STREET NAME CHANGE
  - F.N. INDICATES FILE NUMBER
  - S.N. INDICATES SEE NOTE
  - VOL. INDICATES VOLUME
  - PG. INDICATES PAGE
  - P.O.B. INDICATES POINT OF BEGINNING
  - T.B.M. INDICATES TEMPORARY BENCHMARK
  - R.O.W. INDICATES RIGHT-OF-WAY

**PRELIMINARY PLAT OF  
BAKERS LANDING  
SECTION 1B**

A SUBDIVISION OF 10.410 ACRES OF LAND SITUATED IN THE A. C. H. & B. SURVEY, ABSTRACT 147, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, BEING A PARTIAL REPLAT OF THOMAS AND GILBERT INDUSTRIAL TRACTS, VOLUME 15, PAGES 317 & 318, BRAZORIA COUNTY MAP RECORDS.

48 LOTS 3 RESERVES (0.147 ACRES) 4 BLOCKS

FEBRUARY 1, 2016 JOB NO. 1931-1920C-309

OWNERS:

**D.R. HORTON-TEXAS, LTD.**  
A TEXAS LIMITED PARTNERSHIP  
CHRIS LINDHORST, PRESIDENT  
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478  
(281) 566-2100

ENGINEER:

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

STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH CHRIS LINDHORST, PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP HERINAFTER REFERRED TO AS OWNERS OF THE 10.492 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF BAKERS LANDING SECTION 1B, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER 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 FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN 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 THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS LINDHORST, ITS PRESIDENT, THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

D.R. HORTON-TEXAS, LTD.  
A TEXAS LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
CHRIS LINDHORST, PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS LINDHORST, 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 \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, 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 HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LJA ENG" UNLESS OTHERWISE NOTED (SEE NOTE 18).

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 PLAT AND SUBDIVISION OF BAKERS LANDING SECTION 1B 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 \_\_\_\_\_, 2016.

DANIEL TUNSTALL, CHAIRPERSON  
CITY PLANNING AND ZONING COMMISSION  
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS \_\_\_\_\_ OF \_\_\_\_\_, 2016.

DARRIN COKER, CITY ATTORNEY  
SUSAN POLKA, P.E., CITY ENGINEER

BEING 10.49 ACRES OF LAND, LOCATED IN THE A.C.H. & B. SURVEY, A-147, BRAZORIA COUNTY, TEXAS, BEING A OUT OF LOT L AND LOT M IN THE TRACT CONVEYED TO THE FELTON M. AND MARY C. BAKER REVOCABLE TRUST, BY AN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2005011938, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, THE 1.359 ACRE TRACT (DESCRIBED AS TRACT ONE), OUT OF THE 4.0033 ACRE TRACT (DESCRIBED AS TRACT TWO), OUT OF THE TRACT DESCRIBED AS TRACT THREE CONVEYED TO FELTON M. BAKER, BY AN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 1990018373, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, ALSO BEING A PORTION OF THE TRACT DESCRIBED AS RESIDUE OF 59.932 ACRES CONVEYED TO HOUSTON HELICOPTERS, INC., BY AN INSTRUMENT OF RECORD UNDER VOLUME 1523, PAGE 840, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, ALSO BEING OUT OF THE REPLAT OF PEARLAND PAVILION, A SUBDIVISION RECORDED UNDER VOLUME 17, PAGE 395, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 10.49 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, 1993 ADJUSTMENT).

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT ONE, IN THE SOUTH RIGHT-OF-WAY LINE OF BEECHCRAFT DRIVE (60' WIDE-PRIVATE), RECORDED IN VOLUME 8, PAGE 17, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, IN THE WEST LINE OF THE 3.00 ACRE TRACT CONVEYED TO MONA KLIESING BOMSBURGER BY AN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 1987012143, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02° 52' 20" EAST, 148.75 FEET ALONG THE EAST LINE OF SAID TRACT ONE COMMON TO THE WEST LINE OF SAID 3.00 ACRE TRACT, TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT ONE, COMMON TO THE SOUTHWEST CORNER OF SAID 3.00 ACRE TRACT, IN THE NORTH LINE OF AFORESAID TRACT THREE, TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02° 38' 05" EAST, 49.90 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, 72.91 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 15° 11' 30", AND A CHORD WHICH BEARS NORTH 60° 27' 15" WEST 72.70 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 21° 57' 00" WEST, 50.00 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02° 51' 13" EAST, 168.54 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 12° 21' 00" EAST, 46.88 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 69° 48' 44" WEST, 308.62 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 10° 51' 35" EAST, 4.54 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 28° 53' 55" EAST, 127.26 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 22° 56' 30" EAST, 99.03 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 10° 04' 23" EAST, 103.46 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02° 38' 09" EAST, 180.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTH LINE OF AFORESAID LOT M, COMMON TO THE NORTH RIGHT-OF-WAY LINE OF HAMPSHIRE STREET (60' WDE), RECORDED UNDER VOLUME 17, PAGE 387, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE, SOUTH 87° 21' 51" WEST, 300.03 FEET ALONG SAID SOUTH LINE OF LOT M, THE SOUTH LINE OF AFORESAID LOT L, AND THE NORTH RIGHT-OF-WAY LINE OF SAID HAMPSHIRE STREET, AT 259.76 FEET PASSING THE SOUTHWEST CORNER OF SAID LOT M, COMMON TO THE SOUTH EAST CORNER OF LOT L, TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02° 38' 09" WEST, 126.46 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 15° 26' 00" WEST, 105.08 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 21° 37' 27" WEST, 53.31 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 30° 01' 22" WEST, 111.62 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 22° 54' 26" WEST, 51.75 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 08° 50' 02" WEST, 50.25 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 05° 24' 03" WEST, 55.05 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02° 51' 13" WEST, 290.38 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87° 21' 56" EAST, 54.80 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02° 38' 04" WEST, 175.00 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 54° 49' 11" EAST, 18.58 FEET TO AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT IN THE NORTH LINE OF AFORESAID RESIDUE OF 59.932 ACRE TRACT, COMMON TO THE SOUTH RIGHT-OF-WAY OF AFORESAID BEECHCRAFT DRIVE;

THENCE, NORTH 87° 21' 55" EAST, 611.33 FEET ALONG SAID COMMON LINE, AT 213.11 FEET PASSING A 5/8 INCH ROD WITH CAP STAMPED "LJA ENG" SET FOR THE NORTHEAST CORNER OF SAID RESIDUE OF 59.932 ACRE TRACT, COMMON TO THE NORTHWEST CORNER OF AFORESAID TRACT ONE, TO THE POINT OF BEGINNING AND CONTAINING 10.49 ACRES OF LAND.

NOTES:

- 1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
- 2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1650012TR, DATED JANUARY 19, 2016.
- 3. ALL BEARINGS ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- 4. FIVE-EIGHTHS INCH (5/8") IRON RODS 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.
- 5. BENCHMARK: CITY OF PEARLAND MONUMENT GPS-1: BRASS CAP SET FLUSH IN CONCRETE IN FRONT OF CITY HALL 3519 LIBERTY DRIVE PEARLAND TX, 77581. POINT IS LOCATED +/- 46 FEET NORTHWEST OF THE NORTHERLY CORNER OF THE CONCRETE CITY HALL SIGN AND +/- 15 FEET SOUTHEAST OF THE SOUTHEASTERLY EDGE OF PAVEMENT OF LIBERTY DRIVE.

ELEVATION = 45.19 FEET NGVD29 1987 ADJ.

- 6. TBM INDICATES TEMPORARY BENCHMARK. TBM "A": TOP OF A 5/8" IRON ROD WITH PLASTIC CAP STAMPED LJA CONTROL, AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH MAIN STREET AND HAMPSHIRE STREET. THE POINT IS LOCATED +/- 5 FEET SOUTH OF THE SOUTHERN EDGE OF PAVEMENT OF HAMPSHIRE STREET AND +/- 39 FEET EAST OF THE PROJECTED EASTERLY EDGE OF PAVEMENT LINE OF SOUTH MAIN STREET.

ELEVATION = 48.00 FEET NGVD29 1987 ADJ.

- 7. THIS TRACT LIES IN ZONE "AE" AND "X" OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR BRAZORIA COUNTY, TEXAS, DATED JUNE 5, 1989, MAP NO. 48039C 010H. CONTACT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION.

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

- 8. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.

- 9. ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.

- 10. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE 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 DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT #4.

- 12. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 34.

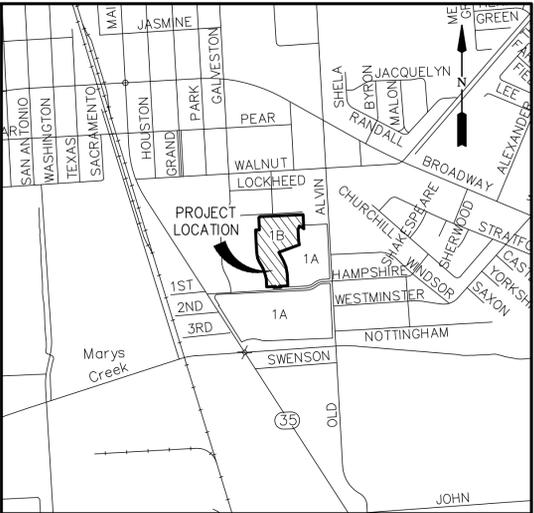
- 13. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.

- 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 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.

- 16. ALL FENCING ALONG CORRIDOR OVERLAY DISTRICTS AND ABUTTING NON-RESIDENTIAL IS TO BE SHOWN ON THE BAKERS LANDING MASTER PLAT.

- 17. STREET NAMES WILL BE USED TO ASSIGN ADDRESSES FOR PERMITS OR UTILITIES, INFRASTRUCTURE AND AMENITIES.



VICINITY MAP  
SCALE: 1"= 1,200'  
KEY MAP NO. 612P

PRELIMINARY PLAT OF  
BAKERS LANDING  
SECTION 1B

A SUBDIVISION OF 10.410 ACRES OF LAND SITUATED IN THE A. C. H. & B. SURVEY, ABSTRACT 147, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, BEING A PARTIAL REPLAT OF THOMAS AND GILBERT INDUSTRIAL TRACTS, VOLUME 15, PAGES 317 & 318, BRAZORIA COUNTY MAP RECORDS.

48 LOTS 3 RESERVES (0.147 ACRES) 4 BLOCKS

FEBRUARY 1, 2016 JOB NO. 1931-1920C-309

OWNERS:

D.R. HORTON-TEXAS, LTD.  
A TEXAS LIMITED PARTNERSHIP  
CHRIS LINDHORST, PRESIDENT

14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478  
(281) 566-2100

ENGINEER:

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



Date/Time : Mon, 01 Feb 2016 8:45:45 AM  
Print Name : C:\ProgramData\AutoCAD\Users\PRELTY\Bakers Landing 1B\_PP.dwg

## **C. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SAVANNAH PARKWAY & LAUREL HEIGHTS DRIVE STREET DEDICATION**

**A request by Rene Rodriguez, LJA Engineering Inc., applicant; on behalf of Ethan Springer, Savannah Development, Ltd.; for approval of a Final Plat of Savannah Parkway & Laurel Heights Drive Street Dedication, a non-residential subdivision of 3 reserves on approximately 24.5 acres of land within the Savannah Development on the following described property, to wit:**



## Staff Report

To: Planning and Zoning Commission

From: Planning Department

Date: February 15, 2016

Re: Final Plat of Savannah Parkway & Laurel Heights Drive Street Dedication

A request by Rene Rodriguez, LJA Engineering Inc., applicant; on behalf of Ethan Springer, Savannah Development, Ltd.; for approval of a Final Plat of Savannah Parkway & Laurel Heights Drive Street Dedication, a non-residential subdivision of 3 reserves on approximately 24.5 acres of land within the Savannah Development on the following described property, to wit:

Legal Description: Being 24.439 acres of land situated in the H.T. & B.R.R. Company Survey, Section 77, Abstract 302 and the A.C.H. & B. Survey, Abstract 403, Brazoria County, Texas.

General Location: about 600 feet north of County Road 58 at the end of Savannah Parkway.

### **Summary of Request**

This request is primarily to dedicate right-of-way for the future construction of Savannah Parkway and Laurel Heights Drive. The 3 reserves are intended to fulfill parkland dedication requirements of the Savannah Development agreement and will provide land for a future library and a lift station.

### **Site History**

The Preliminary Plat of Savannah Parkway & Laurel Heights Drive was approved at the August 17, 2015 Planning and Zoning Commission Meeting.

### **Staff Recommendation**

Staff recommends approval of the Final Plat of Savannah Parkway & Laurel Heights Drive Street Dedication, as proposed by the applicant for the following reasons:

1. The proposed plat provides for street right-of-way in conformance to the Thoroughfare Plan.
2. The proposed Final Plat will provide access to the residences in the Lakes of Savannah Development.
3. The request is in conformance with the Lakes of Savannah Development.
4. The dedication of Right-of-Way for Savannah Parkway will provide a future link between Broadway Street and County Road 58.

### **Conformance to Comprehensive Plan**

The 2015 Comprehensive Plan classifies this area as “Low Density Residential.” The purpose of the plat is to provide street right-of-way to allow access to homes and amenities located in the Lakes of Savannah Development and to provide reserves to fulfill parkland dedication requirements of the Savannah Development agreement. The reserves will provide land for a future library and a lift station.

### **Conformance with 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. The following table shows the surrounding zoning and land uses:

Table 1	ZONING	LAND USE
NORTH	ETJ	Vacant
SOUTH	ETJ	Savannah Lakes Elementary School
EAST	ETJ	Developing Single Family Residential (Laurel Heights at Savannah Section 6)
WEST	ETJ	Vacant

### **Conformance with Thoroughfare Plan**

Savannah Parkway is classified as a Secondary Thoroughfare to be Acquired and Laurel Heights Drive is classified as a Minor Collector Street to be Acquired:

Table 1	Thoroughfare Plan Classification	Required Right of Way	Proposed Right of Way
Savannah Parkway	Secondary Thoroughfare to be Acquired	100 feet	100 feet
Laurel Heights Drive	Minor Collector Street Thoroughfare to be Acquired	60 feet	60 feet

### **Traffic and Transportation**

A Traffic Impact Analysis is not required.

### **Drainage**

Drainage has been previously reviewed for the entire Lakes of Savannah Development.

### **Parks, Open Space, and Trees**

Park fess and dedication are not required in the Extra-Territorial Jurisdiction.

### **Additional Comments**

The request has been reviewed by the city's Development Review Committee and there are no additional comments.

### **Exhibits**

1. Aerial Map
2. Zoning Map
3. Future Land Use Plan 2015
4. Final Plat of Savannah Parkway & Laurel Heights Drive Street Dedication



## Aerial Map

### Final Plat Savannah Parkway & Laurel Heights Drive Street Dedication

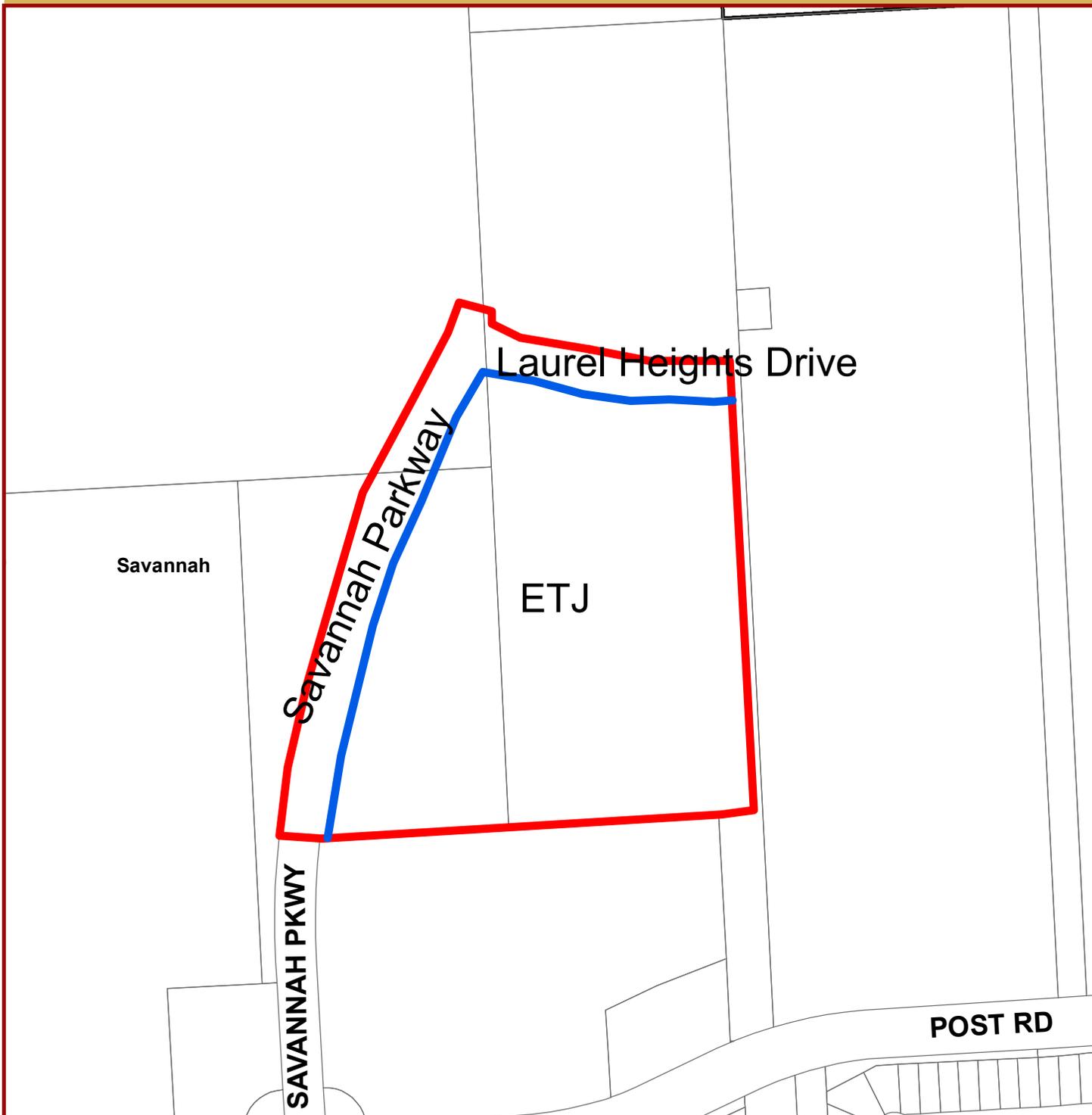


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 354 feet

OCTOBER 2014  
PLANNING DEPARTMENT





## Zoning Map

### Final Plat Savannah Parkway & Laurel Heights Drive Street Dedication



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 = 354 feet

OCTOBER 2014  
PLANNING DEPARTMENT



Low Density Residential

SHADY FIELD LN

Laurel Heights Drive

Savannah Parkway

Site

## Future Land Use Plan 2015

### Final Plat Savannah Parkway & Laurel Heights Drive Street Dedication



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.

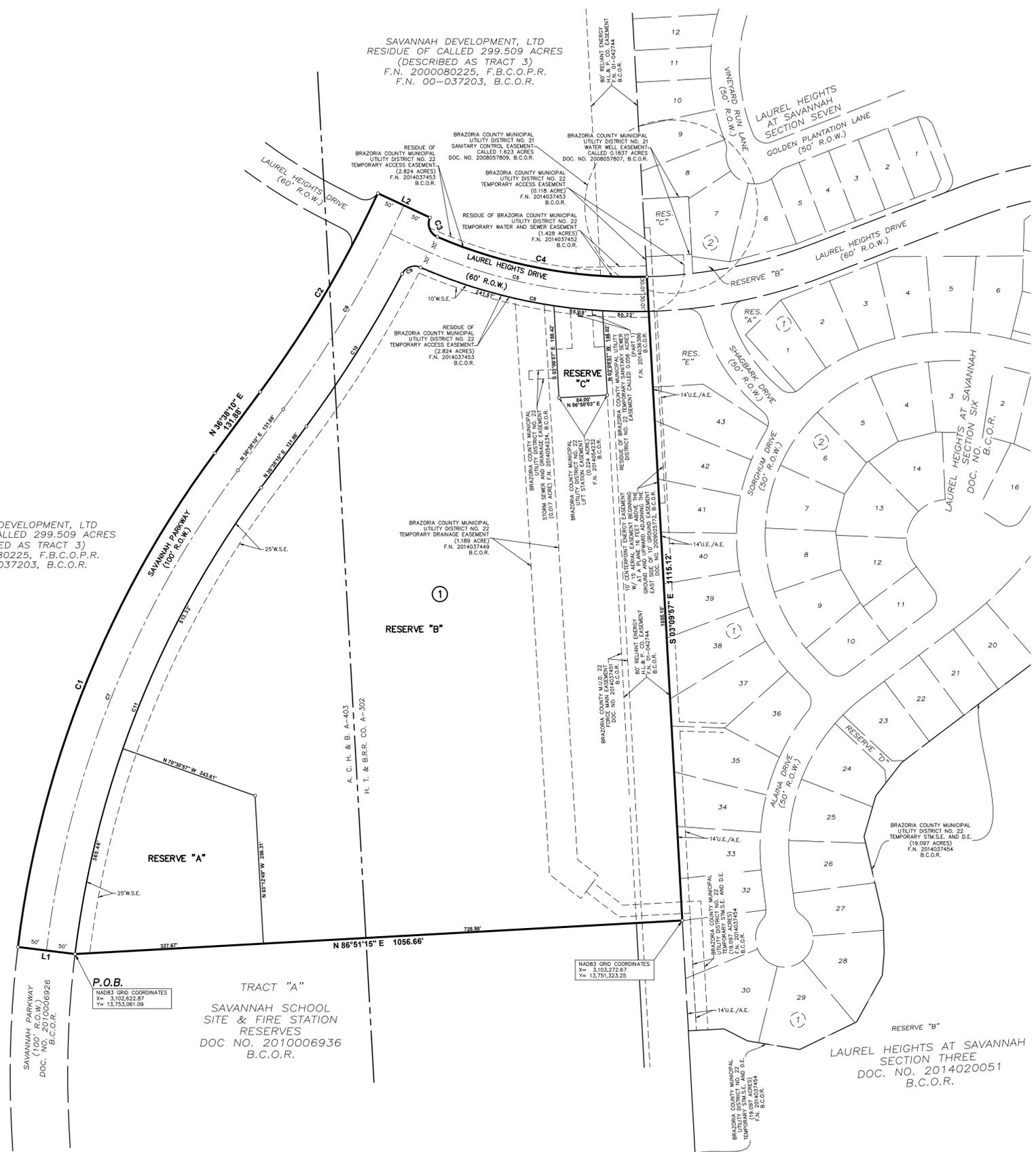
1 inch = 296 feet

OCTOBER 2014  
PLANNING DEPARTMENT



SAVANNAH DEVELOPMENT, LTD  
RESIDUE OF CALLED 299.509 ACRES  
(DESCRIBED AS TRACT 3)  
F.N. 2000080225, F.B.C.O.P.R.  
F.N. 00-037203, B.C.O.R.

SAVANNAH DEVELOPMENT, LTD  
RESIDUE OF CALLED 299.509 ACRES  
(DESCRIBED AS TRACT 3)  
F.N. 2000080225, F.B.C.O.P.R.  
F.N. 00-037203, B.C.O.R.

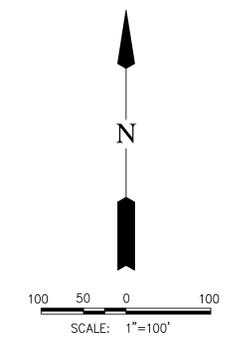


P.O.B.  
NAD83 GRID COORDINATES  
X = 13,052,622.87  
Y = 13,753,061.09

TRACT "A"  
SAVANNAH SCHOOL  
SITE & FIRE STATION  
RESERVES  
DOC NO. 2010006936  
B.C.O.R.

NAD83 GRID COORDINATES  
X = 13,751,323.25  
Y = 13,751,323.25

LAUREL HEIGHTS AT SAVANNAH  
SECTION THREE  
DOC. NO. 2014020051  
B.C.O.R.



CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	1800.00	29°37'04"	930.47	S 21°49'38" W
C2	1950.00	11°46'11"	400.57	N 30°45'04" E
C3	25.00	91°51'27"	40.08	S 21°03'44" E
C4	870.00	24°34'27"	373.14	S 79°16'41" E
C5	900.00	29°33'50"	464.39	S 76°50'11" E
C6	2000.00	11°46'11"	410.84	N 30°45'04" E
C7	1750.00	29°37'04"	904.63	S 21°49'38" W
C8	930.00	29°04'01"	406.87	S 79°08'06" E
C9	25.00	86°29'23"	37.30	S 70°39'13" W
C10	2050.00	8°43'38"	312.26	N 32°16'21" E
C11	1700.00	29°37'04"	878.78	S 21°49'38" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 82°58'54" E	100.00'
L2	S 65°08'01" E	100.00'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	2.033	88,541	RESTRICTED TO LIBRARY OR PARK
B	18.214	793,399	RESTRICTED TO CITY PARK
C	0.293	12,773	RESTRICTED TO LIFT STATION
TOTAL	20.540	894,713	



VICINITY MAP  
SCALE: 1"= 1,200'  
KEY MAP NO. 612E & F

- LEGEND**
- EXIST. INDICATES EXISTING
  - U.E. INDICATES UTILITY EASEMENT
  - STM.S.E. INDICATES STORM 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.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
  - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
  - B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE
  - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PROPERTY RECORDS
  - B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
  - ☉ INDICATES PROPOSED STREET LIGHT
  - ☉ INDICATES EXISTING STREET LIGHT
  - INDICATES STREET NAME CHANGE
  - F.N. INDICATES FILE NUMBER
  - S.N. INDICATES SEE NOTE

## FINAL PLAT OF SAVANNAH PARKWAY & LAUREL HEIGHTS DRIVE STREET DEDICATION

A SUBDIVISION OF 24.439 ACRES OF LAND SITUATED IN THE  
H.T. & B.R.R. COMPANY SURVEY, SECTION 77, ABSTRACT 302 AND THE  
A. C. H. & B. SURVEY, ABSTRACT 403,  
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

0 LOTS 3 RESERVES (20.540 ACRES) 1 BLOCK  
AUGUST 25, 2015 JOB NO. 0388-1592-304

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

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

STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH, JOHN W. HAMMOND, VICE PRESIDENT OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, GENERAL PARTNER OF SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SAVANNAH PARKWAY AND LAUREL HEIGHTS DRIVE STREET DEDICATION, 24.439 ACRES OUT OF THE H.T. & B.R.R. COMPANY SURVEY, SECTION 77, ABSTRACT 302, AND SUBDIVISION OF SAVANNAH PARKWAY AND LAUREL HEIGHTS DRIVE STREET DEDICATION, 24.439 ACRES OUT OF THE H.T. & B.R.R. COMPANY SURVEY, SECTION 77, ABSTRACT 302, AND SUBDIVISION OF SAVANNAH PARKWAY AND LAUREL HEIGHTS DRIVE STREET DEDICATION AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

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 (I.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 (I.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF SAVANNAH PARKWAY AND LAUREL HEIGHTS DRIVE DEDICATION WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING 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.

IN TESTIMONY HERETO, SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, ITS GENERAL PARTNER, BY JOHN W. HAMMOND, VICE PRESIDENT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

SAVANNAH DEVELOPMENT, LTD.  
A TEXAS LIMITED PARTNERSHIP

BY: LENNAR TEXAS HOLDING COMPANY,  
A TEXAS CORPORATION,  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
JOHN W. HAMMOND, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN W. HAMMOND, VICE PRESIDENT OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, GENERAL PARTNER OF SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED UNDER 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 PLASTIC 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  
REGISTRATION NO. 4797

APPROVED BY THE BOARD OF COMMISSIONERS ON \_\_\_\_\_

BRAZORIA DRAINAGE DISTRICT NO. 4 \_\_\_\_\_ DATE \_\_\_\_\_

DISTRICT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF SAVANNAH PARKWAY AND LAUREL HEIGHTS DRIVE STREET DEDICATION AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

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

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS \_\_\_\_\_ OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
DARRIN COKER, CITY ATTORNEY  
\_\_\_\_\_  
SUSAN POLKA, P.E., CITY ENGINEER

NOTES:

- 1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
- 2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 1503939929, DATED JULY 21, 2015.
- 3. ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986942341.
- 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.
- 5. FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" THREE FEET IN LENGTH HAVE BEEN SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- 6. BENCHMARK: CITY OF PEARLAND C.P. 10 BRASS CAP SET FLUSH IN CONCRETE STAMPED "CITY OF PEARLAND 10 GPS MONU, 1995"; THE MONUMENT IS LOCATED NORTHERLY ALONG THE SOUTHBOUND LANES OF HIGHWAY 288, APPROXIMATELY 2,000 FEET SOUTHERLY FROM THE INTERSECTION OF F.M. 518 AND HIGHWAY 288. THE MONUMENT IS WESTERLY 21 FEET FROM THE WEST EDGE OF ASPHALT OF THE SOUTHBOUND HIGHWAY 288 AND APPROXIMATELY 185 FEET FROM A LARGE HIGHWAY LIGHT POLE #288 8. ELEVATION: 59.29 (NGVD 29, '87 ADJUSTMENT)
- 7. T.B.M. "LJA-1": BOX CUT IN CURB AT THE NOSE OF THE SOUTH MEDIAN OF SAVANNAH PARKWAY AT THE INTERSECTION OF POST ROAD (C.R. 58) ELEV.= 65.88 (NGVD 29, 1978 ADJUSTMENT)
- 8. THIS TRACT LIES IN ZONE "X" OF THE F.I.R.M. FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, DATED JUNE 5, 1989, MAP NO. 48039C 0020H. CONTACT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION. 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 IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- 9. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- 10. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE 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 DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- 12. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22, AT THE TIME OF PLATTING.
- 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. A FOUR-FOOT SIDEWALK IS REQUIRED ON BOTH SIDES OF ALL STREETS CONTAINED WITHIN THIS PLAT.

BING 24.439 ACRES OF LAND LOCATED IN THE A, C. H. & B. SURVEY, ABSTRACT 403, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 77, ABSTRACT 302, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 299,509 ACRE TRACT (DESCRIBED AS TRACT 3) CONVEYED TO SAVANNAH DEVELOPMENT, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 00-037203 IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.O.R.) AND FILE NUMBER 2000080225 IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 24.439 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (NA2011) EPOCH 2010.00):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED 'BROWN & GAY' FOUND MARKING THE NORTHWEST CORNER OF TRACT 'A' OF SAVANNAH SCHOOL SITE & FIRE STATION RESERVES, A SUBDIVISION OF RECORD BY AN INSTRUMENT OF RECORD IN DOCUMENT 2010006936, B.C.O.R., SAME BEING THE NORTHEAST CORNER OF SAVANNAH PARKWAY (100 FOOT RIGHT-OF-WAY) AS DESCRIBED IN DOCUMENT NUMBER 2010006926, B.C.O.R.;

THENCE, NORTH 82° 58' 54" WEST, WITH THE MOST NORTHERLY LINE OF SAID SAVANNAH PARKWAY, 100.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 930.47 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,800.00 FEET, A CENTRAL ANGLE OF 29° 37' 04", AND A CHORD WHICH BEARS NORTH 21° 49' 38" EAST, 920.15 FEET TO A POINT FOR CORNER;

THENCE, NORTH 36° 38' 10" EAST, 131.88 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 400.57 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 11° 46' 11", AND A CHORD WHICH BEARS NORTH 30° 45' 04" EAST, 399.86 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 65° 08' 01" EAST, 100.00 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 40.08 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91° 51' 27", AND A CHORD WHICH BEARS SOUTH 21° 03' 44" EAST, 35.92 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 373.14 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 870.00 FEET, A CENTRAL ANGLE OF 24° 34' 27", AND A CHORD WHICH BEARS SOUTH 79° 16' 41" EAST, 370.29 FEET TO A POINT FOR CORNER, SAME BEING ON THE EASTERLY LINE OF THE AFOREMENTIONED 299,509 ACRE TRACT, THE EASTERLY LINE OF AN 80 FOOT WIDE EASEMENT CONVEYED TO RELIANT ENERGY HUB BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 01-042744, B.C.O.R., AND THE WESTERLY LINE OF THAT CERTAIN CALLED 46.05 ACRE TRACT CONVEYED TO SAVANNAH DEVELOPMENT, LTD BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2005000371, B.C.O.R.;

THENCE, SOUTH 03° 08' 57" EAST, WITH THE COMMON LINE OF SAID 299,509 ACRE TRACT, SAID 46.05 ACRE TRACT, AND SAID 80 FOOT WIDE EASEMENT, 1,115.12 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 86° 51' 15" WEST, DEPARTING SAID COMMON LINE, 1,056.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.439 ACRE OF LAND.



VICINITY MAP  
SCALE: 1"= 1,200'  
KEY MAP NO. 612E & F

# FINAL PLAT OF SAVANNAH PARKWAY & LAUREL HEIGHTS DRIVE STREET DEDICATION

A SUBDIVISION OF 24.439 ACRES OF LAND SITUATED IN THE  
H.T. & B.R.R. COMPANY SURVEY, SECTION 77, ABSTRACT 302 AND THE  
A. C. H. & B. SURVEY, ABSTRACT 403,  
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

0 LOTS 3 RESERVES (20.540 ACRES) 1 BLOCK  
AUGUST 25, 2015 JOB NO. 0388-1592-304

OWNERS:  
SAVANNAH DEVELOPMENT, LTD.  
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JOHN W. HAMMOND, VICE PRESIDENT  
550 GREENS PARKWAY, SUITE 100, HOUSTON, TEXAS 77067  
PH. (281) 875-1000

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



## **D. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SOUTHLAKE SECTION 11**

**A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of 518SCR Ltd, owner, for approval of the Final Plat of Southlake Section 11, creating 86 residential lots and 7 reserves on 34.197 acres of land described to wit:**



## Staff Report

To: Planning and Zoning Commission

From: Planning Department

Date: February 15, 2016

Re: Final Plat of Southlake Section 11

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of 518SCR Ltd, owner, for approval of the Final Plat of Southlake Section 11, creating 86 residential lots and 7 reserves on 34.197 acres of land described to wit:

Legal Description: A subdivision of 34.197 acres of land situated in the H.T.&B.R.R. Company Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas.

General Location: East side of Southlake Boulevard at Spicewood Pine Lane.

### **Summary of Request**

The request will create 86 residential lots and 7 reserves in conformance to the preliminary plat. The lots will generally be 50 feet wide and 130 feet deep.

### **Site History**

The Preliminary Plat of Southlake Section 11 was approved by the Planning and Zoning Commission on January 4, 2016.

### **Staff Recommendation**

Staff recommends approval of the Final Plat of Southlake Section 11 as proposed by the applicant for the following reasons:

1. The plat conforms to the Preliminary Plat of Southlake Section 11.
2. The plat conforms to the Shadow Creek Master Plat.

**Conformance to Comprehensive Plan**

The property under review is shown as Medium Density Residential on the Land Use Plan 2015. All of the neighboring property to the west and north is shown as Medium Density Residential. The properties to the east and south are located in the Extra-Territorial Jurisdiction (ETJ).

**Conformance with Unified Development Code**

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

	<b>ZONING</b>	<b>LAND USE</b>
NORTH	Shadow Creek Ranch PUD	Undeveloped
SOUTH	ETJ	Retail, Office and Services
EAST	ETJ	Single Family Residential
WEST	Shadow Creek Ranch PUD	Undeveloped (future location of Southlake Section 12)

**Conformance with Thoroughfare Plan**

The property will be accessed by Southlake Boulevard which has 80 feet of right-of-way as required by a Major Collector Street. Additional emergency access will be available from County Road 59 to Ashford Brook Lane from landscape reserve "F". Reserve "F" is a 40 foot wide strip of land between the end of the Ashford Brook Lane cul-de-sac and the County Road 59 right-of-way.

**Traffic and Transportation**

A Traffic Impact Analysis has been 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 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.

**Exhibits**

1. Aerial Map
2. Zoning Map
3. Future Land Use Plan 2015
4. Final Plat of Southlake Section 11



## Aerial Map

## Final Plat Southlake Section 11



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 = 355 feet

OCTOBER 2014  
PLANNING DEPARTMENT



PUD

Shadow Creek Ranch Addendum

CR 59

## Zoning Map

### Final Plat Southlake Section 11



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1 inch = 355 feet

OCTOBER 2014  
PLANNING DEPARTMENT



**Medium Density Residential**

Site

CR 59

**Low Density Residential**

## Future Land Use Plan 2015

### Final Plat Southlake Section 11



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1 inch = 355 feet

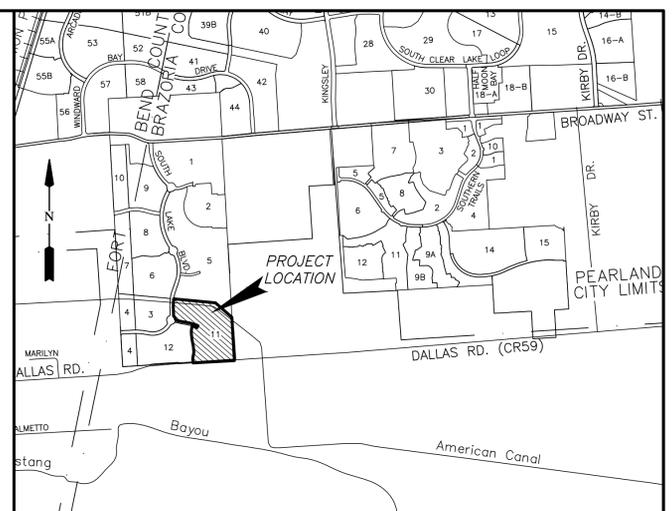
OCTOBER 2014  
PLANNING DEPARTMENT



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

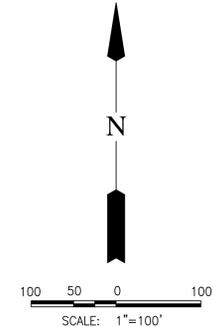
SOUTHLAKE BOULEVARD  
PHASE 2  
STREET DEDICATION  
DOC. NO. 2013051034  
B.C.O.R.

SOUTHLAKE SECTION 5  
DOC. NO. 2014037921  
B.C.O.P.R.



VICINITY MAP  
SCALE: 1" = 2000'

KEY MAP NO. 612 P & T



LINE	BEARING	DISTANCE
L1	N 03°13'46" W	108.67
L2	N 09°47'08" E	143.87
L3	N 04°20'36" W	142.24
L4	N 12°01'46" W	155.11
L5	N 06°29'32" W	110.59
L6	N 05°12'33" W	50.53
L7	N 01°04'26" E	50.84
L8	N 06°42'07" E	50.81
L9	N 17°02'50" E	40.93
L10	N 16°43'05" E	24.16
L11	N 25°18'42" E	50.06
L12	N 80°16'36" W	120.04
L13	N 03°00'13" W	138.02
L14	N 04°43'48" E	148.05
L15	S 02°08'05" W	92.59
L16	S 51°17'34" E	3.00
L17	S 02°08'05" W	75.94
L18	S 02°08'05" W	92.59
L19	N 03°15'46" W	49.43
L20	S 03°15'46" E	49.43
L21	S 86°44'14" W	44.63
L22	N 15°03'35" W	76.99
L23	N 68°16'56" W	46.18
L24	S 34°47'36" E	45.02
L25	S 32°22'22" W	49.43
L26	N 05°22'49" E	21.30
L27	S 05°22'49" W	38.49
L28	S 11°27'47" W	43.79
L29	N 09°51'16" W	65.36
L30	N 41°11'30" E	19.23
L31	N 11°31'17" W	67.40
L32	S 03°50'29" E	44.88
L33	N 00°34'46" W	65.07

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

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.685	29,842	RESTRICTED TO PARK
B	4.217	183,679	RESTRICTED TO LAKE/DETENTION
C	3.492	152,116	RESTRICTED TO DRAINAGE
D	0.122	5,317	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	4.086	177,978	RESTRICTED TO DRILL SITE
F	0.150	6,549	RESTRICTED TO LANDSCAPE/OPEN SPACE/EMERGENCY ACCESS
G	0.063	2,737	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	12.815	558,218	

JAMES H. PRUETT, ET UX  
CALLED 38 ACRES  
VOL. (90)826, PG. 660  
B.C.O.R.

LOC D. NGUYEN  
CALLED 28.597 ACRES  
F.N. 01-058054  
B.C.O.R.

P.O.B.  
NAD83 GRID COORDINATES  
X = 3,101,994.56  
Y = 13,756,500.58

FLORENCE FERRER AND SPOUSE  
FERNANDO FERRER  
F.N. 00-000868  
B.C.O.R.

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	1175.00	5°37'40"	115.41	S 70°28'05" E
C2	1228.00	12°44'37"	272.46	N 73°54'18" W
C3	1175.00	6°36'34"	135.54	N 76°58'19" W
C4	25.00	66°51'37"	29.17	N 40°14'14" W
C5	105.00	41°23'19"	75.85	N 22°44'59" W
C6	35.00	50°53'32"	31.09	N 00°09'13" W
C7	490.00	5°41'59"	48.75	N 40°14'14" W
C8	410.00	7°44'01"	55.34	N 00°51'48" E
C9	1200.00	1°55'11"	40.21	N 66°37'57" W
C10	850.00	22°18'52"	331.04	N 03°54'09" W
C11	328.00	19°11'40"	1128.87	S 83°32'15" W
C12	50.00	84°36'09"	73.83	N 44°26'09" E
C13	900.00	12°52'35"	202.26	S 80°17'56" E
C14	300.00	59°21'21"	310.79	S 06°23'25" E
C15	300.00	28°03'52"	146.94	S 18°11'43" W
C16	25.00	81°14'47"	35.45	N 71°31'24" E
C17	353.00	16°36'30"	102.32	N 39°12'15" E
C18	25.00	75°45'02"	33.05	N 09°37'59" E
C19	325.00	41°38'00"	236.16	N 07°20'33" W
C20	25.00	43°25'55"	18.95	S 72°04'38" E
C21	50.00	27°55'39"	240.79	S 07°00'36" E
C22	25.00	64°18'53"	23.70	S 38°43'45" W
C23	275.00	37°09'49"	178.37	S 07°00'36" E
C24	25.00	91°33'19"	39.95	S 71°22'10" E
C25	353.00	31°00'11"	191.01	N 78°21'16" E
C26	25.00	80°59'28"	35.34	N 53°21'37" E
C27	325.00	9°27'57"	63.69	N 17°35'52" E
C28	25.00	43°25'55"	18.95	N 00°36'53" E
C29	50.00	27°55'39"	240.79	S 63°08'15" E
C30	25.00	64°18'53"	23.70	S 47°40'08" W
C31	275.00	7°00'05"	34.00	S 16°58'09" W
C32	25.00	84°21'44"	36.81	S 28°45'16" E
C33	353.00	73°04'12"	450.19	S 34°24'02" E
C34	25.00	40°01'16"	17.46	S 17°52'33" E
C35	50.00	155°13'30"	135.46	S 39°43'28" W
C36	25.00	30°35'55"	13.35	N 77°57'49" W
C37	875.00	9°38'04"	147.13	S 81°55'12" W
C38	25.00	89°29'54"	39.05	S 32°21'13" W
C39	875.00	15°59'16"	244.16	S 04°24'06" E
C40	25.00	46°23'04"	20.24	S 19°36'01" E
C41	50.00	276°19'28"	241.14	N 84°37'50" W
C42	25.00	50°09'42"	21.89	N 28°27'02" E
C43	825.00	16°25'47"	255.37	N 05°50'42" W
C44	353.00	30°45'15"	189.48	N 00°19'02" E
C45	25.00	63°38'53"	36.50	N 26°07'46" W
C46	1175.00	0°17'58"	6.14	S 67°48'14" E
C47	1228.00	0°19'14"	6.85	N 67°41'36" W
C48	303.00	19°11'40"	1042.83	N 83°32'15" E
C49	25.00	84°36'09"	36.91	S 44°26'09" W
C50	25.00	90°00'00"	39.27	N 81°16'46" W
C51	25.00	48°11'23"	21.03	N 20°49'55" E
C52	50.00	276°22'46"	241.19	S 86°44'14" W
C53	25.00	48°11'23"	21.03	S 27°21'28" E
C54	25.00	90°00'00"	39.27	S 41°44'14" W
C55	925.00	9°48'13"	158.27	S 81°50'07" W
C56	25.00	88°00'24"	38.40	N 59°03'47" W

FINAL PLAT OF  
**SOUTHLAKE SECTION 11**

A SUBDIVISION OF 34.197 ACRES OF LAND SITUATED IN THE  
H.T. & B.R.R. COMPANY SURVEY, SECTION 84, ABSTRACT 538,  
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

86 LOTS      7 RESERVES (12.815 ACRES)      2 BLOCKS  
JANUARY 29, 2016      JOB NO. 2027-0181C-310

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  
PHONE: (713) 948-7783

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

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 11, 34.197 ACRES OUT OF THE H.T. & B.R.R. COMPANY SURVEY, SECTION 84, ABSTRACT 538, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID 518SCR, LTD., A TEXAS LIMITED PARTNERSHIP, 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 \_\_\_\_\_, 2016.

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 \_\_\_\_\_, 2016.

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 11 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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
DANIEL TUNSTALL, CHAIRPERSON  
PLANNING & ZONING COMMISSION  
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
DARRIN COKER, CITY ATTORNEY

\_\_\_\_\_  
SUSAN POLKA, P.E., CITY ENGINEER

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 15039030586, DATED JANUARY 7, 2016. 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, 1995". 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.=67.98' 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 JUNE 5, 1989, 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 BRAZORIA DRAINAGE DISTRICT NO. 4.
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. A FOUR (4) FOOT SIDEWALK SHALL BE BUILT ALONG ALL STREETS WITHIN SUBJECT PLATTED AREA.
17. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
18. ALL CURBS WILL BE INSTALLED ACCORDING TO THE CITY OF PEARLAND REGULATIONS.
19. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF PEARLAND.
20. THERE ARE 15 STREET LIGHTS PROPOSED ON THIS PLAT.
21. ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
22. STREET NAMES WILL BE USED TO ASSIGN ADDRESSES FOR PERMITS FOR UTILITIES, INFRASTRUCTURE, AND AMENITIES.

BEING 34.197 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SEC. 84, ABSTRACT NUMBER 538, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 315.292 ACRE TRACT OF LAND CONVEYED TO 518SCR, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NO. 2011089118, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) AND IN DOCUMENT NO. 2011036869, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 34.197 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 SOUTHEAST CORNER OF SAID 315.292 ACRES, SAME BEING A POINT IN THE CENTERLINE OF COUNTY ROAD 59, IN THE SOUTHERLY LINE OF SAID SECTION 84, THE NORTHERLY LINE OF J.S. TALMAGE SURVEY, ABSTRACT 566 AND THE SOUTHWEST CORNER OF LOT 4, BLOCK 84 AS SHOWN ON ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF SAID BRAZORIA COUNTY (B.C.P.R.), SAID LOT 4, BLOCK 84 BEING CONVEYED TO FLORENCE FERRER AND SPOUSE FERNANDO FERRER, BY INSTRUMENT OF RECORD IN FILE NUMBER 00-000868, OF THE BRAZORIA COUNTY OFFICIAL RECORDS (B.C.O.R.);

THENCE, SOUTH 86° 46' 14" WEST, ALONG THE SOUTH LINE OF SAID 315.292 ACRES AND THE COMMON SURVEY LINE OF SAID SECTION 84 AND J.S. TALMAGE SURVEY 976.10 FEET TO A POINT FOR CORNER;

THENCE, NORTH 03° 13' 46" WEST, DEPARTING THE SOUTH LINE OF SAID 315.292 ACRES AND SAID COMMON SURVEY LINE, 108.67 FEET TO A POINT FOR CORNER;

THENCE, NORTH 09° 47' 08" EAST, 143.87 FEET TO A POINT FOR CORNER;

THENCE, NORTH 04° 20' 36" WEST, 142.24 FEET TO A POINT FOR CORNER;

THENCE, NORTH 12° 01' 46" WEST, 155.11 FEET TO A POINT FOR CORNER;

THENCE, NORTH 06° 29' 32" WEST, 110.59 FEET TO A POINT FOR CORNER;

THENCE, NORTH 05° 12' 32" WEST, 50.53 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01° 04' 26" EAST, 50.94 FEET TO A POINT FOR CORNER;

THENCE, NORTH 06° 42' 07" EAST, 50.81 FEET TO A POINT FOR CORNER;

THENCE, NORTH 17° 02' 50" EAST, 40.93 FEET TO A POINT FOR CORNER;

THENCE, NORTH 16° 43' 05" EAST, 24.16 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE ON THE SOUTH LINE OF SPICEWOOD PINE LANE (50 FEET RIGHT-OF-WAY) AS SHOWN ON SPICEWOOD PINE LANE STREET DEDICATION, A SUBDIVISION OF RECORD IN FILE NUMBER 2014038717, B.C.P.R.;

THENCE, ALONG THE PERIMETER OF SAID SPICEWOOD PINE LANE STREET DEDICATION, THE FOLLOWING SIX (6) COURSES:

1.115.41 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1175.00 FEET, A CENTRAL ANGLE OF 05° 37' 40", AND A CHORD WHICH BEARS SOUTH 70° 28' 05" EAST, 115.36 FEET TO A POINT FOR CORNER;

2.NORTH 25° 18' 42" EAST, 50.06 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

3.272.46 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1225.00 FEET, A CENTRAL ANGLE OF 12° 44' 37", AND A CHORD WHICH BEARS NORTH 73° 54' 18" WEST, 271.90 FEET TO A POINT FOR CORNER;

4.NORTH 80° 16' 36" WEST, 120.04 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

5.135.54 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1175.00 FEET, A CENTRAL ANGLE OF 06° 36' 34", AND A CHORD WHICH BEARS NORTH 76° 58' 19" WEST, 135.47 FEET TO A POINT FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

6.29.17 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 66° 51' 37", AND A CHORD WHICH BEARS NORTH 40° 14' 14" WEST, 27.55 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE ON THE EAST LINE OF SOUTHLAKE BOULEVARD PHASE 2 STREET DEDICATION, A SUBDIVISION OF RECORD IN FILE NUMBER 2013051034, B.C.P.R.;

THENCE, ALONG THE EAST LINE OF SAID SOUTHLAKE BOULEVARD PHASE 2 STREET DEDICATION, THE FOLLOWING SIX (6) COURSES:

1.75.85 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 41° 23' 19", AND A CHORD WHICH BEARS NORTH 27° 30' 05" WEST, 74.21 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

2.31.09 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 50° 53' 32", AND A CHORD WHICH BEARS NORTH 22° 44' 59" WEST, 30.08 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

3.48.75 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 05° 41' 59", AND A CHORD WHICH BEARS NORTH 00° 09' 13" WEST, 48.73 FEET TO A POINT FOR CORNER;

4.NORTH 03° 00' 13" WEST, 138.02 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

5.55.34 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 07° 44' 01", AND A CHORD WHICH BEARS NORTH 00° 51' 48" EAST, 55.30 FEET TO A POINT FOR CORNER;

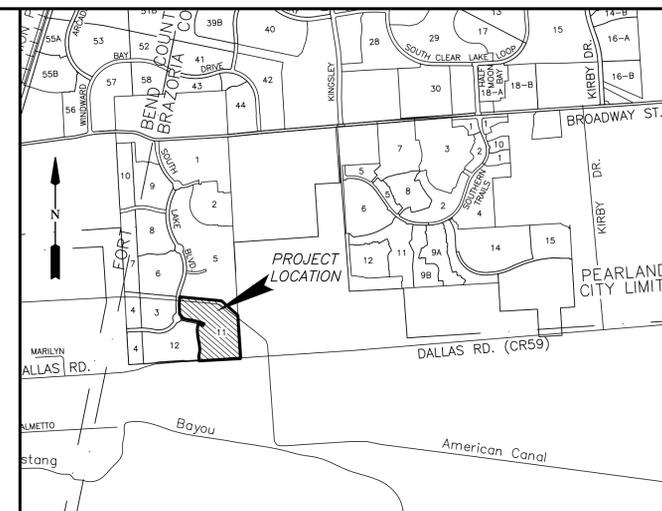
6.NORTH 04° 43' 48" EAST, 148.05 FEET TO A POINT FOR CORNER, SAME BEING THE SOUTHWEST CORNER OF RESERVE 'E' OF SOUTHLAKE SECTION 5, A SUBDIVISION OF RECORD IN FILE NUMBER 2014037921, B.C.P.R.;

THENCE, SOUTH 84° 37' 11" EAST, DEPARTING THE EAST LINE OF SAID SOUTHLAKE BOULEVARD PHASE 2 STREET DEDICATION, ALONG THE SOUTH LINE OF SAID SOUTHLAKE SECTION 5, 989.45 FEET TO A POINT FOR CORNER ON THE SOUTH LINE OF LOT 42, BLOCK 1 OF SAID SOUTHLAKE SECTION 5;

THENCE, SOUTH 48° 48' 30" EAST, CONTINUING ALONG THE SOUTH LINE OF SAID SOUTHLAKE SECTION 5, 515.58 FEET TO THE SOUTHEAST CORNER OF RESERVE 'D' OF SAID SAID SOUTHLAKE SECTION 5, SAME BEING ON THE COMMON EAST LINE OF AFOREMENTIONED 315.292 ACRES AND ON THE WEST LINE OF AFOREMENTIONED BLOCK 84 OF ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS;

THENCE, SOUTH 03° 14' 16" EAST, ALONG SAID COMMON LINE, 354.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 03° 11' 07" EAST, CONTINUING ALONG SAID COMMON LINE, 664.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.197 ACRES OF LAND.



VICINITY MAP  
SCALE: 1" = 2000'

KEY MAP NO. 612 P & T

## FINAL PLAT OF SOUTHLAKE SECTION 11

A SUBDIVISION OF 34.197 ACRES OF LAND SITUATED IN THE  
H.T. & B.R.R. COMPANY SURVEY, SECTION 84, ABSTRACT 538,  
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

86 LOTS 7 RESERVES (12.815 ACRES) 2 BLOCKS

JANUARY 29, 2016 JOB NO. 2027-0181C-310

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  
PHONE: (713) 948-7783

ENGINEER:

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

## **E. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF SOUTHLAKE SECTION 12**

**A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of 518SCR Ltd, owner for approval of the Final Plat of Southlake Section 12, creating 65 residential lots and 6 reserves located on 24.229 acres of land, described to wit:**



## Staff Report

To: Planning and Zoning Commission

From: Planning Department

Date: February 15, 2016

Re: Final Plat of Southlake Section 12

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf of 518SCR Ltd, owner for approval of the Final Plat of Southlake Section 12, creating 65 residential lots and 6 reserves located on 24.229 acres of land, described to wit:

Legal Description: A subdivision of 24.229 acres of land situated in the H.T. & B.R.R. Company Survey, Section 84, Abstract 538, City of Pearland, Brazoria County, Texas.

General Location: South side of the Southlake and Spicewood Lane intersection.

### **Summary of Request**

The 65 single family lots and 7 reserves are being platted in conformance to the Preliminary Plat of Southlake Section 12. The lots will be 50 feet wide and 135 feet deep.

### **Site History**

The Preliminary Plat of Southlake Section 12 was approved at the January 4, 2016 Planning and Zoning Commission Meeting.

### **Staff Recommendation**

Staff recommends approval of the Final Plat of Southlake Section 12 for the following reasons:

1. The plat conforms to the Preliminary Plat of Southlake Section 12.
2. The plat conforms to the Shadow Creek Master Plat.

**Conformance to Comprehensive Plan**

The property under review is shown as Medium Density Residential on the Future Land Use Plan 2015. All of the neighboring property to the west, north, and east is shown as Medium Density Residential. The properties to the south are located in the Extra-Territorial Jurisdiction (ETJ) and are shown as Low Density Residential.

**Conformance with Unified Development Code**

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

	<b>ZONING</b>	<b>LAND USE</b>
NORTH	Shadow Creek Ranch PUD	Single Family Residential
SOUTH	ETJ	Large Lot Single Family Residential / undeveloped / various non-residential
EAST	Shadow Creek Ranch PUD	Undeveloped (future location of Southlake Section 11)
WEST	Shadow Creek Ranch PUD	Single Family Residential

**Conformance with Thoroughfare Plan**

The property will be accessed by Southlake Boulevard which has 80 feet of right-of-way as required by a Major Collector Street. Mason Canyon Lane will provide a point of access to both Southlake Boulevard and Spicewood Pine Lane. Cardinal Bluff Court will connect Mason Canyon Lane to County Road 59.

**Traffic and Transportation**

A Traffic Impact Analysis has been 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 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.

**Exhibits**

1. Aerial Map
2. Zoning Map
3. Future Land Use Plan 2015
4. Final Plat of Southlake Section 12



## Aerial Map

## Final Plat Southlake Section 12

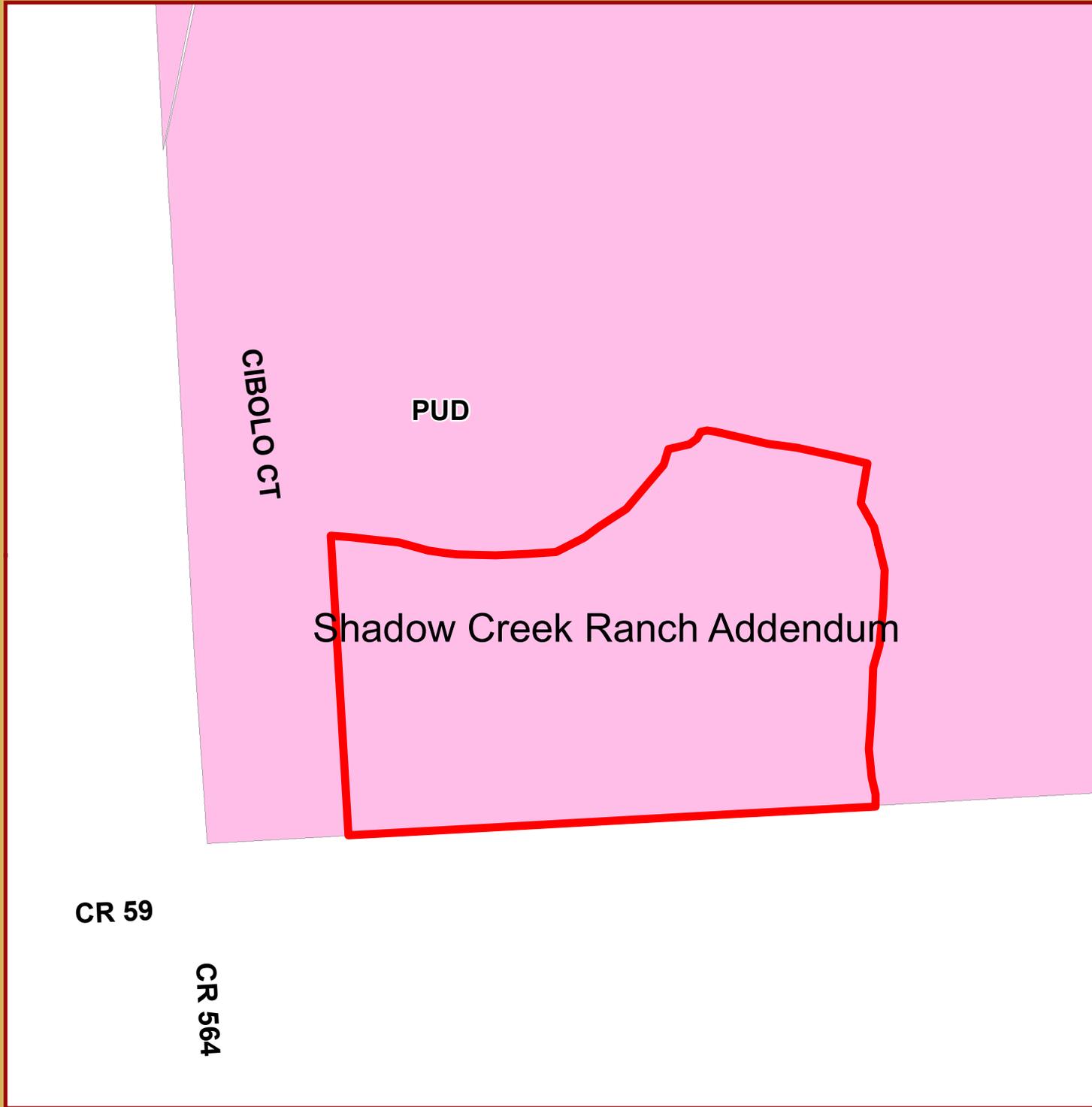


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 355 feet

OCTOBER 2014  
PLANNING DEPARTMENT





## Zoning Map

### Final Plat Southlake Section 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 = 355 feet

OCTOBER 2014  
PLANNING DEPARTMENT



**Medium Density Residential**

**CIBOLO CT**

**Site**

**CR 59**

**CR 564**

**Low Density Residential**

**Future Land Use Plan  
2015**

**Final Plat  
Southlake Section 12**

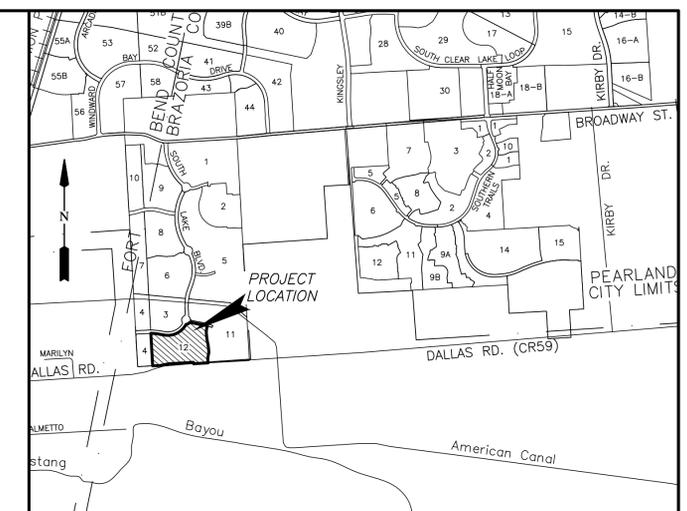
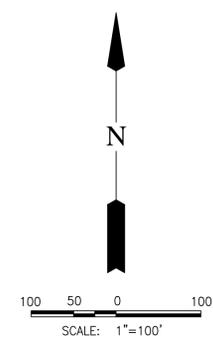
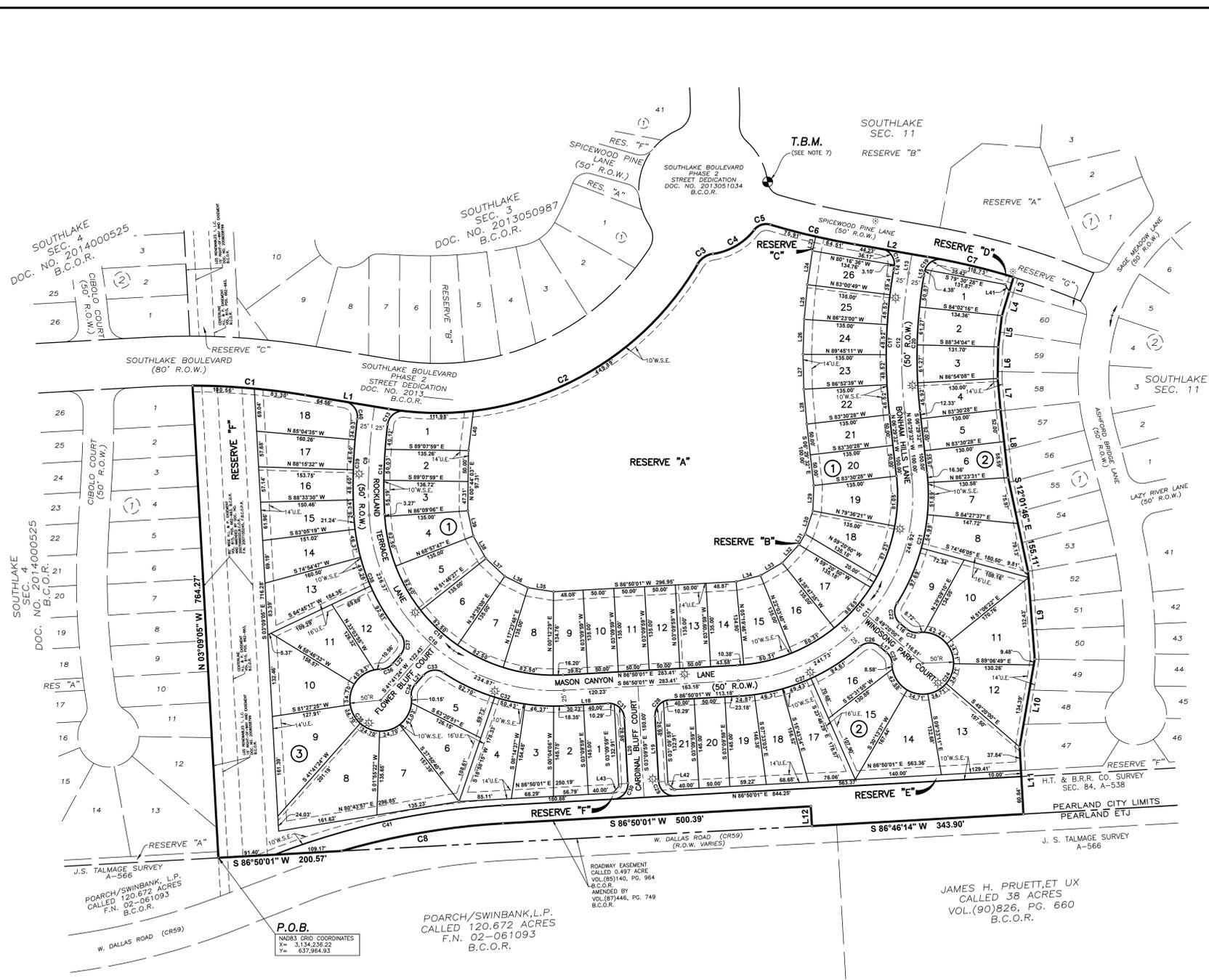


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1 inch = 355 feet

OCTOBER 2014  
PLANNING DEPARTMENT





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

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 80°38'27" E	137.45'
L2	S 80°16'36" E	120.04'
L3	S 16°43'05" W	24.16'
L4	S 17°02'50" W	40.93'
L5	S 06°42'07" W	50.81'
L6	S 01°04'28" W	50.94'
L7	S 05°12'32" E	50.53'
L8	S 06°29'32" E	110.59'
L9	S 04°20'36" E	142.24'
L10	S 09°47'08" W	143.87'
L11	S 03°13'46" E	108.67'
L12	N 03°13'07" W	32.01'
L13	N 09°43'24" E	31.30'
L14	N 09°43'24" E	6.30'
L15	S 09°43'24" W	6.04'
L16	S 49°20'00" E	14.19'
L17	N 49°20'00" W	14.19'
L18	S 86°50'01" W	70.23'
L19	S 03°09'59" E	105.00'
L20	N 03°09'59" W	105.00'
L21	S 41°41'24" W	20.12'
L22	N 41°41'24" E	20.12'
L23	S 12°44'26" W	23.64'
L24	S 08°38'06" E	55.24'
L25	S 08°18'05" W	56.45'
L26	S 01°55'55" W	56.45'
L27	S 01°26'16" E	56.45'
L28	S 04°48'27" E	56.45'
L29	S 01°57'03" W	41.11'
L30	S 18°28'31" W	39.36'
L31	S 30°39'10" W	20.00'
L32	S 42°58'40" W	40.08'
L33	S 59°34'22" W	40.74'
L34	S 76°09'57" W	40.75'
L35	N 80°52'07" W	41.88'
L36	N 64°00'32" W	41.84'
L37	N 46°49'13" W	41.84'
L38	N 29°37'53" W	41.84'
L39	N 12°26'34" W	41.84'
L40	S 07°02'19" W	64.71'
L41	N 31°13'49" W	13.31'
L42	S 48°09'59" E	14.14'
L43	N 41°50'01" E	14.14'

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC CHORD	CHORD BEARING
C1	1155.00'	9°07'15"	183.86'	S 88°12'04" E
C2	490.00'	68°43'24"	587.73'	N 64°59'51" E
C3	35.00'	50°53'32"	31.09'	N 56°04'55" E
C4	105.00'	43°05'37"	77.12'	N 59°58'52" E
C5	25.00'	67°51'24"	29.61'	N 72°21'46" E
C6	1225.00'	6°34'04"	140.42'	S 76°59'34" E
C7	1175.00'	6°59'41"	143.48'	S 76°46'48" E
C8	1175.00'	12°58'12"	268.19'	S 80°20'55" W
C9	850.00'	11°52'27"	176.16'	S 02°46'15" W
C10	300.00'	90°00'00"	471.24'	S 48°09'59" E
C11	300.00'	93°19'33"	488.65'	N 40°10'14" E
C12	800.00'	16°12'56"	226.41'	S 01°36'56" W
C13	25.00'	89°24'29"	39.01'	S 61°57'53" W
C14	825.00'	10°05'37"	145.34'	S 01°52'50" W
C15	275.00'	90°00'00"	431.97'	S 48°09'59" E
C16	275.00'	93°19'33"	447.93'	N 40°10'14" E
C17	825.00'	16°12'56"	233.49'	N 01°36'56" E
C18	25.00'	90°00'00"	39.27'	N 35°16'36" W
C19	25.00'	91°12'19"	39.80'	S 55°19'33" W
C20	775.00'	16°12'56"	219.34'	S 01°36'56" W
C21	325.00'	38°56'44"	220.91'	S 12°58'50" W
C22	25.00'	81°47'12"	35.69'	S 89°26'34" E
C23	25.00'	48°11'23"	21.03'	S 73°23'42" E
C24	50.00'	276°22'46"	241.19'	S 40°40'00" W
C25	25.00'	48°11'23"	21.03'	N 25°14'19" W
C26	25.00'	81°47'12"	35.69'	S 89°46'23" W
C27	325.00'	37°57'14"	215.29'	S 67°51'24" W
C28	25.00'	90°00'00"	39.27'	S 41°50'01" W
C29	25.00'	90°00'00"	39.27'	S 48°09'59" E
C30	25.00'	90°00'00"	39.27'	N 41°50'01" E
C31	25.00'	90°00'00"	39.27'	N 48°09'59" W
C32	325.00'	36°38'35"	207.85'	N 74°50'41" W
C33	25.00'	81°47'12"	35.69'	S 82°35'00" W
C34	25.00'	48°11'23"	21.03'	S 17°35'42" W
C35	800.00'	276°22'46"	241.19'	N 48°18'36" W
C36	25.00'	48°11'23"	21.03'	N 65°47'05" E
C37	25.00'	81°47'12"	35.69'	N 00°47'47" E
C38	325.00'	38°55'00"	209.48'	N 21°37'54" W
C39	875.00'	10°19'06"	157.58'	N 01°59'34" E
C40	25.00'	87°47'34"	38.31'	N 38°44'40" W
C41	1205.13'	18°02'04"	379.33'	N 77°48'59" E

- LEGEND**
- EXIST. INDICATES EXISTING
  - U.E. INDICATES UTILITY EASEMENT
  - W.S.E. INDICATES WATER AND SEWER EASEMENT
  - D.E. INDICATES DRAINAGE EASEMENT
  - E.E. INDICATES ELECTRICAL EASEMENT
  - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
  - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
  - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
  - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
  - B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
  - ⊙ INDICATES PROPOSED STREET LIGHT
  - ⊙ INDICATES EXISTING STREET LIGHT
  - ⊙ INDICATES FILE NUMBER
  - T.B.M. INDICATES TEMPORARY BENCHMARK
  - RES. INDICATES RESERVE
  - R.O.W. INDICATES RIGHT-OF-WAY
  - P.O.B. INDICATES POINT OF BEGINNING
  - VOL. INDICATES VOLUME
  - PG. INDICATES PAGE

**RESERVE TABLE**

RESERVE	ACREAGE	SQ.FT.	TYPE
A	5.216	227,213	RESTRICTED TO LAKE/DETENTION
B	0.062	2,706	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.065	2,847	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.060	2,629	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.180	7,847	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	1.969	85,774	RESTRICTED TO LANDSCAPE/OPEN SPACE/H.L.&P. EASEMENT
TOTAL	7.552	329,016	

**FINAL PLAT OF  
SOUTHLAKE SECTION 12**

A SUBDIVISION OF 24.229 ACRES OF LAND SITUATED IN THE  
H.T. & B.R.R. COMPANY SURVEY, SECTION 84, ABSTRACT 538,  
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

65 LOTS      6 RESERVES (7.552 ACRES)      3 BLOCKS

JANUARY 29, 2016      JOB NO. 2027-0182C-310

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  
PHONE: (713) 948-7783

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

CONTACT: RENE RODRIGUEZ      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 12, 24.229 ACRES OUT OF THE H.T. & B.R.R. COMPANY SURVEY, SECTION 84, ABSTRACT 538, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID 518SCR, LTD., A TEXAS LIMITED PARTNERSHIP, 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 \_\_\_\_\_, 2016.

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 \_\_\_\_\_, 2016.

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 12 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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
DANIEL TUNSTALL, CHAIRPERSON  
PLANNING & ZONING COMMISSION  
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
DARRIN COKER, CITY ATTORNEY

\_\_\_\_\_  
SUSAN POLKA, P.E., CITY ENGINEER

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
  - THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 15039030587, DATED JANUARY 7, 2016. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
  - 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.
  - 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.
  - 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.
  - BENCHMARK: MONUMENT GPS - 9 BRASS CAP SET IN CONCRETE, STAMPED "CITY OF PEARLAND 9 GPS MONU, 1995". 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.
  - T.B.M. INDICATES TEMPORARY BENCHMARK = FOUND 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG".  
ELEV.=67.98' NGVD 29, 1987 ADJUSTMENT
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48039C0020 H, WITH THE EFFECTIVE DATE OF JUNE 5, 1989, AND MAP NO. 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.
- 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.
  - THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
  - ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNATED TO MEET THE REQUIREMENT OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT NO. 4.
  - THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA/FORT BEND MUNICIPAL UTILITY DISTRICT NO. 1.
  - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE 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.
  - ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY ACCESS FROM THE FRONT OF THE LOT.
  - THERE ARE 11 STREET LIGHTS PROPOSED ON THIS PLAT.
  - A FOUR (4) FOOT SIDEWALK SHALL BE BUILT ALONG ALL STREETS WITHIN SUBJECT PLATTED AREA.
  - THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
  - ALL CURBS WILL BE INSTALLED ACCORDING TO THE CITY OF PEARLAND REGULATIONS.
  - ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF PEARLAND.
  - ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
  - STREET NAMES WILL BE USED TO ASSIGN ADDRESSES FOR PERMITS FOR UTILITIES, INFRASTRUCTURE, AND AMENITIES.

BEING 24.229 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SEC. 84, ABSTRACT NUMBER 538, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 315.292 ACRE TRACT OF LAND CONVEYED TO 518SCR, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NO. 201108118, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) AND IN DOCUMENT NO. 2011036869, OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.O.P.R.), SAID 24.229 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 SOUTHEAST CORNER OF SOUTHLAKE SECTION 4, A SUBDIVISION OF RECORD IN FILE NUMBER 2014000525, PLAT RECORDS OF SAID BRAZORIA COUNTY (B.C.P.R.), SAME BEING ON THE SOUTH LINE OF SAID 315.292 ACRES AND ON THE COMMON SURVEY LINE OF SAID H.T. & B.R.R. CO. SURVEY AND J.S. TALMAGE SURVEY, ABSTRACT 586 ;

THENCE, NORTH 03° 09' 05" WEST, ALONG THE EAST LINE OF SAID SOUTHLAKE SECTION 4, DEPARTING THE SOUTH LINE OF SAID 315.292 ACRES AND SAID COMMON SURVEY LINE, 764.27 FEET TO A POINT FOR CORNER, SAME BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID SOUTHLAKE SECTION 4 AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHLAKE BOULEVARD (80 FEET WIDE) AS SHOWN ON SOUTHLAKE BOULEVARD PHASE 2, STREET DEDICATION, A SUBDIVISION OF RECORD IN FILE NUMBER 2013051034, B.C.P.R., THE BEGINNING OF A CURVE;

THENCE, ALONG THE SOUTHERLY AND A SOUTHEASTERLY LINE OF SAID SOUTHLAKE BOULEVARD PHASE 2, STREET DEDICATION, THE FOLLOWING FIVE (5) COURSES;

1.183.86 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1155.00 FEET, A CENTRAL ANGLE OF 09° 07' 15", AND A CHORD WHICH BEARS SOUTH 85° 12' 04" EAST, 183.67 FEET TO A POINT FOR CORNER;

2.SOUTH 80° 38' 27" EAST, 137.45 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

3.587.73 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 490.00 FEET, A CENTRAL ANGLE OF 68° 43' 24", AND A CHORD WHICH BEARS NORTH 64° 59' 51" EAST, 553.13 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

4.31.09 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 50° 53' 32", AND A CHORD WHICH BEARS NORTH 56° 04' 55" EAST, 30.08 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

5.78.97 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 43° 05' 37", AND A CHORD WHICH BEARS NORTH 59° 58' 52" EAST, 77.12 FEET TO A POINT FOR CORNER, SAME BEING THE MOST WESTERLY CORNER OF SPICEWOOD PINE LANE (50 FEET RIGHT-OF-WAY), AS SHOWN ON SPICEWOOD PINE LANE STREET DEDICATION, A SUBDIVISION OF RECORD IN FILE NUMBER 2014038717, B.C.P.R., THE BEGINNING OF A REVERSE CURVE;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SPICEWOOD PINE LANE, THE FOLLOWING FOUR (4) COURSES;

1.29.61 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 67° 51' 24", AND A CHORD WHICH BEARS NORTH 72° 21' 46" EAST, 27.91 FEET TO A POINT FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

2.140.42 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1225.00 FEET, A CENTRAL ANGLE OF 06° 34' 04", AND A CHORD WHICH BEARS SOUTH 76° 59' 34" EAST, 140.35 FEET TO A POINT FOR CORNER;

3.SOUTH 80° 16' 36" EAST, 120.04 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

4.143.45 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1175.00 FEET, A CENTRAL ANGLE OF 06° 59' 41", AND A CHORD WHICH BEARS SOUTH 76° 46' 46" EAST, 143.36 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 16° 43' 05" WEST, DEPARTING THE SOUTH LINE OF SAID SPICEWOOD PINE LANE, 24.16 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 17° 02' 50" WEST, 40.93 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 06° 42' 07" WEST, 50.81 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 01° 04' 26" WEST, 50.94 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 05° 12' 32" EAST, 50.53 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 06° 29' 32" EAST, 110.59 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 12° 01' 46" EAST, 155.11 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 04° 20' 36" EAST, 142.24 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 09° 47' 08" WEST, 143.87 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 03° 13' 46" EAST, 108.67 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED 315.292 ACRES AND AFOREMENTIONED COMMON SURVEY LINE, SAME BEING IN THE CENTERLINE OF COUNTY ROAD 59;

THENCE ALONG THE SOUTH LINE OF SAID 315.292 ACRES, THE FOLLOWING FIVE (5) COURSES;

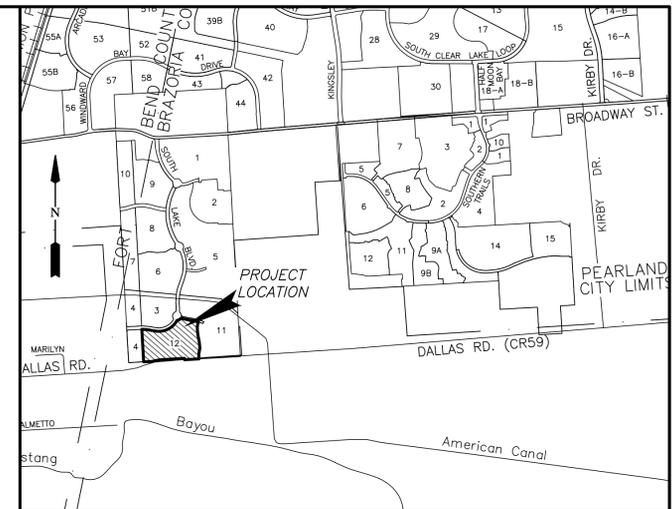
1. SOUTH 86° 46' 14" WEST, 343.90 FEET TO A POINT FOR CORNER;

2. NORTH 03° 13' 07" WEST, DEPARTING SAID CENTERLINE OF COUNTY ROAD 59 AND SAID COMMON SURVEY LINE, 32.01 FEET TO A POINT FOR CORNER;

3. SOUTH 86° 50' 01" WEST, 500.39 FEET TO A POINT FOR CORNER, THE BEGINNING OF A CURVE;

4. 266.19 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1175.92 FEET, A CENTRAL ANGLE OF 12° 58' 12", AND A CHORD WHICH BEARS SOUTH 80° 20' 55" WEST, 265.62 FEET TO A POINT FOR CORNER ON SAID COMMON SURVEY LINE;

5. SOUTH 86° 50' 01" WEST, ALONG SAID COMMON SURVEY LINE, 200.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.229 ACRES OF LAND.



VICINITY MAP  
SCALE: 1" = 2000'

KEY MAP NO. 612 P & T

## FINAL PLAT OF SOUTHLAKE SECTION 12

A SUBDIVISION OF 24.229 ACRES OF LAND SITUATED IN THE  
H.T. & B.R.R. COMPANY SURVEY, SECTION 84, ABSTRACT 538,  
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

65 LOTS      6 RESERVES (7.552 ACRES)      3 BLOCKS

JANUARY 29, 2016      JOB NO. 2027-0182C-310

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  
PHONE: (713) 948-7783**

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

### **III. MATTERS REMOVED FROM CONSENT AGENDA**

## **IV. New Business**

**A. CONSIDERATION AND POSSIBLE  
ACTION – ZONE CHANGE  
APPLICATION NO. 2016-02Z**

**A request of Bryan Smith, applicant; on behalf of  
Castlerock Communities LP., owner; for approval of a  
change in zoning designation from Suburban  
Development District (SD) to Suburban Residential - 15  
(SR-15); on approximately 29 acres of land; located at the  
intersection of County Road 89 (CR 89) and County Road  
101 (Bailey Road), to wit:**



**JOINT PUBLIC HEARING**  
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF  
THE CITY OF PEARLAND, TEXAS,  
**MONDAY, FEBRUARY 15, 2016, AT 6:30 P.M.**  
COUNCIL CHAMBERS - CITY HALL - 3519 LIBERTY DRIVE

- I. CALL TO ORDER**
- II. PURPOSE OF HEARING**

**Zone Change Application No. 2016-02Z**

A request of Bryan Smith, applicant; on behalf of Castlerock Communities LP., owner; for approval of a change in zoning designation from Suburban Development District (SD) to Suburban Residential - 15 (SR-15); on approximately 29 acres of land; located at the intersection of County Road 89 (CR 89) and County Road 101 (Bailey Road), to wit:

**Legal Description:** The herein described 29.32 acres of land situated in the H.T. & B.R.R Company Survey Abstract 547, Brazoria County, Texas; said 29.32 acre tract of land being the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 18 (also referred to as Lot 26) of said H.T. & B.R.R. Company Survey. Save and except Block 1 Lot and Block 2, Lots 9, 11, 12, 14, 15, 16, and 18, as shown on the Final Plat of Cullen Park Estates dated April 13, 2009.

**General Location:** The intersection of County Road 89 (CR 89) and County Road 101 (Bailey Road), Pearland, TX

- III. APPLICATION INFORMATION AND CASE SUMMARY**
  - A. STAFF REPORT
  - B. APPLICANT PRESENTATION
  - C. STAFF WRAP UP
- IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST**
- V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION**
- VI. ADJOURNMENT**

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

**appropriate arrangements can be made.**



## Staff Report

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: February 15, 2016

Re: **Zone Change Application Number 2016-02Z**

A request of Bryan Smith, applicant; on behalf of Castlerock Communities LP., owner; for approval of a change in zoning from Suburban Development District (SD) to Suburban Residential-15 (SR-15); on approximately 29.32 acres of land.

**General Location:** The intersection of Cullen Parkway/County Road 89 (CR 89) and Bailey Road, Pearland, TX.

### Summary of Request:

Cullen Park Estates is large lot residential subdivision that consists of 29.32 acres with 32 residential lots with a minimum lot area of half-acre and four (4) reserves. A final plat of the subdivision was approved on April 13, 2009 and after infrastructure was completed, the subdivision sat vacant until approximately 2015.

The area was annexed into the city in December 2015 and, at the time of annexation, twenty-four lots remained in the unsold and eight lots had been sold with several lots having houses under construction.

After annexation, staff met with representatives of Castlerock Communities to discuss zoning and how to proceed with inspections in compliance with the City of Pearland ordinances. As an outcome from this meeting, an application for a zone change from the Suburban Development District (SD) to the Suburban Residential - 15 (SR-15) zoning district was submitted for the 24 parcels (approximately 25.24 acres) remaining under the ownership of Castlerock Communities LP. A map has been attached that shows in orange highlights all the parcels that are not part of this zone change since Castlerock Communities LP no longer retains ownership. These remaining eight (8) lots will be zoned with remaining parcels in the City initialed zoning of the annexed area.

All parcels in Cullen Park Estates subdivision have water provided by the City of Pearland that was extended to the site by the developer and individual septic systems. The applicant noted SR-12 as the requested zone, however, after discussion with staff,

the applicant indicated no objection to the SR-15 zoning classification as all lots in the subdivision exceed the minimum lot size of 15,000 square feet. A copy of this email is provided in the Applicant Packet.

### **Recommendation**

Staff recommends approval of the requested zone change to Suburban Residential – 15 (SR-15) for the following reasons:

1. The change in zoning is in conformance with the Comprehensive Plan. The Comprehensive Plan calls for this area to be “low density residential.” The Comprehensive Plan characterizes low density as conventional single-family detached developments.
2. The request is in conformance with the Future Land Use Plan that indicates the land use should be low density residential. The SR-15 zoning district requires a minimum lot size of 15,000 square feet and is intended for low-density, detached single family dwellings with appropriate open space. The parcels would be in compliance with the requirements of the SR-15 zoning designation as the smallest lot size in Cullen Park Estates is half acre (21,780 square feet).
3. The zone change is consistent with the character of the area. The current uses in the annexed area are predominately large lot residential. The proposed zone change will not have an adverse impact of surrounding properties.

### **Site History**

The final plat of Cullen Parks Estates was approved on April 13, 2009, by the City as per the interlocal agreement between the City and Brazoria County. At the time of platting, this property was outside of the city limits of Pearland, therefore this property had no zoning. According to notes on the plat:

1. City water was extended by the developer to the site.
2. There was an agreement between the Developer, H.O.A and the City that spelled out the maintenance responsibilities for a joint 10” W.S.E. and Landscape reserve.
3. Provided for a woodrail fence along the rear edge of the landscape reserve.
4. All electrical lines to be buried.
5. No obstructions shall be placed within seven (7) feet of the edge of the road pavement.

Cullen Park Estates was annexed into the City of Pearland on December 3, 2015. The subdivision remains under development at this time. Eight out of 32 lots have been sold. The eight lots are not included as part of this zone change.

### **Conformance with the Comprehensive Plan**

The Comprehensive Plan indicated the use of the area to be low density residential consisting of single family detached dwelling units. Cullen Park Estates subdivision consists solely of single family detached dwellings.

	<b>Zoning</b>	<b>Existing Use</b>
North	SD	Existing Residential
South	SD and Minor Retail Node across Bailey Road	Undeveloped
East	SD	Existing Residential
West	SD	Existing Residential

### **Conformance with the Thoroughfare Plan**

Roads within the subdivision serve local traffic only. According to GIS, the subdivision has access from Cullen Parkway/County Road 89, a secondary thoroughfare, which needs to be widened, and Bailey Road, a major thoroughfare of sufficient width. A Minor Retail Node is located near the southwest corner of the subdivision at the intersection of Cullen Parkway and Bailey Road.

### **Conformance with the Unified Development Ordinance**

The property is surrounded by SD zoning, with most of these properties being existing large-lot residential homes. The proposed SR-15 would be in conformance with the Unified Development Ordinance as the SR-15 zoning district allows large lot single family dwelling units. The SR-15 zoning district requires lot sizes to be a minimum of 15,000 square feet. The minimum lot size in this subdivision is 21,780 square feet.

The below Table identifies existing zoning districts and land uses:

Suburban Residential-15 (SR-15) Area Regulations		
Size of Lots	Required	Existing Lot Dimensions
Minimum Lot Size	15,000 sf.	21,780 sf. minimum lot size
Minimum Lot Width	100 ft.	120 ft. except cul-de-sac lots
Minimum Lot Depth	90 ft.	170 ft.

### **Platting Status**

The property was platted as Cullen Park Estates and approved by the City on June 30, 2009.

### **Availability of Utilities**

All parcels in Cullen Park Estates subdivision have water provided by the City of Pearland and individual septic systems.

### **Impact on Existing and Future Development**

The proposed zoning is compatible with adjacent existing large lot residential properties and will not have any negative impact on the existing and future development of adjacent areas. It is anticipated that surrounding land will be zoned low-density residential as this is the recommended land use in this area as per the Comprehensive Plan. Generally, there are no compatibility issues with residential development adjacent to residential development, and no other high-intensity uses are proposed or permitted for the area in the future.

### **Additional Comments**

The request has been reviewed by the City's Development Review Committee (DRC), and there were no additional comments from other departments at the time of this report.

### **Public Notification/Comment**

Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property, and to property owners within 200 feet of the subject property under consideration for the zone change. Additionally, a legal notice of the public hearing was

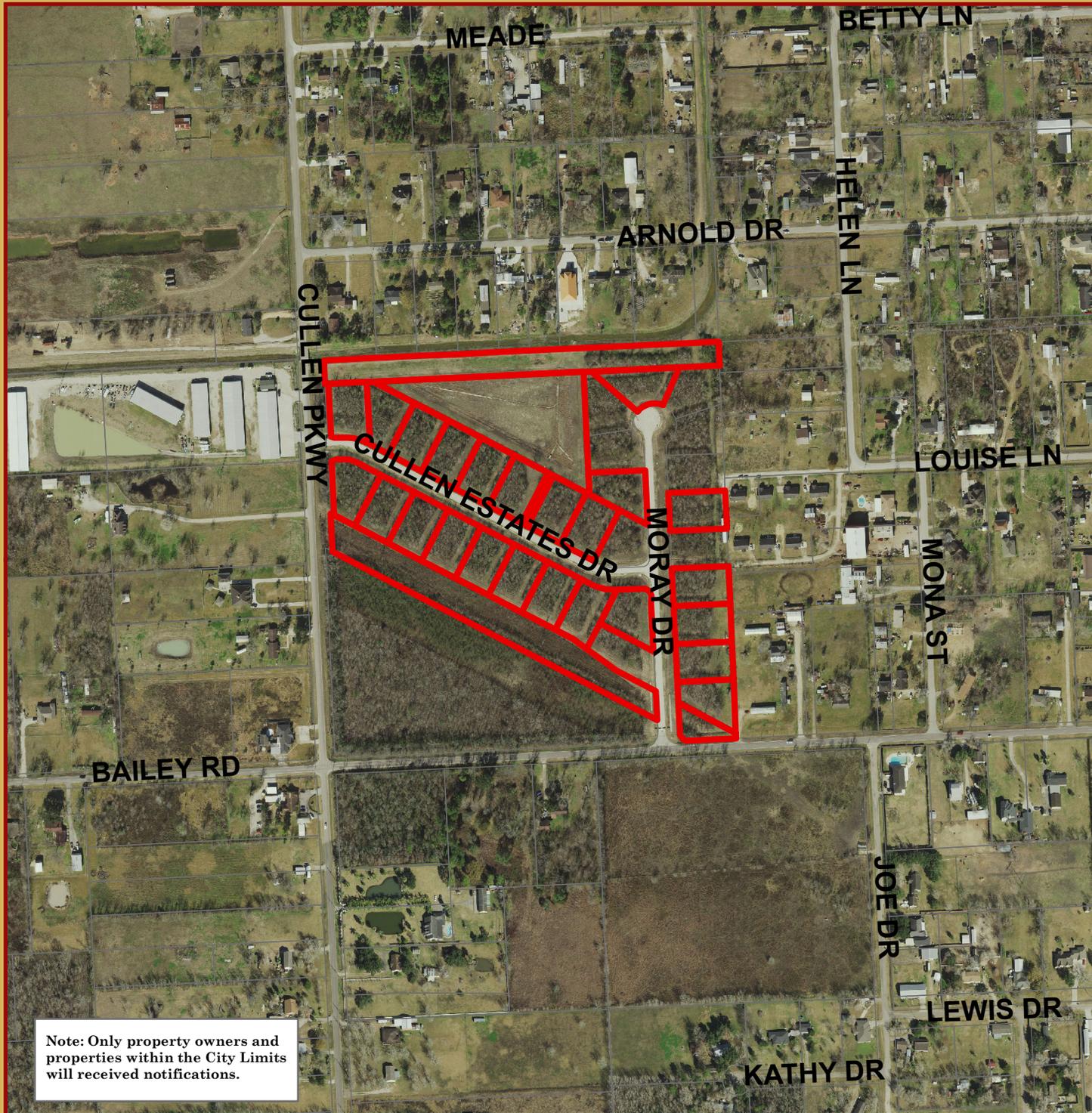
published in the local newspaper, and a notification sign was placed on the property by the applicant.

### **Opposition to or Support of Proposed Request**

As of the date of this memo, Staff has not received any returned notices in opposition to or in support of the proposed change in zoning request.

### **Exhibits**

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



Note: Only property owners and properties within the City Limits will received notifications.

# Exhibit 1

## Aerial Map

2016-02Z

### Cullen Park Estates

 Site Area(s)

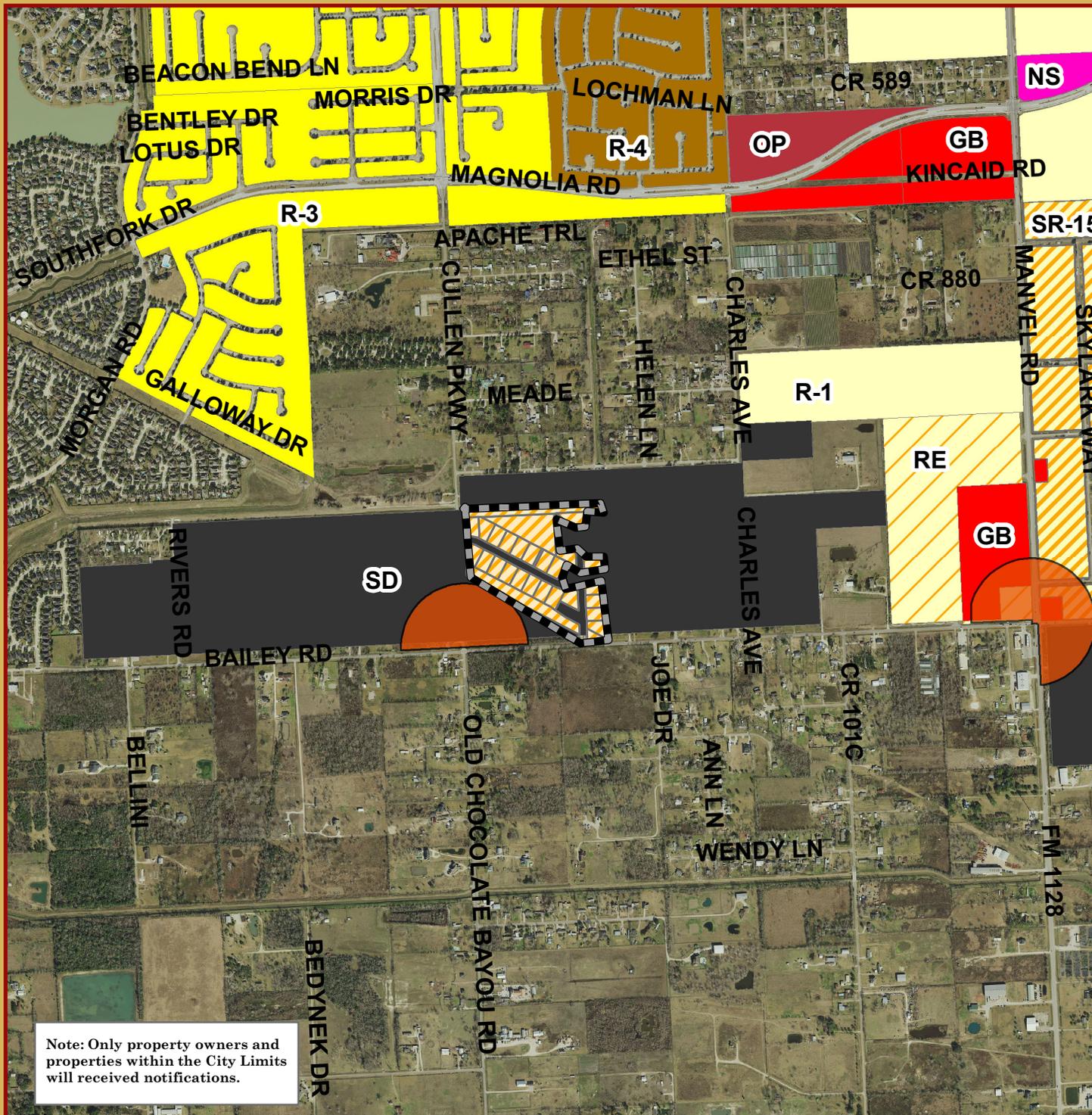


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 466 feet

JANUARY 2016  
PLANNING DEPARTMENT





Note: Only property owners and properties within the City Limits will receive notifications.

## Exhibit 2

### Proposed Zoning Map

2016-02Z

#### Cullen Park Estates

-  Subject Parcel(s)
-  Proposed SR-15 Zoning
-  Existing SD Zoning
-  Minor Retail Node



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 = 1,341 feet

JANUARY 2016  
PLANNING DEPARTMENT



Exhibit 3  
 FLUP Map  
 2016-02Z

Cullen Park Estates

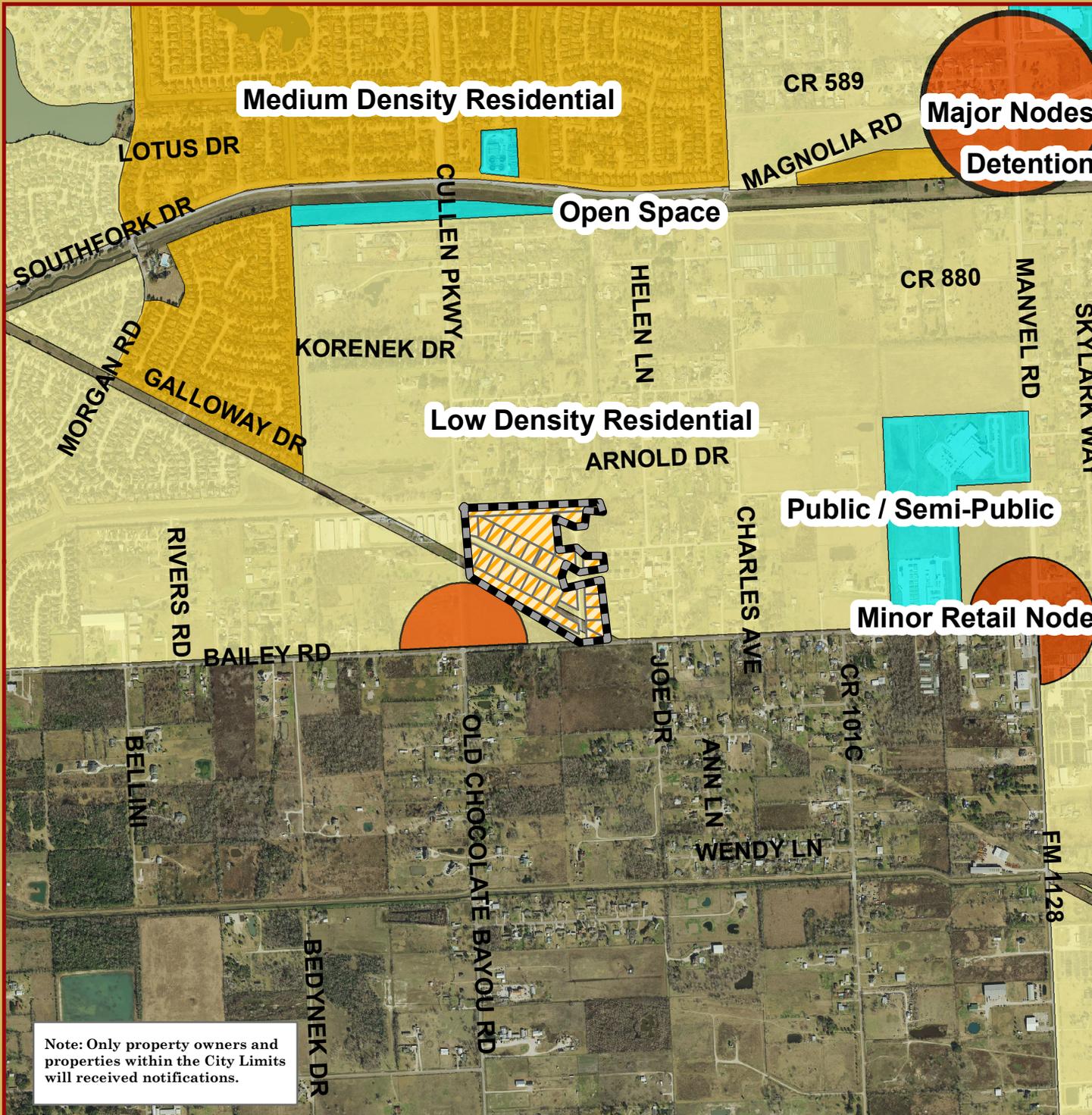
-  Subject Parcel(s)
-  Proposed SR-15 Zoning
-  Minor Retail Node



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 = 1,341 feet

JANUARY 2016  
 PLANNING DEPARTMENT



Note: Only property owners and properties within the City Limits will receive notifications.

Exhibit 4

Notification Map

2016-02Z

Cullen Park Estates



Subject Parcel(s)



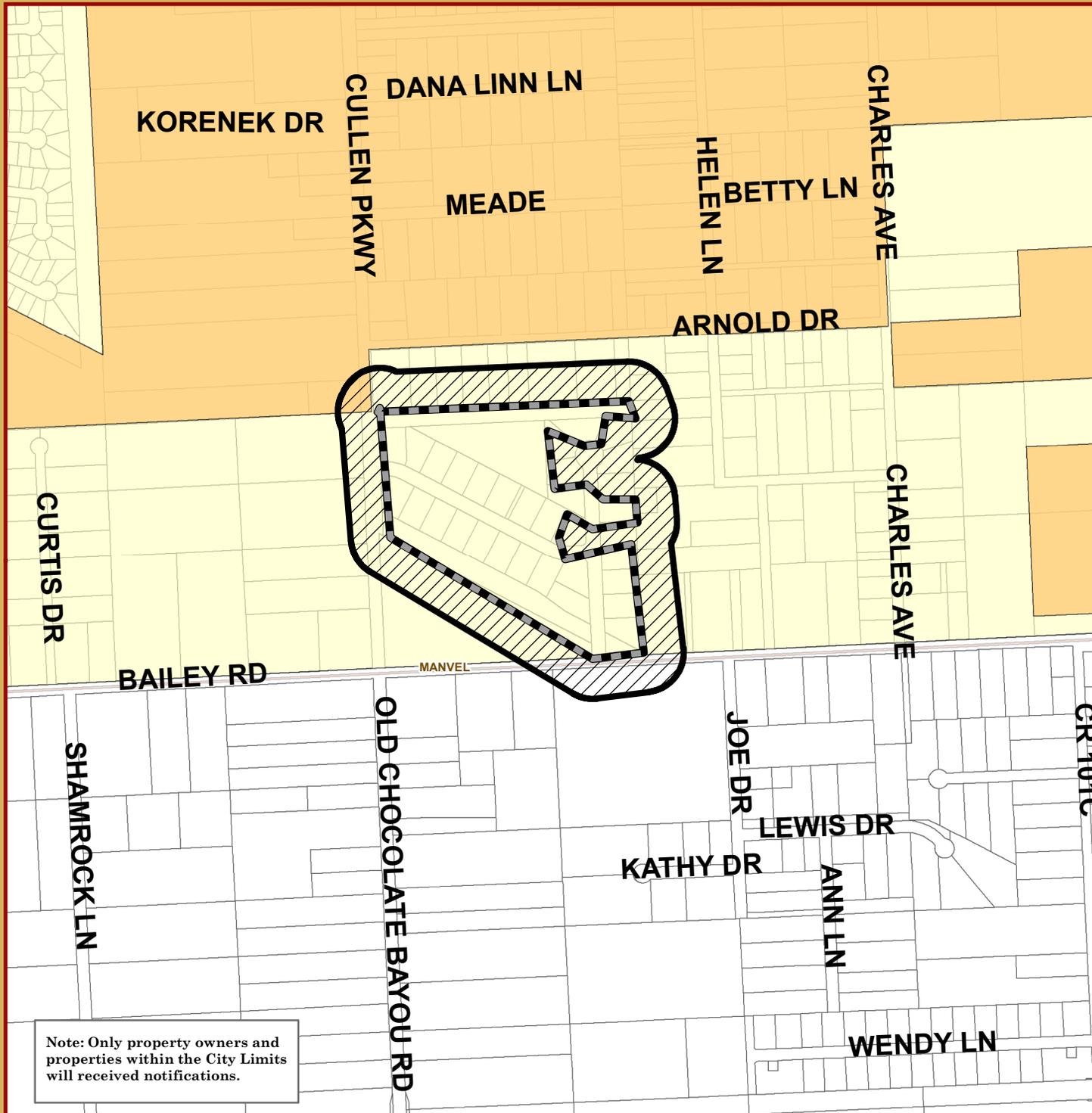
200 ft notification buffer



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 = 729 feet

JANUARY 2016  
PLANNING DEPARTMENT



Note: Only property owners and properties within the City Limits will receive notifications.

Zone Change 2016-02Z

<b>Propert Owner Name</b>	<b>City</b>	<b>Address</b>	<b>State</b>	<b>Zip</b>
SILVA JOHN	HOUSTON	7125 KOPMAN DR	TX	77061
KELLEY RONALD EDWARD	PEARLAND	4510 ARNOLD DR	TX	77584
BEJARANO ROLANDO	PEARLAND	4528 ARNOLD DR	TX	77584
CASTLEROCK COMMUNITIES	HOUSTON	7670 WOODWAY DR STE 300	TX	77063
FORTENBERRY BENNY A & BERNICE	PEARLAND	3508 OLD CHOCOLATE BAYOU	TX	77584
GARZA ORLANDO JR	PEARLAND	4634 ARNOLD DR	TX	77584
GONZALEZ BENITO & MARIA ANGELES	PEARLAND	4536 ARNOLD DR	TX	77584
HALL ERNEST M JR	HOUSTON	777 N POST OAK RD #1111	TX	77024
HELLMAN ROGER V & ELIZABETH	PEARLAND	3917 SKYLARK WAY	TX	77584
VENABLE JERRY S	PEARLAND	8022 BAILEY RD	TX	77584
SILVA MARK	PEARLAND	4714 ARNOLD DR	TX	77584
LEAGUE LOTS LLC	HOUSTON	1215 GESSNER RD	TX	77055
BUSTAMANTE MARIE I	HOUSTON	7526 RED ROBIN LN	TX	77075
GARCIA MARY C	PEARLAND	3602 MONA ST	TX	77584
JKWS INVESTMENTS LLC	MANVEL	3702 OLD CHOCOLATE BAYOU	TX	77578
JONES G R	PEARLAND	3530 HELEN DR	TX	77584
DONALDSON RODGER	SUGAR LAND	14311 W BELLFORT	TX	77498
MAY ROGER H ETUX	CIRCLEVILLE	612 TARLTON RD	OH	43113
MEDINA ERASMO	PEARLAND	4614 ARNOLD DR	TX	77584
MOODY DENNIS M	PEARLAND	7837 BAILEY RD	TX	77584
NGUYEN HUNG THANH & ANN HUYNH TRAN	PEARLAND	3520 COUNTY ROAD 107B	TX	77584
RAMIREZ ROBERT LEE	PEARLAND	3620 OLD CHOCOLATE BAYOU	TX	77584
REAGAN JAMES HENRY	PEARLAND	4506 ARNOLD DR	TX	77584
WALLACE ALLEN & DEBORAH J	PEARLAND	3606 OLD CHOCOLATE BAYOU	TX	77584



# City of Pearland Planning Department Universal Application

City of Pearland  
Community Development  
3523 Liberty Drive  
(Community Center)  
Pearland, Texas 77581  
281.652.1768  
281.652.1702 (fax)  
pearlandtx.gov

Please complete each field - incomplete applications will **not** be accepted.  
Include the applicable checklist for each project type with this application.  
Refer to the schedule on the City's website and/or within the Planning Department  
for deadlines and anticipated meeting dates for each project type.

### TYPE OF APPLICATION:

- Zoning Change SD - SR-12
- Cluster Development Plan
- Planned Development Workshop
- Plat (list type): \_\_\_\_\_
- ZBA Variance
- P&Z Variance
- Special Exception
- Conditional Use Permit

### PROJECT INFORMATION:

Residential     Commercial     Property Platted     Property Not Platted

Project Name: Cullen Park Estates Tax ID: \_\_\_\_\_

Project Address/Location: INTERSECTION OF CR89 (CULLEN-OLD CHOCOLATE PARK) & CR 101 (Bailey RD)

Subdivision: Cullen Park Estates No. of Lots: 32 Total Acres: 29.46

Brief Description of Project: 32 residential lots

\*\*When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda according to Section 1.2.1.2 of the Unified Development Code.\*\*

### PROPERTY OWNER INFORMATION:

### APPLICANT/AGENT INFORMATION:

Name: <u>Castlerock Communities LP</u>	Name: <u>Bryan Smith</u>
Address: <u>7670 Woodway, Suite 300</u>	Address: <u>7670 Woodway, Suite 300</u>
City: <u>Houston</u> State: <u>Tx</u> Zip: <u>77063</u>	City: <u>Houston</u> State: <u>Tx</u> Zip: <u>77063</u>
Phone: <u>713-600-7061</u>	Phone: <u>713-600-7061</u>
Fax: <u>713-400-9134</u>	Fax: <u>713-400-9134</u>
Email Address: <u>bsmith@c-rock.com</u>	Email Address: <u>bsmith@c-rock.com</u>

\*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.  
As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Agent's/  
Applicant's Signature: Bryan Smith Date: 1-5-16

### OFFICE USE ONLY:

FEES PAID: <u>—</u>	DATE PAID: <u>—</u>	RECEIVED BY: <u>FL</u>	RECEIPT NUMBER: <u>—</u>
			APPLICATION NUMBER: <u>2016-022</u>

## Frankie Legaux

---

**From:** Bryan Smith <BSmith@c-rock.com>  
**Sent:** Monday, January 25, 2016 2:46 PM  
**To:** Frankie Legaux  
**Cc:** Omar Guzman  
**Subject:** FW: Cullen Park Estates  
**Attachments:** Planning Department Application.pdf; Ownership 010816.pdf

Frankie,

I appreciate your call today. Castlerock Communities has no objection to having the zoning classification for Cullen Park Estates to be SR-15. My understanding is that we will be on the Planning & Zoning agenda for February 15, 2016 @ 6:30. Thank you

### **Bryan S. Smith**

Vice President Land Acquisition and Development  
**CastleRock Communities**  
7670 Woodway, Suite 300  
Houston, TX 77063  
Office: 713-600-7061  
Mobile: 713-875-4518

---

**From:** David Mullins [mailto:dmullins@c-rock.com]  
**Sent:** Friday, January 08, 2016 1:46 PM  
**To:** flegaux@pearlandtx.gov  
**Cc:** Bryan Smith  
**Subject:** Cullen Park Estates

Frankie,

Attached is a plat showing which lots are owned by Castlerock and which have closed to homeowners. Also attached is the Planning Department application. Please call me if you need anything else.

Regards,

### **David Mullins**

Land Acquisition and Development  
CastleRock Communities  
7670 Woodway, Suite 300  
Houston, TX 77063  
Office: (713) 600-7062  
Mobile: (713) 240-1780  
[CastleRock](#) | [Mercury Homes](#)



## **B. CONSIDERATION AND POSSIBLE ACTION –CONDITIONAL USE APPLICATION NO. 2016-02**

**A request of James Elmore, applicant; on behalf of Joseph and Mathew John, owners; for approval of a Conditional Use Permit (CUP) to allow for fuel station and convenience store in the General Business (GB) zoning district; on approximately 2.157 acres of land, to wit:**



**JOINT PUBLIC HEARING**  
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF  
THE CITY OF PEARLAND, TEXAS,  
**MONDAY, FEBRUARY 15, 2016, AT 6:30 P.M.**  
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING**

**Conditional Use Application No. 2016-02**

A request of James Elmore, applicant; on behalf of Joseph and Mathew John, owners; for approval of a Conditional Use Permit (CUP) to allow for fuel station and convenience store in the General Business (GB) zoning district; on approximately 2.157 acres of land, to wit:

**Legal Description:** A tract or parcel containing 2.157 acres of land, being all of Lot 1, Block 1, JKJ Development recorded under Brazoria County Clerks File (B.C.C.F.) No. 2008015246, and all of a called 0.65 acre tract as described by deed recorded under B.C.C.F. No. 2013054148, situated in the R.B. Lyle Survey, Sec. 4, A-543, City of Pearland, Brazoria County, Texas.

**General Location:** NW corner of Orange Street, Pearland, TX.

**III. APPLICATION INFORMATION AND CASE SUMMARY**

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

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

**V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION**

**VI. ADJOURNMENT**

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



## Staff Report

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: February 15, 2016

Re: **Conditional Use Permit Application No. 2016-02**

A request of James Elmore, applicant; on behalf of Joseph and Mathew John, owners; for approval of a Conditional Use Permit (CUP) to allow for fuel station and convenience store in the General Business (GB) zoning district; on approximately 2.157 acres of land, Pearland, TX

**General Location:** NW corner of Orange Street and Mykawa, Pearland, TX

### Summary of Request

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow for a gasoline station and convenience store to be located within the General Business (GB) and Light Industrial (M-1) zoning district. The subject property is currently undeveloped. The subject parcel has two zones; the northern portion and a strip approximately 38 feet adjacent to Mykawa Road are zoned M-1 and the southwest portion of the lot is zoned GB.

Gasoline stations are a permitted use in M-1 zoning districts but convenience stores are not permitted. In February 2015, a request to zone the entire parcel GB was not approved by Planning and Zoning Commission or City Council.

The applicant has now moved the convenience store to be completely located on the GB tract where it is a permitted use. Gasoline stations and other automobile related uses, require approval of a CUP in a GB zone. The applicant has requested approval of a CUP because a portion of the gasoline pumps are located in the GB area.

### Recommendation

Staff is not able to recommend approval of the requested CUP on the approximately 2.157 acre site to allow a fuel station use for the following reasons:

1. The Comprehensive Plan indicates that existing industrial land should be preserved. The use of an M-1 zoning district for a gas station causes erosion of valuable manufacturing land.
2. The Future Land Use Plan shows the uses to be “Retail, Offices and Services” in the GB portion and the M-1 portion to be “Industrial.”
3. The use is not in conformance with the Unified Development Code as “Convenience Stores (Without Gasoline Sales)” are a permitted in the GB zoning district. Auto-related uses are allowed in a GB zoning district with approval of a CUP.
4. The use has the potential to have substantial impact such as noise, dust, excessive light and traffic including truck traffic, on neighboring residential properties to the north, west and south. The site plan shows area for semi-truck fueling stations which would not be appropriate for the residential area to the south.

If the following factors are considered, the use may be deemed appropriate:

1. Mitigation of potential negative impact on adjacent residential properties (west and south) by a more effective buffer – masonry fencing, larger landscape buffer, added vegetation consisting of trees and shrubs (not required by the UDC).
2. Mitigation of potential for negative land use effects from a gasoline station and convenience store, such as noise, dust, excessive light and traffic that should be considered in development review and approval and mitigated through the approval process or the request should be denied.
3. Application of Higher standards, similar to Corridor Overlay District Standards, for landscaping along Mykawa and Orange Road, building facades, articulation, transparency, parking lot landscaping, etc.

### **Site History**

This area was annexed into Pearland City limits in 1960. An application was submitted in 2009 for a zone change from GB and M-1 to General Commercial (GC). This application was withdrawn by the applicant prior to the Joint Public Hearing. In 2015, an application was submitted to change the zone of the M-1 portion to GB to allow a fuel station and convenience store. This application was denied on March 9, 2015. A number of adjacent property owners were opposed to the zone change.

### **Conformance with the Comprehensive Plan**

The current zoning of GB and M-1 on the subject property is in conformance with the future land use designation of the Comprehensive Plan. Future Land Use Plan (FLUP)

indicates the portion zoned “General Business” to be “Retail, Offices and Services.” The FLUP indicates portion zoned “Light Industrial” to be “Industrial.” Therefore the proposed zone change is not in conformance with the Comprehensive Plan recommendations.

The Comprehensive Plan recommends that;

- a. potential negative land use effects such as noise, dust, excessive light and traffic should be considered in development review and approval and mitigated;
- b. Neighborhood retail and service should be located at intersection or at the edge of logical neighborhood areas;
- c. Residential areas should be separated by buffers; and
- d. Existing industrial land should be preserved.

With appropriate and sufficient buffers and screening to mitigate the negative effects the gasoline station may otherwise produce, and complying with other recommendations listed above, this use may be appropriate in this area.

### **Conformance with the Thoroughfare Plan**

According to GIS, Mykawa Road is a secondary throughfare that needs to be widened. Secondary throughfares should have a minimum right-of way (ROW) of 100 feet. It appears the ROW on Mykawa Road is approximately 66 feet in this area. Orange Street is Major Collector of sufficient width in this area with a minimum ROW of 80 feet. The property was platted in October 2015, and additional ROW was obtained on the west side of Mykawa and north side of Orange.

<b>General Business (GB) Area Regulations</b>		
<b>Size of Lot</b>	<b>Required</b>	<b>Proposed</b>
Minimum Lot Size	22,000 sf.	93,958 sf
Minimum Lot Width	150 ft.	337.64 ft.
Minimum Lot Depth	125 ft.	281.05 ft.
<b>Light Industrial (M-1) Area Regulations</b>		
<b>Size of Lot</b>	<b>Required</b>	
Minimum Lot Size	40,000 sf.	93,958 sf.

Minimum Width	Lot	150 ft.	337.64 ft.
Minimum Depth	Lot	150 ft.	281.05 ft.

### **Conformance with the Unified Development Code**

The property is currently undeveloped. The applicant has plans to develop the property as a gas station with convenience store. The GB and M-1 requirements can be found in the tables provided above.

The screening and fencing requirements for nonresidential uses that have a side or rear contiguous to any residential use or zoning district must be adhered to in this case to mitigate the adverse effect of a gasoline stations. This would require an opaque screen wall a minimum of six feet height but not to exceed eight feet in height and a minimum 25 foot landscape buffer between the nonresidential and commercial use. Screening is also required along secondary thoroughfares (Mykawa Road).

Staff recommends that the buffer area to the west have more landscaping in addition to fencing as required by the UDC. The north side of the property indicated a row of shrubs will be placed approximately  $\frac{1}{2}$  of the distance of the north property line from the street to just short of the northern-most fuel tanks and in conformance with the UDC requirements. This buffer and landscaping should extend the full width of the lot and connect to the buffer on the west property line on the northwest corner of the property.

Additionally, as mentioned above, if the development complies with COD standards for both Mykawa Road and Orange Street, the adverse impacts of this development would be greatly mitigated.

### **Platting Status**

A replat/minor plat was approved for this property in October 2015, which includes dedication of rights-of-way along the west side of Mykawa and north side of Orange. This plat also shows a .65 acre portion of the tract to the west has been added to the parcel making the total lot size approximately 2.127 acres.

### **Availability of Utilities**

The subject property has access to both City water and sewer. GIS data indicates that water is available to the site via a 10-inch waterline along the west side of Mykawa Road and a 12-inch water line along the north side of Orange Street. There is an existing 8-inch sewer line along the east side of Mykawa Road.

### **Impact on Existing and Future Development**

As proposed a CUP will adversely impact surrounding properties and developments. However, staff recommendations will assist in mitigating the negative effects the gasoline station and add value to the development.

### **Additional Comments**

The request has been reviewed by the City's Development Review Committee (DRC), and there were no additional comments from other departments at the time of this report.

### **Public Notification**

Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for the zone change. Additionally, a legal notice of the public hearing was published in the local newspaper, and a notification sign was placed on the property by the applicant.

### **Opposition to or Support of Proposed Request**

Staff has not received any returned notices in opposition to or in support of the proposed change in zoning request.

### **Exhibits**

1. Aerial Map
2. Zoning Map
3. Future Land Use Map

4. Notification Map
5. Notification List
6. Applicant Packet



# Exhibit 1

## AERIAL MAP

### CUP 2016-02

**Mykawa Rd. @  
Orange St.**



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

JANUARY 2016  
PLANNING DEPARTMENT



# Exhibit 2

## ZONING MAP

CUP 2016-02

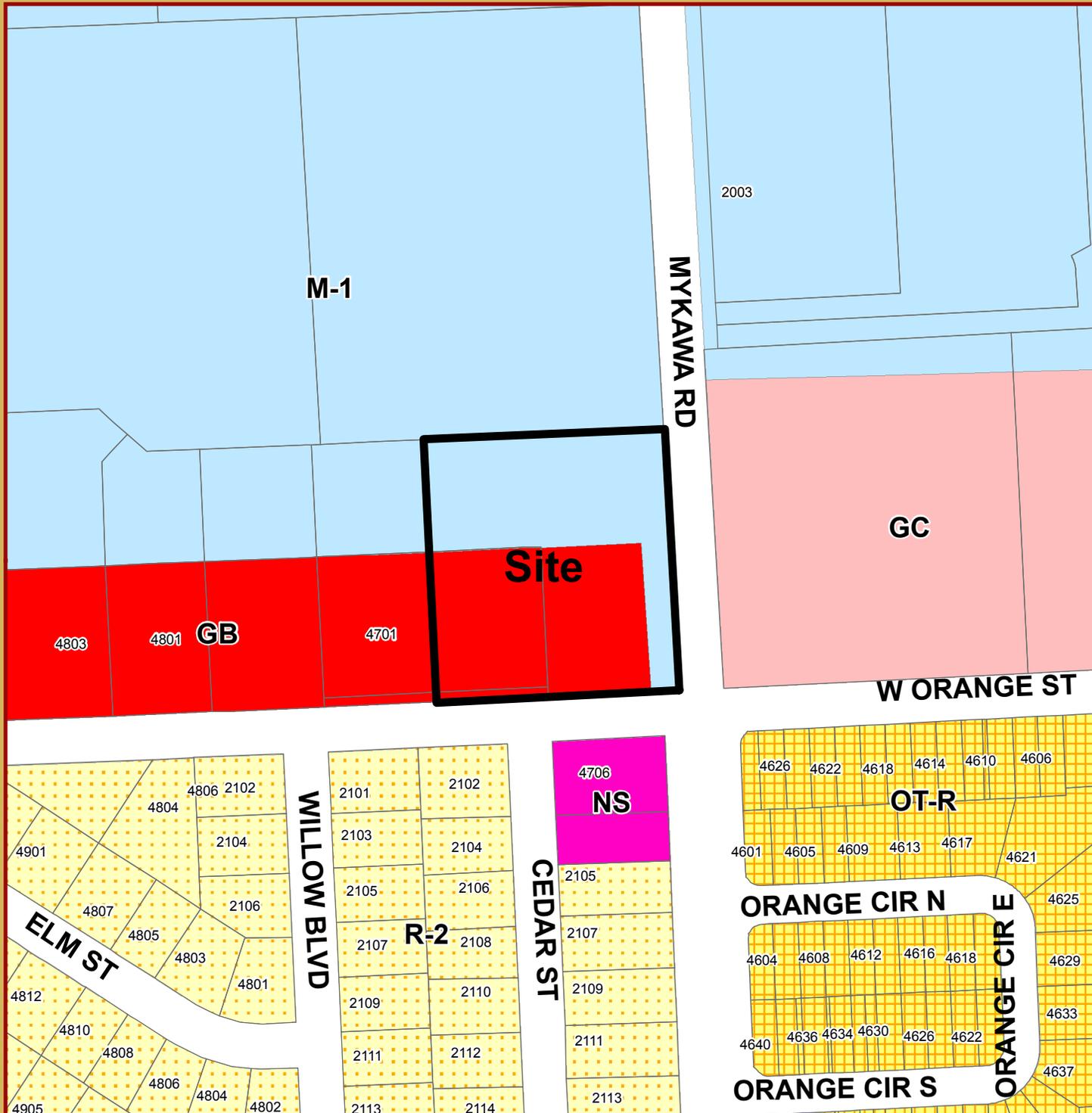
Mykawa Rd. @  
Orange St.



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

JANUARY 2016  
PLANNING DEPARTMENT

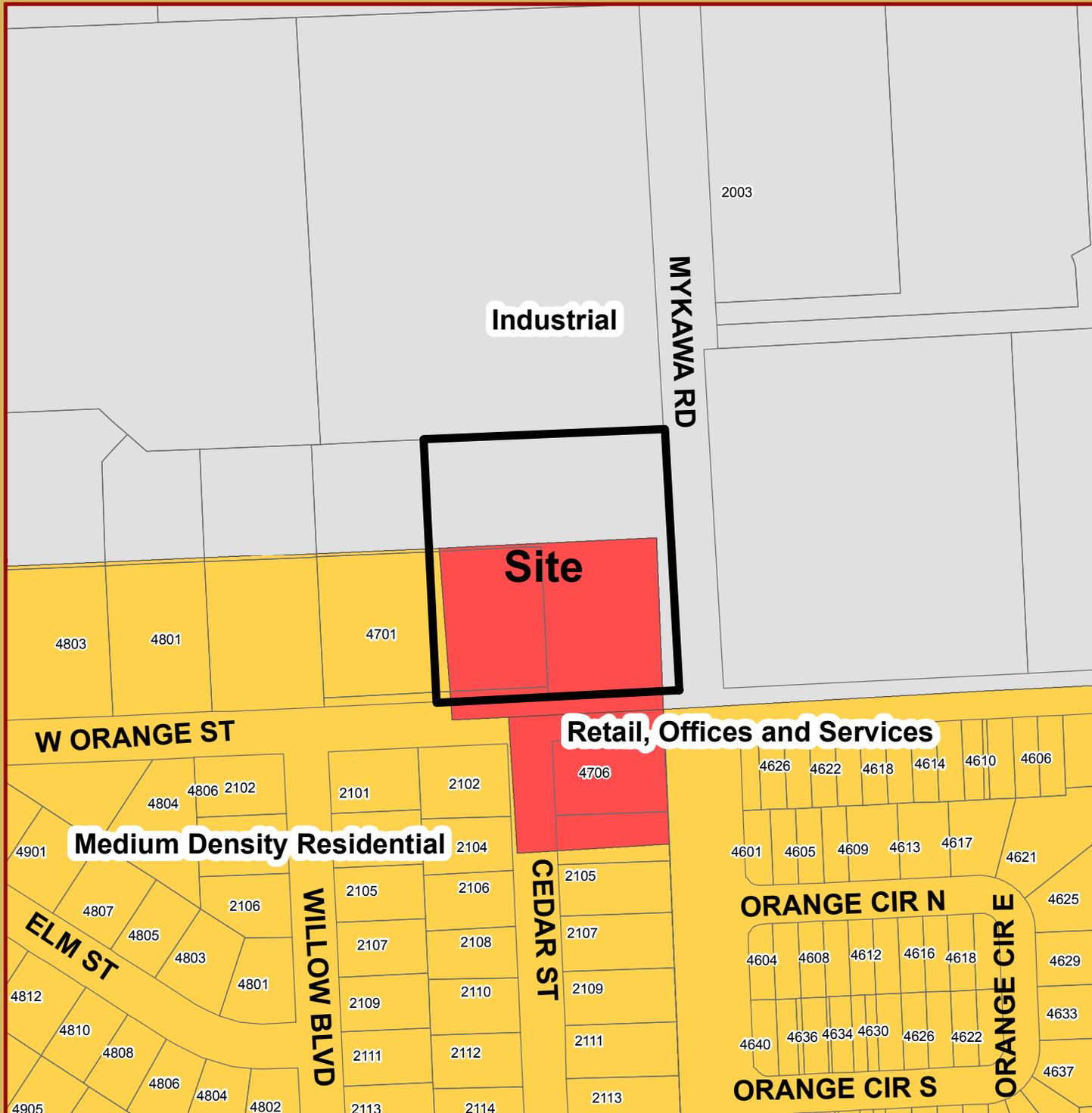


# Exhibit 3

FLUP MAP

CUP 2016-02

Mykawa Rd. @  
Orange St.



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

JANUARY 2016  
PLANNING DEPARTMENT

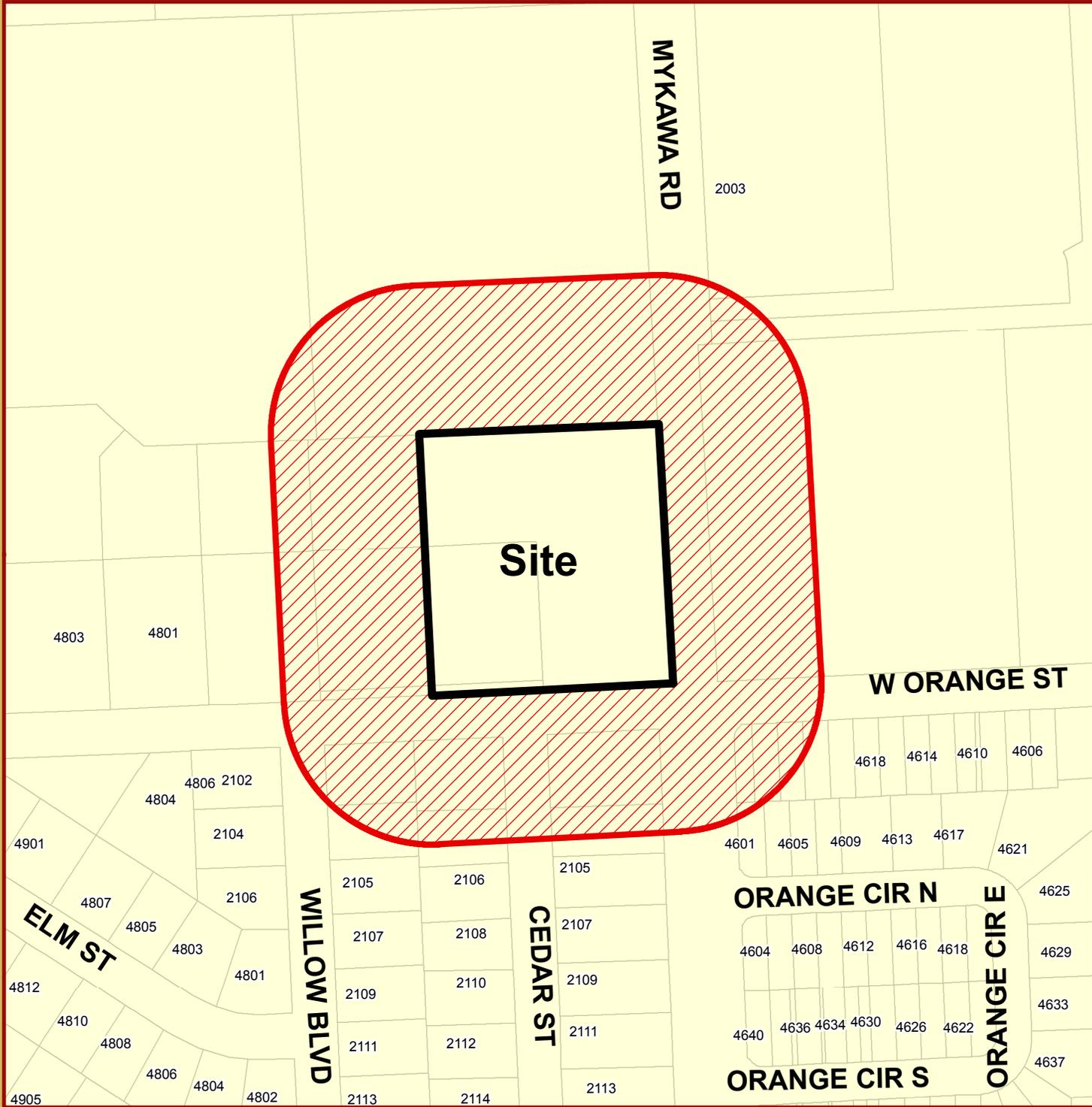


Exhibit 4

NOTIFICATION MAP

CUP 2016-02

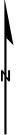
Mykawa Rd. @  
Orange St.



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

JANUARY 2016  
PLANNING DEPARTMENT



2016-02, 2070 Mykawa Road

<b>Property Owner</b>	<b>City</b>	<b>Address</b>	<b>State</b>	<b>Zip Code</b>
PACKAGING SERVICE CO INC	PEARLAND	1904 MYKAWA RD	TX	77581
SEMPRE AVANT LLC	PEARLAND	1904 MYKAWA RD	TX	77581
STEVENS CHARLES BUCK	PEARLAND	4701 W ORANGE ST	TX	77581
TEIK SAY & DIANE J CHEE	SUGAR LAND	1839 CAMBRIA LN	TX	77479
THOMPSON JORGE M & CHARLENE L	PEARLAND	12408 PAGE CREST LN	TX	77584
VARGAS MARY HELEN	PEARLAND	PO BOX 773	TX	77588
VIRANI MEHBOOB ALI	PEARLAND	4706 W ORANGE ST	TX	77581
BARNEY GWEN	PEARLAND	2104 CEDAR ST	TX	77581
CRAMER LOIS	HOUSTON	6983 OAKWOOD PLACE CT	TX	77040
DOMINO ADDIE M & JOHN A	PEARLAND	2101 WILLOW BLVD	TX	77581
JH & SP REALTY LLC	PEARLAND	PO BOX 2842	TX	77588
JOSEPH JOSEPH K & MATHEW JOHN	SUGAR LAND	4914 LAUREL HILL CT	TX	77478
LATROBE PROPERTIES LLC	EL LAGO	1607 LAKE ARBOR DR	TX	77586
LAWRENCE GARY N	PEARLAND	3313 WINDFERN DR	TX	77581
MACK GERALD E	PEARLAND	2103 WILLOW BLVD	TX	77581
MENDOZA MARY HELEN	PEARLAND	PO BOX 773	TX	77588
MORTON RACHEL L	PEARLAND	2310 WASHINGTON ST	TX	77581

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



# APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

Conditional Use Permit Request for: RETAIL FUEL SALES IN GB  
(list proposed use from the Table of Uses of the UDC)  
LOCATED WITHIN JUST 35 FEET OUTSIDE OF ABUTTING M1

Current Zoning District: GB / M1

**Property Information:**

Address or General Location of Property: 2070 MIKAWA ON NW  
CORNER OF ORANGE ST.

Tax Account No. 5317-0001-001, 5200-0010-004

Subdivision: JKS DEVELOPMENT Lot: 1 Block: ONE

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

**PROPERTY OWNER INFORMATION:**

**APPLICANT/AGENT INFORMATION:**

NAME JOSEPH JOSEPH / MATTHEW JOHN  
ADDRESS 4914 LAUREL HILL CT  
CITY SUGARLAND STATE Tx ZIP 77478  
PHONE ( 832 ) 282-2505  
FAX ( ) \_\_\_\_\_  
E-MAIL ADDRESS MATJOHN1611@YAHOO.COM

NAME CISNOWS DESIGN, JAMES E  
ADDRESS 2501 W 11TH  
CITY HOU STATE Tx ZIP 77008  
PHONE ( 713 ) 524-2880  
FAX ( 713 ) 524-9803  
E-MAIL ADDRESS JAMES@CIS-AHS.COM

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

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

\* Owner's Signature: [Signature] Date: 1/11/16

Agent's/ Applicant's Signature: [Signature] Date: 11 JAN 2016

**OFFICE USE ONLY:**

FEES PAID: <u>\$1025.00</u>	DATE PAID: <u>1/11/16</u>	RECEIVED BY: <u>TC</u>	RECEIPT NUMBER: <u>108237</u>
-----------------------------	---------------------------	------------------------	-------------------------------

Application No. CUP 2016-02

## CISNEROS DESIGN GROUP



2501 W 11th  
Houston, TX 77008  
Phone 713-524-2880 Fax 713-524-9803  
Email: cisneros @cis-axis.com

**RE: CUP  
NW Corner  
Mykawa @ Orange**

### Letter of Intent

#### *City of Pearland Planning Department*

Dear Sirs: Please accept this as a formal request for a conditional use permit (CUP) to allow retail fuel sales at the proposed C-Store to be located on the NW corner of Mykawa and Orange. CUP will allow retail fuel sales in GB in an area within 35 of M1 zoning. Proposed 4,000 square foot convenience store would include a deli section and six retail fueling dispensers.

Please accept this as an acknowledgment of the requirement to place a "Public Hearing" notice signs on the property 10 days prior to scheduled hearing.

Sincerely,

James I. Elmore  
Cisneros Design Group

# APPLICATION CHECKLIST FOR THE FOLLOWING: Conditional Use Permit (CUP)

- Application and checklist, filled out completely and signed by the owner of the property.
- If the applicant is the designated agent, the application shall include a written statement from the property owner authorizing the agent to file the application on his behalf. Section 1.2.1.1 (a) of the Unified Development Code (UDC).
- Metes and Bounds Description (survey or plat of the property that provides or contains the metes and bounds description).
- Parcel map, printer from the City of Pearland website, indicating the location and boundaries of the subject property.
- Letter of Intent, explaining the conditional use permit request in detail, specifying:
  - Proposed Uses: \_\_\_\_\_
  - Specific Operations of the use: \_\_\_\_\_
  - Square footage of buildings/lot sizes: \_\_\_\_\_
  - Unique characteristics of the property: \_\_\_\_\_
  - Other necessary information (list here): \_\_\_\_\_
- Site plan that shows the following:
  - Proposed layout of the subject property
  - Proposed buildings
  - Parking
  - Landscape plan
  - Detention ponds
  - Fences
  - Other relevant information (list here): \_\_\_\_\_
- Acknowledgement of the sign to be posted on the property ten (10) days prior to the public hearing.
- Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.

**2015 TAX STATEMENT**



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

**Certified Owner:**

JOSEPH JOSEPH K & MATHEW JOHN  
4914 LAUREL HILL CT  
SUGAR LAND, TX 77478-5424

**Legal Description:**

HORSESHOE BEND (A0543 H T & B R  
R)(PEARLAND) LOT 1 ACRES 0.650

**Account No: 5200-0010-004**

**Appr. Dist. No.: 650961**

**Legal Acres: .6500**

**Parcel Address: ORANGE ST**

**As of Date: 01/07/2016**

**Print Date: 01/07/2016**

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$39,640	\$0	\$39,640	\$39,640	\$0	\$0	\$0	\$39,640

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
BRAZORIA COUNTY	\$39,640		\$0.00	\$39,640	0.4260000	\$168.87
<i>Amount saved by additional sales tax revenue \$40.30</i>						
SPECIAL ROAD & BRIDGE	\$39,640		\$0.00	\$39,640	0.0600000	\$23.78
PEARLAND ISD	\$39,640		\$0.00	\$39,640	1.4156000	\$561.14
BRAZORIA DRAINAGE DIST 4	\$39,640		\$0.00	\$39,640	0.1555000	\$61.64
CITY OF PEARLAND	\$39,640		\$0.00	\$39,640	0.7053000	\$279.58

**Total Tax: \$1,095.01**  
**Total Tax Paid to date: \$0.00**  
**Total Tax Remaining: \$1,095.01**

**Exemptions:**

**AMOUNT DUE IF PAID BY:**

01/31/2016 0%	02/29/2016 7%	03/31/2016 9%	04/30/2016 11%	05/31/2016 13%	06/30/2016 15%
\$1,095.01	\$1,171.65	\$1,193.56	\$1,215.47	\$1,237.36	\$1,259.27
07/31/2016 18 + up to 20%	08/31/2016 19 + up to 20%	09/30/2016 20 + up to 20%	10/31/2016 21 + up to 20%	11/30/2016 22 + up to 20%	12/31/2016 23 + up to 20%
\$1,517.43	\$1,530.29	\$1,543.16	\$1,556.00	\$1,568.86	\$1,581.72

**School Information:**

PEARLAND ISD 2015 M&O 1.0400000 I&S .37560000 Total 1.4156000 2014 M&O 1.0400000 I&S .37570000 Total 1.4157000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.62



**Print Date:** 01/07/2016

**PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:**

**RO'VIN GARRETT, PCC  
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR  
111 E. LOCUST  
ANGLETON, TEXAS 77515  
(979) 864-1320, (979) 388-1320, (281) 756-1320**



\* 5 2 0 0 0 0 1 0 0 0 4 \*

5200-0010-004  
JOSEPH JOSEPH K & MATHEW JOHN  
4914 LAUREL HILL CT  
SUGAR LAND, TX 77478-5424

**AMOUNT PAID:**  
\$ \_\_\_\_\_

52000010004 2015 012016 00000109501 00000117165 00000119356 3

**2015 TAX STATEMENT**



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

**Certified Owner:**

JOSEPH JOSEPH K & MATHEW JOHN  
4914 LAUREL HILL CT  
SUGAR LAND, TX 77478-5424

**Legal Description:**

JKJ DEVELOPMENT BLK 1 LOT 1 ACRES 1.727

**Account No: 5317-0001-001**

**Appr. Dist. No.: 615966**

**Legal Acres: 1.7270**

**Parcel Address: MYKAWA & ORANGE**

**As of Date: 01/07/2016**

**Print Date: 01/07/2016**

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$75,230	\$0	\$75,230	\$75,230	\$0	\$0	\$0	\$75,230

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
BRAZORIA COUNTY	\$75,230		\$0.00	\$75,230	0.4260000	\$320.48
<i>Amount saved by additional sales tax revenue \$76.48</i>						
SPECIAL ROAD & BRIDGE	\$75,230		\$0.00	\$75,230	0.0600000	\$45.14
PEARLAND ISD	\$75,230		\$0.00	\$75,230	1.4156000	\$1,064.96
BRAZORIA DRAINAGE DIST 4	\$75,230		\$0.00	\$75,230	0.1555000	\$116.98
CITY OF PEARLAND	\$75,230		\$0.00	\$75,230	0.7053000	\$530.60

**Total Tax: \$2,078.16**  
**Total Tax Paid to date: \$0.00**  
**Total Tax Remaining: \$2,078.16**

**Exemptions:**

**AMOUNT DUE IF PAID BY:**

01/31/2016 0%	02/29/2016 7%	03/31/2016 9%	04/30/2016 11%	05/31/2016 13%	06/30/2016 15%
\$2,078.16	\$2,223.63	\$2,265.19	\$2,306.77	\$2,348.32	\$2,389.88
07/31/2016 18 + up to 20%	08/31/2016 19 + up to 20%	09/30/2016 20 + up to 20%	10/31/2016 21 + up to 20%	11/30/2016 22 + up to 20%	12/31/2016 23 + up to 20%
\$2,879.85	\$2,904.24	\$2,928.66	\$2,953.07	\$2,977.47	\$3,001.88

**School Information:**

PEARLAND ISD 2015 M&O 1.0400000 I&S .37560000 Total 1.4156000 2014 M&O 1.0400000 I&S .37570000 Total 1.4157000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.62



**Print Date: 01/07/2016**

**PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:**

**RO'VIN GARRETT, PCC  
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR  
111 E. LOCUST  
ANGLETON, TEXAS 77515  
(979) 864-1320, (979) 388-1320, (281) 756-1320**



5317-0001-001  
JOSEPH JOSEPH K & MATHEW JOHN  
4914 LAUREL HILL CT  
SUGAR LAND, TX 77478-5424

**AMOUNT PAID:**  
\$ \_\_\_\_\_

53170001001 2015 012016 00000207816 00000222363 00000226519 4

Date: January 11, 2016



Location: pick up  
4 - 24"x36" MDO \$85.00 ea / \$340.00

Total:  
**\$340.00**

Plus Tax

*Art Approval*

Signature \_\_\_\_\_

Date \_\_\_\_\_

*Art Office Signs*

**HOUSTON OFFICE:**  
9406 Montridge Houston, TX 77080  
Phone: 713-862-2994 Fax: 713-862-2997

**AUSTIN OFFICE:**  
201 W. 2nd St. Taylor, TX 76574  
Phone: 512-365-2010 Fax: 512-365-7210

**SAN ANTONIO OFFICE:**  
5620 Randolph Blvd  
San Antonio, Texas 78233  
Phone: 210-731-0878

[www.artofficesigns.com](http://www.artofficesigns.com)

Graphic Designer: Paul Calpito

**PROPOSED  
CONDITIONAL USE PERMIT**

**Contact City of Pearland**

**281-652-1765**

3"  
3"  
3"  
3"

24"x36"

NOTE: Images may not appear in full resolution. Colors may not appear accurate on your screen or office printer. Image edits vary depending on real world condition. Terms and Conditions are C.O.D (cash on delivery) unless otherwise noted.

**JOSEPH JOSEPH K & MATHEW JOHN  
4914 LAUREL HILL CT  
SUGAR LAND, TX 77478-5424**

**RE: CUP  
2070 Mykawa**

**NW Corner Mykawa @ Orange**

*City of Pearland Planning*

Dear Sirs:

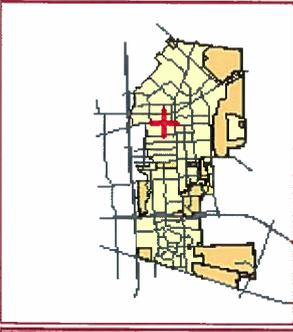
Please accept this as a formal notice that Cisneros Design Group/ James Elmore, will be acting on my behalf as owner of the above referenced property solely for activities required to acquire a conditional use permit from the City of Pearland.

Sincerely,

x

*Mathew John*

*1/11/16*



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 location of property boundaries.

Scale 1:800  
1 in = 67 ft  
January 11, 2016







## **C. CONSIDERATION AND POSSIBLE ACTION – AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC)**

**A request the of the City of Pearland for approval of a Unified Development Code (UDC) amendments to the Land Use Matrix , for proposed amendments to the Unified Development Code, Ordinance No. 2000T regarding changes to the Land Use Matrix. The changes consist of consistency of use with other zoning districts, correction of typographical errors, clarification and expansion of definition and suitability of use in the zoning district through Conditional Use Permit as opposed to being Permitted by right.**



**JOINT PUBLIC HEARING**  
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF  
THE CITY OF PEARLAND, TEXAS,  
**MONDAY, FEBRUARY 15, 2016 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)**

Notice is hereby given that on February 15, 2015 at 6:30 p.m., the City Council and Planning and Zoning Commission of the City of Pearland, in Brazoria, Harris and Fort Bend Counties, Texas, will conduct a joint public hearing in the Council Chambers of City Hall, located at 3519 Liberty Drive, Pearland, Texas, at the request of the City of Pearland, for proposed amendments to the Unified Development Code, Ordinance No. 2000T regarding changes to the Land Use Matrix.

**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: February 1, 2016

Re: Request of the City of Pearland, for proposed amendments to the Unified Development Code, Ordinance No. 2000T regarding changes to the Land Use Matrix.

## Summary of Request

Staff is proposing eleven changes to the Land Use Matrix in the Unified Development Code.

The purpose of the first six proposed changes will allow the City Council and the Planning and Zoning Commission the opportunity to review the suitability of the use in the zoning district through a Conditional Use Permit as opposed to being Permitted by right. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, which require individual review of their proposed location, design and configuration, and imposition of the conditions to ensure appropriateness of the use at a particular location within a given district. Most of the changes recognize the changing land use patterns in our community that have resulted in single family residential neighborhoods and commercial and industrial areas being in close proximity to each other. The uses may or may not be appropriate as proposed at any given location in the zoning district. For example, an asphalt plant with its odor or a halfway house for felons would not be appropriate in all M-1 zones.

There are also five changes to other uses to be consistent with other zoning districts, correct typographical errors, and to clarify/expand definitions. A summary of the changes:

	<u>Use</u>	<u>Change</u>
1.	Penal or Correctional Institutions	Require CUP in all zones permitted
2.	Rehab Facilities/Halfway House	Require CUP in all zones permitted
3.	Asphalt/Concrete Plant	Reduce permitted districts and require CUP
4.	Animal Process	Require CUP in all zones permitted
5.	Auto Salvage Yards	Require CUP in all zones permitted
6.	Veterinarian/Pet Care with outside pens	Require CUP in some zones permitted
7.	Satellite Dishes	Large Dishes require CUP in all permitted zones
8.	Cigar and Tobacco Shops	Add e-cigarettes and vapor lounges to definition
9.	Exterminator Company	Permit use by right in M-1 and M-2
10.	Dumps and Landfills/Sanitary Landfill	Combine use descriptions
11.	Accessory Structure/Off Street Parking	Correct typo



Additionally, the use will be no longer Permitted in the C-MU, G/O-MU, OT-GB, RRN and GB districts as this use is not appropriate near residential and some commercial areas due to dust, noise and heavy truck traffic. The use will be allowed by a CUP in the GC, M-1 and M-2 zoning districts.

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-288	NS	GB	GC	M-1	M-2	
Asphalt Batching Plant	-	-	-	-	-	-	-	-	-	-	-	-	S1	S2	S3	S4	S5	C	C	-	C	-	C	-	-	-	C	P	P	P
	Description: A permanent manufacturing facility engaged in the production of asphalt.																													
	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-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-288	NS	GB	GC	M-1	M-2	
Asphalt/Concrete Batching Plant												S1	S2	S3	S4	S5	C	C		C		C				C	P	C	P	C
	Description: A permanent manufacturing facility engaged in the production of asphalt, carbon black, concrete, Cement, Lime, Gypsum or Plaster of Paris.																													
	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-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Minor Concrete Batching Operation & Storage of Associated Processing Material (Restricted to 1.5 Yards or Less Per Batch)												S1	S2	S3	S4	S5	C	C								C	C	C	P
	Description: A minor concrete plant, which produces less than 1.5 yards per batch of cement mixed.																												
	Parking: One space for each 1.5 employees in the maximum work shift.																												

4. **Animal Processing:**

“Animal Processing” changed from Permitted to Conditional Use Permit in the M-1 and M-2 zoning districts. Some M-1 and M-2 districts are adjacent to residential neighborhoods and may generate odors and increased traffic. The CUP will allow the Council to determine if this proposed use is appropriate for the 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-288	NS	GB	GC	M-1	M-2
Animal Processing												S1	S2	S3	S4	S5	C	C		C		C				C	C	P	P
	Description: The processing of animals, typically from whole animals into parts or animal products. Examples of this use include animal slaughtering or poultry processing, tanning, curing, treating, or storage of skins or hides or a rendering plant.																												
	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-MU	OT-R	OT-GB	OT-MU	RRN	OP	BP-288	NS	GB	GC	M-1
Dumps and Landfills											S1	S2	S3	S4	S5													
	Description: A lot or premises used for the disposal of garbage, trash, refuse or waste material (other than sewage), which is officially sanctioned by proper authorities of the jurisdiction in which it is located. Parking: One space for each 1.5 employees in the maximum work shift.																											

11. **Accessory Structure/Off-Street Parking:**

The definitions of “Accessory Structure (Residential)” and “Off-Street Parking Incidental to Residential Main Use” make reference to non-residential use in the description. This typographical error will be corrected by deleting “Non-” from the description. Additionally, Off Street-Parking Incidental to the Main Use will be deleted from the Suburban District as this district does not allow residential uses.

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-288	NS	GB	GC	M-1	M-2
Accessory Structure (Residential)	P	P	P	P	P	P	P	P	P	P						P	P	P				C							
	Description: A subordinate building to a building used for residential purposes that does not exceed the height of the main building and does not exceed thirty percent (30%) of the floor area of the main building, and that is used for purposes accessory and incidental to the main nonresidential use (also see Accessory Use). Parking: No additional parking required.																												

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-288	NS	GB	GC	M-1	M-2
Off-Street Parking Incidental to Residential Main Use	G	P	P	P	P	P	P	P	P	P						P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Description: Off-street parking spaces provided in accordance with the requirements of this Ordinance, located on the lot or tract occupied by the main nonresidential use or in the vicinity of such lot or tract, and located within the same zoning district as the main residential use or in an adjacent parking district. Parking: Varies depending on the type of residential use.																												

## **D. DISCUSSION ITEMS**

**1.Commissioners Activity Report**

**2.Zoning Update:**

**3.Next P&Z Meeting, February 7, 2016 –Regular P&Z meeting**

**4.National APA Conference – Phoenix, AZ , Date TBD**

## **V. ADJOURNMENT**