

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

August 15, 2016

6:30 p.m.

Daniel Tunstall
P&Z CHAIRPERSON

Thomas Duncan
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Troy Pradia



Derrell 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, AUGUST 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 – EXCUSED ABSENCE

1. Excuse the absence of P&Z Commissioner Derrell Isenberg from the August 1, 2016 P&Z Regular Meeting.

B. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF PROMENADE SHOPS DRIVE

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf Gavin Liang of America Modern Green Development, LLC owner; for approval of the Preliminary Plat of Promenade Shops Drive Street Dedication dedicating 50 feet of right of way for the east half of Promenade Shops Drive on 1.418 acres of land, described to wit:

A subdivision of 1.418 acres of land situated in the James Hamilton Survey, Abstract 881, City of Pearland, Harris County, Texas being a partial replat of Promenade Shops Drive, Vol. 83, Pg. 342, H.C.D.R.

General Location: The east half of Promenade Shops Drive extending south 1,235.22’ south of Spectrum Boulevard.

C. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF MIDTOWN AT MAGNOLIA

A request of Randy Peacock, Miller Survey Group, the applicant; on behalf of Marilyn Louise Bullard, owner; for approval of the Final Plat of Midtown at Magnolia creating 3 lots, on 11.759 acres of land located at the southeast corner of Magnolia Street and Manvel Road, described to wit:

A Subdivision of 11.759 acres located in the H.T.&B. R.R. Company Survey, Abstract No. 546 in the City of Pearland, Brazoria County, Texas.

General Location: Southeast corner of Magnolia Street and Manvel Road. (Decision



Deadline: August 19, 2016).

III. MATTERS REMOVED FROM CONSENT AGENDA

IV. NEW BUSINESS

A. PUBLIC HEARING – REPLAT OF RESERVE C OF ORCHARD GLEN

A request of Brian McMillan, Lentz Engineering LLC, the applicant; on behalf of K Hovnanian of Houston LLC, owner; for approval of a Replat of Restricted Reserve “C” Orchard Glenn, creating 2 residential lots located on 0.3816 acres at 3502 Old Holly Drive on the following described property, to wit:

Being a subdivision of 0.3816 acres of Land Located in the H.T. &B. R.R. Co. Survey Section 12 Abstract No. 508 City of Pearland, Brazoria County, Texas.

General Location: 3502 Old Holly Drive (Decision Deadline: August 19, 2016).

B. CONSIDERATION & POSSIBLE ACTION – REPLAT OF RESERVE C OF ORCHARD GLEN

A request of Brian McMillan, Lentz Engineering LLC, the applicant; on behalf of K Hovnanian of Houston LLC, owner; for approval of a Replat of Restricted Reserve “C” Orchard Glenn, creating 2 residential lots located on 0.3816 acres at 3502 Old Holly Drive on the following described property, to wit:

Being a subdivision of 0.3816 acres of Land Located in the H.T. &B. R.R. Co. Survey Section 12 Abstract No. 508 City of Pearland, Brazoria County, Texas.

General Location: 3502 Old Holly Drive (Decision Deadline: August 19, 2016).

C. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Article: July 2016 issue of Planning Magazine. *One Size Does Not Fit All*: A look at the trends shaping the housing market recovery shows that housing types-and locations-are shifting to appeal to a vast cross-section of buyers.
3. Zoning Update:
2st Reading 08-08-16 **APPROVED**
ZONE 2016-00004: 3546/3618 Harkey R-1 to R-3
4. Next P&Z Meeting, – September 26, 2016 – JPH and Regular P&Z meeting
5. Upcoming meeting change notice:
*September 5, 2016 - City Holiday – No P&Z Meeting
*September 26, 2016 – JPH and Regular P&Z meeting



V. ADJOURNMENT

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

I, 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 18th day of August 2016, A.D., at 5:30 p.m.

Alma Gonzales, Office Assistant

Agenda removed _____ day of August ____, 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. CONSIDERATION & POSSIBLE ACTION – EXCUSED ABSENCE AND APPROVAL OF AMENDED MINUTES.

1. Excuse the absence of P&Z Commissioner Derrell Isenberg from the August 1, 2016 P&Z Regular Meeting.
2. Approve the amended minutes from the July 18, 2016 Regular P&Z Meeting.

AMENDED MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, MONDAY, JULY 18, 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 7:52 p.m.

In attendance were:

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

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

CONSENT AGENDA

P&Z Chairperson Daniel Tunstall read the items on the consent agenda. P&Z Commissioner David Selsky made a motion to approve the consent agenda, P&Z Commissioner Mary Starr seconded the motion. The motion was approved by a vote of 6-0. P&Z Chairperson Daniel Tunstall, P&Z Vice-Chairperson Thomas Duncan, P&Z Commissioners Derrell Isenberg, Ginger McFadden, David Selsky, and Mary Starr voted in favor of the motion.

CONSIDERATION & POSSIBLE ACTION – APPROVAL OF MINUTES

1. Approved the Minutes of the June 20, 2016 P&Z Regular Meeting, held at 6:30 p.m.
2. Excused the absence of P&Z Commissioners David Selsky and Ginger McFadden from the June 20, 2016 P&Z Regular Meeting.

MATTERS REMOVED FROM CONSENT AGENDA - NONE

NEW BUSINESS

CONSIDERATION AND POSSIBLE ACTION – P&Z VARIANCE NO. VARP 16-00003

A request by Celestine Rocha, applicant and owner; for approval of a variance permitted in Section 2.4.4.5 (c) (1) (a) (b) and (c), of the Unified Development Code, Ordinance No. 2000-T, to reduce the minimum lot width from 100 feet to 85.19 feet from the minimum lot frontage to allow the platting of a property in the Suburban Residential 12 (SR-12) zoning district on approximately 1.7160 acres of land, to wit:

Legal Description: A Subdivision of 1.7169 acres or 74,748 square feet out of Lot 16 of the Allison Richey Gulf Coast Home Company Subdivision of Section 21 conveyed to Celestino Rocha in instrument recorded in Clerk's file No. 09020770 in the H.T. & B.R.R. Survey, Abstract 309, City of Pearland, Brazoria County, Texas

General Location: located on the north side of Fite Road about 334 feet west of Navarre Road.

P&Z Commissioner Daniel Tunstall read the P&Z Variance No. VARP 16-00003. P&Z Commissioner Mary Starr moved to recommend approval, P&Z Commissioner David Selsky seconded the motion.

Associate Planner Vince Husted gave a brief presentation.

There were no comments from P&Z Commission.

The motion passed 6-0. P&Z Chairperson Daniel Tunstall, P&Z Vice-Chairperson Thomas Duncan, P&Z Commissioners Derrell Isenberg, Ginger McFadden, David Selsky, and Mary Starr voted in favor of the motion.

CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. ZONE 2016-00003

A request of R. West Development Company, owner/applicant; for approval of a change in zoning from the General Business (GB) zoning district to a Single Family Residential-1 (R-1) zoning district; on approximately 5.0000 acres of land.

Legal Description: Being a 5.0000 acre (217,800 square foot) tract of land located in the H.T. & B. RR Co. Survey, Abstract 242, Brazoria County, Texas, said 5.0000 acre tract of land also being out of a called 10 acre tract conveyed to Robert L. Perkins as per an instrument recorded in Volume 1264, Page 135 of the Deed Records of Brazoria County, Texas.

General Location: Former right-of-way of Old Chocolate Bayou Road approximately 190 feet east of intersection of Old Chocolate Bayou Road and Cullen Boulevard, Pearland, TX.

P&Z Commissioner Daniel Tunstall read the Zone Change Application No. Zone 2016-00003 and notified the P&Z Commission and Staff that the Applicant withdrew the application by email on July 18, 2016.

CONSIDERATION AND POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. ZONE 2016-00009

A request of Kris Szecsy applicant, on behalf of George Gartner, owner; for approval of a an amendment to the Baks Brewery PD to change the name to Bakfish Brewing Co. PD and to allow a maximum of three food trucks and/or on site food sales from outside vendors during operating hours of the brewery; on approximately 2.939 acres of land.

Legal Description: Being a tract of land containing 2.939 acres out of Lots 20, 21 and 22 of the George W. Jenkins Subdivision, in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 2, Page 20, of the Brazoria County, Texas Plat Records.

General Location: Northeast corner of Broadway and Shauntel Streets, Pearland, TX.

P&Z Chairperson Daniel Tunstall read the Zone Change Application No. Zone 2016-00009. P&Z Commissioner David Selsky made the motion to recommend approval. P&Z Commissioner Mary Starr seconded the motion.

The Commission discussed the following items; traffic, placement of trucks, number of trucks, tent placement, and number of day's trucks would be allowed on-site. The Commission also discussed adding a fourth condition to reduce the locations for the food trucks on Exhibit E to the two locations on the east side of the property. The applicant agreed to reduce the number of trucks from three to two and that the location in front of the business would be eliminated.

P&Z Commissioner David Selsky moved to amend the original motion to include the following recommendations in addition to other staff recommendations:

1. Remove all references to canopy or tent and clarify the PD is for food trucks or food trailers.
2. The site will limited to two concessionaires at any given time. The outside concessionaires must be located on the two spaces located along the east property line. Concessionaires will not be located in front of the building. The site plan needs to be amended to show the two locations.
3. This approval may be reevaluated at any time to address any concerns as needed.
4. The parking of the food trucks would be the two locations shown on the site plan on the east side of the property.

P&Z Commissioner Darrell Isenberg seconded the amendment to the original motion. The amendment to the original motion passed 6-0. P&Z Chairperson Daniel Tunstall, P&Z Vice-Chairperson Thomas Duncan, P&Z Commissioners Derrell Isenberg, Ginger

McFadden, David Selsky, and Mary Starr voted in favor of the amended motion. The amended motion passed 6-0. P&Z Chairperson Daniel Tunstall, P&Z Vice-Chairperson Thomas Duncan, P&Z Commissioners Derrell Isenberg, Ginger McFadden, David Selsky, and Mary Starr voted in favor of the amended motion.

DISCUSSION ITEMS

1. Commissioners Activity Report - **NONE**
2. Discussion of Scenic City Application – **City Planner Frankie Legaux updated Commission and gave a brief Presentation and was available for questions or comments.**
3. Zoning Update: **Ms. Legaux presented updates on the Zone Changes.**
1st Reading 7-11-16
ZONE 2016-00005: 5134 Bailey Rd. SD to OP.
CUP 2016-00004: 5134 Bailey Rd. CUP for Daycare in OP.
SH 35 Re-development Plan
1st Reading 7-25-16
ZONE 2016-00004: 3546/3618 Harkey R-1 to R-3
4. Next P&Z Meeting, – August 1, 2016 – JPH and Regular P&Z meeting
5. Upcoming meeting change notice:
 - *August 15, 2016 – P&Z Meeting (only Plats)
 - *September 5, 2016 City Holiday – No P&Z Meeting
 - *September 26, 2016 – JPH and Regular P&Z meeting

ADJOURNMENT

P&Z Chairperson Daniel Tunstall adjourned the P&Z Regular meeting at 8:25 p.m.

These minutes were respectfully submitted by:

Alma Gonzales, Office Assistant

Minutes approved as submitted and/or corrected on this 8th day of August 2016, A.D.

Daniel Tunstall, P & Z Chairperson

B. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF PROMENADE SHOPS DRIVE

A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf Gavin Liang of America Modern Green Development, LLC owner; for approval of the Preliminary Plat of Promenade Shops Drive Street Dedication dedicating 50 feet of right of way for the east half of Promenade Shops Drive on 1.418 acres of land, described to wit:



Staff Report

To: Planning and Zoning Commission

From: Planning Department VH (Staff Planner)

Meeting Date: August 15, 2016

Re: A request of Rene Rodriguez, LJA Engineering, the applicant; on behalf Gavin Liang of America Modern Green Development, LLC owner; for approval of the Preliminary Plat of Promenade Shops Drive Street Dedication dedicating 50 feet of right of way for the east half of Promenade Shops Drive on 1.418 acres of land, described to wit:

Legal Description: A subdivision of 1.418 acres of land situated in the James Hamilton Survey, Abstract 881, City of Pearland, Harris County, Texas being a partial replat of Promenade Shops Drive, Vol. 83, Pg. 342, H.C.D.R.

General Location: The east half of Promenade Shops Drive extending south 1,235.22' south of Spectrum Boulevard.

SUMMARY

On behalf of Gavin Liang of America Modern Green Development, LLC owner; Rene Rodriguez, LJA Engineering, has submitted a request for approval of the Preliminary Plat of Promenade Shops Drive Street Dedication dedicating 50 feet of right of way for the east half of Promenade Shops Drive. The proposed right of way dedication will provide access to the western portion of the future development located in the Ivy District Planned Development.

SITE HISTORY

The property is located outside the western boundary of Ivy District Planned Development approved on April 11, 2016.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Promenade Shops Drive Street Dedication for the following reasons:

1. The proposed plat provides the east half of the street right-of-way for a street shown as a Major Collector to be Acquired on the Thoroughfare Plan.
2. The proposed Final Plat will open up access to the properties south of Spectrum Boulevard.
3. The dedication of Right-of-Way for Promenade Shops Drive will serve as part of a future link between Spectrum Boulevard and Shadow Creek Parkway.

SURROUNDING ZONING AND LAND USES

| | <u>Zoning</u> | <u>Land Use</u> |
|-------|----------------------|-----------------|
| North | PD – Promenade Shops | Undeveloped |
| South | Spectrum 1 (SP-1) | Detention Basin |
| East | PD – Ivy District | Undeveloped |
| West | Spectrum 1 (SP-1) | Undeveloped |

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC)

The proposed right of way dedication is located between the Ivy District Planned Development on the east and property zoned Spectrum SP-1 on the west. The Planned Development calls for the development of a walkable mixed use residential and commercial district. The property along the west side of the street dedication is undeveloped.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Future Land Use Plan 2015 shows the property as Lower Kirby Urban Center intended for form based zoning to be implemented.

CONFORMANCE WITH THE THOROUGHFARE PLAN

The future Promenade Shops Drive is shown as a Major Collector Street with Right of Way to be acquired. Promenade Shops Drive will require 80 feet of Right of Way. This street dedication will provide 50 feet of right of way for the eastern half of Promenade Shops Drive.

UTILITES AND INFRASTRUCTURE

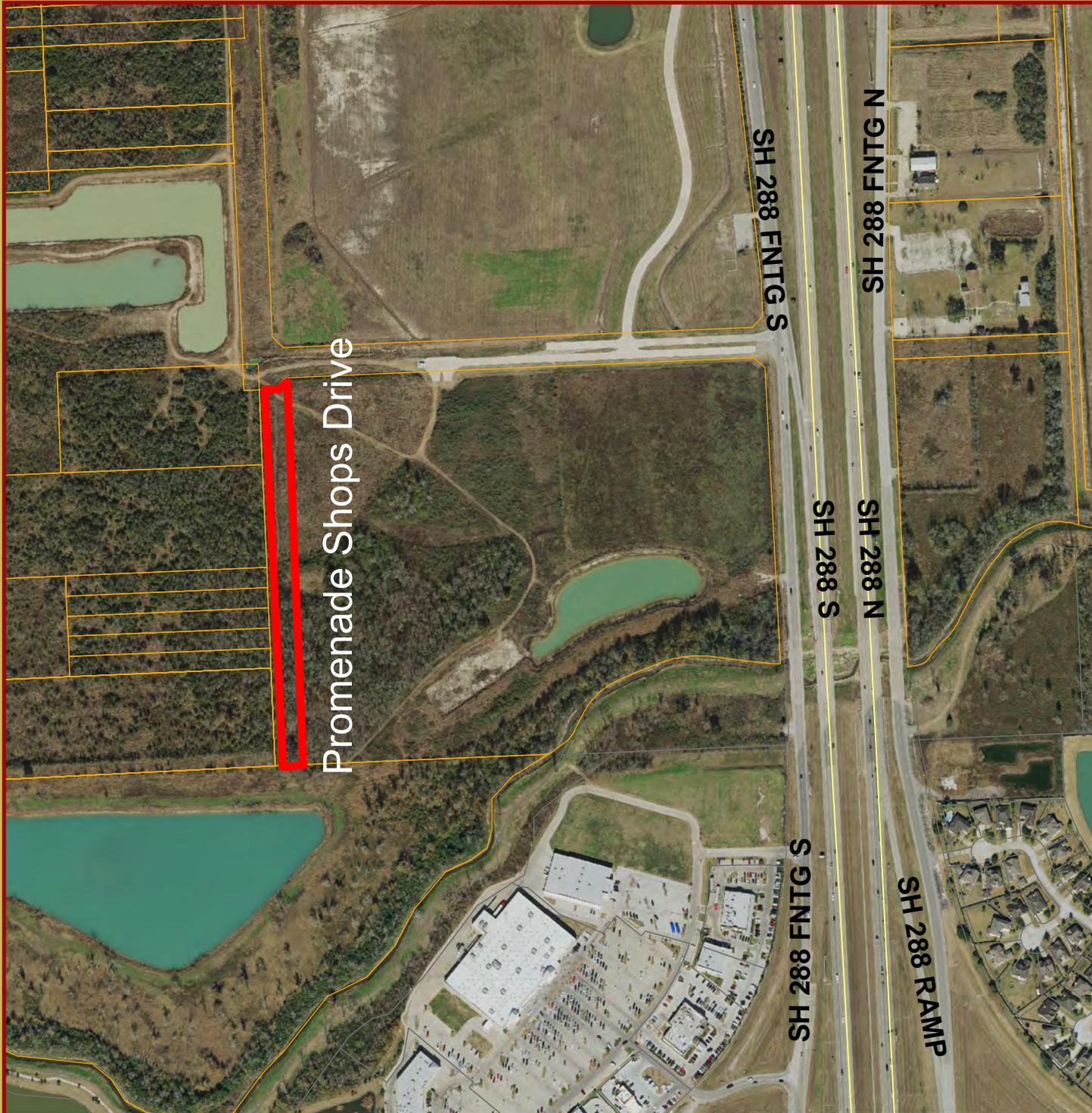
Water and Waste Water lines will need to be extended to serve the properties along Promenade Shops Drive.

Additional Comments

This request has been reviewed by the Development Review Committee and there were no additional comments.

SUPPORTING DOCUMENTS

- Aerial Map
- Zoning Map
- Future Land Use Plan 2015
- Preliminary Plat of Promenade Shops Drive Street Dedication



Aerial Map

Preliminary Plat of Promenade Shops Drive Street Dedication

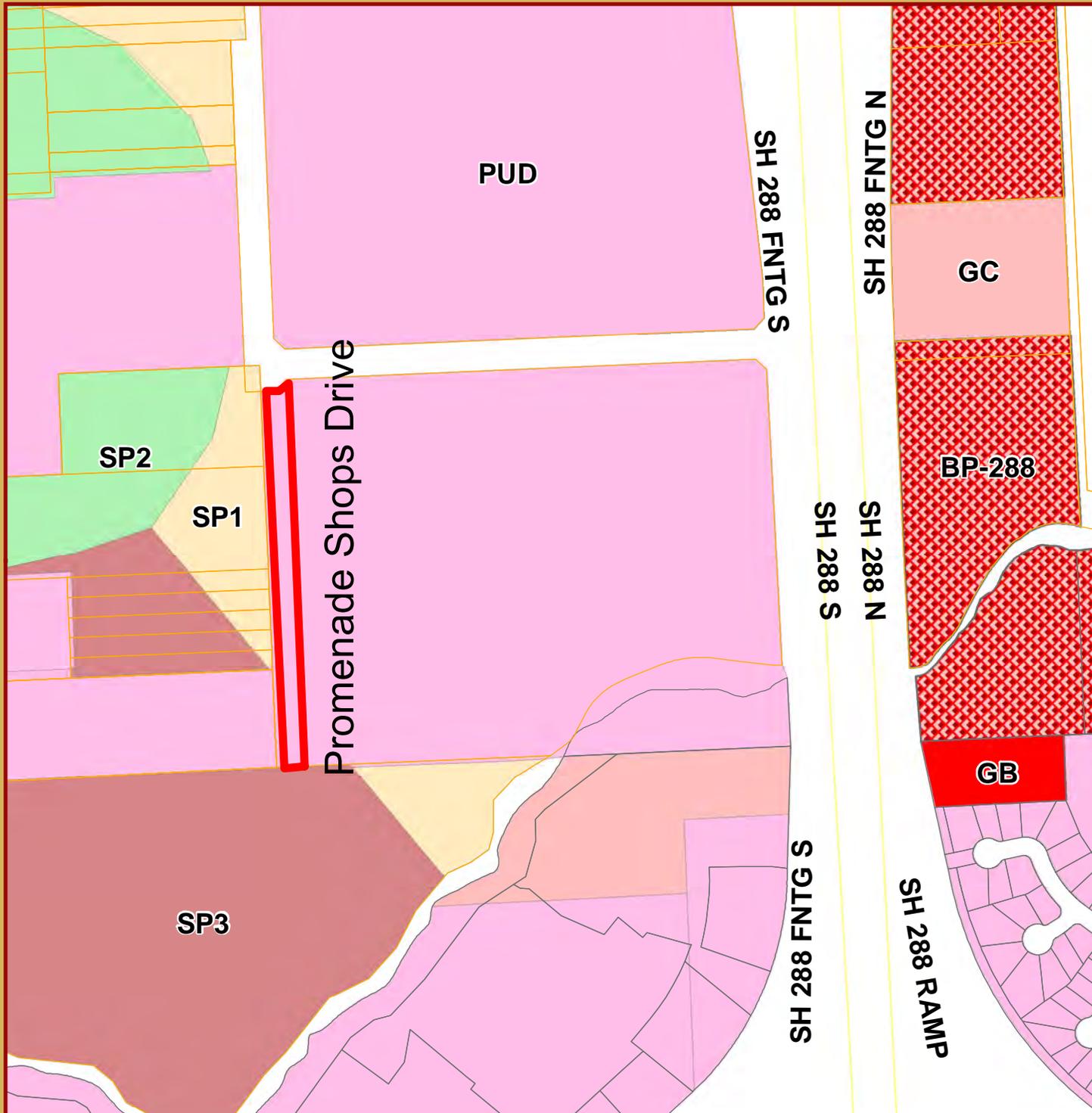


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 473 feet

OCTOBER 2014
PLANNING DEPARTMENT





Zoning Map

Preliminary Plat of Promenade Shops Drive Street Dedication

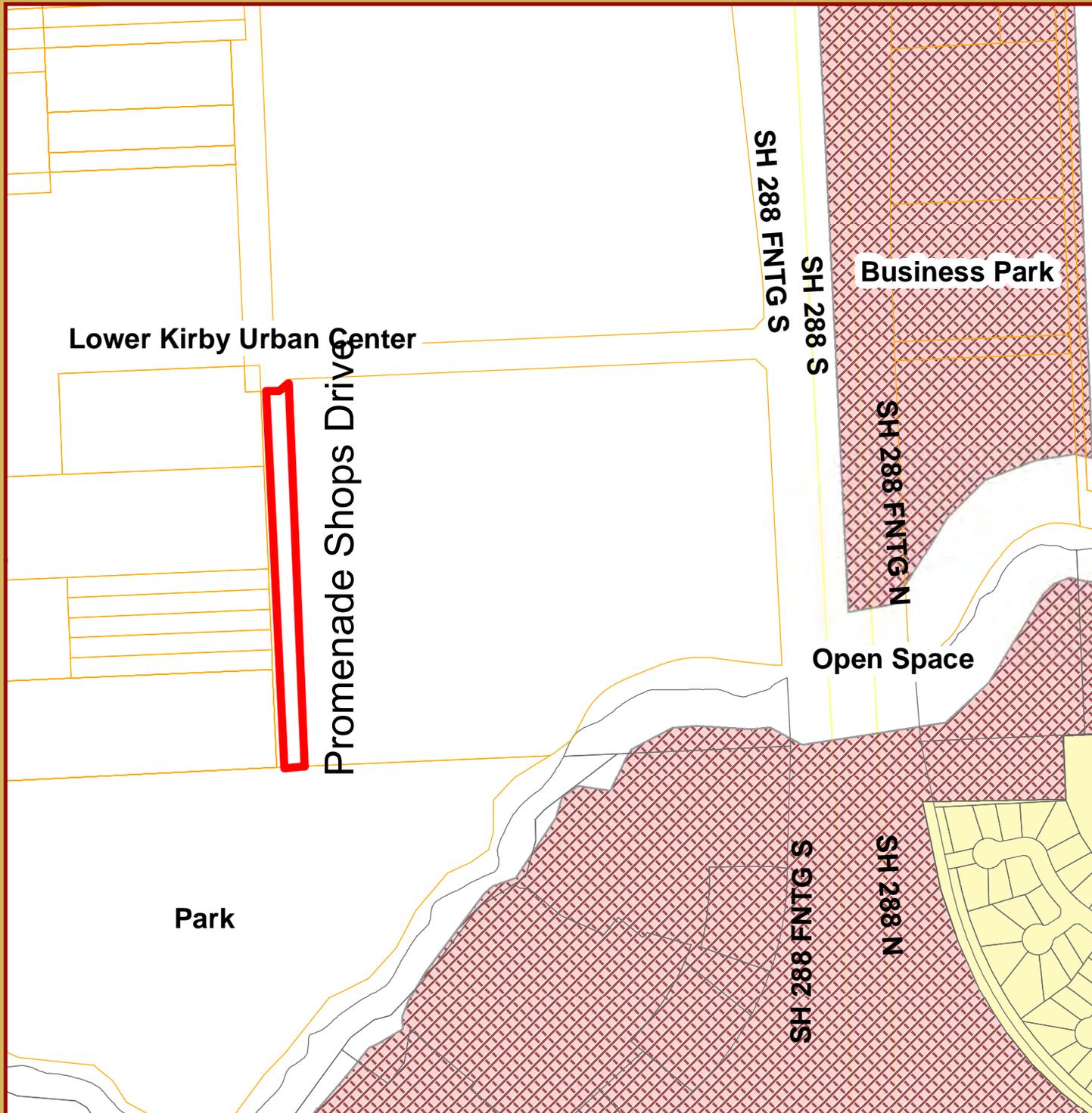


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Future Land Use Plan 2015

Preliminary Plat of Promenade Shops Drive Street Dedication



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OCTOBER 2014
PLANNING DEPARTMENT



C. CONSIDERATION AND POSSIBLE ACTION – FINAL PLAT OF MIDTOWN AT MAGNOLIA

A request of Randy Peacock, Miller Survey Group, the applicant; on behalf of Marilyn Louise Bullard, owner; for approval of the Final Plat of Midtown at Magnolia creating 3 lots, on 11.759 acres of land located at the southeast corner of Magnolia Street and Manvel Road, described to wit:



Staff Report

To: Planning and Zoning Commission

From: Planning Department VH (Staff Planner)

Meeting Date: August 15, 2016

Re: A request of Randy Peacock, Miller Survey Group, the applicant; on behalf of Marilyn Louise Bullard, owner; for approval of the Final Plat of Midtown at Magnolia creating 3 lots, on 11.759 acres of land located at the southeast corner of Magnolia Street and Manvel Road, described to wit:

Legal Description: A Subdivision of 11.759 acres located in the H.T.&B. R.R. Company Survey, Abstract No. 546 in the City of Pearland, Brazoria County, Texas.

General Location: Southeast corner of Magnolia Street and Manvel Road.

SUMMARY

On behalf of Marilyn Louise Bullard, owner, Randy Peacock, of the Miller Survey Group, has submitted a request for approval of the Final Plat of Midtown at Magnolia creating 3 lots, on 11.759 acres of land located at the Southeast corner of Magnolia Street and Manvel Road.

SITE HISTORY

The property is located in the Midtown at Magnolia Planned Development approved at the January 4, 2016 Joint Public Hearing. The Master Plat and Preliminary Plat of Midtown at Magnolia were both approved at the April 25, 2016 Planning and Zoning Commission meeting.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Midtown at Magnolia for the following reasons:

1. The Final Plat of Midtown at Magnolia conforms to the Preliminary Plat of Midtown at Magnolia.

2. The Final Plat of Midtown at Magnolia conforms to the Master Plat of Midtown at Magnolia.
3. The Final Plat of Midtown of Magnolia conforms to the approved Midtown at Magnolia Planned Development.

SURROUNDING ZONING AND LAND USES

| | <u>Zoning</u> | <u>Land Use</u> |
|-------|------------------------------|-------------------------|
| North | NS – Neighborhood Services | Undeveloped |
| South | SR-15 (Suburban Residential) | Large Lot Single Family |
| East | R-1 Single Family | Undeveloped |
| West | GB – General Business | Undeveloped |

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC)

Lots 1 and 2 are designated as commercial lots with the base zoning of Office Professional while Lot 3 has a base zoning of TH – Townhome for future town house development. The Office and Professional Lot will have a combine total of 4.316 acres and the Town Home lot will have 7.433 acres.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The applicant's property is located in an area shown as a Major Node located at the intersection of Magnolia Street and Manvel Road. The neighboring properties to the west and north are located in the Major Node. The land to the east is designated as Detention for the large detention basin located east of the property under review. To the south a strip of Open Space is shown for Mary's Creek with the remaining neighboring properties to the south are shown as Low Density Residential.

CONFORMANCE WITH THE THOROUGHFARE PLAN

Magnolia Street is shown as a Secondary Thoroughfare of Sufficient width while Manvel Road is shown as a Major Thoroughfare to be Widened. A Traffic Impact Analysis has been submitted to the City for review.

UTILITES AND INFRASTRUCTURE

Water and Sewer lines are located along Magnolia Street. A water line is located along Manvel Road while a sewer line is not shown. The property is not shown as located in a Municipal Utility District. A Subdivision Improvement Agreement will need to be approved and executed prior to approval of a final plat.

DRAINAGE

The Master Plat shows a 100 foot drainage easement along Mary's Creek and a 25 foot pedestrian access. Brazoria Drainage District No. 4 will require the applicant to obtain an Encroachment Agreement prior to final plat approval.

PARKS, OPEN SPACE, AND TREES

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

IMPACT ON EXISTING AND FUTURE DEVELOPMENT

According to the Planned Development, the applicant's proposal will anchor development at a recently constructed intersection in a previously undeveloped area of the city.

ADDITIONAL COMMENTS

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

SUPPORTING DOCUMENTS

- Aerial Map
- Zoning Map
- Future Land Use Plan 2015
- Final Plat of Midtown at Magnolia



Aerial Map

Final Plat Midtown at Magnolia

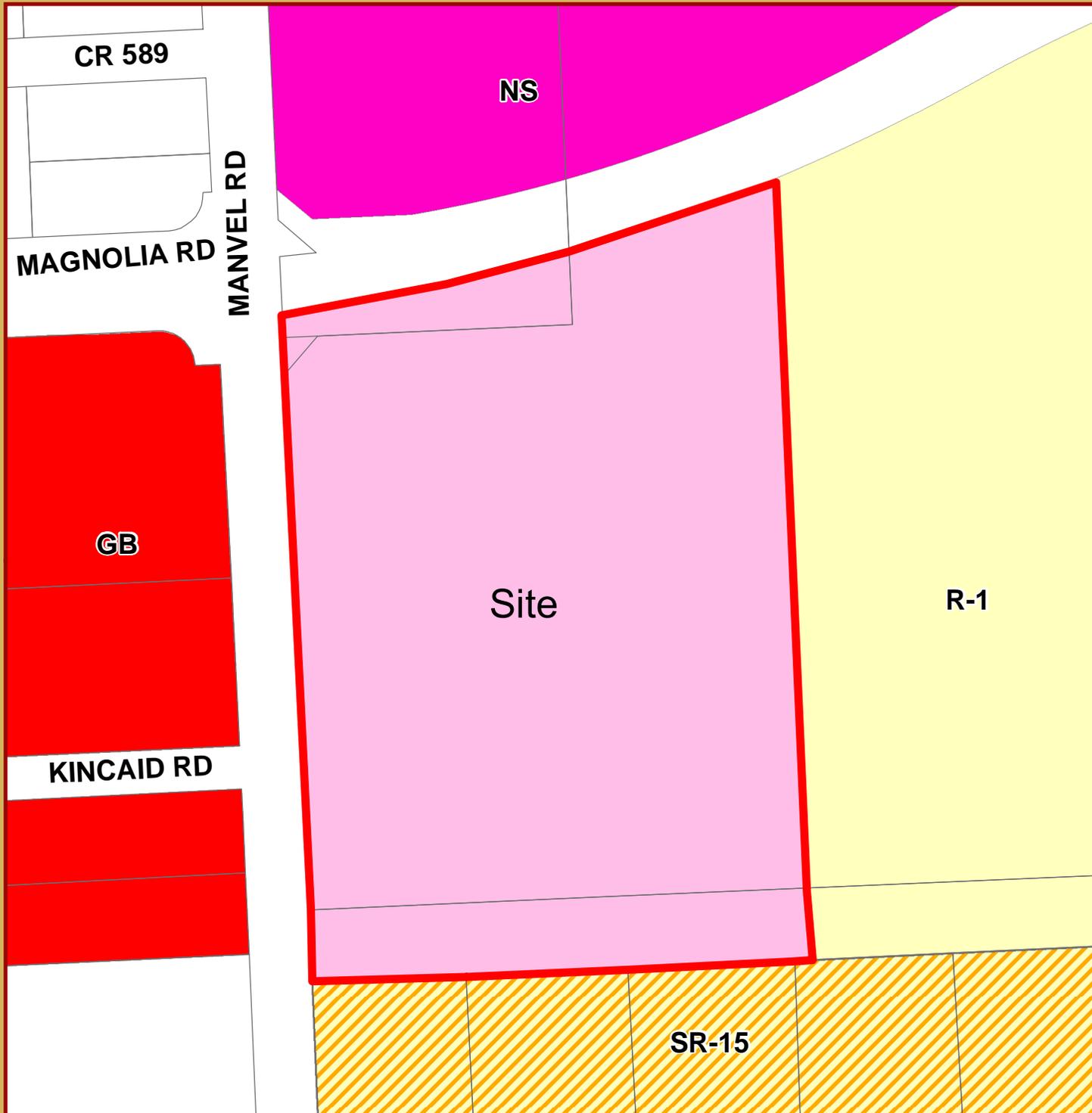


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1 inch = 177 feet

OCTOBER 2014
PLANNING DEPARTMENT





Zoning Map

Final Plat Midtown at Magnolia

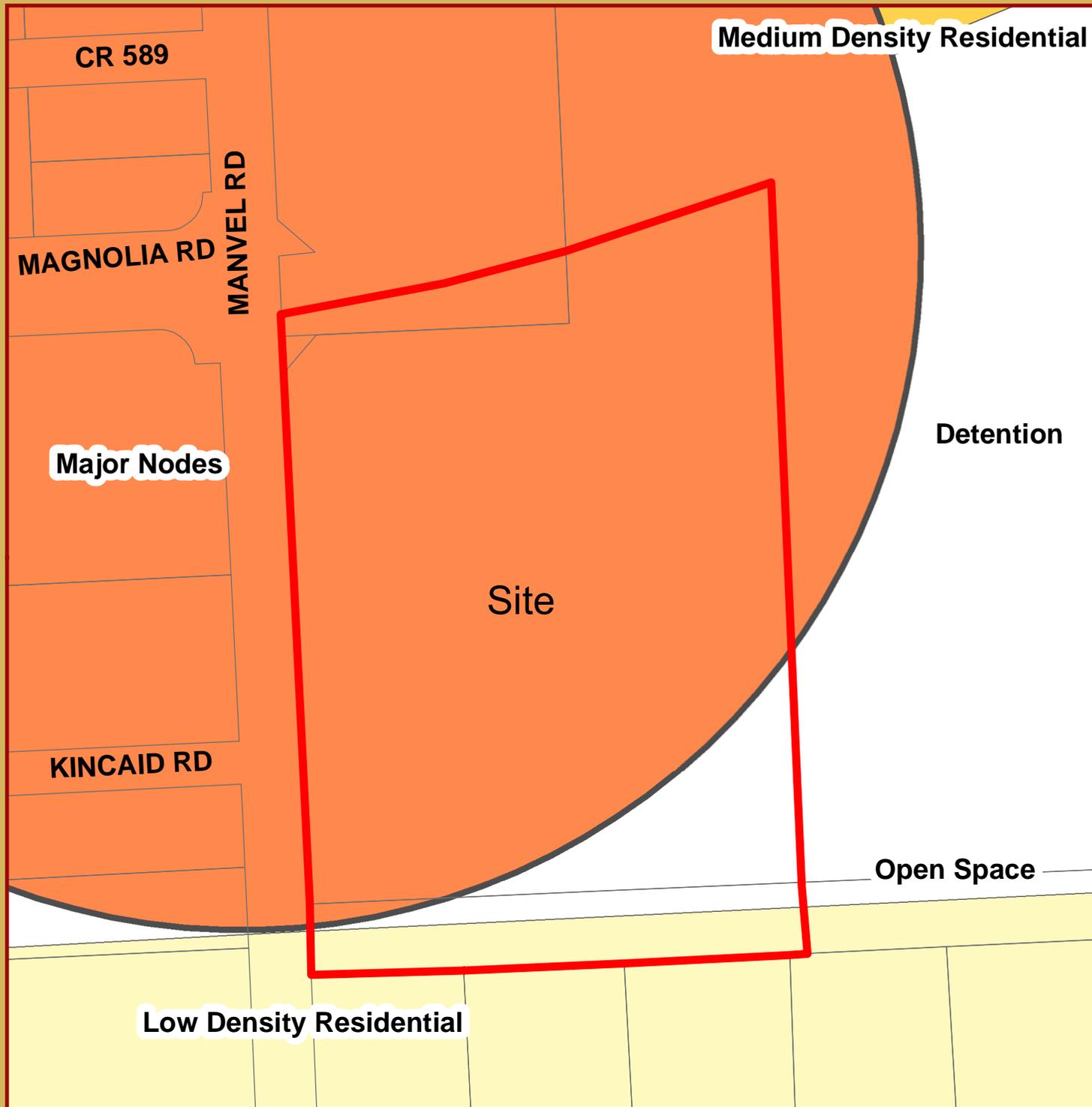


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OCTOBER 2014
PLANNING DEPARTMENT





**Future Land Use
Plan 2015**

**Final Plat
Midtown at Magnolia**



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OCTOBER 2014
PLANNING DEPARTMENT



III. MATTERS REMOVED FROM CONSENT AGENDA

IV. NEW BUSINESS

A. PUBLIC HEARING – REPLAT OF RESERVE C OF ORCHARD GLEN

A request of Brian McMillan, Lentz Engineering LLC, the applicant; on behalf of K Hovnanian of Houston LLC, owner; for approval of a Replat of Restricted Reserve “C” Orchard Glenn, creating 2 residential lots located on 0.3816 acres at 3502 Old Holly Drive on the following described property, to wit:

B. CONSIDERATION & POSSIBLE ACTION – REPLAT OF RESERVE C OF ORCHARD GLEN

A request of Brian McMillan, Lentz Engineering LLC, the applicant; on behalf of K Hovnanian of Houston LLC, owner; for approval of a Replat of Restricted Reserve “C” Orchard Glenn, creating 2 residential lots located on 0.3816 acres at 3502 Old Holly Drive on the following described property, to wit:



Staff Report

To: Planning and Zoning Commission

From: Planning Department VH (Staff Planner)

Meeting Date: August 15, 2016

Re: A request of Brian McMillan, Lentz Engineering, the applicant; on behalf of K Hovnanian of Houston LLC, owner; for approval of the Replat of Reserve "C" Orchard Glen, creating 2 single family lots, on .3816 acres of land located at 3502 Old Holly Drive, described to wit:

Legal Description: A Subdivision of 0.3816 Acres of land located in the H.T. &B. R.R. Co. survey Section 12 Abstract No. 508 City of Pearland, Brazoria County, Texas.

General Location: 3502 Old Holly Drive

SUMMARY

On behalf of K Hovnanian of Houston LLC, owner, Brian McMillan of Lentz Engineering has submitted a request for approval of a Replat of Restricted Reserve C of Orchard Glen to create two single family lots that are 70.00 feet wide for Lot 4 and 79.30 feet wide for Lot 5. Both proposed Lots are 110 feet deep.

SITE HISTORY

On July 19, 2010 the preliminary plat was approved under the name of Pearland Farms Section 2 with 77 single family residential lots and five reserves with Reserve "E" shown as a restricted reserve designated for recreational uses. A final plat did not receive approval within the two year time allowed for a final plat application to be submitted. The city received a letter requesting and extension of the preliminary plat dated May 31, 2012 which was approved by the Planning and Zoning Commission on June 18, 2012. In 2014, an application was submitted for the Final Plat of Orchard Glen for 79 lots and 4 reserves in which the Restricted Reserve "C" was shown as lots 4 and 5. Prior to the meeting the final plat was changed to reflect the preliminary plat by reducing the number of lots to 77 lots and 3 reserves in which Lots 4 and 5 were shown as Restricted Reserve "C" designated for recreational uses. The Final Plat of Orchard Glen was approved at the February 17, 2014 Planning and Zoning Commission meeting and recorded with Brazoria County on March 19, 2014. The recorded final plat combine lots 4 and 5 into Restrict Reserve "C" and designated the reserve for recreational uses.

On February 2, 2015 a request was submitted by Richard Deleon of Lentz Engineering on behalf of K. Hovnanian of Houston II, LLC, for approval of a Replat of Reserve "C" of Orchard Glen, to create two single family lots. City staff stated that the plat was the only a legal document that is requiring the recreation reserve. City staff stated that the change is use from a recreational reserve into two single family lots concerned staff. The Replat of Reserve "C" at Orchard Glen did not receive approval.

The July 19, 2016 replat application would split the recreational reserve into the two lots that were shown as a restricted reserve on the approved preliminary plat and the recorded final plat. The Reserve "C" is the only open space, other than the detention reserves, that serves a 77 lot single family subdivision. This application would convert a reserve restricted for recreational uses by the recorded final plat and convert the property into two extra single family lots.

STAFF RECOMMENDATION

Staff does not recommend approval of the Replat of Reserve "C" Orchard Glen, as proposed by the applicant for the following reasons:

1. The Preliminary Plat of Pearland Farms Section 2 labels the property in question as Reserve "E" restricted to Recreational Use.
2. The recorded Final Plat of Orchard Glen labels the property in question as Restricted Reserve "C" Restricted to Recreational Use.

SURROUNDING ZONING AND LAND USES

| | <u>Zoning</u> | <u>Land Use</u> |
|-------|-------------------|----------------------|
| North | R-2 Single Family | Single Family Houses |
| South | R-2 Single Family | Single Family Houses |
| East | R-2 Single Family | Single Family Houses |
| West | R-2 Single Family | Detention Basin |

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC)

The applicant's property is located in the Orchard Glen Subdivision. The property is zoned R-2 Single Family. Both of the proposed lots meet the minimum lot width requirements of R-2 Single Family:

| | Required | Proposed |
|-------------------|---------------|--|
| Minimum Lot Area | 7,000 sq. ft. | 11,000 sq. ft. |
| Minimum Lot Width | 70 ft. | 70.00 ft. (Lt. 4) 79.30 ft. (Lt. 5) |
| Minimum Lot Depth | 19 ft. | 110 ft. |

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Future land Use Plan 2015 shows the applicant's property and all of the surrounding properties as Medium Density Residential

CONFORMANCE WITH THE THOROUGHFARE PLAN

Old Holly Drive is a local street with 50 feet of right of way.

UTILITES AND INFRASTRUCTURE

Water and Sewer lines are located along Old Holly Drive.

DRAINAGE

A drainage plan has been reviewed by the Engineering Department at the time of approval of the Final Plat of Orchard Glen.

PARKS, OPEN SPACE, AND TREES

Parkland fees of \$750.00 per lot, or one acre for 50 dwelling units, is required for the two lots.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT

The proposed lots would add two additional dwelling units to the subdivision and increase the number of lots from 77 to 79 lots.

ADDITONAL COMMENTS

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

NOTIFICATIONS

Notices were sent out to property owners within 200 feet of the subject parcel. At this time staff has received 2 phone calls and 1 comment form in opposition to this requested replat. One phone call was within 200 foot notification area. A comment form was received in opposition to the replat from the Pearland Farms Homeowners Association. A sign was posted on the property and a notice was published in the newspaper.

SUPPORTING DOCUMENTS

- Aerial Map
- Zoning Map
- Future Land Use Plan 2015

SUPPORTING DOCUMENTS (continued)

- Replat of Reserve "C" Orchard Glen
- Recorded Final Plat of Orchard Glen
- Plat submitted with Final Plat of Orchard Glen application
- Approved Preliminary Plat of Pearland Farms Section 2
- Extension Request for Preliminary Plat Dated May 31, 2012



Aerial Map

Replat Reserve "C" Orchard Glen

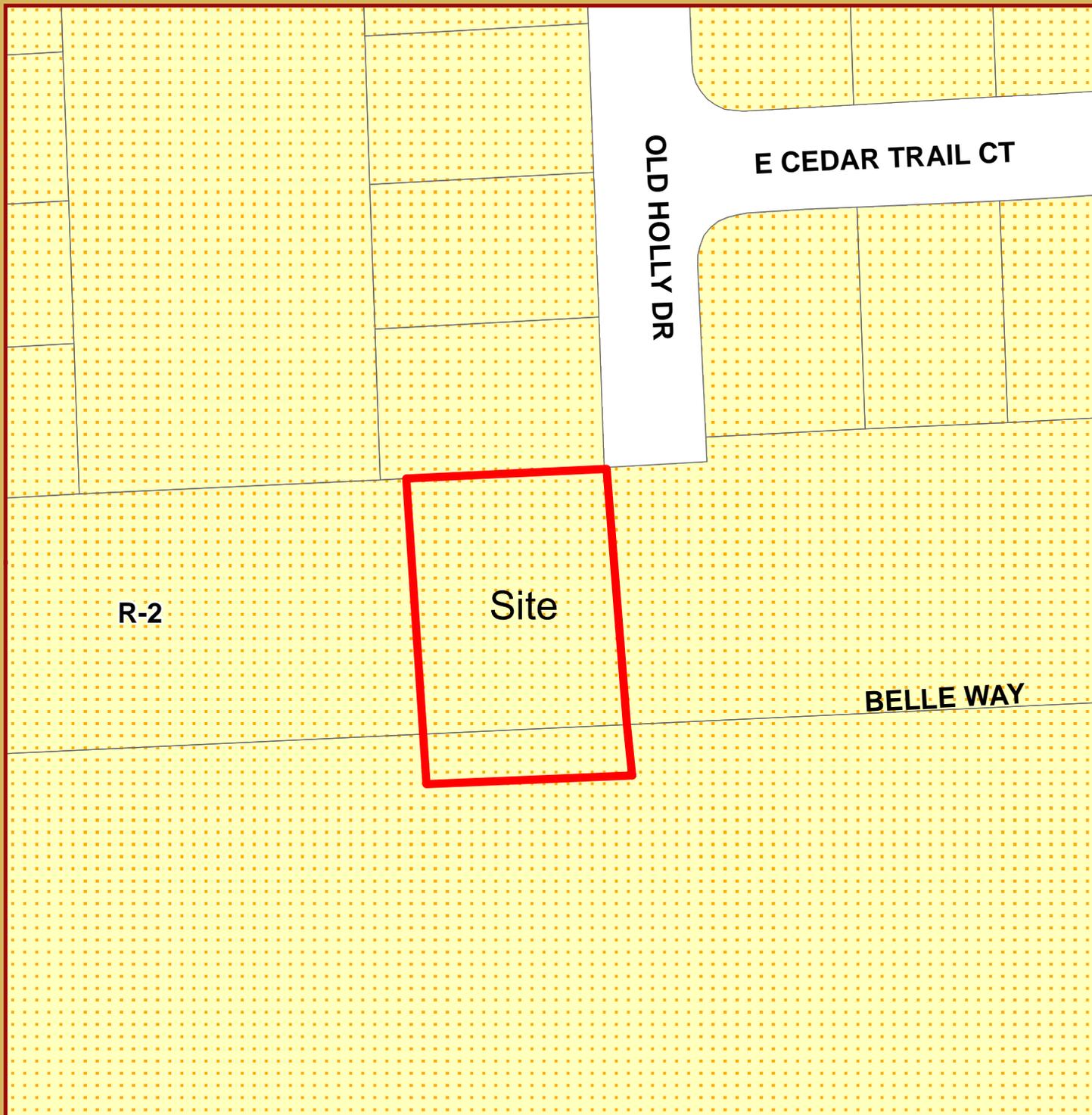


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 71 feet

OCTOBER 2014
PLANNING DEPARTMENT





Zoning Map

Replat Reserve "C" Orchard Glen



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

1 inch = 71 feet

OCTOBER 2014
PLANNING DEPARTMENT





**Future Land Use
Plan 2015**

**Replat
Reserve "C"
Orchard Glen**



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

1 inch = 71 feet

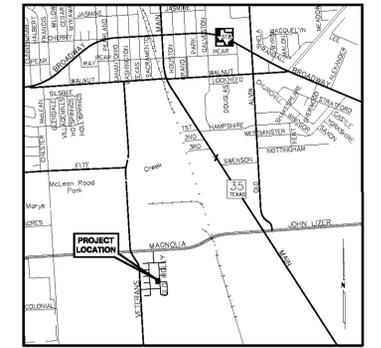
OCTOBER 2014
PLANNING DEPARTMENT



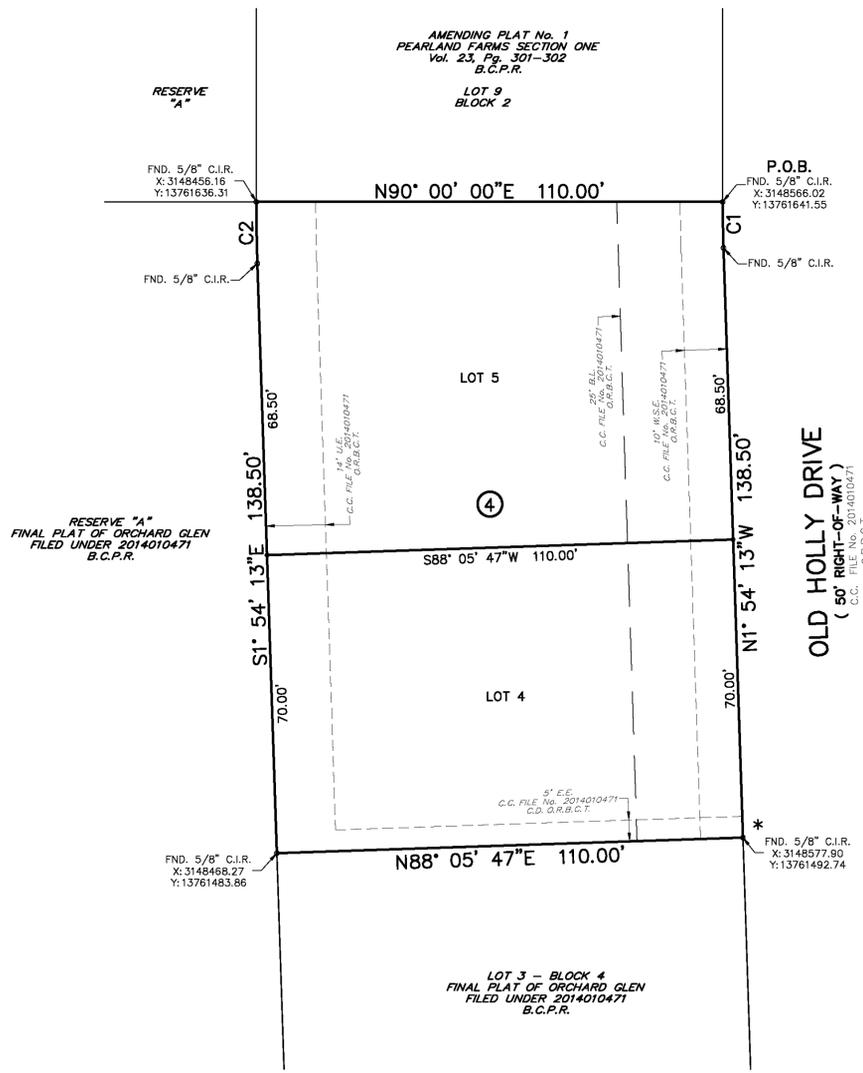
| CURVE TABLE | | | | | |
|-------------|--------|--------|------------|-----------------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
| C1 | 10.80 | 325.00 | 1° 54' 13" | S0° 57' 06"E | 10.80 |
| C2 | 14.45 | 435.00 | 1° 54' 13" | S0° 57' 06"E | 14.45 |

LEGEND

G.R.B.C.T. OFFICIAL RECORDS BRAZORIA COUNTY, TEXAS
 B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
 FND. FOUND
 C.I.R. CAPPED IRON ROD
 NO. NUMBER
 C.C. COUNTY CLERK
 P.O.B. POINT OF BEGINNING
 BLOCK NUMBER
 EXISTING STREET LIGHT
 BUILDING LINE
 U.E. UTILITY EASEMENT
 W.S.E. WATER AND SEWER EASEMENT



VICINITY MAP
 SCALE: 1" = 1/2 MI.
 KEY MAP : 6155



STATE OF TEXAS
 COUNTY OF BRAZORIA

WE, K. HOVANIYAN OF HOUSTON II, LLC, A TEXAS LIMITED LIABILITY COMPANY ACTING BY AND THROUGH DAVID ORLANDO, THEREUNTO AUTHORIZED, ATTESTED BY JOHN C. ROSE, OWNERS OF THE PROPERTY AS SHOWN ON THE FOREGOING MAP OF REPLAT OF RESERVE "C" ORCHARD GLEN IN PEARLAND, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS ORCHARD GLEN BLOCK 4, LOTS 4 AND 5, SAME BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 12, ABSTRACT NO. 508, LOCATED IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE, AS SUCH, ALL OF THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER AND DO HEREBY WAIVE ANY CLAIM FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED OR OCCASIONED BY THE ALTERATION OF GRADES, AND DO HEREBY BIND OURSELVES AND SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT THE OWNERS OF THE PROPERTY SUBDIVIDED AS SHOWN UPON THE FOREGOING MAP OF REPLAT OF RESERVE "C" ORCHARD GLEN, HAVE COMPLIED OR WILL COMPLY WITH ALL RULES AND REGULATIONS OF THE CITY OF PEARLAND.

IN TESTIMONY WHEREOF, K. HOVANIYAN OF HOUSTON II, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID ORLANDO, THEREUNTO AUTHORIZED, ATTESTED BY JOHN C. ROSE, THIS DAY OF _____ 2016.

BY: DAVID ORLANDO VICE PRESIDENT
 ATTEST: JOHN C. ROSE ASSISTANT SECRETARY

STATE OF TEXAS
 COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID ORLANDO AND JOHN C. ROSE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND AS ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THE PLAT OF REPLAT OF RESERVE "C" ORCHARD GLEN, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF _____ 2016.

FRANKIE LEGAUX, AICP
 CITY PLANNER

APPROVED FOR THE CITY OF PEARLAND THIS _____ DAY OF _____, 2016.

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

METES AND BOUNDS DESCRIPTION OF 0.3816 ACRE OUT OF SECTION 12, H. T. & B. R. R. CO. SURVEY ABSTRACT NO 508 BRAZORIA COUNTY, TEXAS

A PARCEL OF LAND CONTAINING 0.3816 ACRES (16,623 SQUARE FEET), SAID 0.3816 ACRE TRACT LOCATED IN H. T. & B. R. R. CO. SURVEY, SECTION 12, ABSTRACT NO. 508, BRAZORIA COUNTY, TEXAS, ALL OF RESTRICTED RESERVE "C", ORCHARD GLEN, A SUBDIVISION BEING RECORDED UNDER DOCUMENT NUMBER 2014010471 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH IRON ROD, IN THE EAST LINE OF VETERANS ROAD, RIGHT-OF-WAY VARIES, SAME BEING IN THE WEST LINE OF THE SAID 26.9965 ACRE TRACT, FOR THE SOUTHWEST CORNER OF AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, AS RECORDED IN VOLUME 23, PAGE 301 AND 302, PLAT RECORDS, BRAZORIA COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF THAT CERTAIN 0.4292 ACRE TRACT, DEDICATED FOR RIGHT-OF-WAY PURPOSES, AS SHOWN ON SAID AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE;

THENCE, CROSSING THE SAID 26.9965 ACRE TRACT, WITH THE SOUTH LINE OF SAID AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, THE FOLLOWING (5) FEED COURSES AND DISTANCES:

1. N 89° 59' 56" E, A DISTANCE OF 22.72 FEET TO A FOUND 5/8 INCH IRON ROD;
2. EAST, A DISTANCE OF 361.69 FEET TO A FOUND 5/8 INCH IRON ROD;
3. SOUTH, A DISTANCE OF 10.00 FEET TO A FOUND 5/8 INCH IRON ROD;
4. EAST, A DISTANCE OF 470.00 FEET TO A FOUND 5/8 INCH IRON ROD;
5. NORTH, A DISTANCE OF 10.00 FEET TO A FOUND 5/8 INCH IRON ROD AND;
6. EAST, A DISTANCE OF 409.94 FEET TO A FOUND 5/8 INCH IRON ROD, IN THE WEST LINE OF THAT CERTAIN 35.152 ACRE TRACT, CONVEYED FROM PATRICK L. DODLEY TO MAG-NATION LLC, AS RECORDED IN FILE NO. 2012019512, OFFICIAL RECORDS BRAZORIA COUNTY, TEXAS, SAME BEING IN THE EAST LINE OF THE SAID 26.9965 ACRE TRACT, FOR THE SOUTHWEST CORNER OF SAID AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE;

THENCE, S 01° 01' 25" W, WITH THE SAID WEST LINE OF THE 35.152 ACRE TRACT, SAME BEING THE SAID EAST LINE OF THE 26.9965 ACRE TRACT, A DISTANCE OF 150.79 FEET TO A FOUND 1 INCH IRON PIPE, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE FINAL PLAT OF CANTERBURY PARK, SECTION 1, AS RECORDED IN VOLUME 24, PAGE 112 - 116, PLAT RECORDS, BRAZORIA COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF THE SAID 35.152 ACRE TRACT;

THENCE, S 02° 03' 19" E, WITH THE MOST NORTHERLY WEST LINE OF SAID FINAL PLAT OF CANTERBURY PARK, SECTION 1, SAME BEING THE SAID EAST LINE OF THE 26.9965 ACRE TRACT, A DISTANCE OF 658.78 FEET TO A FOUND 1 INCH IRON PIPE, FOR AN INTERIOR CORNER OF SAID FINAL PLAT OF CANTERBURY PARK, SECTION 1, SAME BEING THE SOUTHWEST CORNER OF THE SAID 26.9965 ACRE TRACT;

THENCE, S 89° 57' 21" W, WITH THE MOST WESTERLY NORTH LINE OF THE SAID FINAL PLAT OF CANTERBURY PARK SECTION 1, SAME BEING THE SOUTH LINE OF THE SAID 26.9965 ACRE TRACT, A DISTANCE OF 1285.25 FEET, TO A FOUND 5/8 INCH IRON ROD IN THE SAID EAST LINE OF VETERANS ROAD, FOR THE SOUTHWEST CORNER OF THE SAID 26.9965 ACRE TRACT, FROM WHICH THE MOST WESTERLY NORTHWEST CORNER OF THE SAID FINAL PLAT OF CANTERBURY PARK SECTION 1; BEARS, S 89° 57' 21" W, 36.51 FEET;

THENCE, N 00° 00' 04" W, WITH THE SAID EAST LINE OF VETERANS ROAD, SAME BEING THE SAID WEST LINE OF THE 26.9965 ACRE TRACT, A DISTANCE OF 810.11 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 23.9245 ACRES (1,024,725 SQUARE FEET) OF LAND MORE OR LESS.

I, MICHAEL HALL, 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 PERIMETER MONUMENTS HAVE BEEN MARKED WITH 5/8" IRON RODS OR AS NOTED AND ALL BLOCK CORNERS AND ANGLE POINTS, AND POINTS OF CURVATURE WILL BE PROPERLY MARKED WITH 5/8" IRON RODS.

MICHAEL HALL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5765

NOTES

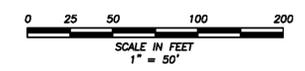
1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY ALAMO TITLE COMPANY, G.P. NO. ATHST4001082, EFFECTIVE DATE JUNE 18, 2016.
3. ALL BEARING REFERENCES ARE TO AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, AS RECORDED IN VOL. 23, PG. 301-302, BRAZORIA COUNTY PLAT RECORDS.
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 OWNERS ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.
5. BENCHMARK: DISK IN CONCRETE ROADWAY LOCATED IN THE CENTERLINE OF WHITESTONE DRIVE, ±200' SOUTH OF MAGNOLIA ROAD (N.G.V.D. 1929, 1978 ADJUSTMENT) BEING B.M. NO. AS SHOWN ON PARTIAL REPLAT OF COBBLESTONE, AS RECORDED IN VOLUME 19, PAGES 721-722, B.C.P.R., ELEVATION: 47.68'
6. T.B.M. NO. 1: BRASS CAP SET IN CONCRETE ON THE EAST SIDE OF CURLEY MAPLE DRIVE, 18 FEET SOUTHWEST OF CENTERLINE INTERSECTION WITH W. TIMBERCUT COURT, 2.1 FEET NORTHWESTERLY FROM THE NORTHEAST CORNER OF A STORM SEWER INLET AND 1.5 FEET EAST OF THE BACK OF CURB. BRASS CAP IS STAMPED 'ELEV 47.07, RPLS NO. 4337 (1978 ADJUSTMENT), ELEVATION: 47.07'
7. T.B.M. NO. 2: BRASS CAP SET IN CONCRETE ON THE WEST SIDE OF OLD HOLLY DRIVE, 18.2 FEET SOUTHWEST OF CENTERLINE INTERSECTION WITH E. TIMBER CUT COURT, 3.7 FEET NORTHEAST FROM THE NORTHWEST CORNER OF A STORM SEWER INLET AND 0.6 FEET WEST OF THE BACK OF CURB. BRASS CAP IS STAMPED 'ELEV. 46.27, RPLS NO. 4337 (1978 ADJUSTMENT), ELEVATION: 46.27'
8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 480077C004S4, WITH THE EFFECTIVE DATE OF SEPTEMBER 22, 1999, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN). ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
9. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY SHALL REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(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.
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 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. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS, SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SIGHT DISTANCE REQUIREMENTS FOR MOTORISTS.
13. 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.
14. THE DISTANCES SHOWN ON THIS PLAT ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. THE GRID COORDINATES SHOWN ON THIS PLAT ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT HICSD 76 PID AW8552 (NAD 1983). THE SCALE FACTOR FOR THIS MONUMENT IS 0.9987027.
15. THIS PLAT IS LOCATED OFF THE 3500 BLOCK OF VETERANS ROAD.
16. THERE IS 1 PROPOSED STREET LIGHT ON THE FACE OF THIS PLAT.
17. ALL INTERNAL STREETS WITHIN THE SUBDIVISION SHALL HAVE A 4' SIDEWALK ALONG VETERANS ROAD ALL SIDEWALKS SHALL BE 6'.
18. ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
19. THIS PROPERTY IS NOT LOCATED IN A MUNICIPAL UTILITY DISTRICT.

REPLAT OF RESERVE "C" ORCHARD GLEN

A SUBDIVISION OF 0.3816 ACRES OF LAND BEING A REPLAT OF RESTRICTED RESERVE "(C)", ORCHARD GLEN, A SUBDIVISION RECORDED UNDER FILE NO. 2014010471 OF THE B.C.P.R. LOCATED IN THE H.T.&B. R.R. CO. SURVEY SECTION 12 ABSTRACT NO. 508 CITY OF PEARLAND BRAZORIA COUNTY, TEXAS

OWNERS: K. HOVANIYAN OF HOUSTON II, LLC
 CONTACT: DAVID ORLANDO
 1311 NORTHWEST FREEWAY
 HOUSTON, TEXAS 77040
 (713) 460-0264

NOVEMBER, 2014
 1 BLOCK 2 LOTS



ENGINEER



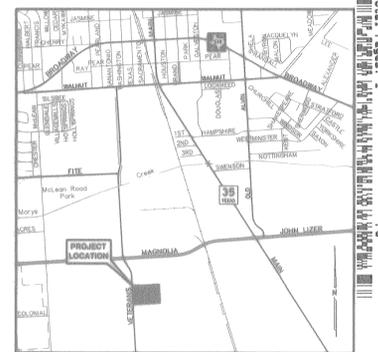
5909 WEST LOOP SOUTH, SUITE 200
 BELLAIRE, TEXAS 77401
 PHONE: 713.829.8900
 FAX: 713.339.9629
 TBP# REGISTRATION NO. F-001378
 www.lentzeng.com

SURVEYOR



CIVIL-SURV
 LAND SURVEYING, L.C.

5909 WEST LOOP SOUTH, SUITE #200 TBP#S No. 10143800 OFFICE: (713) 839-9191
 BELLAIRE, TEXAS 77401 Email: michael@civil-survey.net FAX: (713) 839-9020



NOTES

- 1. THIS PLAN HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS... 2. THIS PLAN WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY... 3. ALL BEARING REFERENCES ARE TO AMENDING PLAT NO. 1 OF PEARLAND FARMS... 4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES... 5. BENCHMARK: DISK IN CONCRETE ROADWAY LOCATED IN THE CENTERLINE OF WHITESTONE DRIVE... 6. T.B.M. NO. 1: BRASS CAP SET IN CONCRETE ON THE EAST SIDE OF CURLEY MAPLE DRIVE... 7. T.B.M. NO. 2: BRASS CAP SET IN CONCRETE ON THE WEST SIDE OF OLD HOLLY DRIVE... 8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 480077C00451... 9. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY SHALL REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION... 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... 11. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND/OR BRAZORIA DRAINAGE DISTRICT #4... 12. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS, SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SIGN DISTANCE REQUIREMENTS FOR MOTORISTS... 13. DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTH AND OFFSETS FROM AN OBSTRUCTION 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... 14. THE DISTANCES SHOWN ON THIS PLAT ARE SURVEY DISTANCES UNLESS OTHERWISE NOTED. THE GRID COORDINATES SHOWN ON THIS PLAT ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT HIGGS 76 P10 A5552 (NAD 1983). THE SCALE FACTOR FOR THIS MONUMENT IS 0.99987007... 15. THIS PLAT IS LOCATED OFF THE 3500 BLOCK OF VETERANS ROAD... 16. THERE ARE 25 PROPOSED STREET LIGHTS ON THE FACE OF THIS PLAT... 17. ALL INTERNAL STREETS WITHIN THE SUBDIVISION SHALL HAVE A 4' SIDEWALK AND ALONG VETERANS ROAD ALL SIDEWALKS SHALL BE 6'.

METES AND BOUNDS DESCRIPTION OF 23.5245 ACRES OUT OF SECTION 12, H. T. & B. R. R. CO. SURVEY BRAZORIA COUNTY, TEXAS A PARCEL OF LAND CONTAINING 23.5245 ACRES (1,024,726 SQUARE FEET) MORE OR LESS, BEING OUT OF THAT CERTAIN 26.9985 ACRE TRACT CONVEYED FROM FLYMA W. THOMPSON, TRUSTEE ET AL TO CHASE LODGE CORPORATION, AS RECORDED IN FILE NO. 00 053263, OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS, SAID 23.5245 ACRE TRACT BEING SITUATED IN SECTION 12, H. T. & B. R. R. CO. SURVEY, ABSTRACT NO. 508, IN BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A FOUND 5/8-INCH IRON ROD, IN THE EAST LINE OF VETERANS ROAD, RIGHT-OF-WAY VARIES, SAME BEING IN THE WEST LINE OF THE SAID 26.9985 ACRE TRACT, FOR THE SOUTHWEST CORNER OF AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, AS RECORDED IN VOLUME 23, PAGE 301 AND 302, PLAT RECORDS, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: THENCE, CROSSING THE SAID 26.9985 ACRE TRACT, WITH THE SOUTH LINE OF SAID AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, THE FOLLOWING (5) FIVE COURSES AND DISTANCES: 1. N 89° 59' 56" E, A DISTANCE OF 22.72 FEET TO A FOUND 5/8 INCH IRON ROD; 2. EAST, A DISTANCE OF 361.69 FEET TO A FOUND 5/8 INCH IRON ROD; 3. SOUTH, A DISTANCE OF 10.00 FEET TO A FOUND 5/8 INCH IRON ROD; 4. EAST, A DISTANCE OF 470.00 FEET TO A FOUND 5/8 INCH IRON ROD; 5. NORTH, A DISTANCE OF 10.00 FEET TO A FOUND 5/8 INCH IRON ROD AND; 6. EAST, A DISTANCE OF 409.94 FEET TO A FOUND 5/8 INCH IRON ROD, IN THE WEST LINE OF THAT CERTAIN 35.152 ACRE TRACT, CONVEYED FROM PATRICK L DODDLEY TO MAG-NATION LLC, AS RECORDED IN FILE NO. 2012019512, OFFICIAL RECORDS BRAZORIA COUNTY, TEXAS, SAME BEING THE EAST LINE OF THE SAID 26.9985 ACRE TRACT, FOR THE SOUTHWEST CORNER OF SAID AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE; THENCE, S 01° 01' 25" W, WITH THE SAID WEST LINE OF THE 35.152 ACRE TRACT, SAME BEING THE SAID EAST LINE OF THE 26.9985 ACRE TRACT, A DISTANCE OF 150.79 FEET TO A FOUND 1 INCH IRON PIPE, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE FINAL PLAT OF CANTERBURY PARK, SECTION 1, AS RECORDED IN VOLUME 24, PAGE 112 - 116, PLAT RECORDS, BRAZORIA COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF THE SAID 35.152 ACRE TRACT; THENCE, S 02° 03' 19" E, WITH THE MOST NORTHERLY WEST LINE OF SAID FINAL PLAT OF CANTERBURY PARK, SECTION 1, SAME BEING THE SAID EAST LINE OF THE 26.9985 ACRE TRACT, A DISTANCE OF 658.78 FEET TO A FOUND 1 INCH IRON PIPE, FOR AN INTERIOR CORNER OF SAID FINAL PLAT OF CANTERBURY PARK, SECTION 1, SAME BEING THE SOUTHWEST CORNER OF THE SAID 35.152 ACRE TRACT; THENCE, S 89° 57' 21" W, WITH THE MOST WESTERLY NORTH LINE OF THE SAID FINAL PLAT OF CANTERBURY PARK, SECTION 1, SAME BEING THE SOUTH LINE OF THE SAID 26.9985 ACRE TRACT, A DISTANCE OF 1286.25 FEET, TO A FOUND 5/8 INCH IRON ROD IN THE SAID EAST LINE OF VETERANS ROAD, FOR THE SOUTHWEST CORNER OF THE SAID 26.9985 ACRE TRACT, FROM WHICH THE MOST WESTERLY NORTHWEST CORNER OF THE SAID FINAL PLAT OF CANTERBURY PARK SECTION 1; BEARS, S 89° 57' 21" W, 36.51 FEET; THENCE, N 00° 00' 04" W, WITH THE SAID EAST LINE OF VETERANS ROAD, SAME BEING THE SAID WEST LINE OF THE 26.9985 ACRE TRACT, A DISTANCE OF 810.11 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 23.5245 ACRES (1,024,726 SQUARE FEET) OF LAND MORE OR LESS.

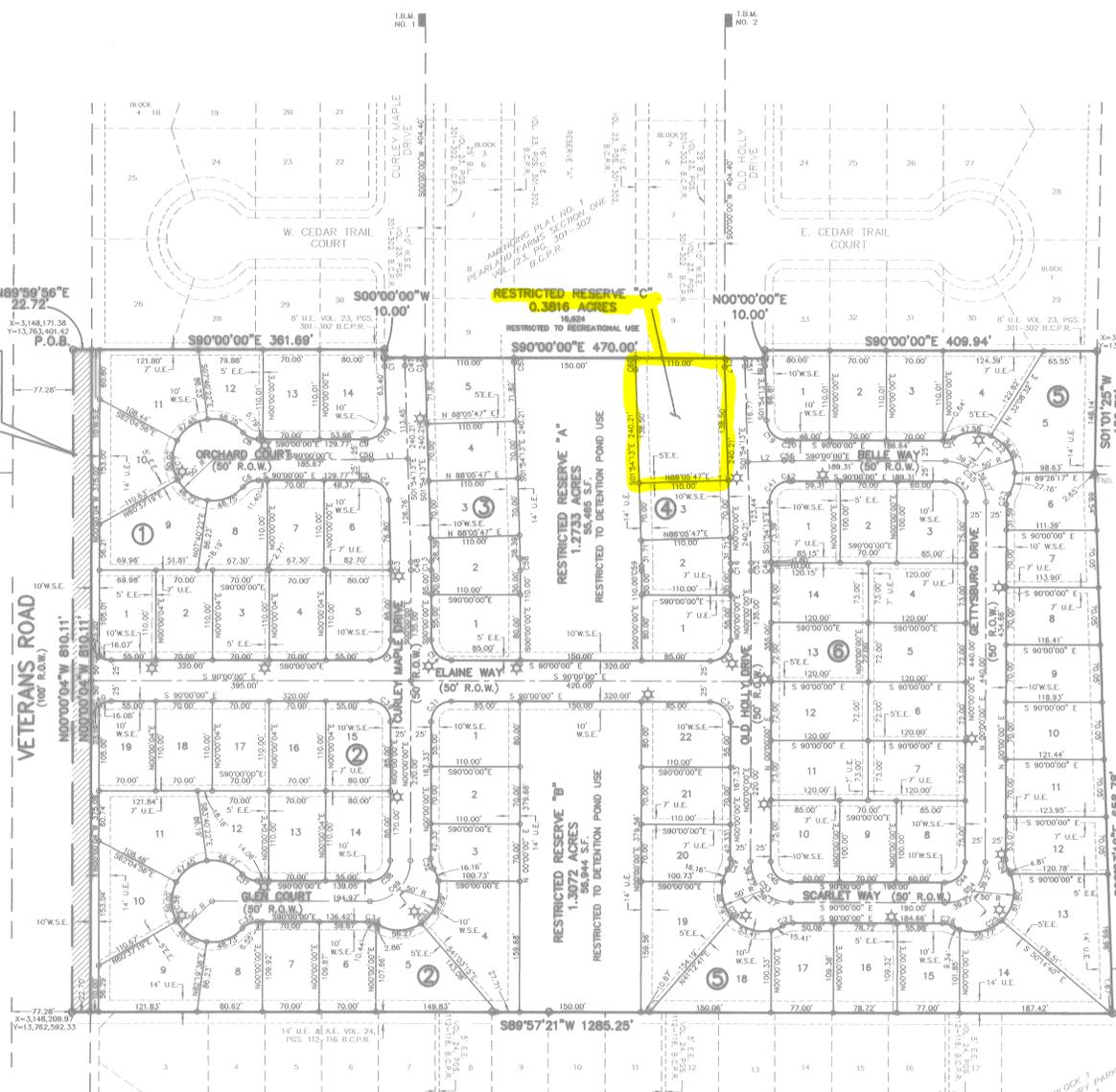
I, MICHAEL HALL, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT, AND THAT ALL PERMETER MONUMENTS HAVE BEEN MARKED WITH 5/8" IRON RODS OR AS NOTED AND ALL BLOCK CORNERS AND ANGLE POINTS, AND POINTS OF CURVATURE WILL BE PROPERLY MARKED WITH 5/8" IRON RODS.

MICHAEL HALL REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5765



LEGEND

- B.C.D.R. BRAZORIA COUNTY DEED RECORDS
B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
C.C. COUNTY CLERK'S
B.L. BUILDING LINE
D.E. DRAINAGE EASEMENT
E.E. ELECTRICAL EASEMENT
O.R.B.C.T. OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS
R.O.W. RIGHT-OF-WAY
T.B.M. TEMPORARY BENCHMARK
U.E. UTILITY EASEMENT
W.S.E. WATER AND SEWER EASEMENT
S.F. SQUARE FEET
I.P. IRON PIPE
FND. FOUND
VOL. VOLUME
PG. PAGE
R. RADIUS
FOUND 5/8" IRON ROD (UNLESS OTHERWISE NOTED)
SET 5/8" IRON ROD WITH CAP
PROPOSED STREET LIGHT
STREET NAME CHANGE



LINE TABLE with columns: LINE, LENGTH, BEARING

CURVE TABLE with columns: CURVE LENGTH, RADIUS, BEARING, CHORD, CHORD BEARING

LOT AREA TABLE with columns: LOT, BLOCK, SQ. FT., ACREAGE

LOT AREA TABLE with columns: LOT, BLOCK, SQ. FT., ACREAGE

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THE PLAT OF ORCHARD GLEN, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS DAY OF MARCH, 2014.

APPROVED FOR THE CITY OF PEARLAND THIS 12 DAY OF MARCH, 2014. DARRIN COOKER CITY ATTORNEY, ANDREA BROUGHTON, P.E. CITY ENGINEER

STATE OF TEXAS COUNTY OF BRAZORIA WE, K. HOVNANIAN OF HOUSTON II, LLC, ACTING BY AND THROUGH DAVID ORLANDO, THEREUNTO AUTHORIZED, ATTESTED BY JOHN C. ROSE, OWNERS OF THE PROPERTY AS SHOWN ON THE FOREGOING MAP OF ORCHARD GLEN IN PEARLAND, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY...

THIS IS TO CERTIFY THAT THE OWNERS OF THE PROPERTY SUBDIVIDED AS SHOWN UPON THE FOREGOING MAP OF ORCHARD GLEN, HAVE COMPLIED OR WILL COMPLY WITH ALL RULES AND REGULATIONS OF THE CITY OF PEARLAND.

IN TESTIMONY WHEREOF, K. HOVNANIAN OF HOUSTON II, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID ORLANDO, THEREUNTO AUTHORIZED, ATTESTED BY JOHN C. ROSE, THIS DAY OF MARCH.

BY: DAVID ORLANDO VICE PRESIDENT ATTEST: JOHN C. ROSE ASSISTANT SECRETARY

STATE OF TEXAS COUNTY OF BRAZORIA BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID ORLANDO AND JOHN C. ROSE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND AS ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12 DAY OF MARCH, 2014.

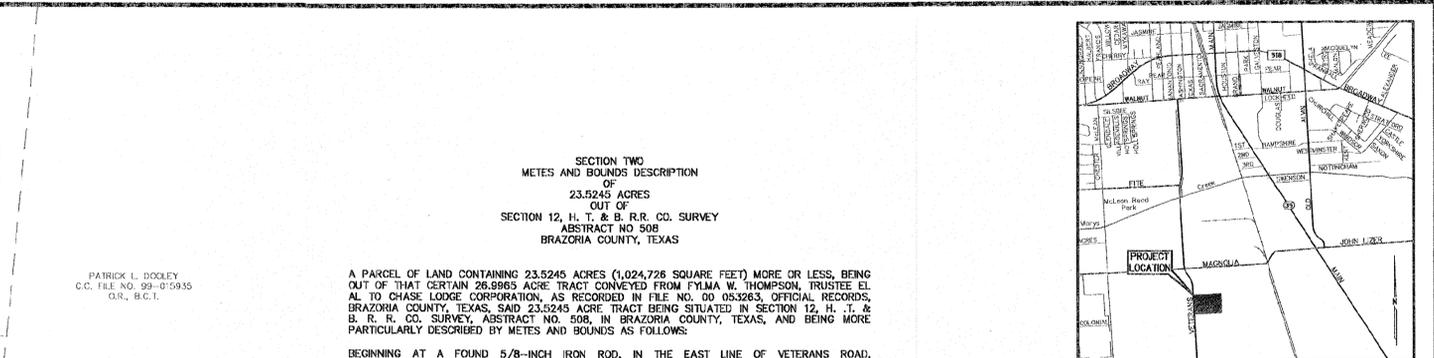
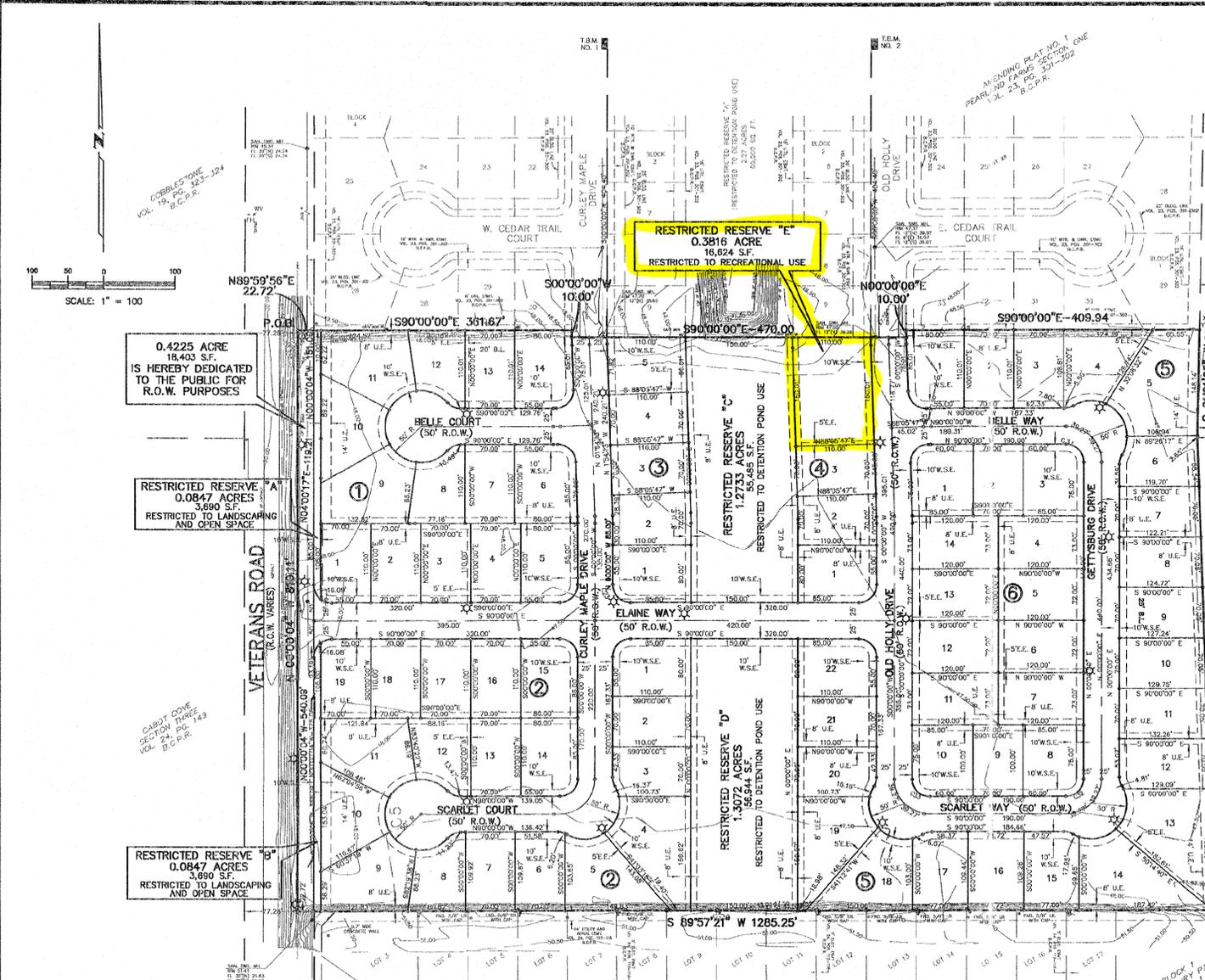
TAMMY K. WURSTHORN Notary Public, State of Texas My Commission Expires: 09/09/2014

TAMMY K. WURSTHORN Notary Public, State of Texas My Commission Expires August 09, 2014

2014019471 Brazoria County - Joyce Hudman, County Clerk 03/19/2014 04:18 PM Total Pages: 1 Fee: 129.00

CIVIL-SURV LAND SURVEYING, L.C. 5609 WEST LOOP SOUTH, SUITE 200 BELLARINE, TEXAS 77401 PHONE 713-839-8000 FAX 713-839-8020 CONTACT: MICHAEL HALL





SECTION TWO
 METES AND BOUNDS DESCRIPTION
 OF
 23.5245 ACRES
 OUT OF
 SECTION 12, H. T. & B. R. CO. SURVEY
 ABSTRACT NO. 508
 BRAZORIA COUNTY, TEXAS

A PARCEL OF LAND CONTAINING 23.5245 ACRES (1,024,726 SQUARE FEET) MORE OR LESS, BEING OUT OF THAT CERTAIN 26.9985 ACRE TRACT CONVEYED FROM PEARLAND FARMS, TRUSTEE ET AL TO CHASE LODGE CORPORATION, AS RECORDED IN FILE NO. 00 055263, OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS, SAID 23.5245 ACRE TRACT BEING SITUATED IN SECTION 12, H. T. & B. R. CO. SURVEY, ABSTRACT NO. 508, IN BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH IRON ROD, IN THE EAST LINE OF VETERANS ROAD, RIGHT-OF-WAY VARIES, SAME BEING IN THE WEST LINE OF THE SAID 26.9985 ACRE TRACT, FOR THE SOUTHWEST CORNER OF AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, AS RECORDED IN VOLUME 23, PAGE 301 AND 302, PLAT RECORDS, BRAZORIA COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF THAT CERTAIN 0.292 ACRE TRACT, DEDICATED FOR RIGHT-OF-WAY PURPOSES, AS SHOWN ON SAID AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE;

THENCE, CROSSING THE SAID 26.9985 ACRE TRACT, WITH THE SOUTH LINE OF SAID AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, THE FOLLOWING (5) FIVE COURSES AND DISTANCES:

1. S 89°59'56" E, A DISTANCE OF 22.72 FEET TO A FOUND 5/8 INCH IRON ROD;
2. EAST, A DISTANCE OF 384.39 FEET TO A FOUND 5/8 INCH IRON ROD;
3. SOUTH, A DISTANCE OF 10.00 FEET TO A FOUND 5/8 INCH IRON ROD;
4. EAST, A DISTANCE OF 470.00 FEET TO A FOUND 5/8 INCH IRON ROD;
5. NORTH, A DISTANCE OF 10.00 FEET TO A FOUND 5/8 INCH IRON ROD AND;
6. EAST, A DISTANCE OF 409.94 FEET TO A FOUND 5/8 INCH IRON ROD, IN THE WEST LINE OF THAT CERTAIN 35.152 ACRE TRACT, CONVEYED FROM FRANCES D. COPPINGER TO PATRICK L. DOOLEY, AS RECORDED IN FILE NO. 89 019535 OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS, SAME BEING IN THE EAST LINE OF THE SAID 26.9985 ACRE TRACT; FOR THE SOUTHWEST CORNER OF SAID AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE;

THENCE, S 01° 01' 25" W, WITH THE SAID WEST LINE OF THE 35.152 ACRE TRACT, SAME BEING THE SAID EAST LINE OF THE 26.9985 ACRE TRACT, A DISTANCE OF 150.79 FEET TO A FOUND 1 INCH IRON PIPE, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE FINAL PLAT OF CANTERBURY PARK, SECTION 1, AS RECORDED IN VOLUME 24, PAGE 112 - 116, PLAT RECORDS, BRAZORIA COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF THE SAID 35.152 ACRE TRACT;

THENCE, S 02° 03' 19" E, WITH THE MOST NORTHERLY WEST LINE OF SAID FINAL PLAT OF CANTERBURY PARK, SECTION 1, SAME BEING THE SAID EAST LINE OF THE 26.9985 ACRE TRACT, A DISTANCE OF 658.78 FEET TO A FOUND 1 INCH IRON PIPE, FOR AN INTERIOR CORNER OF SAID FINAL PLAT OF CANTERBURY PARK, SECTION 1, SAME BEING THE SOUTHWEST CORNER OF THE SAID 26.9985 ACRE TRACT;

THENCE, S 89° 57' 21" W, WITH THE MOST WESTERLY NORTH LINE OF THE SAID FINAL PLAT OF CANTERBURY PARK SECTION 1, SAME BEING THE SOUTH LINE OF THE SAID 26.9985 ACRE TRACT, A DISTANCE OF 1285.25 FEET, TO A FOUND 5/8 INCH IRON ROD IN THE SAID EAST LINE OF VETERANS ROAD, FOR THE SOUTHWEST CORNER OF THE SAID 26.9985 ACRE TRACT, FROM WHICH THE MOST WESTERLY NORTHWEST CORNER OF THE SAID FINAL PLAT OF CANTERBURY PARK SECTION 1; BEARS, S 89° 57' 21" W, 36.51 FEET;

THENCE, N 00° 00' 04" W, WITH THE SAID EAST LINE OF VETERANS ROAD, SAME BEING THE SAID WEST LINE OF THE 26.9985 ACRE TRACT, A DISTANCE OF 810.11 FEET TO THE POINT OF BEGINNING, AND CONTAINING 23.5245 ACRES (1,024,725 SQUARE FEET) OF LAND MORE OR LESS.

I, CLIFTON SEWARD, 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 PERMETER MONUMENTS HAVE BEEN MARKED WITH 5/8" IRON RODS OR AS NOTED AND ALL BLOCK CORNERS AND ANGLE POINTS, AND POINTS OF CURVATURE WILL BE PROPERLY MARKED WITH 5/8" IRON RODS.

CLIFTON SEWARD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4337

BENCHMARK ELEV: 47.68

DISK IN CONCRETE ROADWAY LOCATED IN THE CENTERLINE OF WHITESTONE DRIVE, 4200 SOUTH OF MAGNOLIA ROAD (N.G.V.D. 1929, 1978 ADJUSTMENT) BEING B.M. NO. 1 AS SHOWN ON PARTIAL REPLAT OF COBBLESTONE, AS RECORDED IN VOLUME 19, PAGES 721-722, BRAZORIA COUNTY PLAT RECORDS.

T.B.M. NO. 1 ELEV: 47.07

BRASS CAP SET IN CONCRETE ON THE EAST SIDE OF CURLEY MAPLE DRIVE, 18 FEET SOUTHWEST OF CENTERLINE INTERSECTION WITH W. TIMBERCUT COURT, 2.1 FEET NORTHWESTERLY FROM THE NORTHEAST CORNER OF A STORM SEWER INLET, AND 1.5 FEET EAST OF THE BACK OF CURB. BRASS CAP IS STAMPED ELEV 47.07, RLPS NO. 4337 (1978 ADJUSTMENT)

T.B.M. NO. 2 ELEV: 46.27

BRASS CAP SET IN CONCRETE ON THE WEST SIDE OF OLD HOLLY DRIVE, 19.2 FEET SOUTHWEST OF CENTERLINE INTERSECTION WITH E. TIMBER CUT COURT, 3.7 FEET NORTHEAST FROM THE NORTHEAST CORNER OF A STORM SEWER INLET AND 0.6 FEET WEST OF THE BACK OF CURB. BRASS CAP IS STAMPED ELEV 46.27, RLPS NO. 4337 (1978 ADJUSTMENT)

FLOOD STATEMENT:

AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 4800770045J DATED SEPTEMBER 22, 1996, THIS SITE IS LOCATED IN ZONE "X" FOR AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

NOTES:

1. PERMANENT STRUCTURES, INCLUDING FENCES, SHALL NOT BE ERECTED IN OR ACROSS THE DRAINAGE EASEMENT WHICH WILL INHIBIT FREE FLOW OF WATER IN DITCHES OR ACCESS TO THE EASEMENT BY DRAINAGE CREEKS OR EQUIPMENT. FENCES ON SIDE LOT LINES ARE EXCEPTED.
2. THERE ARE NO PEELINES WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
3. DRAINAGE EASEMENTS MAY BE USED BY ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK, PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
4. MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY.
5. ALL SIDE LOT LINES ARE THE CENTERLINE OF 6' D.E. TO EACH ADJACENT LOT.
6. THERE ARE 18 STREETLIGHTS ON THIS PLAT.
7. A SIDEWALK SIX FEET (6') IN WIDTH ALONG VETERANS ROAD AND FOUR FEET (4') IN WIDTH ALONG ALL OTHER STREETS, WILL BE REQUIRED AT THE TIME OF DEVELOPMENT.
8. NO LOTS ARE ALLOWED DIRECT ACCESS TO VETERANS ROAD.
9. THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON AMENDING PLAT NO. 1 OF PEARLAND FARMS, SECTION ONE, AS RECORDED IN VOLUME 23, PAGES 301-302, PLAT RECORDS, BRAZORIA COUNTY, TEXAS.
10. THE DISTANCES SHOWN ON THIS PLAT ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. THE GRID COORDINATES SHOWN ON THIS PLAT ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT HGGSD 76 PID AW552 (NAD 1983). THE SCALE FACTOR FOR THIS MONUMENT IS 0.99987007.
11. CORNER LOTS ARE NOT ALLOWED SIDE ACCESS.
12. A SIX FOOT (6") HIGH MASONRY FENCE WILL BE REQUIRED TO SEPARATE LOTS FROM VETERANS DRIVE.
13. THIS SUBDIVISION IS LOCATED IN ZONE R-2, SINGLE-FAMILY RESIDENTIAL.

3400 BLOCK OF VETERANS ROAD
 PRELIMINARY PLAT OF
PEARLAND FARMS
SECTION TWO

A SUBDIVISION OF
 23.5245 ACRES
 LOCATED IN THE
 H.T. & B. R. CO. SURVEY
 SECTION 12
 ABSTRACT NO. 508
 CITY OF PEARLAND
 BRAZORIA COUNTY, TEXAS
 6 BLOCKS 77 LOTS
 3.1315 ACRES IN 5 RESERVES
 JULY 13, 2010
 PLAT NO. P-6155-2010-0031

OWNER:
 CHASE LODGE CORPORATION
 CONTACT: DWAIN EVANS
 5428 FAIRDALE LANE
 HOUSTON, TEXAS 77056
 (713) 993-0733



THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THE PLAT OF PEARLAND FARMS, SECTION TWO, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2010.

JERRY KOZA, JR.
 CHAIRPERSON

APPROVED FOR THE CITY OF PEARLAND THIS _____ DAY OF _____, 2010.

DAHRIN COKER
 CITY ATTORNEY

NARCISO LIRA, III, P.E.
 CITY ENGINEER

- LEGEND
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - W.S.E. INDICATES WATER & SEWER EASEMENT
 - P.B.M. INDICATES PERMANENT BENCHMARK
 - D.E. INDICATES DRAINAGE EASEMENT
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.F.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - E.E. INDICATES ELECTRICAL EASEMENT
 - ☆ INDICATES STREET LIGHT LOCATION

| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BRG |
|-------|--------|--------|------------|---------|-------|-------------|
| C1 | 39.27 | 25.00 | 90°00'00" | 25.00 | 35.36 | S45°00'00"W |
| C2 | 39.27 | 25.00 | 90°00'00" | 25.00 | 35.36 | N45°00'00"W |
| C3 | 39.27 | 25.00 | 90°00'00" | 25.00 | 35.36 | N45°00'00"E |
| C4 | 21.03 | 25.00 | 48°11'23" | 11.18 | 20.41 | S85°54'19"E |
| C5 | 241.19 | 50.00 | 278°22'46" | 44.72 | 66.67 | S00°00'00"E |
| C6 | 21.03 | 25.00 | 48°11'23" | 11.18 | 20.41 | S85°54'19"W |
| C7 | 13.17 | 25.00 | 30°10'44" | 6.74 | 13.02 | N74°54'38"W |
| C8 | 131.48 | 50.00 | 150°33'58" | 191.03 | 98.74 | N44°50'49"E |
| C9 | 13.30 | 25.00 | 30°29'12" | 6.81 | 13.15 | S151°4'36"E |
| C10 | 39.27 | 25.00 | 90°00'00" | 25.00 | 35.36 | N45°00'00"W |
| C11 | 39.27 | 25.00 | 90°00'00" | 25.00 | 35.36 | N45°00'00"W |
| C12 | 13.29 | 25.00 | 30°27'58" | 6.81 | 13.14 | N151°3'59"E |
| C13 | 131.71 | 50.00 | 150°35'58" | 192.87 | 96.80 | S45°00'00"E |
| C14 | 13.29 | 25.00 | 30°27'58" | 6.81 | 13.14 | S74°48'01"W |
| C15 | 13.29 | 25.00 | 30°27'58" | 6.81 | 13.14 | N74°48'01"W |
| C16 | 131.71 | 50.00 | 150°35'58" | 192.87 | 96.80 | N45°00'00"E |
| C17 | 13.29 | 25.00 | 30°27'58" | 6.81 | 13.14 | S151°3'59"E |
| C18 | 13.29 | 25.00 | 30°27'58" | 6.81 | 13.14 | S151°3'59"W |
| C19 | 131.71 | 50.00 | 150°35'58" | 192.87 | 96.80 | N45°00'00"W |
| C20 | 13.29 | 25.00 | 30°27'58" | 6.81 | 13.14 | N74°48'01"E |
| C21 | 39.27 | 25.00 | 90°00'00" | 25.00 | 35.36 | N45°00'00"E |
| C22 | 39.27 | 25.00 | 90°00'00" | 25.00 | 35.36 | N45°00'00"E |
| C23 | 39.27 | 25.00 | 90°00'00" | 25.00 | 35.36 | S45°00'00"E |
| C24 | 39.27 | 25.00 | 90°00'00" | 25.00 | 35.36 | N45°00'00"E |
| C25 | 21.03 | 25.00 | 48°11'23" | 11.18 | 20.41 | S85°54'19"E |
| C26 | 241.19 | 50.00 | 278°22'46" | 44.72 | 66.67 | S00°00'00"E |
| C27 | 21.03 | 25.00 | 48°11'23" | 11.18 | 20.41 | S85°54'19"W |
| C28 | 39.27 | 25.00 | 90°00'00" | 25.00 | 35.36 | N45°00'00"E |
| C29 | 39.27 | 25.00 | 90°00'00" | 25.00 | 35.36 | N45°00'00"E |
| C30 | 39.27 | 25.00 | 90°00'00" | 25.00 | 35.36 | S45°00'00"E |
| C31 | 39.27 | 25.00 | 90°00'00" | 25.00 | 35.36 | N45°00'00"W |
| C32 | 39.27 | 25.00 | 90°00'00" | 25.00 | 35.36 | N45°00'00"E |
| C33 | 39.27 | 25.00 | 90°00'00" | 25.00 | 35.36 | S45°00'00"E |
| C34 | 78.54 | 50.00 | 90°00'00" | 50.00 | 70.71 | N45°00'00"E |
| C35 | 78.54 | 50.00 | 90°00'00" | 50.00 | 70.71 | S45°00'00"E |
| C36 | 78.54 | 50.00 | 90°00'00" | 50.00 | 70.71 | N45°00'00"W |
| C37 | 78.54 | 50.00 | 90°00'00" | 50.00 | 70.71 | S45°00'00"W |
| C38 | 39.27 | 25.00 | 90°00'00" | 25.00 | 35.36 | S45°00'00"E |

| LOT | BLOCK | AREA | ACREAGE |
|-----|-------|--------|---------|
| 1 | 1 | 8,666 | 0.1989 |
| 2 | 1 | 7,701 | 0.1768 |
| 3 | 1 | 7,700 | 0.1768 |
| 4 | 1 | 7,700 | 0.1768 |
| 5 | 1 | 8,666 | 0.1989 |
| 6 | 1 | 8,666 | 0.1989 |
| 7 | 1 | 7,700 | 0.1768 |
| 8 | 1 | 7,287 | 0.1675 |
| 9 | 1 | 12,283 | 0.2820 |
| 10 | 1 | 9,946 | 0.2265 |
| 11 | 1 | 11,653 | 0.2721 |
| 12 | 1 | 7,289 | 0.1673 |
| 13 | 1 | 7,701 | 0.1768 |
| 14 | 1 | 8,667 | 0.1990 |
| 15 | 1 | 8,666 | 0.1989 |
| 16 | 2 | 7,700 | 0.1768 |
| 17 | 2 | 7,581 | 0.1740 |
| 18 | 2 | 12,588 | 0.2889 |
| 19 | 2 | 10,822 | 0.2484 |
| 20 | 2 | 7,857 | 0.1798 |
| 21 | 2 | 7,700 | 0.1768 |
| 22 | 2 | 7,377 | 0.1694 |
| 23 | 2 | 12,183 | 0.2797 |
| 24 | 2 | 11,151 | 0.2560 |
| 25 | 2 | 12,514 | 0.2873 |
| 26 | 2 | 7,289 | 0.1673 |
| 27 | 2 | 7,993 | 0.1766 |
| 28 | 2 | 8,666 | 0.1989 |
| 29 | 2 | 8,663 | 0.1989 |
| 30 | 2 | 7,899 | 0.1767 |
| 31 | 2 | 7,899 | 0.1767 |
| 32 | 2 | 7,700 | 0.1768 |
| 33 | 2 | 8,666 | 0.1989 |
| 34 | 2 | 8,666 | 0.1989 |
| 35 | 2 | 8,663 | 0.1989 |
| 36 | 2 | 7,899 | 0.1767 |
| 37 | 2 | 7,899 | 0.1767 |
| 38 | 2 | 7,700 | 0.1768 |
| 39 | 2 | 8,666 | 0.2020 |
| 40 | 2 | 8,666 | 0.1989 |
| 41 | 2 | 7,700 | 0.1768 |
| 42 | 2 | 7,700 | 0.1768 |
| 43 | 2 | 7,700 | 0.1768 |
| 44 | 2 | 7,700 | 0.1768 |

| LOT | BLOCK | AREA | ACREAGE |
|-----|-------|--------|---------|
| 1 | 5 | 8,667 | 0.1990 |
| 2 | 5 | 7,701 | 0.1768 |
| 3 | 5 | 7,698 | 0.1767 |
| 4 | 5 | 9,457 | 0.2171 |
| 5 | 5 | 15,275 | 0.3507 |
| 6 | 5 | 8,134 | 0.1867 |
| 7 | 5 | 8,467 | 0.1944 |
| 8 | 5 | 8,643 | 0.1984 |
| 9 | 5 | 8,619 | 0.2024 |
| 10 | 5 | 8,946 | 0.2065 |
| 11 | 5 | 9,170 | 0.2109 |
| 12 | 5 | 9,312 | 0.2138 |
| 13 | 5 | 14,852 | 0.3433 |
| 14 | 5 | 13,069 | 0.3000 |
| 15 | 5 | 8,666 | 0.1989 |
| 16 | 5 | 8,608 | 0.1976 |
| 17 | 5 | 8,380 | 0.1924 |
| 18 | 5 | 10,788 | 0.2477 |
| 19 | 5 | 12,550 | 0.2881 |
| 20 | 5 | 7,983 | 0.1741 |
| 21 | 5 | 7,700 | 0.1768 |
| 22 | 5 | 8,666 | 0.1989 |
| 23 | 5 | 8,366 | 0.1921 |
| 24 | 5 | 8,640 | 0.1983 |
| 25 | 5 | 8,640 | 0.1983 |
| 26 | 5 | 8,780 | 0.2011 |
| 27 | 5 | 8,366 | 0.1921 |
| 28 | 5 | 8,780 | 0.2011 |
| 29 | 5 | 8,640 | 0.1983 |
| 30 | 5 | 8,640 | 0.1983 |
| 31 | 5 | 8,780 | 0.2011 |

STATE OF TEXAS
 COUNTY OF BRAZORIA

WE, CHASE LODGE CORPORATION, ACTING BY AND THROUGH DWAIN EVANS, VICE PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY BARBARA EVANS, SECRETARY, OWNERS OF THE PROPERTY AS SHOWN ON THE FOREGOING MAP OF PEARLAND FARMS, SECTION TWO IN PEARLAND, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS PEARLAND FARMS, SECTION TWO, SAME BEING OUT OF THE H.T. & B.R. CO. SURVEY, SECTION 12, ABSTRACT NO. 508, LOCATED IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE, AS SUCH, ALL OF THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER AND DO HEREBY WAIVE ANY CLAIM FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED OR OCCASIONED BY THE ALTERATION OF GRADES, AND DO HEREBY BIND OURSELVES AND SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT THE OWNERS OF THE PROPERTY SUBDIVIDED AS SHOWN UPON THE FOREGOING MAP OF PEARLAND FARMS, SECTION TWO, HAVE COMPLIED OR WILL COMPLY WITH ALL RULES AND REGULATIONS OF THE CITY OF PEARLAND.

IN TESTIMONY WHEREOF, CHASE LODGE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY DWAIN EVANS, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, BARBARA EVANS, THIS _____ DAY OF JULY, 2010.

BY: DWAIN EVANS VICE PRESIDENT
 ATTEST: BARBARA EVANS SECRETARY

STATE OF TEXAS
 COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DWAIN EVANS AND BARBARA EVANS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND AS ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF JULY, 2010.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

LE 05055 CS 05101



May 31, 2012

Planning Department
City of Pearland
3523 Liberty Drive
Pearland, Texas 77581

RE: Preliminary Plat of Pearland Farms, Section Two
LE 12046

Dear Planning & Zoning Commission/Planning Director:

Please accept for consideration the following request for extension of approval of the preliminary plat listed above. Lentz Engineering, L.C., hereby requests an additional two years before the Planning and Zoning Commission must act upon the plat known as Pearland Farms, Section Two. This extension is to allow time to address the city's review comments.

Sincerely,
Lentz Engineering, L.C.

Aaron Bourgeois, LEED AP
Urban Planner

C. DISCUSSION ITEMS

1. Commissioners Activity Report
2. Article: July 2016 issue of Planning Magazine. *One Size Does Not Fit All*: A look at the trends shaping the housing market recovery shows that housing types-and locations-are shifting to appeal to a vast cross-section of buyers.
3. Zoning Update:
2st Reading 08-08-16 **APPROVED**
ZONE 2016-00004: 3546/3618 Harkey R-1 to R-3
4. Next P&Z Meeting, – September 26, 2016 – JPH and Regular P&Z meeting
5. Upcoming meeting change notice:
 - *September 5, 2016 - City Holiday – No P&Z Meeting
 - *September 26, 2016 – JPH and Regular P&Z meeting



One Size Does Not Fit All

A look at the trends shaping the housing market recovery shows that housing types—and locations—are shifting to appeal to a vast cross-section of buyers.

By KATY TOMASULO

Local regulations sometimes get in the way of developments that strive to meet changing demand for housing types. Builder and planner Bryan Stumpf says officials, residents, and buyers now like the smaller, alley-loaded lots at Harmony near Indianapolis, which is denser than the area was used to. But it took some “jumping through hoops.”



It's

NO SECRET THAT THE HOUSING MARKET IS RE-BOUNDING, slowly but surely. The National Association of Home Builders expects single-family housing starts to climb to over 800,000 this year (from a rock bottom of 445,000 in 2009) and multifamily to maintain a little less than 400,000.

As the growth continues, lingering challenges from the recession and shifting demographics are having an impact on the type of housing being built in many markets and, as such, are changing the way in which some suburban and exurban communities are taking shape.

Big picture

Much of the growth during the first few years of the recovery, including last year, was spurred by multifamily development, particularly rental properties, which comprise 95 percent of current multifamily product compared to an 80 percent norm.

Lagging first-time home ownership in general due to financial constraints is one cause for the rental uptick, for sure, but another is sheer volume: There are 25 million millennials aged 20 to 25, an age group that leans heavily toward rentals. In some markets, however, there's already oversaturation, so the robust pace of multifamily development is likely to cool down, and in most areas is leveling off.

The single-family sector is about halfway recovered, according to the NAHB. Expectations are for single-family to grow in the coming years, including for millennials, whose job woes and student loan debt have put home buying on hold. Still, "we know these young people have the same goals" as the generations that came before them, says NAHB chief economist Robert Dietz.

Challenges remain beyond millennial buying power, chief among them being what Dietz calls the three Ls—lots, lending, and labor. Most relevant of those to planners is the availability of lots—particularly the desirable ones, known as As and Bs—which are scarce in many markets.

"Lot availability has definitely been a problem," notes planner Bryan Stumpf, AICP, vice president of development at Estridge Homes in Indianapolis. "We burned through the distressed lots years ago. So we're seeing prices for lots at prerecession levels, because the supply is not there."

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It is certainly affecting how communities are being developed, both closer in and farther out. In the exurbs, developers are touting amenities and affordability. Closer in, there's an impending shift from large communities to tear-down construction and infill. In 2015, there were 55,000 single-family homes built as part of a tear-down process, nearly eight percent of all single-family starts, which is up from about five percent in 2014. What does that mean for the market? "It says that there's a sizable share of the market that is due to this different form of construction [rather] than greenfield development," explains Dietz.

Tighter lending has constrained construction and, even more so, limited lot development, he says.

As a result, builders and planners are getting creative and often wading through regulations—not to mention resident preferences—to meet changing needs. Estridge's Harmony development north of Indianapolis, for example, is made up of 277 acres cleaved together from 13 parcels. That development eschews the typical 80'x140' lots in favor of 60'x75' conventional lots and 42-foot-wide and 50-foot-wide alley-loaded lots. It's the first time the area has seen that type of density, and the first alley-load approach, but it's one that the city and existing residents have responded well to, Stumpf says.

"There's often a conflict between the comprehensive plan vision and what the zoning allows," he notes. "We want these communities, but ordinances are written for 80'x100' lots and mass-production housing. We've had to jump through hoops. But the city understands what we want to do."

Shifts in buying norms

It all adds up to a slow recovery. "The trend of purchasing new homes has been very suppressed," says Jessica Lautz, managing director of survey research and communications for the National Association of Realtors. "We currently have only 16 percent of buyers purchasing a brand new home. Historically, it's substantially higher than that." The depressed building market is contributing to that, she says, along with constrained inventory in lower price brackets.

The recession took a toll on traditional buying patterns. Typically, first-timers make up 30 percent of home buyers, Dietz says; today it's less than 20 percent. The cause is twofold: tough economic conditions for millennials and Gen Xers because of the tight job market and student loan debt, alongside supply-side constraints that are pushing housing product toward wealthier move-up buyers.

Exacerbating the problem: Gen Xers are staying in their first homes longer because of price depreciation from the housing crash, which further limits availability of affordable homes for millennials. Finally, there is a shift in lifestyle—younger generations are waiting longer to get married and start tra-

ditional family-based households. (Millennials have different transportation preferences, too. Read about it in “Planning for the Car-Free Generation,” May.)

It’s something that can be seen in housing size, Dietz says. During the recession, square footage dropped, but now the average home size is back above what it was even in the boom years, to over 2,600 square feet. Consumer preference is partially the reason, but the lack of entry-level stock—which is typically smaller—is throwing off the averages.

Dietz expects to see an uptick in first-time housing product, with one indicator being an 18 percent rise in town house construction from 2014 to 2015.

One trend across the board: a paucity of affordable homes. “Most communities are seeing an extreme lack of affordable housing,” says Adam Perkins, AICB, urban planning manager for the Downtown Denver Partnership and chair of the Housing and Community Development Division of APA. “With prices skyrocketing, there’s just no room for affordable housing. It’s getting harder and harder as it goes on.”

The U.S. is experiencing “persistent affordability problems,” agrees Janet Viveiros, senior research associate at the National Housing Conference. “We’re seeing incomes going up slightly, employment improving, but there are still significant affordability problems.” The organization’s 2015 annual report found that a quarter of all renters are spending more than half their income on rent, which creates a barrier to savings and has ramifications for daily life. Even in areas where housing costs are low, she says, the housing cost burden is still immense due to low wages.

“This is where it’s important for communities to get involved to encourage the development of affordable housing . . . because oftentimes, mathematically, there’s a gap,” Viveiros says. “It takes an active, engaged community to decide that affordable housing is important.”

Generational influence

All of these economic and demographic indicators are influencing the housing product and the characteristics of communities—while some long-held trends remain the same.

The notion that millennials will leave the suburbs as ghost towns is proving to be false. “Every consumer preference survey I’ve seen suggests that broad masses of Gen Y and young Gen Xers still have the same aspirations of home ownership as prior generations,” says Dietz, notably a desire for suburban and single-family housing.

The draw of good schools and more affordable options are chief drivers for millennials, particularly older ones, who are now in their early 30s.

The National Association of Realtors Home Buyer and Seller Generational Trends Report 2016 notes

‘The concept was [that] unless we build a package, a community that is worth the extra five- to 10-minute commute, then we haven’t delivered on our mission. With that in mind, we have great amenities: fitness center, cafe, amphitheater, welcome center, a conservatory. But also we made an unprecedented commitment to education.’

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that the number of millennials buying in urban or central-city areas decreased from 21 percent to 17 percent in the past year. “Overall, the majority of buyers in all generations continue to purchase a single-family home in a suburban area,” according to a press release tied to the report. The association also notes that even if millennials wanted to live in an urban area, there is limited availability in their price range and few entry-level condos for sale, making it extremely difficult to buy there.

Still, those age groups do want walkability, which calls for suburban communities to have convenient retail and grocery stores. That way, once the long commute home is complete, they can stay put. They also are looking at proximity to their jobs and to their families, along with quality of schools.

“For a lot of folks, if they grew up suburban, they want to live like that,” Stumpf acknowledges. “But they don’t want it the same way. They don’t want the beige tract home that looks like the others and doesn’t have amenities. They want to be where the activities are.” He notes, though, that in Indianapolis, urban living is popular with millennials.

A sense of community is key, he says. Harmony, for example, avoids cul-de-sacs and neighborhood segmenting, instead blending the different lots and home types. “People don’t want to be isolated. They want to be actively engaged in their community.”

In some cases, the generational shifts are reversed, with boomers moving into urban areas. In Houston, for example, David Weekley Homes is stocking its infill communities with a mix of young professionals and empty nesters, and is designing communities with several home styles to accommodate their different needs, tastes, and budgets. Similarly, Harmony is targeting millennials, families, and active empty-nesters.

Drawing out buyers

Because the dream of suburban home ownership is still strong, developers and planners are getting creative about how to attract buyers to C and D community locations that are farther out.

For Wade Journey Homes, that approach is simple: affordability. Prices in the Greensboro, North Carolina-based builder’s communities in the Carolinas and southwest Florida span from \$80,000 to about \$200,000, which is drawing buyers to its neighborhoods that are more off the beaten path.

Similarly, the city of Maricopa, Arizona, about 20 miles outside of Phoenix, is seeing steady permit growth during the recovery. “Generally, people are okay with the commute because the housing is so affordable,” says Martin Scribner, AICB, director of development services for the city. “And it’s a great little community.”

Along with affordability, the town leveraged extra funds from the boom years to build new community



Amenities and educational offerings at Meridiana, a 2,700-acre master-planned community 24 miles from downtown Houston, make the longer commute worth it for residents. Along with the new elementary school are four educational labs, including the 60-foot Meridian tower solar observatory, which creates a sunspot at true noon.

amenities and infrastructure during the recession, including a state-of-the-art town hall, police station, rec center, dog park, and stocked fish pond.

At Meridiana, Rise Communities' 2,700-acre master planned community 24 miles from downtown Houston, the draw is also all about amenities.

Although strategically located near a new toll road and the Texas Medical Center, Meridiana, whose homes start in the \$250,000 range, is still pretty far out of town. "The concept was [that] unless we build a package, a community that is worth the extra five- to 10-minute commute, then we haven't delivered on our mission," says Dan Naef, president of Rise Communities. "With that in mind, we have great amenities that appeal to all stages of life—fitness center, cafe, amphitheater, welcome center, a conservatory. But also we made an unprecedented commitment to education."

Along with donating land for the new elementary school, Meridiana includes four learning laboratories, outdoor spaces developed in conjunction with the school district with hands-on learning opportunities that tie directly into the K-12 curriculum. Covering everything from shapes to water testing to habitat studies, data collected in the interactive labs can be delivered to the school district's classrooms.

The most iconic of the four labs is the 60-foot Meridian tower solar observatory, the state's tallest. It creates a sun spot at true noon, while the amenity village is arranged so that buildings align perfectly along solstice lines.

Just as essential in creating the amenities is ensuring they're in place right away, which is a fairly new trend for many developers and planners. For example, Meridiana Elementary School opens in August, yet model homes are just now being built.

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"It becomes 'where do I want to live' versus 'closer,'" Naef says. "You build the best amenities and you build quality homes, and people will come to your community."

One amenity Naef sees shifting is the Welcome Center; as traffic to centrally located sales centers drops off, developers are designing them with an eye toward what they can become later. Also, they're becoming integrated into the community itself. At Windsong Ranch outside Dallas, for example, the sales center connects to a restaurant, pool, and fitness center. The sales center floor area could eventually morph into additional community space.

Events such as book clubs and wine events are becoming must-haves. "You create an atmosphere of 'I want to live here because it's fun.' And these things help you meet your neighbor and build community," says Naef. "We need to build community and infrastructure that enhance long-term relationships."

Filling in the closer-in suburbs

Still, not everyone is willing to make the trek, and it's often a market-by-market trend. "The buyers want to be where there's a sense of place," says Stumpf of the current vibe in Indianapolis. "Rather than having a commute, people are willing to spend more."

Though largely a suburban building company, David Weekley Homes is diversifying to include closer-in development through its "Central Living by David Weekley Homes" division created eight or nine years ago. In Houston, the division purchases boarded-up commercial properties or other infill sites, building 10 to 27 units an acre with diverse single-family detached houses ranging from \$275,000 to over \$1 million. Having a great land planner on staff is key, says Chris Weekley, division president,

to ensure the smaller lots still work comfortably. Today 600 of the company's lots in Houston and 3,000 nationwide are through its Central Living division.

For Trumark Companies, the mix of locations likewise includes both suburban and closer-in development, in this case in Northern and Southern California. Wallis Ranch is a master-planned community of 806 homes in Dublin, in the Central Valley about 35 miles from San José. But, closer to the tech cores of Silicon Valley, it is also experiencing robust sales at smaller infill communities of 100 to 200 homes.

It's about understanding the buyer, says Garrett Hinds, director of architecture for Trumark. Like at Meridiana, amenities for Trumark's planned communities go up as commutes do. In Wallis Ranch, buyers find larger square footage, more bedrooms, higher ceilings along with downstairs bedrooms and more accommodations for guests and extended-family living arrangements.

Hinds agrees with others that a community building approach holds appeal for buyers. The clubhouse is considered an extension of the home, providing places for teens to study or small groups to gather. Wallis Ranch also has a working farm where residents can pick up fresh fruits, vegetables, and flowers on their way home from work.

The Cannery, a new community in Davis, California, by the New Home Company, finds a similar draw from the local-food movement. It's also built around a working urban farm and promotes a bicycle-centric culture deeply ingrained in the broader Davis mindset.

Closer in, "cities are demanding density," says Hinds of the Bay Area communities populated by Facebook, Apple, and other high-tech companies. And buyers need to be near BART rail stations. The company's Timber community in Newark, California, just across the water from Palo Alto, combines 84 three-story, detached houses and 80 three-story town homes, with vertical orientation that provides density without sacrificing key home features or size. The community won the Building Industry Association of the Bay Area's Community of the Year—Multi Product award this spring.

The variety being pursued by developers and planners is answering the diverse needs of buyers who now span three very distinct generations, as well as a housing recovery still facing its own set of unique challenges. The success stories from the close-in suburbs to the exurbs prove that only one thing is truly clear: One size doesn't fit all.

"It's a fun time to be a planner," says Stumpf. "Because things are happening, but it's not absolutely crazy. It's a time when people are looking at what works for the community." ■

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WHATEVER HAPPENED TO HAMP AND HARP?

By Jake Blumgart

Barack Obama began his presidency balanced on a precipice. The worst recession since the 1930s had just thrown the economy into chaos. But as the White House and its allies in the Democratic Congress worked to stabilize the nation—and the world economy—some say they didn't go far enough in when it comes to dealing with the problem at the eye of the storm: the near-collapse of the housing market. It's a complicated situation, to be sure, but two programs aimed at helping home owners have fallen short of their promises.

The administration's actions in the first months of 2009 were muted. The White House didn't pursue "cram-down" legislation, advocated by many Democratic congressional representatives and progressive policy makers, which would have empowered bankruptcy judges to modify the mortgage of a primary residence—they can only do so for vacation houses—to current market value. As a result, millions of home owners were stuck with underwater mortgages, which lenders had no motivation to modify, and so the foreclosure crisis continued to deepen. 2010 would prove to be the worst year of the housing crisis, with 2.9 million foreclosure filings.

Instead the administration's major attempt to address the housing market's problems were the Home Affordable Modification Program and Home Affordable Refinance Program. Introduced in 2009, both HAMP and HARP were meant to address the foreclosure epidemic and bring down monthly mortgage bills to give people money to spend on more productive purposes.

But both programs substantially underperformed, experts say. HAMP was orchestrated through mortgage servicing companies, many of which were unable to perform the services required or turned the program into a predatory venture. A program meant to reach as many as four million home owners instead has topped out around 1.5 million, with redefault rates in the early years close to 50 percent.

The outlook hasn't lately improved. At the end of 2015, financial journalist David Dayen reported that "13,231 home owners started permanent HAMP modifications in the third quarter of the year, while 13,226 others redefaulted."

HARP's beginnings weren't very auspicious either. By the end of 2011, less than a million home owners had refinanced their mortgages under the program. It gained momentum after Obama expanded it in 2012, and by the end of 2013 three million people had taken advantage of HARP to refinance their underwater mortgages. Unfortunately, the program has since slowed down again. The latest numbers show that by the end of the fourth quarter of 2015, only 380,000 home owners had made use of the program in the intervening two years.

HARP will be active through the end of 2016 and there are still hundreds of thousands of home owners who could take advantage (the program was initially meant to reach five million households). But part of the policy's popularity problem is that it still operates through the same lending institutions that burned so many people during the housing crisis.

Julia Gordon is an executive vice president at the National Community Stabilization Trust and has worked with lenders who have been trying to make use of the program. They routinely send struggling home owners packages that explain HARP and underscore that they could start saving, say, \$500 a month through the refinancing accessible through the program. But many people simply don't believe them.

V. Adjournment