

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD JULY 6, 2009 AT 6:00 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Chairperson Henry Fuyertes called the meeting to order at 6:05 p.m. with the following present:

P&Z Chairperson Henry Fuyertes
P&Z Vice-Chairperson Jerry Koza, Jr.
P&Z Commissioner Neil West
P&Z Commissioner Susan Sherrouse
P&Z Commissioner Ron Capehart
P&Z Commissioner Charles Gooden, Jr. (arrived at 6:10 p.m.)
P&Z Commissioner Darrell Diggs (arrived at 6:15 p.m.)

Also in attendance were: Planning Director Lata Krishnarao, Senior Planner Angela Gantuah, Deputy City Attorney Nghiem Doan, City Engineer Narciso Lira, Assistant City Manager Mike Hodge, and Planning Secretary Judy Krajca.

APPROVAL OF MINUTES

P&Z Commissioner Ron Capehart made the motion to approve the minutes of May 18, 2009, and P&Z Commissioner Susan Sherrouse seconded.

The vote was 5-0. The minutes of June 15, 2009 were approved.

NEW BUSINESS

CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF THE CROSSING AT 288

A request by Scott Wright, Jones & Carter, Inc., for The Crossing at 288 Shopping Center, Ltd., owner, for approval of a Preliminary Plat of The Crossing at 288 located at the northwest corner of Broadway (F.M. 518) and Smith Ranch Road (C.R. 94) within the Pearland E.T.J. The applicant is proposing eleven lots in one block and the property is described as follows:

Being 34.0810 acres out of Block 22, Lots 2 and 4; Block 23, Lots 2 and 4; Block 24, Lots 1-3; and Block 25 Lot 3 of Sections 3 & 4, T.C.R.R. Survey and Section 82, H.T. & B. R.R. and Obediah Pitts Survey, Vol. 2, Pg. 99-100, B.C.P.R. in the John M. Maxcy Survey, A-675, Brazoria County, Texas.

P&Z Commissioner Ron Capehart made the motion, and P&Z Vice Chairperson Jerry Koza, Jr. seconded.

Plans and Plat Administrator Richard Keller read the staff report stating there were no outstanding items.

There was brief discussion with regards to sidewalks, and Mr. Keller stated this would be considered during the Final Plat.

The vote was 6-0. Preliminary Plat of the Crossing at 288 was approved.

P&Z Commissioner Susan Sherrouse made the motion to approve as a Waiver of Decision the following Plats, with one vote, and P&Z Vice-Chairperson seconded.

CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SAVANNAH COMMERCIAL TRACT

A request by Geoffrey Freeman, Brown & Gay Engineers, Inc., for Savannah Development, Ltd., owner, for approval of a Final Plat of Savannah Commercial Tract located at the northwest corner of Savannah Parkway and County Road 58 within the Pearland E.T.J. The applicant is proposing one tract and one reserve and the property is described as follows:

Being 2.323 acres located in the A.C.H. & B. Survey, A-403, Brazoria County, Texas

The vote was 6-0. The Waiver of Decision for Final Plat of Savannah Commercial Tract was approved.

CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SAVANNAH SCHOOL SITE AND FIRE STATION RESERVES

A request by Geoffrey Freeman, Brown & Gay Engineers, Inc., for Savannah Development, Ltd. and Alvin Independent School District, owners, for approval of a Final Plat of Savannah School Site and Fire Station Reserves located at the northeast corner of Savannah Parkway and County Road 58 within the Pearland E.T.J. The applicant is proposing two tracts and one reserve and the property is described as follows:

Being 15.52 acres located in the H.T. & B. R.R. Survey, A-302 and the A.C. H. & B. Survey, A-403 & J.S. Talmage Survey, A-562, Brazoria County, Texas.

The vote was 6-0. The Waiver of Decision for Final Plat of Savannah School Site and Fire Station Reserves was approved.

CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SAVANNAH CHURCH SITE

A request by Geoffrey Freeman, Brown & Gay Engineers, Inc., for Texas Annual Conference of the United Methodist Church, owner, for approval of a Final Plat of

Savannah Church Site located at the southeast corner of Savannah Parkway and C.R. 58 within the Pearland E.T.J. The applicant is proposing one tract and the property is described as follows:

Being 12.54 acres located in the A.C.H. & B. Survey, A-403 & J.S. Talmage Survey, A-562, Brazoria County, Texas.

The vote was 6-0. The Waiver of Decision for Final Plat of Savannah Church Site was approved.

CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF PORTIONS OF COUNTY ROAD 58 AND SAVANNAH PARKWAY

A request by Geoffrey Freeman, Brown & Gay Engineers, Inc., for Savannah Development, Ltd., owner, for approval of a Final Plat for Portions of County Road 58 and Savannah Parkway located at the intersection of these two roads within the Pearland E.T.J. The applicant is proposing road right-of-way and the property is described as follows:

Being 12.56 acres of land located in the H.T. & B. R.R. Survey, A-302, A.C.H. & B. Survey, A-403, & J.S. Talmage Survey, A-562, Brazoria County, Texas.

The vote was 6-0. The Waiver of Decision for Final Plat of Portions of County Road 58 and Savannah Parkway was approved.

DISCUSSION ITEM

P&Z Commissioner Neil West spoke with regards to several letters he has written to the Council/Commission/Staff at the City of Pearland. He spoke of being on the P&Z Commission since 2001, different causes he has fought for, and spoke of being one of the 1st passengers on the metro bus in 1957.

DISCUSSION ITEM

The next JPH and P&Z meeting will be on June 20, 2009. The Commission was also informed the Planning Director Lata Krishnarao would be on vacation for the next 4 weeks, and that Senior Planner Angela Gantuah would be facilitating the Land Use Study workshops in her absence.

ELECTION OF OFFICERS

P&Z Chairperson Henry Fuertes read Article III of the Rules & Procedures. The Commission all agreed to vote by secret ballot.

Mr. Fuertes received calls from four commissioners expressing an interest in serving as Chairperson. They were: Jerry Koza, Jr., Charles Gooden, Jr., Susan Sherrouse, and Ron Capehart. Charles Gooden, Jr. withdrew his name from the ballot.

The vote was tallied by Planning Secretary Judy Krajca, and witnessed by Deputy City Attorney Nghiem Doan. Jerry Koza, Jr. is the new Chairperson of the P&Z Commission.

The meeting was recessed at 6:32 p.m., and reconvened at 6:38 p.m.

Newly elected Chairperson Jerry Koza, Jr. conducted the vote for the Vice-Chairperson.

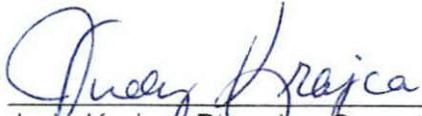
Nominations were: Charles Gooden, Jr., Susan Sherrouse, and Ron Capehart.

The vote was tallied by Planning Secretary Judy Krajca, and witnessed by Deputy City Attorney Nghiem Doan. Charles Gooden, Jr. is the new Vice-Chairperson of the P&Z Commission.

ADJOURNMENT

P&Z Chairperson Jerry Koza, Jr. adjourned the meeting at 6:56 p.m.

These minutes are respectfully submitted by:



Judy Krajca, Planning Secretary

Minutes approved as submitted and/or corrected on this 20th day of July A.D., 2009.



P&Z Chairperson Jerry Koza, Jr.

PLANNING & ZONING COMMISSION MEETING

DATE: July 6, 2009

NAME	COMPANY	ITEM OF INTEREST	COMMENTS
Scott Wright	Jones + Carter	Crossing @ 288	
STEVE CHANDLER	CENCON Realty	" "	

PRESENT: PEZ Commission

Henry
Jerry
Susan

Ron
Charles @ 6:10
Neil

Darrell @ 6:15

STAFF
Lata, Angela, Richard
Judy, Nghiem, Narciso,
Mike H.

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 6, 2009 AT 6:00 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER *Henry called to order @ 6:05 pm*
- II. APPROVAL OF MINUTES *Regular Meeting of June 15, 2009
Ron-M / Susan - 2nd 5-0 approved.*
- III. NEW BUSINESS



A. ELECTION OF OFFICERS

B. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF THE CROSSING AT 288

Ron - M / Jerry - 2nd

A request by Scott Wright, Jones & Carter, Inc., for The Crossing at 288 Shopping Center, Ltd., owner, for approval of a Preliminary Plat of The Crossing at 288 located at the northwest corner of Broadway (F.M. 518) and Smith Ranch Road (C.R. 94) within the Pearland E.T.J. The applicant is proposing eleven lots in one block and the property is described as follows:

Charles arrived during staff presentation

Richard read staff rpt. No outstanding items.

Being 34.0810 acres out of Block 22, Lots 2 and 4; Block 23, Lots 2 and 4; Block 24, Lots 1-3; and Block 25 Lot 3 of Sections 3 & 4, T.C.R.R. Survey and Section 82, H.T. & B. R.R. and Obediah Pitts Survey, Vol. 2, Pg. 99-100, B.C.P.R. in the John M. Maxcy Survey, A-675, Brazoria County, Texas

Brief

Discussion regarding sidewalks. RK stated it will be considered @ Final Plat.

C. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SAVANNAH COMMERCIAL TRACT

Susan - M to combine CDEF / Jerry - 2nd

A request by Geoffrey Freeman, Brown & Gay Engineers, Inc., for Savannah Development, Ltd., owner, for approval of a Final Plat of Savannah Commercial Tract located at the northwest corner of Savannah Parkway and County Road 58 within the Pearland E.T.J. The applicant is proposing one tract and one reserve and the property is described as follows:

6-0. Approved C, D, E, F - waiver of decision

Being 2.323 acres located in the A.C.H. & B. Survey, A-403, Brazoria County, Texas

D. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SAVANNAH SCHOOL SITE AND FIRE STATION RESERVES

A request by Geoffrey Freeman, Brown & Gay Engineers, Inc., for Savannah Development, Ltd. and Alvin Independent School District, owners, for approval of a Final Plat of Savannah School Site and Fire Station Reserves

B. Lata replied that normally the Plat should have been done 1st, then structure. ^{In this case, it was not.} Sidewalks can still be expanded.

Not sure P&Z has the authority to grant a variance on sidewalk issue.

6-0. Approved

A. Henry read Article III Rules & Procedures
Election: By show of Hand or confidential ballot.
Majority agreed - secret ballot.

Henry heard from these 4 & would be interested as ^{Chairperson.}
Henry nominated Jerry, as he is interested

Henry nominated Charles - also interested - declined nomination

~~Susan~~ Henry nominated Susan - ^{he expressed interest} ~~Jerry~~ Neil - 2nd motion for Susan

Henry nominated Ron. - ^{he expressed interest}

Recessed @ 6:32 pm
Reconvened @ 6:38 pm

Jerry - Chair person

Vice-Chair
Charles (Nominated by: Jerry & Charles)
Susan (Neil)
Ron (Henry)

Charles - Vice Chair-person

located at the northeast corner of Savannah Parkway and County Road 58 within the Pearland E.T.J. The applicant is proposing two tracts and one reserve and the property is described as follows:

Being 15.52 acres located in the H.T. & B. R.R. Survey, A-302 and the A.C. H. & B. Survey, A-403 & J.S. Talmage Survey, A-562, Brazoria County, Texas.

E. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SAVANNAH CHURCH SITE

A request by Geoffrey Freeman, Brown & Gay Engineers, Inc., for Texas Annual Conference of the United Methodist Church, owner, for approval of a Final Plat of Savannah Church Site located at the southeast corner of Savannah Parkway and C.R. 58 within the Pearland E.T.J. The applicant is proposing one tract and the property is described as follows:

Being 12.54 acres located in the A.C.H. & B. Survey, A-403 & J.S. Talmage Survey, A-562, Brazoria County, Texas

F. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF PORTIONS OF COUNTY ROAD 58 AND SAVANNAH PARKWAY

A request by Geoffrey Freeman, Brown & Gay Engineers, Inc., for Savannah Development, Ltd., owner, for approval of a Final Plat for Portions of County Road 58 and Savannah Parkway located at the intersection of these two roads within the Pearland E.T.J. The applicant is proposing road right-of-way and the property is described as follows:

Being 12.56 acres of land located in the H.T. & B. R.R. Survey, A-302, A.C.H. & B. Survey, A-403, & J.S. Talmage Survey, A-562, Brazoria County, Texas.

G. DISCUSSION ITEM

Letter from P&Z Commissioner Neil West

*spoke of topics on light rail
was 1st passenger on metro bus
1957
→*

H. DISCUSSION ITEM

Next JPH and P&Z Meeting
Commissions Survey

July 20, 2009

*hata will be gone for 4 weeks
save UDC & Land use Plan*

IV. ADJOURNMENT

Charles motion to adjourn @ 6:56 pm

Darrell arrived during discussion item

G. Neil's letter

Neil's been on Commission since 2001.

Commercial Node. Charles found it interesting.

Impressed by Rene West - Bellavita PD - Neil was on Commission @ that time.

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD JULY 6, 2009 AT 6:00 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Chairperson Henry Fuertes called the meeting to order at 6:05 p.m. with the following present:

P&Z Chairperson Henry Fuertes
P&Z Vice-Chairperson Jerry Koza, Jr.
P&Z Commissioner Neil West
P&Z Commissioner Susan Sherrouse
P&Z Commissioner Ron Capehart
P&Z Commissioner Charles Gooden, Jr. (arrived at 6:10 p.m.)
P&Z Commissioner Darrell Diggs (arrived at 6:15 p.m.)

Also in attendance were: Planning Director Lata Krishnarao, Senior Planner Angela Gantuah, Deputy City Attorney Nghiem Doan, City Engineer Narciso Lira, Assistant City Manager Mike Hodge, and Planning Secretary Judy Krajca.

APPROVAL OF MINUTES

P&Z Commissioner Ron Capehart made the motion to approve the minutes of May 18, 2009, and P&Z Commissioner Susan Sherrouse seconded.

The vote was 5-0. The minutes of June 15, 2009 were approved.

NEW BUSINESS

CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF THE CROSSING AT 288

A request by Scott Wright, Jones & Carter, Inc., for The Crossing at 288 Shopping Center, Ltd., owner, for approval of a Preliminary Plat of The Crossing at 288 located at the northwest corner of Broadway (F.M. 518) and Smith Ranch Road (C.R. 94) within the Pearland E.T.J. The applicant is proposing eleven lots in one block and the property is described as follows:

Being 34.0810 acres out of Block 22, Lots 2 and 4; Block 23, Lots 2 and 4; Block 24, Lots 1-3; and Block 25 Lot 3 of Sections 3 & 4, T.C.R.R. Survey and Section 82, H.T. & B. R.R. and Obediah Pitts Survey, Vol. 2, Pg. 99-100, B.C.P.R. in the John M. Maxcy Survey, A-675, Brazoria County, Texas.

P&Z Commissioner Ron Capehart made the motion, and P&Z Vice Chairperson Jerry Koza, Jr. seconded.

Plans and Plat Administrator Richard Keller read the staff report stating there were no outstanding items.

There was brief discussion with regards to sidewalks, and Mr. Keller stated this would be considered during the Final Plat.

The vote was 6-0. Preliminary Plat of the Crossing at 288 was approved.

P&Z Commissioner Susan Sherrouse made the motion to approve as a Waiver of Decision the following Plats, with one vote, and P&Z Vice-Chairperson seconded.

CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SAVANNAH COMMERCIAL TRACT

A request by Geoffrey Freeman, Brown & Gay Engineers, Inc., for Savannah Development, Ltd., owner, for approval of a Final Plat of Savannah Commercial Tract located at the northwest corner of Savannah Parkway and County Road 58 within the Pearland E.T.J. The applicant is proposing one tract and one reserve and the property is described as follows:

Being 2.323 acres located in the A.C.H. & B. Survey, A-403, Brazoria County, Texas

The vote was 6-0. The Waiver of Decision for Final Plat of Savannah Commercial Tract was approved.

CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SAVANNAH SCHOOL SITE AND FIRE STATION RESERVES

A request by Geoffrey Freeman, Brown & Gay Engineers, Inc., for Savannah Development, Ltd. and Alvin Independent School District, owners, for approval of a Final Plat of Savannah School Site and Fire Station Reserves located at the northeast corner of Savannah Parkway and County Road 58 within the Pearland E.T.J. The applicant is proposing two tracts and one reserve and the property is described as follows:

Being 15.52 acres located in the H.T. & B. R.R. Survey, A-302 and the A.C. H. & B. Survey, A-403 & J.S. Talmage Survey, A-562, Brazoria County, Texas.

The vote was 6-0. The Waiver of Decision for Final Plat of Savannah School Site and Fire Station Reserves was approved.

CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SAVANNAH CHURCH SITE

A request by Geoffrey Freeman, Brown & Gay Engineers, Inc., for Texas Annual Conference of the United Methodist Church, owner, for approval of a Final Plat of Savannah Church Site located at the southeast corner of Savannah Parkway and C.R. 58 within the Pearland E.T.J. The applicant is proposing one tract and the property is described as follows:

Being 12.54 acres located in the A.C.H. & B. Survey, A-403 & J.S. Talmage Survey, A-562, Brazoria County, Texas.

The vote was 6-0. The Waiver of Decision for Final Plat of Savannah Church Site was approved.

CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF PORTIONS OF COUNTY ROAD 58 AND SAVANNAH PARKWAY

A request by Geoffrey Freeman, Brown & Gay Engineers, Inc., for Savannah Development, Ltd., owner, for approval of a Final Plat for Portions of County Road 58 and Savannah Parkway located at the intersection of these two roads within the Pearland E.T.J. The applicant is proposing road right-of-way and the property is described as follows:

Being 12.56 acres of land located in the H.T. & B. R.R. Survey, A-302, A.C.H. & B. Survey, A-403, & J.S. Talmage Survey, A-562, Brazoria County, Texas.

The vote was 6-0. The Waiver of Decision for Final Plat of Portions of County Road 58 and Savannah Parkway was approved.

DISCUSSION ITEM

P&Z Commissioner Neil West spoke with regards to several letters he has written to the Council/Commission/Staff at the City of Pearland. He spoke of being on the P&Z Commission since 2001, different causes he has fought for, and spoke of being one of the 1st passengers on the metro bus in 1957.

DISCUSSION ITEM

The next JPH and P&Z meeting will be on June 20, 2009. The Commission was also informed the Planning Director Lata Krishnarao would be on vacation for the next 4 weeks, and that Senior Planner Angela Gantuah would be facilitating the Land Use Study workshops in her absence.

ELECTION OF OFFICERS

P&Z Chairperson Henry Fuertes read Article III of the Rules & Procedures. The Commission all agreed to vote by secret ballot.

Mr. Fuertes received calls from four commissioners expressing an interest in serving as Chairperson. They were: Jerry Koza, Jr., Charles Gooden, Jr., Susan Sherrouse, and Ron Capehart. Charles Gooden, Jr. withdrew his name from the ballot.

The vote was tallied by Planning Secretary Judy Krajca, and witnessed by Deputy City Attorney Nghiem Doan. Jerry Koza, Jr. is the new Chairperson of the P&Z Commission.

The meeting was recessed at 6:32 p.m., and reconvened at 6:38 p.m.

Newly elected Chairperson Jerry Koza, Jr. conducted the vote for the Vice-Chairperson.

Nominations were: Charles Gooden, Jr., Susan Sherrouse, and Ron Capehart.

The vote was tallied by Planning Secretary Judy Krajca, and witnessed by Deputy City Attorney Nghiem Doan. Charles Gooden, Jr. is the new Vice-Chairperson of the P&Z Commission.

ADJOURNMENT

P&Z Chairperson Jerry Koza, Jr. adjourned the meeting at 6:56 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Planning Secretary

Minutes approved as submitted and/or corrected on this 20th day of July A.D., 2009.

P&Z Chairperson Jerry Koza, Jr.

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

JULY 6, 2009

6:00 p.m.

Henry Fuyertes
P&Z CHAIRPERSON

Jerry Koza, Jr.
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Neil West

Susan Sherrouse



Darrell Diggs

Ron Capehart

Charles Gooden, Jr.

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, TO BE HELD JULY 6, 2009 AT 6:00 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES **Regular Meeting of June 15, 2009**

III. NEW BUSINESS

A. ELECTION OF OFFICERS

B. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF THE CROSSING AT 288

A request by Scott Wright, Jones & Carter, Inc., for The Crossing at 288 Shopping Center, Ltd., owner, for approval of a Preliminary Plat of The Crossing at 288 located at the northwest corner of Broadway (F.M. 518) and Smith Ranch Road (C.R. 94) within the Pearland E.T.J. The applicant is proposing eleven lots in one block and the property is described as follows:

Being 34.0810 acres out of Block 22, Lots 2 and 4; Block 23, Lots 2 and 4; Block 24, Lots 1-3; and Block 25 Lot 3 of Sections 3 & 4, T.C.R.R. Survey and Section 82, H.T. & B. R.R. and Obediah Pitts Survey, Vol. 2, Pg. 99-100, B.C.P.R. in the John M. Maxcy Survey, A-675, Brazoria County, Texas

C. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SAVANNAH COMMERCIAL TRACT

A request by Geoffrey Freeman, Brown & Gay Engineers, Inc., for Savannah Development, Ltd., owner, for approval of a Final Plat of Savannah Commercial Tract located at the northwest corner of Savannah Parkway and County Road 58 within the Pearland E.T.J. The applicant is proposing one tract and one reserve and the property is described as follows:

Being 2.323 acres located in the A.C.H. & B. Survey, A-403, Brazoria County, Texas

D. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SAVANNAH SCHOOL SITE AND FIRE STATION RESERVES

A request by Geoffrey Freeman, Brown & Gay Engineers, Inc., for Savannah Development, Ltd. and Alvin Independent School District, owners, for approval of a Final Plat of Savannah School Site and Fire Station Reserves

located at the northeast corner of Savannah Parkway and County Road 58 within the Pearland E.T.J. The applicant is proposing two tracts and one reserve and the property is described as follows:

Being 15.52 acres located in the H.T. & B. R.R. Survey, A-302 and the A.C. H. & B. Survey, A-403 & J.S. Talmage Survey, A-562, Brazoria County, Texas.

E. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF SAVANNAH CHURCH SITE

A request by Geoffrey Freeman, Brown & Gay Engineers, Inc., for Texas Annual Conference of the United Methodist Church, owner, for approval of a Final Plat of Savannah Church Site located at the southeast corner of Savannah Parkway and C.R. 58 within the Pearland E.T.J. The applicant is proposing one tract and the property is described as follows:

Being 12.54 acres located in the A.C.H. & B. Survey, A-403 & J.S. Talmage Survey, A-562, Brazoria County, Texas

F. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF PORTIONS OF COUNTY ROAD 58 AND SAVANNAH PARKWAY

A request by Geoffrey Freeman, Brown & Gay Engineers, Inc., for Savannah Development, Ltd., owner, for approval of a Final Plat for Portions of County Road 58 and Savannah Parkway located at the intersection of these two roads within the Pearland E.T.J. The applicant is proposing road right-of-way and the property is described as follows:

Being 12.56 acres of land located in the H.T. & B. R.R. Survey, A-302, A.C.H. & B. Survey, A-403, & J.S. Talmage Survey, A-562, Brazoria County, Texas.

G. DISCUSSION ITEM

Letter from P&Z Commissioner Neil West

H. DISCUSSION ITEM

Next JPH and P&Z Meeting
Commissions Survey

July 20, 2009

IV. ADJOURNMENT

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

I, Judy Krajca, Planning Secretary 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 1st day of July 2009 A.D., at 5:30 p.m.

Judy Krajca, Planning Secretary

Agenda removed _____ day of 2009.

APPROVAL

OF

MINUTES

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD JUNE 15, 2009 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Chairperson Henry Fuertes called the meeting to order at 8:35 p.m. with the following present:

P&Z Chairperson Henry Fuertes
P&Z Vice-Chairperson Jerry Koza, Jr.
P&Z Commissioner Neil West
P&Z Commissioner Susan Sherrouse
P&Z Commissioner Ron Capehart

Also in attendance were: Planning Director Lata Krishnarao, Assistant City Manager Mike Hodge, Senior Planner Angela Gantuah, Plans and Plat Administrator Richard Keller, Planner I Tim Chi, Planning Technician Ian Clowes, Deputy City Attorney Nghiem Doan, and Planning Secretary Judy Krajca.

P&Z Commissioner's Darrell Diggs and Charles Gooden, Jr. were absent.

APPROVAL OF MINUTES

P&Z Commissioner Susan Sherrouse made the motion to approve the minutes of June 1, 2009, and P&Z Commissioner Ron Capehart seconded.

The vote was 5-0. The minutes of June 1, 2009 were approved.

NEW BUSINESS

CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE NO. 2009-06Z

A request of Renee L. McGuire, applicant, for Green-Hollow Ltd., owner, for amendments to the Bellavita Planned Development, on the following described property, to wit:

Legal Description: 211.9140 acres located in the W.D.C. Hall Survey, A-23 Harris Co., TX (Bellavita at Green Tee)

General Location: Generally located north of Broadway Street and west of Dixie Farm Road.

P&Z Commissioner Ron Capehart made the motion and P&Z Vice-Chairperson Jerry Koza, Jr. seconded.

Senior Planner Angela Gantuah went over the staff report and the reason for the zone change dealing with rear setbacks.

There was brief discussion regarding the setbacks.

The vote was 5-0. Zone Change No. 2009-06Z was approved.

CONSIDERATION & POSSIBLE ACTION – CONDITIONAL USE PERMIT NO. CUP2009-08

A request by BM Design LLC, applicant for JK Joseph Inc, owner, for approval of a conditional use permit to allow a gas station and retail suites in the Light Industrial (M-1) Zoning District, on the following described property, to wit:

Legal Description: Approximately 1.73 acre tract described in the Brazoria County Clerk's file No. 2007014638 and being the residue of 12.843 acre tract described in volume 1155, page 604 of the Brazoria County Deeds of Record, said 1.727 acre tract of the land also being situated in and part of lots 21 and 22, of the W. Zychlinski Subdivision, Section 4, E. B. Lyle Survey Abstract no 543, Brazoria County Texas.

General Location: Located 2070 Mykawa Road, Pearland, TX 77584

P&Z Vice-Chairperson Jerry Koza, Jr. made the motion to approve, and P&Z Commissioner Ron Capehart seconded.

Senior Planner Angela Gantuah restated the purpose of the Conditional Use Permit and added that there were four public information comments in opposition.

There was much discussion with regards to Traffic, giving up M-1 zoning, empty retail spaces throughout the city, driveway and existing median.

P&Z Chairperson Henry Fuertes asked for clarification on the hair salon and insurance company. Senior Planner Gantuah explained the GB zone allows a gas station. Planning Director Lata Krishnarao stated that the Commission could add conditions of approval. Discussion ensued with regards to the allowed uses.

There was much discussion with regards to the Commission reviewing plats and site plans.

P&Z Commissioner Ron Capehart made the motion to amend the original motion, and P&Z Commissioner Neil West seconded, for the following:

1. Allow office uses permitted by CUP in M-1, or Barber, Beauty Shop, Tanning Studio as allowed by CUP in M-1
2. Applicant will follow all UDC provisions
3. Site Plan will be approved by all city departments.

The vote was 2- 3. The amendment to the original motion failed.

The vote was 1-4. Conditional Use Permit No. CUP2009-08 was denied.

CONSIDERATION & POSSIBLE ACTION – AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (T-11)

A request by the City of Pearland, for an amendment to the Unified Development Code, Ordinance No. 2000T regarding reductions in M-1 and M-2 development requirements, change in parking requirement, accessory structures, and pools, etc.

P&Z Vice-Chairperson Jerry Koza, Jr. made the motion to approve, and P&Z Commissioner Susan Sherrouse seconded.

P&Z Commissioner Neil West commended staff for their work on the UDC and all the amendments.

P&Z Vice-Chairperson Koza, Jr. briefly spoke of metal corrugated building façade not being allowed.

P&Z Chairperson Henry Fuertes noted a discrepancy on page 236 of the Amendment with regards to sidewalks and noted it referenced 5 feet, but list it as 4 feet.

The vote was 5-0. The Amendment to UDC T-11 was approved.

REMOVE FROM TABLE – ZONE CHANGE NO. 2009-03Z

A request by Blake Rue, applicant, on the behalf of Glass 518 Joint Venture, owner, for approval of a change in zoning district from the classification of General Commercial (GC) to Planned Development -Multi Family (PD-MF), on the following described property, to wit:

Legal Description: Being 10.000 acres of land out of the northwest one quarter of section 17, H.T. and B.R.R. Survey, Abstract 242, Pearland Texas and being part of the tracts described at Volume 1757, Page 661 and Volume 1757 Page 665, Brazoria County Deed Records (BCDR) and being more particularly described as follows:

General Location: Generally Located East of Cullen Boulevard, West of Tranquility Lakes Development and South of Broadway

P&Z Commissioner Ron Capehart made the motion to remove from table, and P&Z Vice-Chairperson Jerry Koza, Jr. seconded.

The vote was 5-0. Zone Change No. 2009-03Z was removed from the table.

CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE NO. 2009-03Z

A request by Blake Rue, applicant, on the behalf of Glass 518 Joint Venture, owner, for approval of a change in zoning district from the classification of General

Commercial (GC) to Planned Development -Multi Family (PD-MF), on the following described property, to wit:

Legal Description: Being 10.000 acres of land out of the northwest one quarter of section 17, H.T. and B.R.R. Survey, Abstract 242, Pearland Texas and being part of the tracts described at Volume 1757, Page 661 and Volume 1757 Page 665, Brazoria County Deed Records (BCDR) and being more particularly described as follows:

General Location: Generally Located East of Cullen Boulevard, West of Tranquility Lakes Development and South of Broadway.

P&Z Commissioner Ron Capehart made the motion to approve, and P&Z Commissioner Susan Sherrouse seconded.

Senior Planner Angela Gantuah went over staff's comments from the last meeting and expressed staff's three remaining concerns:

1. 4.5' walking trail with crushed granite verses 5' walking trail with concrete.
2. Maximum lot coverage is 40%. Applicant asking for 48.1%. Council Member Helen Beckman was opposed to this deviation.
3. Parking recalculated from 292 spaces to 212.

Much discussion ensued on the 3 remaining issues. P&Z Commissioner Ron Capehart suggested green parking spaces, and an in depth discussion ensued.

P&Z Commissioner Ron Capehart amended his motion to approve (with 126 units as indicated in the PD document) with the conditions listed below, and was seconded by P&Z Commissioner Susan Sherrouse.

1. A parking deviation from 292 parking spaces to 212 parking spaces be permitted.
2. Lot coverage deviation from 40% to 45% be permitted.
3. The request for a crushed granite walking path that is 5 feet wide be permitted.
4. That a dead end street with 60 feet of frontage off of Broadway Street be permitted.
5. All other requirements of the current UDC shall be met.

The vote was 5. Zone Change 2009-03Z was approved with conditions.

CONSIDERATION & POSSIBLE ACTION – Final Plat of Southern Trails Phase One Section Ten

A request by Eric D. Johnson, P.E., Pate Engineers, Inc., for CL Ashton Woods, L.P., owner, for approval of a final plat of Southern Trails Phase One Section Ten located on the east side of the 3100 block of Southern Trails Drive. The applicant is

proposing 12 lots in one block and two reserve areas zoned PUD and the property is described as follows:

Being 3.507 acres out of the H.T. & B. R.R. Co. Survey, Abstract Number 564, City of Pearland, Brazoria County, Texas

Plans and Plat Administrator Richard Keller read the staff report stating there was one outstanding item remaining with regards to the lot sizes not conforming to the approved preliminary plat.

P&Z Commissioner Ron Capehart made the motion to approve, and P&Z Vice-Chairperson Jerry Koza, Jr. seconded.

Planning Director Lata Krishnarao added that staff is asking the applicant to state where they stand.

Christy Smidt with Kerry Gilbert & Associates stated they can go through and explain the acreage. Eric Johnson with Pate Engineering commented that the market trend has forced them to move towards larger lots. Plans and Plat Administrator Richard Keller asked Ms. Smidt to provide a table of proposed land use reflecting areas platted before recording the final plat.

P&Z Commissioner Ron Capehart amended his motion to approve with staff's comments asking the applicant to provide a table of information before recording the final plat, and P&Z Vice-Chairperson Jerry Koza, Jr. seconded.

The vote was 5-0. The Final Plat of Southern Trails Phase One Section Ten was approved with the following conditions to be met before the final plat is recorded. :

1. Provide a currently updated version of Table I in Paragraph "C" entitled "Proposed Land Use" of the Southern Trails Planned Unit development reflecting areas platted to date in both portions of Southern Trails
2. Provide a current update of the number of acres platted in each of the three single family residential dwelling districts (R-1, R-2, and R-3) mentioned in Paragraph "C" including percentage deviation from acreages originally proposed for both portions of Southern Trails
3. Provide a color-coded map of Southern Trails showing all previously platted areas with single family residential dwelling districts (R-1, R-2, and R-3) indicated.

DISCUSSION ITEM

There was discussion that the Commission would meet every Monday night and hold workshops to complete the Land Use Plan update. First meeting will be June 22, 2009.

The Commission was reminded that officer elections would be on July 6, 2009. Commissioner Neil West has written a letter and wishes to share this letter and

others he has written while on the Commission. This will appear on the July 6, 2009 agenda as a Discussion Item.

ADJOURNMENT

P&Z Chairperson Henry Fuertes adjourned the meeting at 7:01 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Planning Secretary

Minutes approved as submitted and/or corrected on this 6th day of July A.D., 2009.

P&Z Chairperson Henry Fuertes

P&Z Agenda Item

A

ELECTION OF OFFICERS

P&Z Agenda Item

B

THE CROSSING AT 288
PRELIMINARY PLAT – STAFF REPORT

P & Z MEETING DATE: JULY 6, 2009

APPLICANT: Scott Wright, Jones & Carter, Inc., for The Crossing at 288 Shopping Center, Ltd., owner.

REQUEST: Preliminary Plat of 34.081 acres in the Pearland E.T.J. for shopping center development. A previous Preliminary Plat was approved on March 5, 2007.

GENERAL LOCATION: The property is located north of F.M. 518 between Smith Ranch Road (C.R. 94) and S.H. 288.

PROPERTY DESCRIPTION: The property is developed as a shopping center.

ZONING: none, Pearland E.T.J.

SURROUNDING USES: Property adjoins other commercial uses on the east and south, S.H. 288 to the west, and B.D.D. # 4 detention pond to the north.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for Business Park.

TRAFFIC AND TRANSPORTATION: The Traffic Impact Analysis has been received.

UTILITIES AND INFRASTRUCTURE: Water and sewer service provided by M.U.D. No. 6.

STORMWATER MANAGEMENT: Stormwater detention is provided offsite in a detention reserve.

PARKS, OPEN SPACE, AND TREES: non-residential development requires no park dedication

OUTSTANDING ITEMS:

NONE

ATTACHMENTS:

1. Application Form
2. Preliminary Plat
3. Location map

THE CROSSING AT 288



Scale 1:24,000
1 in = 2,000 ft

PLAT APPLICATION

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

Please Check Type of Plat Requested:

- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor (Subdivision) Plat
- Amending Plat
- Master Plat
- Preliminary Development Plat
- Final Development Plat
- Replat

***Please send any and all correspondence to:**

rkeller@ci.pearland.tx.us

SUBDIVISION NAME:

The Crossing at 288

NUMBER OF LOTS:

11

GENERAL LOCATION:

Northeast corner of FM 518 and SH 288

PRIMARY CONTACT: Jones & Carter, Inc. attn: Scott Wright

MAILING ADDRESS: 6335 Gulton

CITY, STATE, ZIP: Houston, TX 77081

PHONE: 713-777-5337 **FAX:** 713-777-5976

E-MAIL ADDRESS: swright@jonescarter.com

OWNER NAME: The Crossing at 288 Shopping Center, Ltd

MAILING ADDRESS: 1800 Bering Drive, Suite 550

CITY, STATE, ZIP: Houston, TX 77057

PHONE: 713-781-7111 **FAX:** 713-781-7119

E-MAIL ADDRESS: schandler@cencorrealty.com

A complete application must include all items shown on the corresponding submittal checklist for each different type of plat. See Page 2.

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

Owner's Signature: [Signature] Date: 5-21-09

Applicant's Signature: [Signature] Date: 6/1/09

I acknowledge that this plat has been submitted on this day, 6/9/09, and the Plat filing date is 6/10/09, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: [Signature] Date: 6/10/09

All waiver requests must be received by the resubmittal time and date that corresponds to the Plat Resubmittal Deadline, per the Plat submittal schedule.

FEES PAID: _____
DATE PAID: _____
RECEIVED BY: _____
RECEIPT NO.: _____

P&Z Agenda Item

C



June 29, 2009

City of Pearland
Planning Department
Attn: Judy Krajca
3523 Liberty Drive
Pearland, Texas 77581

Re: Savannah Commercial Tract

Dear Planning & Zoning Commission/Planning Director:

Please accept for consideration the following request for waiver of decision time pursuant to Section 3.1.1.4. (b) of Pearland's UDC. Brown & Gay Engineers hereby request an additional 10 days (no fewer than the number of days until P&Z's next scheduled meeting and no more than 40) before the Planning & Zoning Commission must act upon the plat known as Savannah Commercial Tract. This extension is for further review of plat.

Brown & Gay Engineers agrees that the above waiver, if granted, shall be construed as tolling the official filing date of the above plat by the number of days granted pursuant to this request.

Please call me if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "GAF", with a horizontal line extending to the right.

Geoffrey A. Freeman
Project Platting Manager

L:\PLATTING PROJECTS\bcm022\02205\02205-6T\CORRESPONDENCE\LETTERS\2009-06-29_02205-6T_Waiver.doc

P&Z Agenda Item

D



June 29, 2009

City of Pearland
Planning Department
Attn: Judy Krajca
3523 Liberty Drive
Pearland, Texas 77581

Re: Savannah School Site & Fire Station Reserves

Dear Planning & Zoning Commission/Planning Director:

Please accept for consideration the following request for waiver of decision time pursuant to Section 3.1.1.4. (b) of Pearland's UDC. Brown & Gay Engineers hereby request an additional 10 days (no fewer than the number of days until P&Z's next scheduled meeting and no more than 40) before the Planning & Zoning Commission must act upon the plat known as Savannah School Site & Fire Station Reserves. This extension is for further review of plat.

Brown & Gay Engineers agrees that the above waiver, if granted, shall be construed as tolling the official filing date of the above plat by the number of days granted pursuant to this request.

Please call me if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Freeman", written over a horizontal line.

Geoffrey A. Freeman
Project Platting Manager

L:\PLATTING PROJECTS\bcm022\02204\02204-6\CORRESPONDENCE\LETTERS\2009-06-29_02204-5T_Waiver.doc

P&Z Agenda Item

E



June 29, 2009

City of Pearland
Planning Department
Attn: Judy Krajca
3523 Liberty Drive
Pearland, Texas 77581

Re: Savannah Church Site

Dear Planning & Zoning Commission/Planning Director:

Please accept for consideration the following request for waiver of decision time pursuant to Section 3.1.1.4. (b) of Pearland's UDC. Brown & Gay Engineers hereby request an additional 10 days (no fewer than the number of days until P&Z's next scheduled meeting and no more than 40) before the Planning & Zoning Commission must act upon the plat known as Savannah Church Site. This extension is for further review of plat.

Brown & Gay Engineers agrees that the above waiver, if granted, shall be construed as tolling the official filing date of the above plat by the number of days granted pursuant to this request.

Please call me if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Freeman", is written over a horizontal line.

Geoffrey A. Freeman
Project Platting Manager

L:\PLATTING PROJECTS\ben021\02143\02143-6T\CORRESPONDENCELETTERS\2009-06-29_02143-5T_Waiver.doc

P&Z Agenda Item

F



June 29, 2009

City of Pearland
Planning Department
Attn: Judy Krajca
3523 Liberty Drive
Pearland, Texas 77581

Re: Portions of County Road 58 & Savannah Parkway

Dear Planning & Zoning Commission/Planning Director:

Please accept for consideration the following request for waiver of decision time pursuant to Section 3.1.1.4. (b) of Pearland's UDC. Brown & Gay Engineers hereby request an additional 10 days (no fewer than the number of days until P&Z's next scheduled meeting and no more than 40) before the Planning & Zoning Commission must act upon the plat known as Portions of County Road 58 & Savannah Parkway. This extension is for further review of plat.

Brown & Gay Engineers agrees that the above waiver, if granted, shall be construed as tolling the official filing date of the above plat by the number of days granted pursuant to this request.

Please call me if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "GAF", with a horizontal line extending to the right.

Geoffrey A. Freeman
Project Platting Manager

L:\PLATTING PROJECTS\bem021\02137\02137-5T\CORRESPONDENCE\LETTERS\2009-06-29_02137-5T_Waiver.doc

P&Z Agenda Item

G

Discussion Items

- **Neil West letters**

PLANNING & ZONING COMMISSION

PEARLAND, TEXAS 06-29-09

ADDING NEIGHBORHOOD NODES

THESE 5 ACRE NODES WILL ONLY INCREASE THE PRESSURES TO OPEN OUR ESTABLISHED SUBDIVISIONS TO COMMERCIAL INTERESTS.

DO THE MATH

IF THE 4 CORNERS WERE EVENLY DIVIDED THE TOTAL WOULD INCLUDE 1.25 ACRES ON EACH CORNER. THIS WOULD EQUATE TO 54,440 SQ FT EACH OR A TOTAL OF 217,800 SQ FT OR 20 RESIDENTIAL LOTS 80 X 140, 5 TO EACH CORNER. WITH BLOCKS HISTORICALLY MEASURED AS 400' THE NODE WOULD BE ON THE NEXT CORNER, KIND OF LIKE BEING YOUR OWN GRANDPA.

CONTINUING TO REASON THIS NODE BUSINESS OUT

A 50 ACRE NODE EVENLY DIVIDED ON 4 CORNERS WOULD EQUATE TO 12.25 ACRES PER CORNER OR 4 AT 533,600 SQ FT PER CORNER. THIS NODE COMPLEX WILL COVER A TOTAL OF 1475 FEET ON ALL 4 SIDES. THIS SQUARE NODE WITH EQUAL SIDES WOULD CONSUME 200 RESIDENTIAL LOTS 80 X 140 EQUAL TO 10 ROWS OF LOTS 18 DEEP. IF THE ENTIRE 50 ACRE NODE IS ON A SINGLE CORNER IT COULD WIPE OUT AN ENTIRE NEIGHBORHOOD IF ALLOWED TO BUILD OUT.

THE 25 ACRE NODE WILL ONLY CONFIRM THE ABOVE, JUST HALF AS LARGE.

THE OBVIOUS CONCLUSIONS ARE;

1. NODES WILL TAKE OVER SOME NEIGHBORHOODS
2. NODES HAVE TO BE ZONED. THE AREAS WITH PRIOR ZONING AND NODES ADDED WILL THEN HAVE A DUAL-ZONE
3. NODES SHOULD CONTAIN ONLY FULL OR COMPLETE TRACTS WITH THE SAME PRIOR ZONING.

I AM RECOMMENDING TO THE PLANNING STAFF, THE COUNCIL AND THE P & Z COMMISSION THAT WE DO NOT PURSUE NODES UNTIL WE HAVE ENOUGH REAL WORLD DATA TO MAKE USEFUL DECISIONS FOR PEARLAND. WE DO NOT NEED BUILT-IN PROBLEMS TO DETER OUR SEARCH FOR BETTER LIVING.

NEIL WEST, COMMISSIONER

Neil West
Planning Commissioner

October 29, 2007

Neil,

I am responding to your memos of September 10, September 16, and October 15, 2007.

The first memo of September 10 deals with Orderly Planning of Our City. In that memo you requested assistance in obtaining input from individuals with more expertise; of particular interest city employees such as Fred Welch to speak on Economic Development within the city, and we discussed Trent Epperson to speak on the major projects of the city. First, I would like to say that the planning staff does an excellent job of consulting these individuals as they develop their reports on zone changes, plats, etc. But your point is well taken to have individuals provide updates, plans, etc. on items that would affect decisions. I have already spoken to Fred Welch, Mike Hodge, and Trent Epperson about the possibility of them making arrangements to speak to the Planning and Zoning Commission. All are willing. I am not sure if quarterly is possible, but at least once or twice a year would be possible. I have spoken to Lata and she is aware of your request. In addition, as part of your training she would like to continue to bring in experts to assist in speaking on Planning related issues.

The second memo of September 16 deals with Mass Transportation and Related People Moving. The city has had an individual approach the city about mass transportation about a year and half ago. Staff met with a consultant and HGAC in Lake Jackson on the subject to gain more information. HGAC was, and still is, in the process of looking at transportation on a regional basis. The study looks at all aspects including service providers who have some transportation network and how they could share those services with other service providers. It will look at shuttles, small transit companies, taxi cab services, among other items. The cost of mass transportation and transit services are quite costly. Depending on the type of service it may impact few city residents. The city is currently working with Metro, the South Main Alliance (Houston), and the Texas Medical Center on Van Pooling Ideas. While the current promotion focuses on the Texas Medical Center, the Van Pooling program is available to any group of individuals who are interested in sharing a commute to work. The program requires no city expenditure other than press releases and time involved in the promotion of the program. Another program the city is involved in deals with a Park and Ride program between the Pearland along SH288 to the Texas Medical Center. Of course, the number of Pearland riders and the appropriate share of the City are two main points in the discussions. It is hoped that the Park and Ride, if agreed to, could start within months. TxDOT has spoken about commuter rail as well as a developer on the west side is interested in assisting the city look at light rail to the west side. And Brazoria County has made staff aware that it is working with TxDOT on possible commuter rail along FM 521 on the far west side. The

city is also working with TxDOT on the possibility of HOV lanes or some alternative along SH 288. The city will continue to work with HGAC on studies to get a better picture of the needs of the Houston area and how Pearland fits into the picture as well as possibly some assistance on Pearland's specific needs.

Within that same memo you mentioned several items: Size of Planning staff, Environmentally Friendly Buildings as a topic, and updates on the PUDS, and other projects approved. First, the planning staff is evaluated every year as part of the budget process. There are many items that go into the creating a city budget and there is quite a bit of give and take. Lata has an opportunity to request staff. Currently, there is an unfilled position. Once it is filled, it would provide a great deal of assistance to the Planning Department. I am sure Lata will continue to look at data as well as needs to request more assistance as it is needed. The city council is currently looking at "Green Initiatives" for the city. The Planning Commission was invited to attend and many did. It may be good for Lata to give the presentation and update as to what occurred to all commissioners. If you would like any topic discussed, you can request it through Lata and I suspect she would be glad to provide presentation including the possibility of the having the Gants appear. You and I have spoken about the possibility of having some Planning Commissioners trained on the PDs and help insure those developments are developing according to the PD document. If Lata is requested, I am sure she can provide periodic updates on major developments, PDs, etc. that have come through the P&Z commission and maybe some that may not have.

The third memo of October 15 deals with the UDC and your interest in keeping it current and not burdensome. Lata continues to review and receive comment from staff, the general public, and developers who work with the UDC or have been through the process. In addition, Lata continues to listen during the P&Z Commission meetings and city council meetings to gauge an idea of changes that may need to be made. She has presented several items over the past year for possible changes. She has a list of other items that she has shown an interest in presenting, also. If you have any specific items that you feel need to be presented, I would suggest that you bring them up during a P&Z meeting or submit them in writing to Lata.

Thank you for your thoughts.

Sincerely,



Nicholas Finan

C Lata Krishnarao, Mike Hodge, Trent Epperson, Bill Eisen

PEARLAND, TEXAS
JUN 1TH, 2009

MAYOR, CITY COUNCIL, CITY MANAGERS, PLANNING DEPT., P & Z

RE: P & Z COMMISSION

AS I HAVE DISCUSSED AND PUT IN WRITING FOR SEVERAL YEARS WITH ALL OF THE ABOVE, I WOULD LIKE TO SEE A CHANGE IN DIRECTION BY OUR P AND Z COMMISSION. WE HAVE BEEN SUCCESSFUL TO A POINT BUT OUR CUTTING EDGE SOCIETY OF TODAY CALLS FOR ON-GOING ADJUSTING AND FINE-TUNING OF OUR METHODS AND WORK PROJECTS. I BELIEVE THAT THE P AND Z COMMISSION MUST BE MORE PROACTIVE AND WE MUST CONDUCT OUR BUSINESS AT A TIME THAT IS CONVENIENT FOR PEARLAND RESIDENTS. CURRENT MEETING AND PUBLIC HEARING PRACTICES ARE NOT ACCEPTABLE AND SHOULD BE CHANGED ASAP. THE FOLLOWING ARE EXCERPTS FROM LETTERS OVER THE PAST 5 YEARS SUMMING UP MY RECOMMENDATIONS ON SEVERAL KEY ITEMS.

04-12-04 CHAIR, P & Z

RECOMMENDED GUARANTEED FUNDING FOR MAINTAINING FUTURE DETENTION AREAS

04-16-04 CHAIR P & Z

RECOMMENDED BETTER CONTROLS OVER PUDS AS THEY BUILD OUT.

03-20-06 CITY COUNCIL

SUMMATION OF SEVERAL PRIOR RECOMMENDATIONS

08-16-06 CHAIR P & Z

RECOMMENDED A PARKS & GREEN SPACE PERSON MEET WITH P & Z COMMISSION AS ADVISOR

11-13-06 ASST CITY MANAGER

RECOMMENDED SPECIAL HANDLING OF DEVELOPER AGREEMENTS .NOT A GOOD IDEA.

01-20-07 CHAIR P & Z

RECOMMENDED EXAMINE "WATER LITES DISTRICT" PUD & STRICT ENFORCEMENT.

09-10-07 ASST CITY MANAGER

RECOMMENDED MORE CPI UPDATES FOR A BETTER UNDERSTANDING

09-16-07 ASST CITY MANAGER

RECOMMENDED MASS TRANSIT STUDY, TAXI USE, MORE PLANNING STAFF, ENVIRONMENTAL BUILDINGS, MAINTAIN TREE INVENTORIES AS CUT OR CLEARED

10-05-07 ASST CITY MANAGER

RECOMMENDED FLEXIBLE UDC, ESPECIALLY LANDSCAPE REQUIREMENTS

*11-15-07 CHAIR P & Z
RECOMMENDED BETTER USE OF P & Z POWERS OUTLINED IN THE CITY CHARTER*

*02-24-08 MAYOR AND COUNCIL
RECOMMENDED WEST LEA CITY ORDINANCE ENFORCEMENT*

*05-05-08 ASST CITY MANAGER
RECOMMENDED A STAFF INCREASE AND BETTER P & Z MEETING CONTROL*

*08-17-08 ASST CITY MANAGER
RECOMMENDED BETTER P & Z MEETING CONTROL, TRAFFIC STUDY SKEPTICISM, P Z CONTROL
OVER EAST-WEST CORRIDERS*

*12-05-08 ASST CITY MANAGER
SUMMARY OF PRIOR RECOMMENDATIONS*

*01-15-09 ATTENDED PARKS BOARD
RECOMMENDED A PARKS AND GREEN SPACE PERSON SIT IN ON P & Z MEETINGS AS ADVISOR*

*03-02-09 ASST CITY MANAGER
RECOMMENDED ENTRY LEVEL HOUSING, BETTER COMMERCIAL INTERACTION*

*06-06-09 CITY COUNCIL, ASST CITY MANAGERS
RECOMMENDED BOAT, TRAILER, MOTOR HOME & POD STORAGE ENFORCEMENT,
BETTER ENFORCEMENT OF GREEN WASTE AT THE CURB*

*06-08-09 CHAIR P & Z
RECOMMEND P & Z TAKE THE LEAD IN MAKING A SHOWCASE SYSTEM OF ZONED
GROWTH AND DEVELOPMENT IN PEARLAND*

NEIL WEST, COMMISSIONER

PEARLAND, TEXAS

JUNE 6TH, 2009

RE: NEIGHBORHOOD ENHANCEMENT UPDATE TO:

CITY COUNCIL, CITY MANAGER & ASSISTANT CITY MANAGERS

THE EYES OF PEARLAND HAVE BEEN WORKING NOW FOR SEVERAL YEARS AND THEY ARE MAKING A DIFFERENCE. OUR CITY IS LOOKING GOOD OVERALL BUT SOME NEIGHBORHOODS HAVE BEEN ALLOWED TO DECLINE IN APPEARANCE AND FUNCTIONAL ABILITY TO THE POINT OF BEING CLUTTERED AND, IN SOME CASES, DANGEROUS. THE PRIMARY CONCERNS ARE THESE

1. MANY RESIDENTS IN VARIOUS NEIGHBORHOODS HAVE LONG AGO BEGUN STORING BOATS AT THEIR HOMES IN DRIVEWAYS, BESIDE THE HOUSE, IN LARGE SEMI-PERMANENT STRUCTURES IN THE BACK YARD OR THE STREET. MOST OF THESE BOATS ARE CUT LOOSE FROM THE TOWING VEHICLE AND SIMPLY STORED THERE WHEN NOT IN USE. BOATS STORED IN THE STREET CAN BE DANGEROUS, ESPECIALLY WITH CHILDREN PLAYING AROUND OR ON THEM. IN ADDITION TO BLOCKING ONE LANE OF THE STREET, CAUSING ALL TRAFFIC TO WEAVE IN AND OUT. NEIGHBORS BACKING OUT OF THEIR DRIVEWAYS MAY BE BLOCKED.

2. IN ADDITION TO BOATS, MANY HOMEOWNERS HAVE VARIOUS ASSORTED TRAILERS STORED IN ONE OR MORE PLACES ON THEIR PROPERTY. THEY ARE STORED IN THE BACK YARDS, SIDE YARDS, DRIVEWAYS AND THE STREET. IN ADDITION, MANY TRAILERS ARE FILLED WITH GARBAGE, SOLID WASTE AND GREEN WASTE AND JUST SITTING IN THEIR STORAGE SPOTS. STREET STORAGE WILL CAUSE THE SAME PROBLEMS AS BOATS.

3. STORED MOTOR HOMES AND MOBIL HOMES ARE ANOTHER COMMON DISTRACTION FOR MANY NEIGHBORHOODS. THEY MAY BE STORED JUST ABOUT ANYWHERE ON THE PREMISES AND THE STREET. MOST OR ALL OF THE ELABORATE STRUCTURES ERECTED IN BACK & SIDE YARDS ARE PROBABLY NON CONFORMING AND WOULD NOT BE APPROVED OR GRAND FATHERED INTO CITY CODES

4. OTHER POTENTIAL VIOLATIONS AND DISTRACTIONS ARE OUT THERE AND NEED ATTENTION. THE NEW "POD" IS BECOMING POPULAR AND SOME OVERSTAY THEIR WELCOME. THE PODS NEED TO BE INCLUDED IN OUR CODE ENFORCEMENT. REGULAR PICK-UP OF HEAVY MATERIALS, SOLID WASTE AND GREEN WASTE, MAY NEED TO BE BETTER SYNCHRONIZED AND PICKED UP ON THE DAY SCHEDULED. MANY RESIDENTS REALLY DO NOT KNOW WHEN TO PUT THEIR GARBAGE OUT.

SEVERAL RECOMMENDATIONS WOULD INCLUDE;

1. A SPECIAL TASK FORCE COULD PROVIDE LEADERSHIP
2. JOINT HOMEOWNERS ASSOCIATIONS-CITY COOPERATION COULD BE USEFUL, ESPECIALLY WHERE BOTH ENTITIES HAVE A COMMON GOAL
3. SUPPORT HOMEOWNERS ASSOCIATIONS. MANY DO NOT HAVE FINANCIAL RESOURCES TO ENFORCE DEED RESTRICTIONS
4. SEVERAL HOMEOWNERS GROUPS COULD FORM A COALITION TO CLEAN UP OUR CITY
5. KEEP PEARLAND BEAUTIFUL COULD BE A LEADER OF THE GROUP

OUR NEIGHBORHOODS NEED YOUR HELP

NEIL WEST

MARCH 2nd, 2009

ASSISTANT CITY MGR., PLANNING

PLANNING AHEAD.....

MAYBE THE VARIOUS APPOINTED COMMISSIONS AND BOARDS WORKING WITHIN PEARLAND ARE AS EFFECTIVE AS DESIGNED. I DO BELIEVE THAT THE P & Z COULD BENEFIT BY WORKING WITH AND LEARNING FIRST-HAND FROM SOME OF THEM. FOR EXAMPLE THE PEDC DOES HAVE A HANDLE ON WORK FORCE REQUIREMENTS AND RELATED. THEY HAVE A GAME PLAN THAT INVOLVES THE ECONOMIC GROWTH AND THE INDUSTRIES TARGETED TO PRODUCE THE DESIRED POSITIVE RESULTS.

THE QUESTION IS IMMEDIATELY APPARENT.... WHAT IS THE P & Z DOING TO PROVIDE ASSISTANCE AND EXPERTISE TOWARD THE GOALS AND AIMS OF PEARLAND & THE PEDC? THE ANSWER IS IMMEDIATELY APPARENT - THE INTERACTION IS NOT THERE...

THE P & Z HAS NOT BEEN ASKED NOR IS IT ABLE SINGLY TO PROVIDE THE SETTING FOR ENTRY-LEVEL HOUSING IN PEARLAND. THIS STATISTIC ALONE CAN FOIL THE BEST HOPES OF A CITY ON THE MOVE. A CITY THAT IS SEEKING OUT INDUSTRY REQUIRING ASSOCIATE DEGREES AND TECHNICIANS WHO ARE LOWER ON THE EARNING LADDER. WE SEEM TO BE PRODUCING HIGHER-END HOMES THAT WILL ENSURE PEARLANDS' FUTURE AS A BEDROOM COMMUNITY. AT THE VERY LEAST, THE WORK FORCES MENTIONED WILL WORK IN PEARLAND AND LIVE ELSEWHERE WHERE LOWER LEVEL HOUSING IS AVAILABLE.

WHILE THIS SINGLE ISSUE SEEMS IMPORTANT ENOUGH FOR ADDITIONAL ATTENTION, THERE ARE OTHERS EQUALLY IMPORTANT THEY WILL BE FORTHCOMING. THIS IS NOT AN ATTEMPT TO DOWNGRADE OR DISS THE PRIOR OR CURRENT P & Z. THEY WORK HARD AND DO A GOOD JOB. THE PLAYING FIELD HAS BECOME LARGER. IT DOES SEEM IMPORTANT ENOUGH TO BRING TO THE ATTENTION OF THE CITY COUNCIL, WITH THE SUPPORT OF THE CURRENT P & Z

NEIL WEST, COMMISSIONER

GREEN SPACE CONCERNS 01-15-09

ATTENDED
PARKS BO

1. STEADY CUTTING OF MATURE TREES BY DEVELOPERS & CITIZENS
 - * ADD ALL MATURE TREES TO PROTECTED LIST
 - * REDO THE PROTECTED TREE LIST TO INCLUDE OTHERS

- * 2. CLEAR CUTTING OF TRACTS BEING DEVELOPED. GREEN SPACE BEING BOUGHT AT OTHER LOCATIONS
 - APPRAISED VALUES ARE DIFFERENT AND SHOULD BE EQUALIZED
 - MUCH OF THE ORIGINAL GREEN SPACE MAY BE SAVED

3. MANY PROJECTS WITH GREEN SPACE AMENITIES ARE NOT STARTING THEM UNTIL LATE IN THE PROJECTS' LIFE
 - * WORK ON AMENITIES ALONGSIDE THE PROJECT

4. HIKE AND BIKE TRAILS ARE PROJECTED IN SEVERAL PLACES
 - ARE DEVELOPERS AWARE?
 - ARE PROJECTIONS BEING EXPANDED?

- * 5. SHOULD THE PARKS GROUP ADVISE THE P & Z COMMISSIONERS
 - MANY INSTANCES CALL FOR P & Z CONSULTATION WITH THE PARKS DIRECTOR
 - PARKS DIRECTOR MUST SIGN OFF ON A NUMBER OF UDC IMPROVEMENTS

PEARLAND, TEXAS
DECEMBER 5TH, 2008

RECAP OF SOME P & Z RELATED CONCERNS, IDEAS, GOALS AND HOPES

MIKE HODGE, ASSISTANT CITY MANAGER

MIKE, SINCE NICK HAS LEFT THE SCENE IT SEEMS THAT YOU ARE NOW THE RECIPIENT OF MY COMMENTS AND REQUESTS. THE FOLLOWING WILL UPDATE YOU ON WHAT MY THOUGHTS TO NICK WERE. IF POSSIBLE PUT YOUR NAME IN PLACE OF NICK ON THE ENCLOSED.

GOING BACK SEVERAL YEARS SOME OF THE GOALS AND AIMS WERE MET AND ARE ONGOING AS OTHER PROGRAMS, SUCH AS THE EYES OF PEARLAND. ALSO SEVERAL OF US HAVE BEEN CHECKING OUT THE NEWER PDS FOR COMPLETION OF THEIR PROGRAMS. THAT WILL ALSO BE A NEW EFFORT UNDER THE PLANNING DEPT. USING PLANNING DEPT. PERSONNEL.

PAST ITEMS OF INTEREST HAVE BEEN AND ARE

DETENTION POND CONDITION AND MAINTENANCE

SUBMISSION OF PD S AND CUPS WITH ORDINANCE VIOLATIONS BUILT IN

EQUAL & FAIR TREATMENT OF ALL WHO ENTER THE P & Z DOMAIN

BETTER AND MORE FLEXIBLE MEETING SCHEDULES WHEN CITIZENS ARE KEPT WAITING FOR HOURS

PARKS DEPARTMENT TAKE AN ADVISORY ROLE WITH P & Z

FINAL PLATS SHOULD BE COMPLETE

PHASING AND TIME LINES ARE APPROPRIATE FOR PD S

DEVELOPMENT AGREEMENTS ARE NOT DESIRABLE

MORE EXPERTS TO GUIDE AND ASSIST THE P & Z

P & Z NEEDS MORE TRAINING AND HANDS-ON WORK WITH THE VARIOUS CITY SYSTEMS AND PROJECTIONS ASSIGNED

LARGER PLANNING STAFF

EXPANDED PROTECTED TREE LIST & SAVE MORE GREEN SPACE

P & Z SHOULD BE PROACTIVE

P & Z MEETINGS SHOULD BE TIGHTENED UP (RECOGNITION, ETC. BY THE CHAIR

TRAFFIC SURVEYS THAT ARE REAL AND HELPFUL

THANKS, NEIL

PEARLAND, TEXAS
AUGUST 17TH, 2008

NICK FINAN, ASSISTANT CITY MANAGER

RE: CONDUCT AT PLANNING COMMISSION MEETING S
TRAFFIC SURVEYS

NICK

LET ME BEGIN BY SAYING THAT THERE SHOULD BE DEFINITE AND FIRM RULES OF PROCEDURE, FOR THOSE OF US WHO ARE MEMBERS OF THE COMMISSION, DURING A MEETING. WE ARE CURRENTLY SPEAKING WITHOUT RECOGNITION FROM THE CHAIR, WE ARE ENGAGING THE PARTICIPANTS WITH LONG CONVERSATIONS WHEN A QUESTION AND ANSWER WOULD BE SUFFICIENT, AND RECENTLY I THINK THAT THE STAFF HAS BEEN TREATED SHABBILY BY CERTAIN MEMBERS OF THE COMMITTEE. I BELIEVE THAT THE SOLUTION TO THIS WOULD BE FOR EACH COMMISSION MEMBER AND PLANNING STAFF MEMBER DESIRING TO SPEAK SHOULD SEEK THE CHAIRS' PERMISSION BY RAISING A HAND AND BEING RECOGNIZED. EVEN THEN COMMITTEE MEMBERS SHOULD NOT BE ALLOWED TO DRONE ON AND ON JUST TO MAKE A POINT. I CAN SUM UP WITH; NOBODY SPEAKS UNLESS THE CHAIR SAYS SPEAK, EXCHANGES BETWEEN COMMISSION MEMBERS AND PARTICIPANTS SHOULD BE SHORT AND SPECIFIC, STAFF SHOULD BE TREATED WITH RESPECT BY ALL PRESENT. THEY ARE OUR ADVISERS AND PRESENTERS OF THE REQUESTS.

ANOTHER AREA OF CONCERN IS THE RESULTS OF THE TRAFFIC SURVEYS DONE FOR SOME OF THE PROJECTS AND PDS BROUGHT BEFORE THE COMMISSION. THEY ARE ALL PRETTY POSITIVE AND HAVE NEVER KEPT ANYONE FROM DEVELOPING THEIR HOLDINGS. I BELIEVE THAT THE SURVEYS MAY BE ACCURATE AND ACCEPTABLE INDIVIDUALLY BUT AS A GROUP ARE CUMULATIVE AND NOT ACCURATE. WE NEED A BETTER LOOK AT EXTENDED TIME PERIODS. JUST AN OBSERVATION, BUT THE COMMISSION SHOULD TAKE INITIAL STEPS OR EARLY SUPPORT OF EAST-WEST CORRIDORS THRU PEARLAND.

THANKS,

NEIL WEST, COMMISSIONER

COPY-LATA
-HENRY
-NIGHM

7

PEARLAND, TEXAS
MAY 5TH, 2008

RE: PLANNING COMMISSION, PLANNING STAFF AND RELATED

NICK FINAN, ASST CITY MANAGER

I GUESS JUST AFTER A CONVENTION IS ALWAYS A GOOD TIME TO ADDRESS ISSUES AND PASS ON SOME OF THE KNOWLEDGE AND MAKE SOME OBSERVATIONS ABOUT OUR CITY. AS I HAVE BEEN TELLING YOU FOR SEVERAL YEARS NOW I BELIEVE THAT PEARLAND HAS A FINE GROUP OF YOUNG (?) PEOPLE LEADING US INTO A BRIGHTER FUTURE. WE NEED TO FIND A WAY TO KEEP THEM IN OUR EMPLOY, POSSIBLY WITH MORE CITY-SPONSORED PERKS AND A REVIEW OF OUR SALARY STRUCTURE. MONEY IS NOT EVERYTHING BUT IT IS VERY HIGH ON THE SCALE.

YOU ALREADY KNOW THAT WE NEED MORE EXPERIENCED STAFF. I RECENTLY HAD LUNCH WITH A CITY PLANNER FROM A UTAH COMMUNITY WITH 10,000 PEOPLE. THEY HAVE A STAFF OF SIX PLANNERS AND ARE PROBABLY NOT OVERSTAFFED. OUR LITTLE COMMUNITY IS ON THE MOVE AND THE BEST THING WE CAN DO IS SUPPORT IT AND TRY TO KEEP THE ORDER AND QUALITY AS WE GROW.

THERE ARE NEGATIVES AND I'LL CITE A COUPLE. FIRST, I BELIEVE THAT THE P & Z COMMISSION WAS NOT CREATED TO SIT AROUND AND SECOND GUESS HOW COUNCIL WILL VOTE ON AN ISSUE. I BELIEVE THAT WE WERE GIVEN A JOB TO DO AND IT HAS NO RELATIONSHIP TO HOW COUNCIL THINKS, HINTS AT OR VOTES. OUR MEETINGS AND RESULTING VOTES SHOULD BE OUR PRODUCT AND REFLECT OUR THINKING. RECENTLY THE TREND HAS BEEN TO PICK UP ON COUNCIL'S THINKING SO THAT WE WILL VOTE "RIGHT". I DO NOT WANT MY COMMISSION TO OPERATE THAT WAY NOR DO I WANT TO DISCUSS HOW WE SHOULD VOTE TO GO-ALONG WITH COUNCIL'S WISHES. ALSO OF IMPORTANCE, IT WOULD BE A GIANT STEP IN THE RIGHT DIRECTION IF, DURING MEETINGS, EACH OF THE P & Z COMMISSIONERS COULD BE RECOGNIZED WITH THE ACCEPTED METHOD - A RAISED HAND. I PERSONALLY HAVE A VERY HARD TIME JUST GETTING THE ATTENTION OF THE CHAIR AND EVEN THEN HE HAS A HARD TIME WAITING OUT SEVERAL CONVERSATIONS AROUND THE TABLE AND WITH THE AUDIENCE MEMBERS. WE NEED ORDER AND I BELIEVE THAT HENRY WOULD BE GRATEFUL FOR A GOOD SYSTEM TO MAINTAIN ORDER AND ALLOW EVERYONE A CHANCE TO SPEAK. FINALLY, REFERRING TO CONVENTIONS, I DO THINK THAT THE PLANNING STAFF SHOULD ATTEND THE STATE AND NATIONAL PLANNING CONVENTIONS. THEY WOULD THEN BE IN A BETTER POSITION TO EDUCATE ALL OF US.
THIS SHOULD BE ENOUGH FOR YOU TO THINK ABOUT FOR NOW.


NEIL WEST, COMMISSIONER

FEBRUARY 24TH, 2008
PEARLAND, TEXAS

RE: CITY ORDINANCES, WEST LEA AND YOUTH

COUNCILPERSONS HELEN, WOODY, STEVE, FELECIA & KEVIN
MAYOR TOM

HI FOLKS

WE DO HAVE A PROBLEM THAT NEEDS YOUR ATTENTION AND YOUR BEST JUDGMENT TO STABILIZE AND CALM WHAT HAS BECOME A NEIGHBORHOOD ISSUE. I WOULD LIKE TO HELP SO HERE ARE SOME SUGGESTIONS AND COMMENTS THAT ARE WHAT I SEE AS BOTTOM LINES.

FIRST, AS A P & Z COMMISSIONER I CANNOT VOTE IN FAVOR OF VIOLATING A CITY ORDINANCE, ESPECIALLY SINCE IT HAS APPARENTLY BEEN GOING ON FOR SOME TIME. IT SEEMS THAT THERE ARE SOME REALLY GOOD KIDS IN VIOLATION OF CITY ORDINANCES BUT CAUGHT IN THE MIDDLE AND THE CURRENT APPLICATIONS FOR THE CLUP ARE WELL AFTER THE FACT. THE BOTTOM LINE HERE IS THAT THE PROPERTY OWNERS PROBABLY KNEW THEY WERE IN VIOLATION BUT HAVE BEEN PRESSURED INTO FIGHTING BACK, EVEN THOUGH THEIR POSITION IS NOT DEFENDABLE. SO THEY USE THE KIDS.

SECONDLY, BY DEFINITION, A CLUP IS SUITABLE ONLY IN CERTAIN LOCATIONS AND A CLUP MUST ASSURE COMPATIBILITY WITH ADJOINING USES. AGAIN THIS PUTS ORDINANCE VIOLATORS IN A POSITION THAT IS NOT DEFENDABLE. THE CLUP MUST BE IN PLACE TO CHANGE THE USE.

THIRDLY, A CLUP IS A CHARACTERISTIC OF THE LAND, NOT THE LANDOWNER. AGAIN, BY DEFINITION, A CLUP IS NOT DESIGNED TO SPLIT A NEIGHBORHOOD INTO MULTI-USE IF OTHERS OBJECT. A SMALL HERD OF CATTLE, SHOW OR OTHERWISE, HAS DISRUPTED THE NEIGHBORHOOD.

COUNCIL NOW HAS THE BATON. THIS TROUBLESOME SITUATION CAN BE RESOLVED QUICKLY WITH COOPERATION BETWEEN THIS COUNCIL AND THE SCHOOL DISTRICT, WITH INPUT FROM THE FFA, ETC. THE NUMBER ONE GOAL WOULD BE TO GET THE YOUNGSTERS OFF THE HOOK AND FIND THEM A PLACE TO RAISE AND GROOM THEIR SHOW ANIMALS. AFTER LEVELING THE PLAYING FIELD YOU COULD THEN ENFORCE THE ORDINANCES AND MAINTAIN THE SINGLE FAMILY COMPLEXTION OF THE NEIGHBORHOOD. THIS COULD SERVE AS A GUIDELINE FOR FUTURE DECISIONS.
GOOD LUCK.



NEL
281 997 8898

PEARLAND, TEXAS
NOVEMBER 5TH, 2007

CHAR & PLANNING COMMISSIONERS

OVER THE PAST SEVERAL MONTHS I HAVE HAD SEVERAL UNOFFICIAL AND CASUAL DISCUSSIONS WITH NICK, AND I HAVE WRITTEN SEVERAL MEMOS ADDRESSING SPECIFIC CONCERNS. THIS HAS NOT BEEN AN ATTEMPT TO BY-PASS THE CHAR, LATA OR THE COMMISSION BUT JUST TO SET UP A FORUM FOR THE COMMISSION THAT WILL HAVE INPUT FROM NICK ON THE FRONT END.

I FEEL THAT WE HAVE A GREEN LIGHT TO INVITE OUTSIDE EXPERIENCE IN TO THE COMMISSION TO SHARE THEIR KNOWLEDGE AND EXPERTISE WITH US. I DO BELIEVE THAT WE CAN MAKE BETTER DECISIONS FOR PEARLAND'S FUTURE WITH SOME KNOWLEDGE-SHARING FROM EXPERTS.

MY INITIAL CONCERN HAS BEEN WITH WHAT APPEARS TO BE AN ALMOST NON-EXISTENT MASS TRANSIT OR PEOPLE MOVING INATIVE UP UNTL NOW. WE SEEM TO BE IN THE MODE OF MANY OTHERS WHO ARE WAITING ON STUDIES OR MOVING FORWARD AT A LEISURELY PACE. EVEN THOUGH WE ARE ADDRESSING VAN POOLING, PARK & RIDE, HOV LANES AND COMMUTER RAIL WE CAN DO BETTER.

ANOTHER CONCERN I HAVE HAD IS THE SIZE OF OUR PLANNING STAFF. WHILE I DO NOT PRETEND THAT I CAN CALL MANAGEMENT SHOTS, I WOULD THINK SUGGESTIONS ARE ALWAYS IN ORDER. I DO BELIEVE THAT OUR STAFF DOES AN ALMOST UNBELIEVABLE AMOUNT OF WORK AND THEY DO A GOOD JOB OF IT. ALL OF THE PLANNERS IN TEXAS KNOW WHO THEY ARE AND WHAT THEY ARE DOING. YOU HAVE TO GIVE THEM AN A+ FOR GETTING ME VOTED THE COMMISSIONER OF THE YEAR CONSIDERING WHAT THEY HAD TO WORK WITH.

ANOTHER CONCERN IS THE FUTURE, OR FATE?, OF ENVIRONMENTALLY FRIENDLY BUILDINGS IN PEARLAND. AT THIS POINT IN TIME WE ARE IN A HOLDING PATTERN OF SOME SORT WITH LITTLE ACTIVITY APPARENT. THE ENVIRONMENTAL CONCERN GROWS AS YOU SEE THE ACTUAL NUMBER OF TREES TAKEN DOWN WITH EACH PROJECT THAT IS APPROVED, OVER AND ABOVE THE OFFICIAL COUNT. TRASH TREES DO NOT COUNT BUT THEY ARE STILL NEEDED AND SHOULD BE REPLACED. THE CURRENT GREEN INITIATIVES ARE VERY APPROPRIATE, BUT THE TREE CONCERN SHOULD BE HIGHLIGHTED.

ANOTHER CONCERN IS FOR THE PUDS, CUPS, PDS, ETC. THAT HAVE BEEN CREATED IN PEARLAND AND IF THE FINAL PRODUCT REALLY FITS THE PLAN THAT WAS ORIGNALLY AGREED TO. CURRENTLY, WITH THE COOPERATION OF STAFF, RUBY AND MYSELF HAVE BEGUN THE PROGRAM OF LOOKING INTO THESE PROJECTS. BOTH RUBY AND I ARE EXPERENCED IN THE EYES OF PEARLAND PROGRAM AND WE HAVE EXTENDED THAT PROGRAM JUST A LITTLE TO INCLUDE THIS TASK. I BELIEVE BOTH OF US ARE QUALIFIED AND WE ARE NOT DOING THIS AT THE EXPENSE OF THE REGULAR PROGRAM. WE HAVE CHECKED OUT TWIN LAKES AND ELLIS PLAZA TO DATE AND FOUND TWIN LAKES FAR SHORT OF BEING COMPLETE AS THE PUD DOCUMENT CALLS FOR.

ALSO, I BELIEVE THT THE LDC, QUESTIONABLY A WORK IN PROGRESS, SHOULD BE FLEXIBLE ENOUGH TO ALLOW THE STAFF AND COMMISSIONERS ENOUGH SPACE TO DESIGN OUR CITY AS WE GO. ONE EXAMPLE OF FLEXIBILITY COULD BE SCREENING AND RELATED AREAS.

FINALLY, THE PLANNING AND ZONING COMMISSION, AS EMPOWERED BY THE CITY CHARTER HAVE THE POWER TO MAKE PLANS, MAKE RECOMMENDATIONS, AND SET STANDARDS FOR STRUCTURES. FELLOW COMMISSIONERS WE DO HAVE THE POWER TO MAKE PEARLAND A MODEL COMMUNITY.

LAST BUT NOT LEAST, I BELIEVE THAT WE HAVE A SUPER STAFF AND CHAIN OF COMMAND, AN EXCELLENT P & Z COMMISSION, HOLD ON BOYS AND GIRLS, WE ARE ON THAT FAMOUS FAST TRACT.

THANKS


MEL WEST, COMMISSIONER

PEARLAND, TEXAS
OCTOBER 15TH, 2007

NICK FINAN
ASSISTANT CITY MANAGER

RE: UDC

NICK

WELL WE ADOPTED A NEW UDC AND IT PROBABLY SURPASSES MOST DOCUMENTS OF ITS KIND. BUT IT STILL REMAINS A WORK IN PROGRESS. THERE ARE SEVERAL PARTS OF THE CODE THAT ALREADY, AND EVEN FROM THE BEGINNING, NEED AN ONGOING LOOK. I AM A SUPPORTER OF THE DOCUMENT BUT WITH PEARLAND ON THE CUTTING EDGE OF MODERN DEVELOPMENT, BOTH RESIDENTIAL AND COMMERCIAL, IT COULD USE MORE INPUT. THE TIME WE LIVE IN DEMANDS CHANGE AND NEW THINKING. FUTURE ORDERLY PROGRESS IS THE RESULT. I AM NOT PROPOSING A REWRITE BUT A CONTINUING LOOK AT MOST THINGS UNDER CHAPTER 4. SITE DEVELOPMENT. THERE IS PLENTY OF ROOM TO DEVIATE LANDSCAPE REQUIREMENTS. I BELIEVE THAT THERE IS SYMPATHY BOTH WITHIN THE STAFF AND THE COMMISSION TO UPGRADE OR ALTER THE REQUIREMENTS TO FIT THE CASE AT HAND. DURING THE PRESENTATIONS, SOME THINGS JUST JUMP OUT AS BEING BURDENSOME AND ALL PARTIES COULD BENEFIT FROM MORE REALISTIC GROUND RULES AND PLAUSIBLE OPTIONS. THANKS FOR THR KIND WORDS IN YOUR LETTER TO THE STATE GROUP.

NEL WEST
PLANNING & ZONING COMMISSIONER

PEARLAND, TEXAS
SEPTEMBER 16TH, 2007

NICK FINAN
ASSISTANT CITY MANAGER

RE: MASS TRANSPORTATION & RELATED PEOPLE MOVING

NICK

I HAVE BEEN A MEMBER OF THE PLANNING AND ZONING COMMISSION FOR SEVERAL YEARS AND I HAVE YET TO HEAR ANYONE, EITHER WITHIN OR OUTSIDE, LOCAL GOVERNMENT PROPOSE OR EVEN DISCUSS MASS TRANSIT AND PEOPLE MOVING IN PEARLAND. WE ARE TAKING GIANT STEPS IN BRINGING IN LOTS OF PEOPLE THROUGH RESIDENTIAL DEVELOPMENT, AND EVEN MORE PEOPLE WITH THE LARGE WEST SIDE COMMERCIAL COMPLEXES.

I WOULD LIKE TO FIRST GET ON RECORD AS BEING PRO MASS TRANSIT IN WHAT WOULD HAVE TO BE A MODERNISTIC, EVEN FUTURISTIC TRANSIT MODE. IN ANY CASE THE CITY OF PEARLAND IS NOT UP TO SPEED ON MASS TRANSIT AND JUST TALK IS NOT GOING TO BE ENOUGH. THE RECENT FORWARD LOOKING DECISION BY CITY COUNCIL TO INITIATE TAXI CAB SERVICE COULD BE A NEW BEGINNING FOR (PEOPLE MOVING) IN PEARLAND.

SECONDLY, I WOULD PROPOSE THAT OUR CITY COUNCIL ACTIVATE A PERMANENT COMMISSION THAT WOULD HAVE AS ITS MISSION: (STUDY MASS TRANSPORTATION ALTERNATIVES FOR THE PEARLAND AREA [INCLUDING THE INNER CITY].)

IF ALL ELSE FAILS YOU COULD ALWAYS ASSIGN ADDITIONAL RESPONSIBILITY TO THE P & Z COMMISSION. AFTER ALL WE ARE ALREADY RESPONSIBLE FOR THINGS LIKE CAPITOL PROJECTS. FINALLY, YOU SHOULD PROBABLY CONSIDER BEEFING UP THE PLANNING DEPARTMENT AND EVEN TE THE GROWTH OF THE PLANNING GROUP TO THAT OF THE CITY POPULATION. JUST A SUGGESTION BUT I PLANNER FOR EACH 15,000 PEOPLE, I WILL PROVIDE YOU WITH A BETTER NUMBER AFTER I ATTEND THE STATE CONVENTION IN OCTOBER. MAYBE I CAN DETERMINE SOME STATS BY JUST BEING THERE AND BEING OBSERVANT.

BEFORE SIGNING OFF I SHOULD LIST TWO ADDITIONAL AREAS OF CONCERN THAT I WOULD LIKE TO SEE ADDRESSED. THE ENVIRONMENT FRIENDLY BUILDING ON 518 BUILT BY THE GANTS WOULD BE A GOOD TOPIC TO DISCUSS, ESPECIALLY THE COST AND ACTUAL BENEFITS. ALSO, THE P & Z COMMISSION, AS ONE OF ITS FUNCTIONS, DETERMINES SIZES AND NUMBERS OF TREES THAT ARE INVOLVED IN MOST PROJECTS. THE P & Z HARDLY KNOWS WHAT EACH PROJECT HAS GOTTEN DONE AS TO MITIGATION, TREE DAMAGE, TREE PLANTING, ETC. I PERSONALLY NEED TO KNOW A LOT MORE TO BE COMFORTABLE. THE SYSTEM DOES NOT PROVIDE FOR A LOOK BACKWARD, AND THAT'S A WHOLE NEW CHAPTER. WOULD IT BE ASKING TOO MUCH TO REQUIRE A PROGRESS REPORT FROM THE DEVELOPER, BUILDER, PUD, CUP, ETC. AT CERTAIN INTERVALS DURING THE PROJECT TO INSURE COMPLIANCE WITH THE ACTIVITIES AUTHORIZED BY THE P & Z COMMISSION AND THE PLANNING GROUP.

NEL WEST
PLANNING & ZONING COMMISSIONER

PEARLAND, TEXAS
SEPTEMBER 10TH, 2007

NICK FINAN
ASSISTANT CITY MANAGER
CITY HALL

RE: ORDERLY PLANNING OF OUR CITY

NICK

THIS NOTE IS A FOLLOW UP ON OUR COMMENTS IN THE HALL SEVERAL DAYS AGO AS I MENTIONED I DO NOT BELIEVE THAT I HAVE THE NATURAL ABILITY OR KNOWLEDGE TO PUT THE CITY OF PEARLAND TOGETHER LIKE A GIANT JIG-SAW PUZZLE AND I NEED ALL OF THE HELP THAT I CAN GET. THERE ARE CURRENT AND PAST GROUPS WHO HAVE SHAPED WHAT WE SEE TODAY AND I DO NOT WANT TO DISTURB A SUCCESSFUL WORK IN PROGRESS BUT ADD TO IT. I WOULD LIKE TO SEE MORE EXPERTS OR PERSONS WITH SPECIFIC EXPERTISE IN AREAS THAT COULD CONTRIBUTE TO THE PLANNING OF A CITY APPEAR BEFORE THE P & Z COMMISSION. I BELIEVE THAT THE COMMISSION WILL NEED MORE AND MORE INPUT AS THE CITY GROWS AND COMMISSIONERS COULD SUGGEST OR RECOMMEND WHATEVER TALENT THEY MAY NEED FOR INPUT.

AT THIS TIME I WOULD PERSONALLY LIKE TO HEAR THE VIEWS OF FRED WELCH, PEDC. ON HOW HE FEELS ABOUT PEARLAND'S COMMERCIAL AND ECONOMIC BALANCE WITH RESIDENTIAL DEVELOPMENT AND WHERE HE SEES US GOING. I WOULD ALSO LIKE TO HEAR FROM SELECTED OTHERS, UPON REQUEST. AS TIME GOES ON AND NOW FOR MY DISCLAIMER I AM NOT SUGGESTING A BIASED OR COLORFUL PRESENTATION DESIGNED TO INFLUENCE OUR COMMISSION. ALL OF THE ABOVE AND FUTURE RELATED EVENTS WOULD BE WITH SPECIFIC APPROVAL OF YOURSELF AND THE COMMISSION CHAIR AND SQUEAKY-CLEAN.

IN ADDITION TO THE ZONING SIDE OF THE COMMISSION THE P & Z COMMISSION IS CHARGED WITH PLANNING THE VARIOUS MAJOR CITY FUNCTIONS FROM THEIR INCEPTION THRU THEIR DESIGN, INSTALLATION AND USE PERIODS. THIS IS NOT SOMETHING THE COMMISSION CAN EASILY HANDLE BECAUSE OF THE ENGINEERING INVOLVED AND EXTENSIVE SYSTEMS. BUT WE APPROVE MAPS AND DATA SEVERAL TIMES A YEAR WITH LIMITED HANDS-ON KNOWLEDGE. MAYBE WE COULD HAVE AN UPDATE AND EXPLANATION ON THE VARIOUS SYSTEMS BY AN ASSISTANT CITY MANAGER OR ENGINEER ON A MORE TIMELY BASIS, MAYBE QUARTERLY.
THANKS!

NEL WEST,
PLANNING & ZONING COMMISSIONER

PLANNING & ZONING COMMISSION

MONDAY, JANUARY 21ST, 2007

WATER LIGHTS DISTRICT

- 1. TOO MUCH CONCEPTUAL. PD.S SHOULD BE SPECIFIC*
- 2. PRIMARY ENTRANCE IS ONLY CONCEPTUAL. NO SIGNAGE OR OTHER STRUCTURES SPECIFIC*
- 3. ACCESS ROADS ARE ALL IN CONCEPTUAL STAGE. NOT MUCH SPECIFIC*
- 4. LOT SIZES & SETBACKS ARE QUESTIONABLE*
- 5. BUILDING HEIGHTS ARE NOT SPECIFIC*
- 6. PARKS AND OPEN SPACE WILL BE DEDICATED TO THE CITY. WHY WOULD THE CITY WANT TO MAINTAIN A PRIVATE COMPLEX POSSIBLY INCLUDING PIERS, DOCKS, WATERCRAFT, ETC*
- 7. PARKING NEEDS TO BE SPECIFIC OR FIT TO THE CURRENT MODE*
- 8. A GENERAL DESIGN CONCEPT IS NOT-ENOUGH. IT NEEDS TO BE SPECIFIC WITH MAPS*
- 9. LEAVING OUT THE P & Z FOR FUTURE DECISIONS IS A MISTAKE*
- 10 AS IS LEAVING OUT PUBLIC HEARINGS*
- 11. MORE FLEXIBILITY IN PD.S CAN BE ACHIEVED OVER TIME WITH P & Z HANDLING ALL REQUESTS*
- 12. PHASING AND TIME LINES ARE APPROPRIATE FOR PD.S.*

DEVELOPMENT AGREEMENTS

11-13-06

*NICK FINAN
ASSISTANT CITY MANAGER*

RE: DEVELOPMENT AGREEMENTS

NICK

ONE OF THE SEMINARS AT THE STATE CONVENTION IN CORPUS CHRISTI HAD A VERY KNOWLEDGEABLE ATTORNEY SPEAK ABOUT DEVELOPMENT AGREEMENTS. HIS ENTIRE FOCUS WAS ON FUTURE DAMAGE SUCH AN AGREEMENT WOULD HAVE ON A GROWING CITY SUCH AS PEARLAND. IT IS ABSOLUTELY ESSENTIAL THAT NO CITY OFFICIALS SIGN OFF ON ANY DEVELOPMENT AGREEMENT THAT DEVIATES FROM THE UDC OR IS DIFFERENT FROM CURRENT OPERATING PROCEDURES. HE INDICATED THAT THE COURTS HAVE RULED THAT JUST A CASUAL CONVERSION BY A DEVELOPER WITH A RECEPTIONIST WOULD CONSTITUTE AN INITIAL ACCEPTING OF SUCH AN AGREEMENT. HE ALSO INDICATED THAT ALL DEVELOPMENT AGREEMENTS SHOULD BE THOROUGHLY CHECKED BY EACH DEPARTMENT FOR ANY DEVIATIONS. WE HAVE THE ZBA AND P & Z TO HANDLE THOSE THINGS AT THE APPROPRIATE TIME. CONVERSATIONS AND PRESENTATIONS WITH CITY OFFICIALS COULD BE AT RISK AND LEGALLY BENEFIT THE DEVELOPERS AT CITY EXPENSE.

THE ATTORNEY ALSO INDICATED THAT SEVERE CONSEQUENCES MAY KICK-IN IF CERTAIN OF THESE AGREEMENTS ARE ACCEPTED. FUTURE ANNEXATION PROGRAMS ARE IN JEOPARDY AND IT WILL CREATE PROBLEMS 20-30 YEARS DOWN THE ROAD. DEVELOPMENT AGREEMENTS THAT DEVIATE FROM THE RULES ARE NOT AN OPTION FOR PEARLAND UNLESS CERTIFIED BY THE P & Z AND THE CITY COUNCIL.

NEIL WEST, PLANNING & ZONING COMMISSIONER

*PLANNING & ZONING COMMISSION
POLICY DISCUSSION WITH CITY COUNCIL
MARCH 20TH, 2006*

MEETINGS

1. ON DAYS WHEN THE COMMISSION AND THE COUNCIL HAVE JOINT MEETINGS, EACH WORKSHOP, PUBLIC HEARING AND MEETING SHOULD BE SCHEDULED SO THAT EACH IS INDEPENDENT OF THE OTHER. CITIZENS ARE CURRENTLY HAVING TO SIT THRU HOURS OF OTHER MEETINGS WAITING TO SPEAK ON THE SUBJECT OF INTEREST TO THEM. (DEC 1ST, 2005 LTR)
2. THE COMMISSION CHAIR SHOULD INTRODUCE GUESTS AND BUILDERS/DEVELOPERS AT MEETINGS

PARKS & GREENSPACE

1. CITY PARKS DIRECTOR BE AN ADVISORY MEMBER OF THE COMMISSION (MARCH 6TH, 2006 LTR)
2. ALL TREES CUT BY DEV. - BUILDERS SHOW 2" RECORD. PING OFF TRUNK LIT.

DETENTION FACILITIES

1. FUTURE MAINTENANCE SHOULD BE GUARANTEED IN SOME MANNER AND EACH ONE SHOULD BE INSPECTED AT REGULAR INTERVALS (APRIL 12TH, 2004 LTR)
2. NO CREDIT FOR GREEN SPACE

PUDS

1. SOME METHOD SHOULD BE DEvised TO FOLLOW THE CONSTRUCTION AND OTHER AGREED-TO TERMS BY DEVELOPER/BUILDERS.
2. THE COMMISSION SHOULD NOT ALLOW PUDS WHOSE PRIMARY PURPOSE IS TO CHANGE ZONING TO FIT LESSER STANDARDS. STAFF COULD HELP FILTER THE OFFENDERS BY IDENTIFYING ALL ITEMS IN THE PUD THAT DO NOT ABIDE BY THE CODE.

COMMISSION IN-HOUSE

1. ALL FINAL PLATS MUST BE COMPLETE AND APPROVED (BY RICHARD) BEFORE COMING TO THE COMMISSION FOR SIGNATURE
2. IT WOULD BE MORE EFFECTIVE FOR THE COMMISSION IF THE MEMBERS WOULD ASK TO BE RECOGNIZED BY THE CHAIR DURING DISCUSSIONS AND REGULAR MEETINGS. NO BACK-AND-FORTH WITH APPLICANTS.

PEARLAND, TEXAS
MARCH 6TH, 2006

RE: PLANNING & ZONING COMMISSION POLICY

RUBY SELLARS

I AM WELL AWARE THAT THE P & Z COMMISSION IS NOT A POLICY MAKING GROUP, BUT THERE ARE INSTANCES THAT SEEM TO REQUIRE, AT LEAST, RECOMMENDATIONS FROM THIS GROUP THAT COULD GO FAR IN HELPING THE CITY FATHERS MAKE BETTER DECISIONS ON MATTERS THAT COME BEFORE THE P & Z ON THE WAY TO THE CITY COUNCIL.

MY CONCERN, AND AS I HAVE OBSERVED, THIS COMMISSION'S CONCERN, IS LACK OF GREEN SPACE AND PARKS WITHIN NEWLY PRESENTED PUDS AND IN GENERAL DISGUISED DETENTION AREAS AS USABLE GREEN SPACE.

I WOULD RECOMMEND TO YOU THAT THIS P & Z COMMISSION AMEND THE RULES SO THAT THE DIRECTOR OF PARKS & GREEN SPACE FOR THE CITY OF PEARLAND BE AN ADVISORY MEMBER (NOT A VOTING MEMBER) OF THE P & Z COMMISSION AND MEET WITH THE P & Z COMMISSION AT ALL REGULARLY SCHEDULED MEETINGS, WORKSHOPS, AND PUBLIC HEARINGS. THIS SINGLE ADDITION, WITH THE ADVICE AND KNOW-HOW OF THE IN-HOUSE EXPERT, WOULD GIVE EACH OF US A MUCH BETTER HANDLE ON OUR ENVIRONMENTAL DECISIONS.

NEIL WEST, COMMISSION MEMBER

PEARLAND, TEXAS
APRIL 16TH, 2004

RE: PUD SUBMITTALS TO P & Z COMMISSION

CHAIR, P & Z

BEING A RELATIVE NEWCOMER TO THE COMMISSION I DO NOT HAVE ALL THE TOOLS TO EVALUATE HOW OUR GROUP IS DOING AS FAR AS MAKING PEARLAND A BETTER PLACE TO LIVE AND SECURING THE BENEFITS FOR POSTERITY.

HAVING SAID THAT I DO HAVE A CONCERN THAT OUR COMMISSION IS TAKING A VERY HARD LINE WITH POTENTIAL DEVELOPERS AND THOSE WANTING TO BE A PART OF THE PEARLAND OPPORTUNITY. I AM NOT ALIGNED WITH ANYONE AND AM BY NO MEANS SUGGESTING WE SET LESSER STANDARDS OR COMPROMISE OUR INTEGRITY, BUT I DO BELIEVE THAT WE CAN WORK WITH POTENTIAL DEVELOPERS WHO MAY BE LACKING IN SOME SUBMITTALS. CURRENTLY THE COMMISSION SEEMS TO BE TAKING AN ADVERSARIAL APPROACH ON OCCASIONS WHEN THERE APPEARS TO BE ROOM FOR SOME COMPROMISE OR MEETING. THE PROPOSED SPECS WITH A LITTLE WORK. AS I SEE IT EACH OF US HAS OUR OWN PET PEEVES AND THOUGHTS AS TO HOW THINGS SHOULD BE BUT THE GUIDELINES FOR OUR WORK SHOULD OVERRIDE THAT.

ALSO, IN MANY CASES OUR COMMITTEE HAS BEEN VOTING CONTRARY TO STAFF RECOMMENDATIONS AND THAT ALSO CONCERNS ME. WHILE I DO NOT EXPECT OUR GROUP TO VOTE 100% WITH THE STAFF, I WOULD EXPECT BETTER COMMUNICATION AND WORKING CLOSER WITH THE STAFF BEFORE WE MAKE OUR DECISIONS. THEY ARE THE EXPERTS.

FINALLY, DEVELOPERS AND BUILDERS ARE GOING TO TAKE THE HIGH ROAD AND MOVE TO ALVIN, MANVEL AND SURROUNDING AREAS IF WE CONTINUE TO TREAT SUBMITTALS AS "US VERSUS THEM"

NEIL WEST, COMMISSIONER

APRIL 12TH, 2004

RE: FLOOD WATER DETENTION FACILITIES

CHAIR, PLANNING & ZONING COMMISSION

FLOOD WATER DETENTION FACILITIES HAVE PROVEN TO BE, IN SOME CASES, EYESORES AND PROBLEM AREAS FOR THE CITY OF PEARLAND. THERE HAVE BEEN THOSE THAT HAVE BEEN PROPERLY PROVIDED FOR BUT THE FUTURE DOES NOT BODE WELL FOR MANY OF THOSE LEFT IN THE HANDS OF HOMEOWNERS' ASSOCIATIONS. THESE GROUPS DO NOT ALWAYS HAVE FUNDS FOR UPKEEP AND REGULAR MAINTENANCE. THE ULTIMATE RESPONSIBILITY, AS ALWAYS, WILL BE THE CITY.

I WOULD PROPOSE THAT ANY FUTURE PUDS, OR ANY SUBDIVIDED TRACTS REQUIRING DETENTION, BE REQUIRED TO PROVIDE GUARANTEED FUNDING FOR FUTURE MAINTENANCE. THIS COULD BE DONE BY ENSURING THAT ALL DEED RESTRICTIONS OF RECORD CONTAIN A MANDATORY FEE FOR ALL HOMEOWNERS WHO PURCHASE WITHIN A PUD OR SUBDIVIDED AREA REQUIRING DETENTION. THERE SHOULD BE REASONABLE WAYS OF WORKING OUT SITUATIONS OTHER THAN PUDS AND THEY NEED TO BE WORKED OUT AND IN PLACE ASAP.

MY RECOMMENDATION IS TO TURN DOWN ALL REQUESTS THAT DO NOT MEET THIS CRITERIA.

THANKS

NEIL WEST
COMMISSIONER

P&Z Agenda Item

H

Discussion Items

- **Next JPH and P&Z Meeting**
- **Commissions Survey**



May 29, 2009

Members of the Planning & Zoning Commission
City of Pearland

Re: Planning and Zoning Commissioners Survey

Dear Planning and Zoning Commissioners,

Planning Department is constantly looking for ways to enhance staff support to Planning and Zoning Commission. As a part of this endeavor we are distributing this questionnaire to all of you. Your responses will assist us in serving you better and ensuring that your requests and needs are met to the best of our ability. We appreciate your time and effort in completing this survey. Please feel free to use additional sheets if needed. We look forward to working with you in the most productive way possible.

This questionnaire was sent earlier to the Commissioners on February 3, 2005 and attached is a compilation of their responses.

Thanks for your responses.

Lata Krishnarao
Planning Director

City of Pearland - Planning Department
Planning Commissioners Survey

1. **Staff Memo for Planning and Zoning Meetings:**

What improvements would you like to see in the staff memos?

2. **Staff Presentations:**

Since February, 2006 staff has been making brief presentations on the proposed plats prior to making our recommendations.

- a. What improvements / changes would you like to see in staff presentations with regards to plats at regular P & Z meetings?

- b. What improvements / changes would you like to see in staff presentations with regards to Joint Public Hearing presentations for zone changes and ordinance amendments?

3. **Communications:**

There are three areas of communications that we would like to focus on. We would appreciate your recommendations on improving communications in each of these areas.

- a. Communication between staff and P & Z Commission: Please discuss any additional information that you would like the staff to provide you to assist you in the decision making process.

- b. Communication between P & Z and City Council: Are you satisfied with the existing communication between the P & Z and Council? How can staff help to improve communications between P & Z and Council, if you think improvement is needed?

- c. Communication between staff/P & Z Commission and general public:
Do you have any concerns in this regard? If you do what are some things that staff could do to address your concerns?

4. Training for Planning & Zoning Commission:

a. **Conferences:**

In addition to local training, workshops, and seminars (ULI, HGAC, Houston APA etc.), members of P & Z have been provided with an opportunity to attend Texas APA conference and National APA conference. Have these conferences been helpful? Is there any other local, state or national conference related to Planning and Zoning that you would like to attend?

b. **In House Training:**

How often would you like to have a professional come and talk to you in the City Hall:

Monthly Quarterly Yearly Other

Length of these sessions:

Half hour One Hour Other

When would you prefer to have these training sessions?

First Monday night Third Monday night

Saturdays Other (Any preferred day or time?)

- c. What are some of the topics that you would suggest for these training sessions?

5. **Other Comments:**

Completed by (optional): _____

Date: _____

City of Pearland - Planning Department
Planning Commissioners Survey
COMPILATION – February 2005

1. **Staff Memo for Planning and Zoning Meetings:**

Comments on the P & Z memos that have been modified to include detailed staff reports on all plats approvals that are on the agenda.

*New format better!
The new memos are great*

What other improvements would you like to see in the staff memos?

1. *List any other action or agreement that may affect the property if it applies.*
2. *None.*
3. *Like new format.*
4. *Maybe a larger area map – black & white.*

2. **Staff Presentations:**

At the next Planning and Zoning meeting scheduled for February 7th, staff will be making brief presentations on the proposed plats prior to making our recommendations. We would be happy to get your feedback on this new format.

a. What improvements / changes would you like to see in staff presentations with regards to plats at regular P & Z meetings?

1. *Add dimensions to subject property on zoning map in staff presentations.*
2. *Indicate square footage and acreage on the drawings for easy reference.*
3. *Very efficient way to handle it.*
4. *Appreciate all the work going in the reports, but maybe the presentations are getting too long. Perhaps just highlight what is unique about each plat.*
5. *None needed unless we are able to modify/condense the whole process. Otherwise want staff to present in a manner that they are comfortable with.*
6. *Staff presentation of plats is very good.*

¹ . *Note: Italicized sentences represent P & Z's responses*

b. What improvements / changes would you like to see in staff presentations with regards to Joint Public Hearing presentations for zone changes and ordinance amendments?

1. *Add dimensions to subject property on zoning map in staff presentations.*
2. *Indicate square footage and acreage on the drawings for easy reference.*
3. *Any other similar actions or properties where the request may have been denied or approved.*
4. *For requests that are not in conformance with the plan, staff rationale should reference the guidelines established in our Plan Update to help convey a consistent decision making process.*
5. *The last couple of JPHs have been great. Great information delivered in a short, to the point format.*

3. **Communications:**

There are three areas of communications that we would like to focus on. We would appreciate your recommendations on improving communications in each of these areas.

a. Communication between staff and P & Z Commission: Please discuss any additional information that you would like the staff to provide you to assist you in the decision making process.

1. *Summary Agenda indicating all the items on the City Council's agenda (workshops etc.) that night as a front page of our binders – for quick viewing and to know when to show up for a meeting.*
2. *Seems to be sufficient at this time. The problem may be communication to the planning staff about prior agreements that may have been made.*
3. *None.*
4. *None needed – Staff is very accessible and knowledgeable.*
5. *Communication is wonderful. Keep up the open door policy.*

b. Communication between P & Z and City Council: Are you satisfied with the existing communication between the P & Z and Council? How can staff help to improve communications between P & Z and Council, if you think improvement is needed?

1. *Discuss if Commission should have a representative at the City Council meeting to present our viewpoints.*
2. *Chairperson or vice-chair should attend council meeting on a regular basis.*
3. *None.*
4. *Not entirely; but do not believe the problems are with staff, but, rather due to our process. Joint workshops on "hot" and/or upcoming topics/decisions might help with the overall focus – meeting of goals. Perhaps getting the Council to attend the Texas APA conference would help.*

c. Communication between staff/P & Z Commission and general public:
Do you have any concerns in this regard? If you do what are some things that staff could do to address your concerns?

1. *Feel staff in all areas; code inspections, enforcement, inspections, and fire marshal should get on the same page as to the interpretations and tell the people the same story.*
2. *None.*
3. *I would say that the "general public" does not understand the rules/guidelines that P & Z commission must follow. Perhaps a FAQ (Frequently Asked Questions) link would help to educate the public attendees/participants and/or a handout at the meeting.*
4. *O.K.*

4. Training for Planning & Zoning Commission:

a. Conferences:

Members of P & Z have been provided with an opportunity to attend Texas APA conference and National APA conference. Have these conferences been helpful? Is there any other local, state or national conference related to Planning and Zoning that you would like to attend?

1. *Only attended one state conference. Look forward to attend National Conference.*
2. *Develop some sort of "Report Back" of what we heard / learned with suggestions for implementing certain processes and good ideas. The City needs to know that they are getting "good value" for sending us.*
3. *Very helpful. (4). These conferences are very helpful, especially the Texas APA Conferences. The local APA might also be beneficial if it offered better topics/quality of training. Conferences have helped a lot. Conferences give P & Z members new ideas. HGAC, state and national are fine.*

b. In House Training:

How often would you like to have a professional come and talk to you in the City Hall:

Monthly-	0
Quarterly-	2
Other-	2 times a year
Yearly-	2 (more often if identified training is needed)

Length of these sessions:

Half hour-	0
One Hour-	3
Other	2-4 hrs, 1-4 hrs.

When would you prefer to have these training sessions?

First Monday night- 2

Third Monday night- 0

Saturdays- 1 (*Learning should be easier at less stressful/under relaxed circumstances.*)

Other (Any preferred day or time?)-

*Weeknight, but not a regular meeting night.
2nd or 4th Mondays.*

c. What are some of the topics that you would suggest for these training sessions?

1. *Lessons learnt from a Planning staff member or commissioner from another city that has recently undertaken an "Old Town Site" type of development. (Sugarland, Plano, Colleyville. etc.)*
2. *Transition Zones - especially where commercial (GB, NS) meets residential. Would like for the Commission to study good and bad examples right here in Pearland.*
3. *PUDs - When and how to use them.*
4. *Budgetary training - for use when P & Z Commission is asked to be a recommending "body".*
5. *Goal/Mission setting workshops - Perhaps as a spin-off to impart the vision after council retreats etc.*
6. *SOB (Sexually Oriented Businesses)*
7. *Complete coverage of the Ordinance.*

5. **Other Comments:**

- a. *Doing a great job.*
- b. *Please continue to be pro-active in identifying training/improvement areas. The P & Z Department (professionals) is very good at watching and predicting the direction that Texas takes in regards to regulating P & Z*
- c. *Staff is doing a great job. In past 6 years we have done a complete 180% change in the way we do business. The changes have all been great.*