

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

DECEMBER 7, 2009

6:30 p.m.

Jerry Koza, Jr.
P&Z CHAIRPERSON

Vacant
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Neil West

Susan Sherrouse



Darrell Diggs

Ron Capehart

Henry Fuentes

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 DECEMBER 7, 2009 AT 6:30 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 November 16 , 2009**

III. NEW BUSINESS

A. ELECTION OF OFFICER

Election of P&Z Vice-Chairperson

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

A request by Geoffrey Freeman, Brown & Gay Engineers, Inc., applicant, for Savannah Development, Ltd., owner, for approval of a Final Plat for Portions of Post Rd. (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.

General Location: Located at the intersection of Savannah Parkway and County Road 58 in Brazoria County, TX

C. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT OF JAMISON LANDING

A request by Refugio Trejo, Momentum Engineering + Surveying, applicant, for Pearland Landing LLC, owner, for approval of a Preliminary Plat for subdivision of 16.2634 acres in the J.F. Perry and E.M. Austin Survey A-111 zoned R-4 into 67 lots for residential use and 10 reserves for detention/green space. The property is located on the southwest side of Broadway (F.M. 518) east of Pine Hollow Drive and is described as follows:

16.2634 acres of land out of and part of that called 37.421 acre tract recorded in Vol. 1548, Pg. 473, B.C.D.R. located in the J.F. Perry and E.M. Austin Survey A-111, City of Pearland, Brazoria County, Texas

D. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF JAMISON LANDING

A request by Refugio Trejo, Momentum Engineering + Surveying, applicant, for Pearland Landing LLC, owner, for approval of a Final Plat for subdivision of 16.2634 acres in the J.F. Perry and E.F. Austin Survey A-111 zoned R-4 into 67 lots for residential use and 10 reserves for detention/green space. The property is located on the southwest side of Broadway (F.M. 518) east of Pine Hollow Drive and is described as follows:

16.2634 acres of land out of and part of that called 37.421 acre tract recorded in Vol. 1548, Pg. 473, B.C.D.R. located in the J.F. Perry and E.M. Austin Survey A-111, City of Pearland, Brazoria County, Texas.

E. UPDATE OF ZONING CASES

F. DISCUSSION ITEM

Schedule of Future Land Use Plan Workshops	To be discussed
Next P&Z Meeting	January 4, 2010
Next JPH	January 18, 2010

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, Office Coordinator 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 3rd day of December 2009 A.D., at 5:30 p.m.

Judy Krajca, Planning Office Coordinator

Agenda removed _____ day of December 2009 A.D.

APPROVAL

OF

MINUTES

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD NOVEMBER 16, 2009 AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

Acting P&Z Chairperson Henry Fuyertes called the meeting to order at 8:58 p.m. with the following present:

Acting P&Z Chairperson Henry Fuyertes
P&Z Commissioner Neil West
P&Z Commissioner Ron Capehart
P&Z Commissioner Susan Sherrouse
P&Z Commissioner Darrell Diggs

Also in attendance were: Planning Director Lata Krishnarao, Senior Planner Angela Gantuah, Planning Technician Ian Clowes, Deputy City Attorney Nghiem Doan, and Planning Office Coordinator Judy Krajca.

APPROVAL OF MINUTES

P&Z Commissioner Ron Capehart made the motion to approve the minutes of the Regular Meeting of November 2, 2009, and P&Z Commissioner Darrell Diggs seconded.

The vote was 5-0. The minutes of November 2, 2009 were approved.

NEW BUSINESS

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.

Plans and Plat Administrator Richard Keller stated the applicant is requesting a Waiver of Decision for this plat.

P&Z Commissioner Ron Capehart made the motion to approve, and P&Z Commissioner Darrell Diggs seconded.

The vote was 5-0. The Final Plat of Portions of Country Road 58 and Savannah Parkway was approved.

REMOVE FROM TABLE – ZONE CHANGE NO. 2009-11Z

A request of LJA Engineering & Surveying, Inc., applicant for TexProj 2008 LLC, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Planned Development District (PD) to Planned Development District (PD), an amendment to the existing PD for Province Village, on the following described property, to wit:

Legal Description: Approximately a 15 acre tract of land out of the Dissen called 136.995 acre tract, recorded in Volume 505, Page 86, of the Deed of Records of Brazoria County, Texas, situated in the Thomas J. Green Survey, Abstract 198, Brazoria County, Texas, and a 26.9158 acre tract of land in the Thomas J. Green Survey, Abstract 165, Brazoria County, Texas and being a part of that certain 136.955 acre tract conveyed from Jennie J. Settlegast, et al, to W.J. Dissen by instrument recorded in Volume 505, Page 86, of the Deed of Records of Brazoria County, Texas, and 5.7375 acres of land being situated in the W.D.C. Hall Survey, Abstract No. 23, Harris county, Texas, and being out of 468.92 acre tract being more fully described in Volume 1676, Page 362 of the Deeds of Records of Harris county, Texas said 1.3366 acres in Harris County Texas.

General Location: Generally Located on the Northeast Corner of Pearland Parkway and Broadway, Pearland, TX

P&Z Commissioner Darrell Diggs made the motion to remove from table, and P&Z Commissioner Neil West seconded.

The vote was 5-0. Zone Change No. 2009-11Z was removed from table.

CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE NO. 2009-11Z

A request of LJA Engineering & Surveying, Inc., applicant for TexProj 2008 LLC, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Planned Development District (PD) to Planned Development District (PD), an amendment to the existing PD for Province Village, on the following described property, to wit:

Legal Description: Approximately a 15 acre tract of land out of the Dissen called 136.995 acre tract, recorded in Volume 505, Page 86, of the Deed of Records of Brazoria County, Texas, situated in the Thomas J. Green Survey, Abstract 198,

Brazoria County, Texas, and a 26.9158 acre tract of land in the Thomas J. Green Survey, Abstract 165, Brazoria County, Texas and being a part of that certain 136.955 acre tract conveyed from Jennie J. Settlegast, et al, to W.J. Dissen by instrument recorded in Volume 505, Page 86, of the Deed of Records of Brazoria County, Texas, and 5.7375 acres of land being situated in the W.D.C. Hall Survey, Abstract No. 23, Harris county, Texas, and being out of 468.92 acre tract being more fully described in Volume 1676, Page 362 of the Deeds of Records of Harris county, Texas said 1.3366 acres in Harris County Texas.

General Location: Generally Located on the Northeast Corner of Pearland Parkway and Broadway, Pearland, TX

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

Senior Planner Angela Gantuah read the staff report and went over the list that the Commission has asked be shown in the Planned Development.

The vote was 4-0. Zone Change No. 2009-11Z was approved. P&Z Commissioner Darrell Diggs abstained from the vote.

CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2009-13Z

A request by CBL and Associates, Inc., owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Planned Development District (PD) to Planned Development District (PD), an amendment to the existing PD for Pearland Town Center, on the following described property, to wit:

Legal Description: 142.9664 acres of land out of Pearland Town Center, a subdivision of 143.6500 acres as recorded under File Number 2007008914 of the Plat Records of Brazoria County, Texas, and situated in the H.T. & B.R.R. Company Survey, Abstract 300, Section 81, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the South Side of Broadway Street, on the East Side of Kirby Drive, and on the West Side of Business Center Drive.

P&Z Commissioner Ron Capehart made the motion to approve, and P&Z Commissioner Darrell Diggs seconded.

Senior Planner Angela Gantuah complimented CBL and Associates for working with staff on the signage.

Planning Director Lata Krishnarao reiterated Council's concern of signs promoting businesses that were off premise, and outside of Pearland.

P&Z Commissioner Ron Capehart commended CBL & Associates effort and work, and appreciates the concept and plan.

P&Z Commissioner Darrell Diggs asked what the review and approval guidelines would be, in order to get a sign permit.

Senior Planner Angela Gantuah responded that first, CBL would have a Planned Development Guideline; second, the sign permit must meet approval; and third, if it is irresolvable, the PD would have to be worked out.

The vote was 5-0. Zone Change No. 2009-13Z was approved.

CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP 2009-17

A request of the Mendieta Family Foods Inc., applicant for West Side Associates LTD, for a conditional use permit to allow a restaurant in the Neighborhood Services (NS) Zoning District, on the following described property, to wit:

Legal Description: Tract 1 with 2.0 acres and Tract 2 with 3.8897 acres out of Reserve "A" in the Replat of Corrigan Addition Section 1 (Volume 2, pgs 97-98 B.C.P.R) West Side Plaza Subdivision, City of Pearland, Brazoria County, Texas and that certain 3.8897 acres, more or less, out of Reserve "A", Replat of Corrigan Addition, Section One, recorded in volume 11, Page 97-98 of the Brazoria County Plat Records, Pearland, Texas.

General Location: Located at 5010 W. Broadway Street, Pearland TX

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

Planning Technician Ian Clowes stated the site had previously been a restaurant. Mr. Clowes expressed that Council's concern was the outside noise that might be generated, and it's affect on the neighbors.

The vote was 5-0. Conditional Use Permit No. CUP 2009-17 was approved.

CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP 2009-18

A Request of the Triad Retail Construction, Inc., applicant for Frank B. Holden & Dorothy W. Holden, owners, for a conditional use permit to allow a professional office in the Garden O'Day- Mixed Use (GO-MU) Zoning District, on the following described property, to wit:

Legal Description: Approximately .6 acres of Lot 9, Block 7, of the Hickory Creek Subdivision, Volume 1, Page 162 of the B.C.M.R. in the Brazoria County Plat Records, Brazoria County Texas

General Location: Located at 2206 O'Day Road, Pearland TX

P&Z Commissioner Ron Capehart made the motion to approve, and P&Z Commissioner Darrell Diggs seconded.

The vote was 5-0. Conditional Use Permit No. CUP 2009-18 was approved.

CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2009-15Z

A request of Ron Jackson with Curry Architecture, applicant for Ross MacCammon, owner, for a change in zoning from the Single Family Residential-1 (R-1) Zoning District to the Planned Development Multi-Family (PD-MF) Zoning District, on the following described property, to wit:

Legal Description : Being a tract of land approximately 9.5171 acres in the W.D.C. Hall League, Abstract No. 70, Brazoria County, Texas and being the residue of that tract sold by None Gay Carr to Ross A. McClendon, as described in deed recorded under Brazoria county Clerk's file No. 95-022654.

General Location: Located at 2810 Dixie Farm Road, Pearland, Texas

P&Z Commissioner Ron Capehart made the motion to approve, and P&Z Commissioner Darrell Diggs seconded.

P&Z Commissioner Darrell Diggs stated that the question came up during the public hearing of who owns the property directly behind the tract shown on the location map. Mr. Ron Jackson with Curry Architecture stated the MacCammon's own the property and that the entire tract is being proposed for the zone change.

Staff and the Commission discovered that not all the property owners were notified and it was determined that the public hearing would have to be re-advertised.

P&Z Commissioner Darrell Diggs made the motion to table the item, and P&Z Commissioner Darrell Diggs seconded.

The vote was 5-0. Zone Change No. 2009-15Z was tabled until after a public hearing was held.

CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2009-14Z

A request of Blaire Korndorffer, applicant for Felton M and Mary C Baker, owners, for a change in zoning from the Office Professional (OP) Zoning District to the General Commercial (GC) zoning district, on the following described property, to wit:

Legal Description: Approximately 3.7561 acres of land being Lots O, R, U, and N. Replat of Pearland Pavilion Subdivision recorded in volume 17, Pages 395-398, Brazoria county Map Records, Brazoria County, Texas and being out of the H.T. & B.R.R. Company Survey, Section 2, Abstract 239, and A.C.H. & B. Survey, Section 1, Abstract 147 in Brazoria County, Texas.

General Location: Generally located at the southwest corner of Hampshire Road and Old Alvin Road, Pearland, Texas

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

Much discussion ensued among the Commission and Staff regarding the best use of the land.

The vote was 0-5. Zone Change No. 2009-14Z was denied.

CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP 2009-14

A request of Blaire Korndorffer, applicant for Felton M and Mary C Baker, owners, for a conditional use permit to allow office/warehouse with sales to the public in the General Commercial (GC) Zoning District, on the following described property, to wit:

Legal Description : Approximately 6.0415 acres of land being Lots K, N, O, R and U. Replat of Pearland Pavilion Subdivision recorded in volume 17, Pages 395-398, Brazoria county Map Records, Brazoria County, Texas and being out of the H.T. & B.R.R. Company Survey, Section 2, Abstract 239, and A.C.H. & B. Survey, Section 1, Abstract 147 in Brazoria County, Texas.

General Location: Generally located at the north side of Mary's Creek between SH 35 and Old Alvin, Pearland, Texas

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

The vote was 0-5. Conditional Use Permit No. CUP 2009-14 was denied.

CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP 2009-15

A request of Blaire Korndorffer, applicant for Felton M and Mary C Baker, owners, for a conditional use permit to allow conditioned storage in the General Commercial (GC) Zoning District, on the following described property, to wit:

Legal Description: Approximately 20.1374 acres of land being Lot V. Replat of Pearland Pavilion Subdivision recorded in volume 17, Pages 395-398, Brazoria county Map Records, Brazoria County, Texas and being out of the H.T. & B.R.R. Company Survey, Section 2, Abstract 239, and A.C.H. & B. Survey, Section 1, Abstract 147 in Brazoria County, Texas.

General Location: Generally located at the south side of Hampshire Road, Pearland, Texas

P&Z Commissioner Ron Capehart made the motion to approve, and P&Z Commissioner Darrell Diggs seconded.

P&Z Commissioner Henry Fuertes stated he was not in favor of storage.

The vote was 0-5. Conditional Use Permit No. CUP 2009-15 was denied.

DISCUSSION ITEM

Planning Director Lata Krishnarao went over the schedule for the next Future Land Use Plan Workshop, being November 23rd, November 30th, and December 7th.

The next P&Z meeting will be on December 7, 2009, and there will not be a Joint Public Hearing in December.

ADJOURNMENT

P&Z Chairperson Jerry Koza, Jr. adjourned the meeting at 10:46 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Planning Office Coordinator

Minutes approved as submitted and/or corrected on this 7th day of December 2009,
A.D.

P&Z Chairperson Jerry Koza, Jr.

ELECTION OF OFFICER

P&Z Agenda Item

B

**PORTIONS OF POST RD. (C.R. 58) & SAVANNAH PARKWAY
FINAL PLAT- STAFF REPORT**

P & Z MEETING DATE: DECEMBER 7, 2009

APPLICANT: Geoff Freeman, Brown & Gay Engineers, Inc., for Savannah Development, Ltd., owner.

REQUEST: Final Plat of 12.56 acres in the Savannah PUD for road right-of-way use. A Preliminary Plat was approved on April 2, 2007. One-year extension of approval granted.

GENERAL LOCATION: The plat is located at the intersection of Savannah Parkway and Post Road (C.R. 58).

PROPERTY DESCRIPTION: The property contains an existing road.

ZONING: none (E.T.J.)

SURROUNDING USES: The surrounding areas will be used for single-family residential, school, municipal, church, and commercial purposes.

COMPREHENSIVE PLAN: right-of-way

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis was submitted and approved as a part of the original P.U.D.

UTILITIES AND INFRASTRUCTURE: not applicable.

STORMWATER MANAGEMENT: Stormwater detention will be provided offsite in accordance with the Savannah master plan.

PARKS, OPEN SPACE, AND TREES: not applicable

OUTSTANDING ITEMS:

1. Tax certificates.
2. Signatures and seals
3. Courier and recordation fees.
4. Submit a revised Savannah Parks and Amenities Plan reflecting as-built locations of sidewalks

ATTACHMENTS:

1. Application Form
2. Location sketch
3. Final Plat

P&Z Agenda Item

C

**JAMISON LANDING
PRELIMINARY PLAT– STAFF REPORT**

P & Z MEETING DATE: DECEMBER 7, 2009

APPLICANT: Refugio Trejo, Momentum Engineering + Surveying, for Pearland Landing, LLC, owner.

REQUEST: Preliminary Plat of 16.2634 acres zoned GC and R-4 for single-family use. A Preliminary Plat was approved on August 1, 2005 but has expired.

GENERAL LOCATION: The plat is located southwest of Broadway east of Pine Hollow Drive.

PROPERTY DESCRIPTION: The property has been developed with streets and utilities.

ZONING: GC (detention pond) and R-4

SURROUNDING USES: The surrounding areas are being used for single-family and multi-family residential purposes.

COMPREHENSIVE PLAN: medium density residential

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis was submitted and approved

UTILITIES AND INFRASTRUCTURE: installed

STORMWATER MANAGEMENT: Stormwater detention provided onsite.

PARKS, OPEN SPACE, AND TREES: park fees need to be paid

OUTSTANDING ITEMS:

none

ATTACHMENTS:

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

NOV 13 2009

PLAT APPLICATION 1 OF 2 (Updated May 2008)

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: JAMISON LAUDING

NUMBER OF LOTS: 67

GENERAL

LOCATION: 13 Block of Broadway

PRIMARY CONTACT: Refugio Trejo

MAILING ADDRESS: 5225 Katy Freeway #605

CITY, STATE, ZIP: Houston, Tx 77007

PHONE: 713.910.8300 FAX: 713.910.8304

E-MAIL ADDRESS: rfugio@momentumtx.com

OWNER NAME: Ali Rasouli

MAILING ADDRESS: 2611 EL CAMINO

CITY, STATE, ZIP: HOUSTON, TX 77054

PHONE: 713.863.0600 FAX: 713.863.7585

E-MAIL ADDRESS: Al.Ross@national signs.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: 11.13.09

Applicant's Signature: [Signature] Date: 11.13.09

I acknowledge that this plat has been submitted on this day, Nov. 13, 2009, and the Plat filing date is Nov. 13, 2009, which will be the first day it will be reviewed by the Planning Staff. I hereby sign and date this acknowledgement.

Signature: [Signature] Date: 11.13.09

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

FEE PAID: <u>\$2004.00</u>
DATE PAID: <u>11/13/09</u>
RECEIVED BY: _____
RECEIPT NO.: <u>41270</u>



P&Z Agenda Item

D

JAMISON LANDING
FINAL PLAT– STAFF REPORT

P & Z MEETING DATE: DECEMBER 7, 2009

APPLICANT: Refugio Trejo, Momentum Engineering + Surveying, for Pearland Landing, LLC, owner.

REQUEST: Final Plat of 16.2634 acres zoned GC and R-4 for single-family use. Preliminary Plat submitted for approval earlier in this meeting.

GENERAL LOCATION: The plat is located southwest of Broadway east of Pine Hollow Drive.

PROPERTY DESCRIPTION: The property has been developed with streets and utilities.

ZONING: GC (detention pond) and R-4

SURROUNDING USES: The surrounding areas are being used for single-family and multi-family residential purposes.

COMPREHENSIVE PLAN: medium density residential

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis was submitted and approved

UTILITIES AND INFRASTRUCTURE: installed

STORMWATER MANAGEMENT: Stormwater detention provided onsite.

PARKS, OPEN SPACE, AND TREES: park fees need to be paid (see outstanding item)

OUTSTANDING ITEMS:

- 1.) Park fees to be paid
- 2.) Obtain written agreement from adjoining property owner to use adjoining driveway for emergency access
- 3.) Numerous other minor items relating to plat details.

ATTACHMENTS:

1. Application Form
2. Location sketch
3. Final Plat



December 3, 2009

Carlos Penso
National Signs, Ltd.
2611 El Camino.
Houston, Texas 77054

Re: Jamison Landing
Approval for Acceptance

Dear Mr. Penso:

In accordance with *Section 3.1.5.4 Criteria for Approval* of the Unified Development Code, you are hereby notified that the improvements for the referenced subdivision conform to the approved construction plans and have been approved for acceptance. Final acceptance and release for building permits will be issued upon submittal of final acceptance package. At this time, you are approved to move forward with final platting of the subdivision.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Narciso Lira III'.

Narciso Lira III, P.E.
City Engineer

**UPDATE OF
ZONING CASES**

UPDATE OF ZONING CASES

CASE #	NAME	LOCATION	JPH DATE	STAFF RECOMMENDATION	P & Z STATUS	CC STATUS
Zone Change 2009-04Z	Brazoria Drainage District #4	2501 Francis Drive and 4807 Broadway	05/18/09	Approval	<p>Tabled 5/18/09</p> <p>P&Z Concerns-that this would set a precedence and allow spot zoning and the commercial district to encroach in the residential district.</p> <p>Public Concerns-this proposed zone change would cause increased drainage issues with flooding and it would devalue their property.</p> <p>Scheduled for P&Z on June 1, 2009.</p>	TABLED
Zone Change 2009-05Z	From M-1 and GB to all GB	2070 Mykawa		Withdrawn by Applicant They have applied for a CUP 2009-08		Withdrawn
Zone Change 2009-06Z PD Amendment	Bellavita PD Amendment	Bellavita Subdivision	06/15/09	P&Z Recommended Approval w/out conditions		Approved 7/27/09
CUP2009-08 To Permit Gas Station and Retails Suites	To permit a Gas Station and Retails Suites in the M-1 and GB Zoning District	2070 Mykawa and Orange	6-15-09	P&Z Recommended Denial		Denied 6/22/09

UPDATE OF ZONING CASES

CASE #	NAME	LOCATION	JPH DATE	STAFF RECOMMENDATION	P & Z STATUS	CC STATUS
UDC2000T-11 Amendment to the UDC for Pools, Scriveners Error, and M-1 changes	Amendment to the UDC for Pools, Scriveners Error, and M-1 changes	N/A	6-15-09	Approval w/out conditions	Approval w/out conditions	Approved 7/27/09
CUP2009-09	Lyrbrand –Gas Station and C-Store	Kirby and CR59	July 20, 2009	Possible Removal from Table 12/14/09	Tabled 7/20/09 Need more details. Received a email stating they will return in March 2010	
CUP2009-10	Life Pointe Church	3011 Yost Blvd.	August 17, 2009	August 17, 2009 Approval	Approval	Approved
CUP2009-11	Cole's Flea Market	1014 N. Main Street	August 17, 2009	August 17, 2009 consideration	Denial	Denied with Prejudice
CUP2009-12	Sonic Drive In/Thru Pearland ISD	1924 Main Street	August 17, 2009	Not posted properly/heard on 9/21/09	9/21/09 approved	Approved 9/28/09
2009-07Z	Jung Kwak	withdrawn				Withdrawn
2009-08Z	Dr. David Peter Patton	2905 FM 1128	July 20, 2009	Approval from R-1 to OP Denial from R-1 to GB	Tabled Scheduled for August 3 to remove from Table	
2009-09Z	Jung Kwak	2620 Cullen Parkway	August 17, 2009	Approval	Approval	Approval
2009-10Z	Lingo South Fork Ltd./Tracy Goza	3.8 acres on Kirby Dr. west of PTC,south		Waiting for proper legal description-sent 2 nd email 9/22/09	Closed File- Never received legal description	Closed

UPDATE OF ZONING CASES

		of water tower				
2009-11Z	Warren Escovey	Province Village	September 21, 2009	Approval	Removed from Table 11/16/09	CC Reading 12/14/09
CASE #	NAME	LOCATION	JPH DATE	STAFF RECOMMENDATION	P & Z STATUS	CC STATUS
2009-14Z	Baker/Blaire Korndoffer	Between SH 35 and Old Alvin south of Hampshire	10/19/09	Denial- this is better used as a master plan no quorum	Withdrawn by applicant	
2009-12Z	Gerald Olson/Narmin Parpia	8017 Fite Road	9/21/09	Approval	Approval	Approved
2009-13Z	CBL/Pearland Town Center	Pearland Town Center	11/16/09	Consider the Zone Change for Off-Site Signage	Approved 11/16/09	CC 1 st Reading 12/14/09
2009-15Z	Ron/Curry Architecture	Pearland Retirement Center	1/18/09	Abutters not properly notified and needs to be readvertized for 1/18/09		
CUP2009-13	Gerald Olson/Narmin Parpia	8017 Fite Road	9/21/09	Approval-can't go to CC until the Zone Change 2009-12Z goes to CC	Approval with conditions 1) No outside storage	Approved
CUP2009-14	Baker/Blaire Korndoffer	Between SH 35 and Old Alvin south of Hampshire	10/19/09	Denial- this is better used as a master plan no quorum	Withdrawn by applicant	
CUP2009-15	Baker/Blaire Korndoffer	Between SH 35 and Old Alvin south of Hampshire	10/19/09	Denial- this is better used as a master plan no quorum	Withdrawn by applicant	

UPDATE OF ZONING CASES

CUP2009-16	Chris Hughes/New Hope Church	3406 Dixie Farm Rd	1/18/09			
CUP2009-17	Jose Mendieta/Emmas Mexican Restaurant	5070 Broadway suite 5010	11/16/09	Approved	Approved	Approved
CUP2009-18	Jay Dorsey/Triad Construction	2606 O'Day Road	11/16/09	Approved	Approved	Approved

DISCUSSION ITEMS

**ADJOURN
MEETING**

Jerry
Henry
Ron

Susan
Neil - arrived @ 8:13
Darrell

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD DECEMBER 7, 2009 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER @ 8:12 by Jerry
- II. APPROVAL OF MINUTES Regular Meeting of November 16, 2009

- III. NEW BUSINESS Ron^m/Darrell 2nd 5-0

A. ELECTION OF OFFICER

Election of P&Z Vice-Chairperson > postponed until Jan. 4th agenda (Neil West absent)

B. CONSIDERATION & POSSIBLE ACTION - FINAL PLAT OF PORTIONS OF COUNTY ROAD 58 AND SAVANNAH PARKWAY

A request by Geoffrey Freeman, Brown & Gay Engineers, Inc., applicant, for Savannah Development, Ltd., owner, for approval of a Final Plat for Portions of Post Rd. (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.

General Location: Located at the intersection of Savannah Parkway and County Road 58 in Brazoria County, TX

C. CONSIDERATION & POSSIBLE ACTION - PRELIMINARY PLAT OF JAMISON LANDING

A request by Refugio Trejo, Momentum Engineering + Surveying, applicant, for Pearland Landing LLC, owner, for approval of a Preliminary Plat for subdivision of 16.2634 acres in the J.F. Perry and E.M. Austin Survey A-111 zoned R-4 into 67 lots for residential use and 10 reserves for detention/green space. The property is located on the southwest side of Broadway (F.M. 518) east of Pine Hollow Drive and is described as follows:

16.2634 acres of land out of and part of that called 37.421 acre tract recorded in Vol. 1548, Pg. 473, B.C.D.R. located in the J.F. Perry and E.M. Austin Survey A-111, City of Pearland, Brazoria County, Texas

tape stopped & reconnected @ 9:20 pm

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Richard stated request for waiver of Decision on Prelim. & Final Plats

Lata explained expiration of Prel. Plat.

Ron motion
Neil 2nd
waive of Prel.
6-0

Discussed grandfathering on orig. Prel. Plat
Granting a Variance,
two pipelines across prop.

D. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT OF JAMISON LANDING

A request by Refugio Trejo, Momentum Engineering + Surveying, applicant, for Pearland Landing LLC, owner, for approval of a Final Plat for subdivision of 16.2634 acres in the J.F. Perry and E.F. Austin Survey A-111 zoned R-4 into 67 lots for residential use and 10 reserves for detention/green space. The property is located on the southwest side of Broadway (F.M. 518) east of Pine Hollow Drive and is described as follows:

16.2634 acres of land out of and part of that called 37.421 acre tract recorded in Vol. 1548, Pg. 473, B.C.D.R. located in the J.F. Perry and E.M. Austin Survey A-111, City of Pearland, Brazoria County, Texas.

E. UPDATE OF ZONING CASES

F. DISCUSSION ITEM

Schedule of Future Land Use Plan Workshops
Next P&Z Meeting
Next JPH

To be discussed
January 4, 2010
January 18, 2010

IV. ADJOURNMENT 9:06

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, Office Coordinator 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 3rd day of December 2009 A.D., at 5:30 p.m.

Judy Krajca, Planning Office Coordinator

Agenda removed _____ day of December 2009 A.D.