Present
Henry, Jerry, Ron, Susan, Neil, Charles, Darrell

Tara, Richard, Jim
Theresa, Tracy

Nghiem arrived @ 7:52 pm

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 7, 2008 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. **CALL TO ORDER** 7:32 - Henry

II. **APPROVAL OF MINUTES** **Regular Meeting of June 16, 2008**
Ron - M - / West - 2nd 7-0 approved

III. **ELECTION OF OFFICERS**
Henry - Chair
Jerry - Vice
Jerry - M to table to end of night to question of chng to Nov.

IV. **NEW BUSINESS**
Discuss Ron - 2nd
Discussion - January

A. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Savannah Day Care

RK read Staff rpt. - 2 outstndg items and will be addressed on Final Plat

A request by Christy Schmidt, Kerry R. Gilbert & Assoc., for Savannah Development, Ltd., owner, for approval of a Preliminary Plat of 2.2 acres within the Pearland E.T.J. in the Savannah P.U.D. The applicant is proposing one lot at the northwest corner of Savannah Parkway and County Road 58 and the property is described as follows:

Ron-M / Neil-2nd w/ staff comment

Being 2.2 acres of land out of the A.C.H. & B. Survey, A-403, and the J.S. Talmage Survey, A-562, Brazoria County Texas.

approvd 7-0

B. CONSIDERATION & POSSIBLE ACTION - Variance No. 2008-04 Request for Proposed Replat of Lot "A" of FM 518 West Limited Subdivision

RK read Staff rpt. Applicant had no problem
City Eng had no problem

A request by Chad Ferguson, BPI Realty Services, for approval of a request for variance from two provisions of the Unified Development Code regarding subdivisions to allow sidewalk on one side of a proposed private street and to allow construction of such private street with out a cul-de-sac at the end for the proposed Replat of Lots "A" and "B" of FM 518 West Limited Subdivision. The proposed replat will divide Lots "A" and "B" into 4 lots and a private street and the property is described as follows:

Discussion ensued of viewing of layout showing Private RO 30' share access easement, dr. and sidewalk location

A subdivision of 4.8223 acres of land, being all of Lots "A" and "B" of the FM 518 West Limited Subdivision, City of Pearland, Brazoria County Texas

Neil - M / Jerry - 2nd 7-0 approvd.

C. CONSIDERATION & POSSIBLE ACTION – Second Partial Replat of Shadow Creek Ranch Commercial Site No. 18-A

RK read staff rpt.

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for GC-Shadow Creek Ranch Village, L. P., owner, for approval of a

Ron - M / Neil - 2nd
6-0 approve (Darrell stepped out)

second partial replat of 21.283 acres zoned Shadow Creek Ranch Planned Unit Development (PUD). The applicants are proposing 4 lots and a private street located north of Shadow Creek Parkway and east of Kirby Drive and the property is described as follows:

Tape was not recording until end of item C.

Being 21.283 acres of land located in the T.C.R.R. Co. Survey, Section 3, A-678, the T.C.R.R. Co. Survey, Section 4, A-675, and the Obediah Pitts Survey, A-717, and being a replat of all of Restricted Lots "A", "G", and "H" of Partial Replat of Shadow Creek Ranch Commercial Site No. 18-A and a replat of all of Restricted Lot "E" of Shadow Creek Ranch Commercial Site No. 18-A, City of Pearland, Brazoria County, Texas

D. CONSIDERATION & POSSIBLE ACTION – Replat of Shadow Creek Ranch Commercial Site No. 18-B

Darrell returned @ 8:04 pm / RK read staff rpt. only condition of 18A by recorded & data notation 18B

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for ZT Shadow Creek Partners, L. P., owner, for approval of a replat of 7.546 acres zoned Shadow Creek Ranch Planned Unit Development (PUD). The applicants are proposing 3 lots and a portion of a private street and the property is described as follows: Being 7.546 acres out of the T.C.R.R. Co. Survey, Sec. 4, A-675 and the Obediah Pitts Survey, A-717, and being a replat of Lot "A", Shadow Creek Ranch Commercial Site 18-B, City of Pearland, Brazoria County, Texas. Some discussion ensued.

Neil-1st Ron-2nd

→ Ron. m / Neil-2nd to 7-0 approve remove item III from table 6-0 approve

E. DISCUSSION ITEMS

- Next P&Z Meeting July 21, 2008
- APA 2008 National Planning Conference Attendee Survey

Darrell excuse himself @ 8:11 returned @ 8:12 →

IV. ADJOURNMENT @ 9:26 p.m.

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 3rd day of July 2008, A.D., at 5:30 p.m.

_____
Judy Krajca, Planning Secretary

Agenda removed _____ day of July 2008.

III

Discussion with Ingham on procedures of election

Nominations for chair

Henry
Charles
Neil declined

Henry - chair

Vice - chair

Susan
Perry

J. ~~HH~~
5.11

PLANNING & ZONING COMMISSION MEETING

DATE: 7-7-08

NAME	COMPANY	ITEM OF INTEREST	COMMENTS
GREG PATCH	LJA ENG	18A/18B	
Chad Ferguson	BPI Realty	4B	

MEMO

TO: PLANNING & ZONING COMMISSION

FROM: JUDY KRAJCA, PLANNING ADMINISTRATIVE SECRETARY

DATE: July 3, 2008

RE: SUMMARY

The evening will begin with dinner arriving at 5:15 p.m. The menu is:

Smothered Pork Chops
Green Bean Casserole
New Potatoes
Salad
Assorted Breads
Assorted Pies
Executive Session for Council only
1 Chicken or Veggie dinner

P&Z will meet at 6:00 p.m. in the Council Chambers for a joint workshop.

Agenda's Posted:

6:00 p.m. Joint Workshop – Amendment to the UDC	(Council Chambers)
6:30 p.m. P&Z Meeting	(2nd Floor Conf. Rm.)
6:30 p.m. P&Z Workshop/Training	(2nd Floor Conf. Rm.)

City Council's agenda consist of:

6:00 p.m. Joint Workshop – Amendment to UDC
6:30 p.m. Special Meeting/Executive Session

JOINT WORKSHOP
NO. 1

REGULAR MEETING OF THE

PLANNING & ZONING COMMISSION

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JULY 7, 2008 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 June 16, 2008**

III. **ELECTION OF OFFICERS**

IV. **NEW BUSINESS**

A. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Savannah Day Care

A request by Christy Schmidt, Kerry R. Gilbert & Assoc., for Savannah Development, Ltd., owner, for approval of a Preliminary Plat of 2.2 acres within the Pearland E.T.J. in the Savannah P.U.D. The applicant is proposing one lot at the northwest corner of Savannah Parkway and County Road 58 and the property is described as follows:

Being 2.2 acres of land out of the A.C.H. & B. Survey, A-403, and the J.S. Talmage Survey, A-562, Brazoria County Texas.

B. CONSIDERATION & POSSIBLE ACTION - Variance No. 2008-04 Request for Proposed Replat of Lot "A" of FM 518 West Limited Subdivision

A request by Chad Ferguson, BPI Realty Services, for approval of a request for variance from two provisions of the Unified Development Code regarding subdivisions to allow sidewalk on one side of a proposed private street and to allow construction of such private street with out a cul-de-sac at the end for the proposed Replat of Lots "A" and "B" of FM 518 West Limited Subdivision. The proposed replat will divide Lots "A" and "B" into 4 lots and a private street and the property is described as follows:

A subdivision of 4.8223 acres of land, being all of Lots "A" and "B" of the FM 518 West Limited Subdivision, City of Pearland, Brazoria County Texas

C. CONSIDERATION & POSSIBLE ACTION – Second Partial Replat of Shadow Creek Ranch Commercial Site No. 18-A

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for GC-Shadow Creek Ranch Village, L. P., owner, for approval of a

second partial replat of 21.283 acres zoned Shadow Creek Ranch Planned Unit Development (PUD). The applicants are proposing 4 lots and a private street located north of Shadow Creek Parkway and east of Kirby Drive and the property is described as follows:

Being 21.283 acres of land located in the T.C.R.R. Co. Survey, Section 3, A-678, the T.C.R.R. Co. Survey, Section 4, A-675, and the Obediah Pitts Survey, A-717, and being a replat of all of Restricted Lots "A", "G", and "H" of Partial Replat of Shadow Creek Ranch Commercial Site No. 18-A and a replat of all of Restricted Lot "E" of Shadow Creek Ranch Commercial Site No. 18-A, City of Pearland, Brazoria County, Texas

D. CONSIDERATION & POSSIBLE ACTION – Replat of Shadow Creek Ranch Commercial Site No. 18-B

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for ZT Shadow Creek Partners, L. P., owner, for approval of a replat of 7.546 acres zoned Shadow Creek Ranch Planned Unit Development (PUD). The applicants are proposing 3 lots and a portion of a private street and the property is described as follows: Being 7.546 acres out of the T.C.R.R. Co. Survey, Sec. 4, A-675 and the Obediah Pitts Survey, A-717, and being a replat of Lot "A", Shadow Creek Ranch Commercial Site 18-B, City of Pearland, Brazoria County, Texas.

E. DISCUSSION ITEMS

- Next P&Z Meeting July 21, 2008
- APA 2008 National Planning Conference Attendee Survey

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 3rd day of July 2008, A.D., at 5:30 p.m.

_____
Judy Krajca, Planning Secretary

Agenda removed _____ day of July 2008.

APPROVAL
OF
MINUTES

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JUNE 16, 2008 AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

Chairperson Henry Fuertes called the meeting to order at 8:36 p.m. with the following present:

Chairperson Henry Fuertes
Commissioner Neil West
Commission Ron Capehart
Commissioner Charles Gooden, Jr.
Commissioner Darrell Diggs

Also in attendance were: Assistant City Manager Nick Finan, Planning Director Lata Krishnarao, Senior Planner Theresa Grahmann, Deputy City Attorney Nghiem Doan, Plans and Plat Administrator Richard Keller, Planner Tim Chi, and Administrative Secretary Judy Krajca.

II. APPROVAL OF MINUTES

Commissioner Ron Capehart made the motion to approve the revised copy with corrections to the Discussion Items, and Commissioner Darrell Diggs seconded the motion.

The vote was 5-0 for approval of the minutes of June 2, 2008.

III. NEW BUSINESS

A. REMOVE ITEM FROM TABLE – Zone Change No. 2008-12Z

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.

Commissioner Ron Capehart made the motion to remove Zone Change No. 2008-12Z from the table, and Commissioner Charles Gooden, Jr. seconded.

The vote was 5-0. Zone Change No. 2008-12Z was removed from the table.

B. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2008-12Z

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.

Planning Director Krishnarao read the staff report.

There was much discussion with regards to the parking ratio with Ms. Krishnarao stating the overall amendment would be okay if the PD stated one space for every one bedroom apartment, 2 spaces for every two bedroom apartment, and would like the ratio specified.

Discussion included the comparisons to other cities, with Commissioner West commenting that the numbers from Austin could be skewered because of the number of students. Discussion also took place with regards to holiday parking and Assistant City Manager Finan stating that he did not feel there would be that much shared parking with the mall. P&Z Chairperson Fuertes stated that he would not like to see that much asphalt, but more green. Commissioner Diggs asked if there was any consideration to having a green roof. Mr. Jeff Brewer of CBL and Associates, Inc. stated that this was not proposed for this property.

Discussion also ensued with regards to parking for a three-bedroom apartment. Mr. Ken Wittler of CBL and Associates, Inc. stated there were no plans for three bedroom units.

Commissioner Ron Capehart amended the motion to approve with staff's recommendation to have 1.5 parking spaces for 1-bedroom units, 2.0 parking spaces for 2-bedroom units, and 2.5 spaces for 3-bedroom units, and Commissioner Darrell Diggs seconded the motion.

The vote was 5-0. The amendment was approved.

The vote was 5-0. The original motion with the amendment was approved.

C. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2008-13Z

A request by Johnny Sims, applicant for Ted Slafka, 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

Single Family Residential – 1 District (R-1) to Neighborhood Service District (NS), on the following described property, to wit:

Legal Description: 2.00 acres, being Lots 15 and 16, Block 3, of Skyway Manor, Abstract 241, H.T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of Manvel Road (FM 1128), and Approximately 700 Feet North of Fite Road

Commissioner Charles Gooden, Jr. made the motion to approve, and Commissioner Ron Capehart seconded.

Commissioner Capehart commented that he was pleased to see the course that these tracts were taking, and Chairperson Fuertes echoed his comments stating the long-term plan fits right in.

The vote was 5-0. Zone Change No. 2008-13Z was approved.

D. CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP2008-16

A request by Boundary One, LLC, applicant for Robert L. Thompson, 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 Single Family Residential – 1 District (R-1) to Office and Professional District (OP), on the following described property, to wit:

Legal Description: 5.84 acres, being out of a 19.5704 acre tract of land, being the residue of Lots 81 and 82 of the George W. Jenkins Subdivision, W.D.C. Hall Survey, Abstract 70, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of Dixie Farm Road, and Approximately 800 Feet North of Westfield Lane

Commissioner Ron Capehart made the motion to approve, and Commissioner Charles Gooden, Jr. seconded.

Commissioner Gooden, Jr. stated that the Comprehensive Plan should be reviewed to see if this area could go commercial, but for now he is in favor of it remaining residential.

Commissioner Capehart stated that this is considered an upper-residential area and he is not in favor of the zone change.

Commissioner Diggs stated that he agrees that this should remain residential but asked staff if this needs to be considered for higher use.

Senior Planner Grahmann stated that even though this is a major thoroughfare, it does not have to be commercial and can remain residential.

Commissioner Fuertes inquired about the commercial property on FM 518 and if they were already zoned for commercial. Planning Director Krishnarao replied yes.

The vote was 0-5. CUP2008-16 was denied for reasons stated in the staff report and for reasons given by the commission that the area needs to remain residential.

E. CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP2008-18

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

Commissioner Diggs inquired about granting a CUP and does it stay with the location or the applicant. Deputy City Attorney Doan replied that the occupant couldn't take the CUP with them, as it stays with the location; however, expiration or conditions can be placed on the CUP.

There was much discussion on the topic of addition conditions with regards to the length of time they would allow the church to use the facility, the storage trailers, and the parking area.

Commissioner Gooden, Jr. made a motion that the CUP be contingent upon the storage trailer being removed after each Sunday church service, and that adequate parking be available in relations to the number of parking required by the UDC, and that the CUP expire when the church leaves or lease expires.

The motion died for a lack of a second.

Discussion continued with regards to conditions being placed on the CUP.

Commissioner Capehart made the motion to approve with the following conditions:

1. The trailers be removed and not remain on the YMCA location after the Sunday church service

2. If the YMCA changes their hours of operation and overlaps with the church service, then the CUP expires
3. CUP expires after three (3) years and the applicant would need to apply again

Chairperson Fuertes seconded the motion.

The vote was 4-1. The amendment was approved. Commissioner Diggs voted in opposition.

The vote was 5-0. The original motion with the amendment was approved.

F. PUBLIC HEARING – Second Partial Replat of Shadow Creek Ranch Commercial Site No. 18-A

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for GC-Shadow Creek Ranch Village, L. P., owner, for approval of a second partial replat of 21.283 acres zoned Shadow Creek Ranch Planned Unit Development (PUD). The applicants are proposing 4 lots and a private street located north of Shadow Creek Parkway and east of Kirby Drive and the property is described as follows: Being 21.283 acres of land located in the T.C.R.R. Co. Survey, Section 3, A-678 and the T.C.R.R. Co. Survey, Section 4, A-675, and the Obediah Pitts Survey, A-717, City of Pearland, Brazoria County, Texas

Chairperson Henry Fuertes called the hearing to order at 10:10 p.m. and read the purpose of the hearing.

Plans and Plat Administrator Richard Keller read the staffs report.

The applicant was present but did not speak.

Commissioner Diggs expressed some concern with the street light change.

The hearing was adjourned at 10:19 p.m.

G. CONSIDERATION & POSSIBLE ACTION- Second Partial Replat of Shadow Creek Ranch Commercial Site No. 18-A

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for GC-Shadow Creek Ranch Village, L. P., owner, for approval of a second partial replat of 21.283 acres zoned Shadow Creek Ranch Planned Unit Development (PUD). The applicants are proposing 4 lots and a private street located north of Shadow Creek Parkway and east of Kirby Drive and the property is described as follows: Being 21.283 acres of land located in the

T.C.R.R. Co. Survey, Section 3, A-678 and the T.C.R.R. Co. Survey, Section 4, A-675, and the Obediah Pitts Survey, A-717, City of Pearland, Brazoria County, Texas

Plans and Plat Administrator Richard Keller read the staff report stating that originally there were 17 outstanding items. The applicant has addressed all but one item, and this pertains to the Subdivision Improvement Agreement and Performance Bond. Mr. Keller stated that in addition to this, the streetlight issue needed to be addressed.

Deputy City Attorney Doan stated that the UDC does require the Subdivision Improvement Agreement and Performance Bond, and is unaware of one being in place for Commercial Site No. 18-A.

Mr. Carl High of LJA Engineering, 2655 Waverly Drive, League City, Texas spoke.

There was much discussion between the Commission/Staff/Legal/Applicant.

Commissioner West called for a vote, and Commissioner Capehart seconded. The vote to call the vote was 4-1.

The vote was 0-5. The Second Partial Replat of Shadow Creek Ranch Commercial Site No. 18-A was denied. Reasons for denial were:

1. Need to obtain the City Engineers approval of plans, including sidewalk and streetlights for private street included in this replat
2. Construct the private street included in this replat to City standards. The alternative is to provide a Subdivision Improvement Agreement, and Performance Bond or Letter of Credit in a form acceptable to the City Attorney guaranteeing completion of construction of the private street.
3. Depict all existing and proposed streetlights correctly on this plat including any proposed streetlights for the private street.

H. PUBLIC HEARING- Second Partial Replat of Shadow Creek Ranch Commercial Site No. 18-B

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for ZT Shadow Creek Partners, L. P., owner, for approval of a replat of 7.546 acres zoned Shadow Creek Ranch Planned Unit Development (PUD). The applicants are proposing 3 lots and a portion of a private street located north of Shadow Creek Parkway and west of Business Center Drive and the property is described as follows: Being 7.546 acres of land located in the T.C.R.R. Co. Survey, Section 4, A-675 and the Obediah Pitts Survey, A-717, City of Pearland, Brazoria County Texas.

Chairperson Henry Fuertes opened the public hearing at 10:35 p.m. and read the purpose of the hearing.

Plans and Plat Administrator Richard Keller read the staffs report.

The applicant was present but did not speak.

There was no discussion among the Commission/Staff.

The public hearing was adjourned at 10:37 p.m.

I. CONSIDERATION & POSSIBLE ACTION- Second Partial Replat of Shadow Creek Ranch Commercial Site No. 18-B

A request by Rene Rodriguez, LJA Engineering & Surveying, Inc., for ZT Shadow Creek Partners, L. P., owner, for approval of a replat of 7.546 acres zoned Shadow Creek Ranch Planned Unit Development (PUD). The applicants are proposing 3 lots and a portion of a private street located north of Shadow Creek Parkway and west of Business Center Drive and the property is described as follows: Being 7.546 acres of land located in the T.C.R.R. Co. Survey, Section 4, A-675 and the Obediah Pitts Survey, A-717, City of Pearland, Brazoria County Texas.

Plans and Plat Administrator Richard Keller read the staffs report stating Items No. 6 and No. 11 are still outstanding.

Commissioner Ron Capehart made the motion to approve, and Chairperson Henry Fuertes seconded.

The vote was 0-5. The Second Partial Replat of Shadow Creek Ranch Commercial Site No. 18-B was denied for the following reasons:

1. Need to obtain City Engineer approval of plans for extension of utility and drainage service to these three lots
2. Second Partial Replat of Shadow Creek Ranch Commercial Site No. 18-A must be approved and recorded first to give access to two of these three lots

J. DISCUSSION ITEMS

The next P&Z meeting is scheduled for July 7, 2008. Deputy City Attorney Nghiem Doan will also conduct a Training/Workshop that was scheduled for June 16, 2008, but due to two commissioners being out, is being rescheduled.

IV. ADJOURNMENT

Chairperson Henry Fuertes adjourned the meeting at 10:42 p.m.

These minutes are respectfully submitted by:

_____

Judy Krajca, Planning Secretary

Minutes approved as submitted and/or corrected on this 7th day of July, A.D., 2008.

_____

P&Z Chairperson, Henry Fuertes

ELECTION OF

OFFICERS

Item

A

SAVANNAH DAYCARE
PRELIMINARY PLAT– STAFF REPORT

P & Z MEETING DATE: JULY 7, 2008

APPLICANT: Christy Smidt, Kerry R. Gilbert & Associates, for Savannah Development, Ltd., owner.

REQUEST: Preliminary Plat of 2.2+/- acres in the Savannah PUD for daycare use.

GENERAL LOCATION: The plat is located north of C.R. 58 and west of Savannah Parkway.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: none (E.T.J.)

SURROUNDING USES: The surrounding areas south, west, and north are to be platted as single family residential. Area to the east is a proposed school site.

COMPREHENSIVE PLAN: DayCare

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

UTILITIES AND INFRASTRUCTURE: Water and sewer will be extended by the developer to serve this property.

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

PARKS, OPEN SPACE, AND TREES: not applicable

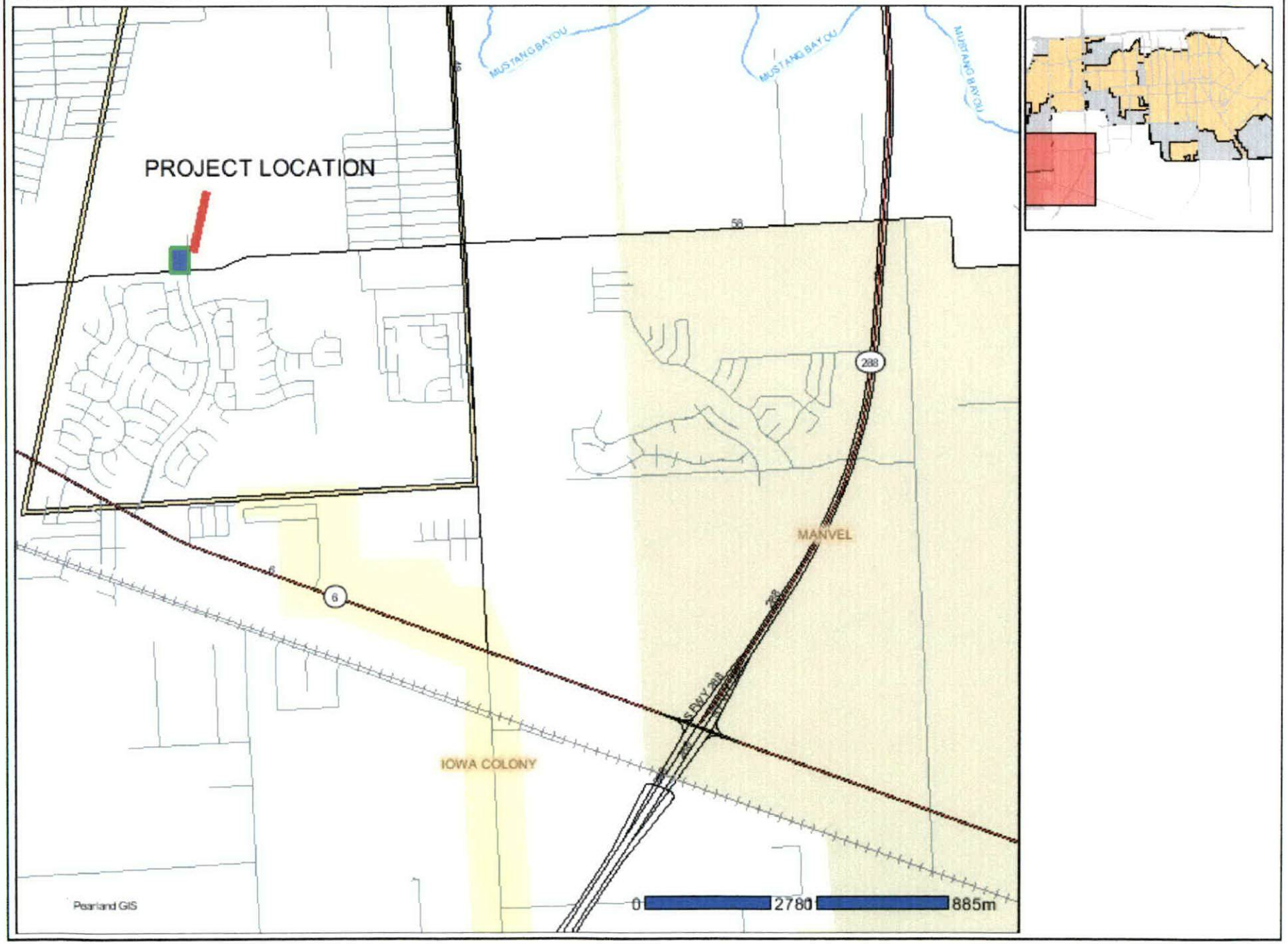
OUTSTANDING ITEMS:

1.) Provide 35' triangular cutback at street intersection
2.) Include streetlights at 200' intervals on C.R. 58.

ATTACHMENTS:

1. Application Form
2. Preliminary Plat

SAVANNAH DAYCARE SITE



JAN 2007

PLAT APPLICATION

Page 1 of 2

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:

- [x] 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:**

jkrajca@ci.pearland.tx.us

MAY 07 2008

SUBDIVISION NAME: Savannah DayCare

NUMBER OF LOTS: 0 lots, 1 Reserve

GENERAL LOCATION: northwest corner of Savannah Parkway & CR 58

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

PRIMARY CONTACT: Christy Smidt, Kerry R. Gilbert Assoc.
MAILING ADDRESS: 25301 Cinco Ranch Blvd., A-250
CITY, STATE, ZIP: Katy, Texas 77494
PHONE: (281) 579-0340 FAX: (281) 579-8212
E-MAIL ADDRESS: landplan@krga.com

OWNER NAME: Savannah Development, Ltd., A TX Limited Partnership
MAILING ADDRESS: 550 Greens Parkway, #100
CITY, STATE, ZIP: Houston, TX 77067
PHONE: (281) 875-1000 FAX: (281) 877-1685
E-MAIL ADDRESS:

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: _____ Date: 5/5/08

Applicant's Signature: Christy B Smidt Date: 4-15-08

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

Signature: _____ **Date:** 5/5/08

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

FEES PAID: 4616.00
DATE PAID: 5-7-08
RECEIVED BY: Jrajca
RECEIPT NO.:

Item

B

Consideration and Possible Action—Variance Request No. 2008-04 for Proposed Replat of FM 518 West Limited Subdivision

Variance Request—Staff Report

P & Z Meeting Date: July 7, 2008.

Location:
Northeast corner of Sunrise Meadow Drive and Broadway (F.M. 518)

Applicant:
Chad Ferguson, BPI Realty Services, for FM 518 West Ltd. and Westchase Hospitality, Inc., owners

Request:
Variance request for proposed replat of Lots "A" and "B" of FM 518 West Limited Subdivision.

Zoning:
GB

Traffic and Transportation:
See staff report

Utilities:
To be extended to serve additional lots created by subdivision of Lot "A".

Stormwater Management:
N/A

Parks and Open Space:
Not applicable – non-residential development.

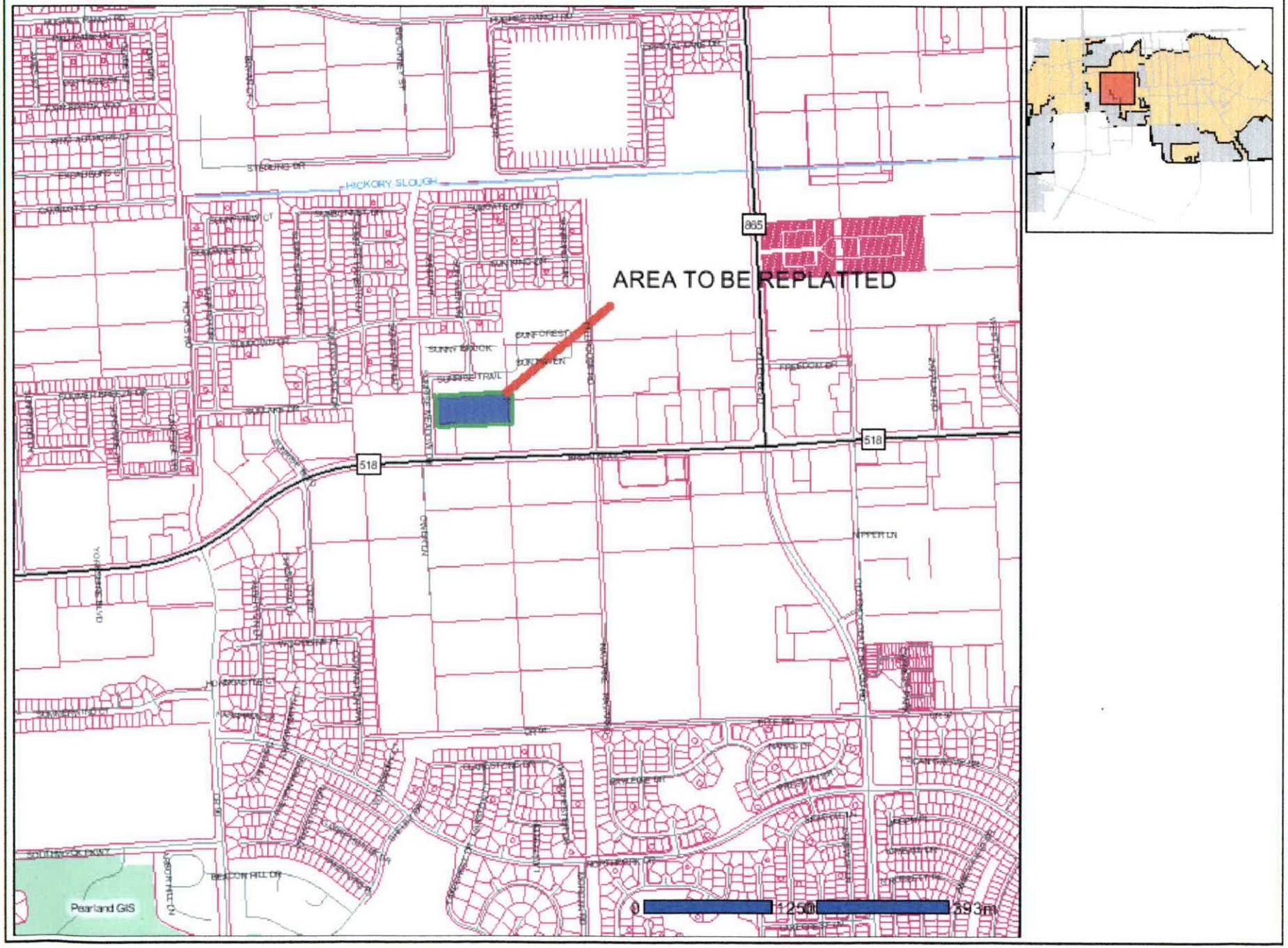
Outstanding Item:

1.) Submit application fee.

Attachments:

1. Completed application
2. Applicant's letter with two attachments
3. Memo from Roland Garcia, Fire Marshall
4. Staff report
5. location map

FM 518 WEST LIMITED SUBDIVISION LOTS "A" and "B"



STAFF REPORT
FM 518 WEST LIMITED SUBDIVISION VARIANCE REQUEST
PROPOSED REPLAT OF LOTS "A" AND "B" OF FM 518 WEST LIMITED SUBDIVISION
July 1, 2008

Note: Applicant plans to replat Lot "A" of this subdivision into three lots (A1, A2, and A3) as shown on attached drawing A1-0. He plans to convert the 50' wide pole portion of existing Lot "B" into a private street to provide access to these newly created lots.

Request No. 1 – SIDEWALK ONLY ON THE NORTH SIDE OF THE PROPOSED PRIVATE ROAD – Staff feels that this is a reasonable request for the reasons stated in the applicant's letter. Properties along the south side of the proposed private street have been or will be developed with sidewalk access from other directions.

Request No. 2 – ELIMINATION OF CUL-DE-SAC AT THE END OF THE PROPOSED PRIVATE STREET – City Fire Marshall states that access from Broadway via the platted 30' wide shared access easement will be an acceptable substitute for the cul-de-sac turnaround. Such a turnaround would ordinarily be required at the end of a dead-end street. A copy of e-mail from him is attached. City Engineer has also indicated his approval of this arrangement.

Roland L Garcia/COP
06/26/2008 02:59 PM

To Richard Keller/COP@ci.pearland.tx.us
cc
bcc
Subject 518 West, Ltd - variance request

Richard,
The access roads from Broadway and from Sunrise Meadows will be sufficient as long all agree that the shared access will always be kept open for emergency vehicle access.

Roland L. Garcia
Fire Marshal/EMC
City of Pearland
281-652-1950

BPI
REALTY SERVICES

Rec'd 6/25/08

June 18, 2008

Mr. Richard Keller
City of Pearland
3519 Liberty Drive
Pearland, Tx 77074

Re: FM 518 West, Ltd. – Variance Request for Subdivision Replat

Dear Richard,

I have been working with Lata Krishnarao and Narciso Lira to get input on how to properly develop this land per the City of Pearland's development code in order to facilitate and expedite the variance request and replat of this property. As per our meeting on Monday, please let this letter serve as my variance request for the following items for our replat of the above referenced subdivision:

1. Install sidewalk on the north side only of the Private Road Right-of-Way in lieu of sidewalks on both the north and south side of right-of-way.

2. Delete the cul-de-sac at the end of the Private Road Right-of-Way as a "dead end road" condition will not exist and fire truck circulation will be provided.

This property is being developed by the Owners for office and retail use and circulation throughout the development was given significant consideration when planning the overall layout and development of each tract. As you can see on the current plat, 30' wide Shared-Access Easements were recorded for vehicular circulation within the development and ingress/egress to the property.

In order to replat and subdivide the property for development, we will have to dedicate a 50' wide x 500' long Private Road Right-of-Way of which a 30' wide section will be paved as the drive lane and the remaining 20' will be sidewalk and landscaped areas.

The UDC requires two 4' sidewalks within a 50' Private Road R.O.W., however as the drive lane that will be built within the 50' Private Road R.O.W. bisects our development, only one sidewalk is necessary, on the north side of the paved drive lane, for pedestrian access to future businesses.

3800 SOUTHWEST FWY #304 HOUSTON, TEXAS 77027 281-530-0900 FAX 281-530-0690

BPI
REALTY SERVICES

A sidewalk is not necessary on the south side of the paved drive lane, as pedestrians will have access to businesses on the south side of the development via sidewalks along the north side of FM 518 which front these businesses. Also, when the subdivided tracts are developed a sidewalk will be built to connect the existing sidewalk along Sunrise Meadows (south of the existing driveway) to the sidewalk that was stopped north of our property.

The UDC also requires a cul-de-sac at the end of a Private Road R.O.W. for fire trucks to turn around, however there will not be a "dead end road" condition at the end of the 50' Private Road R.O.W. so a cul-de-sac is not necessary for fire truck access.

A 30' wide paving section will start at the existing driveway on Sunrise Meadows and go east and south to the driveway on FM 518. Therefore, a 30' paved drive lane will be placed within the Private Road R.O.W. commencing at the existing driveway on Sunrise Meadows and then will continue along the 30' Shared-Access Easement over to the driveway on FM 518.

Since these provisions for vehicle circulation throughout the development will exist, a cul-de-sac at the end of the Private Road R.O.W. will not be necessary, as ingress/egress will be provided.

I have met several times with Narciso Lira and Lata Krishnarao to discuss our proposed replat and these variance requests, and both Narciso and Lata support these variances I'm requesting.

I have also discussed these issues with Fire Marshall Roland Garcia and he is in support of our variance request since truck circulation and ingress/egress were taken into consideration and will be adequately provided. Fire Marshall Garcia also indicated his approval of this variance request in an email to Lata Krishnarao prior to my meeting with you, Lata, and Narciso on June 16, 2008.

Please call with any questions or comments and I look forward to hearing from you on this variance request.

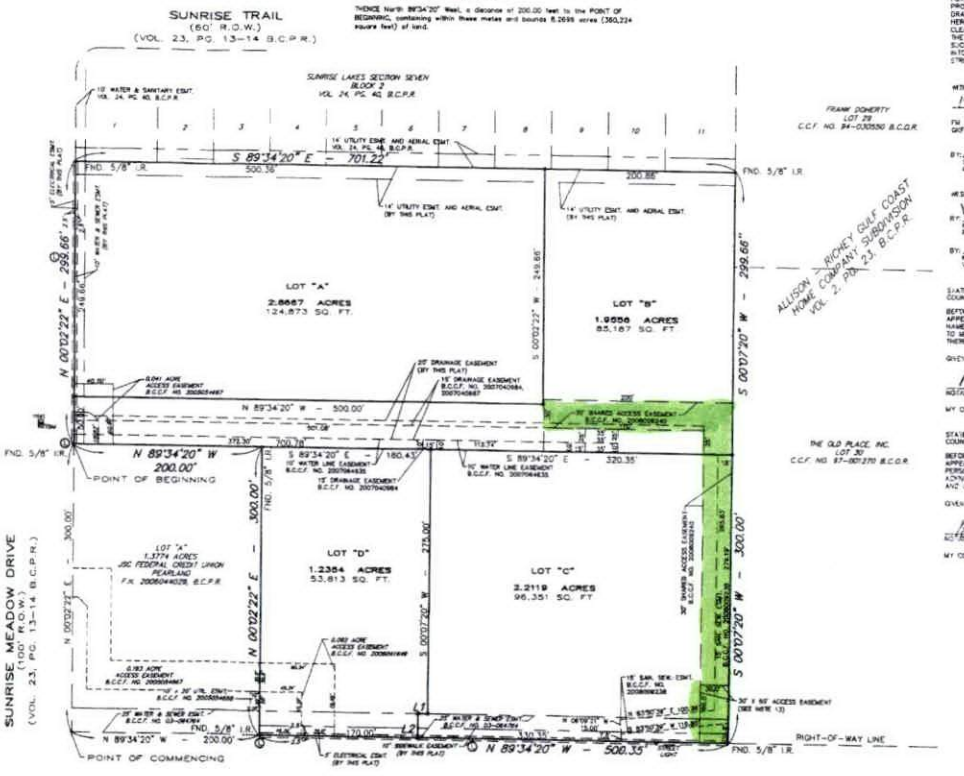
Sincerely,

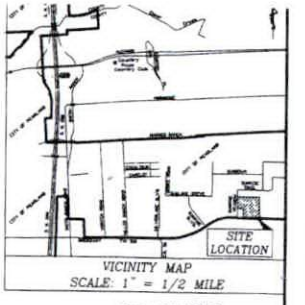
Chad Ferguson

Cc: Lata Krishnarao – Director of Planning (City of Pearland)
Roland Garcia – Fire Marshall (City of Pearland)
File: FM 518 West/Platting Information (L.1)

3800 SOUTHWEST FWY #304 HOUSTON, TEXAS 77027 281-530-0900 FAX 281-530-0690

Recorded Plat





Doc# 2008019582

9000 BLOCK OF BROADWAY
A MINOR PLAT OF
FM 518 WEST LIMITED SUBDIVISION

A SUBDIVISION OF 8.2696 ACRES OF LAND, BEING A PORTION OF LOTS 14 AND 15 OF THE ALLISON-RICHEY GULF COAST HOME COMPANY SUBDIVISION, AS RECORDED IN VOL. 2, PG. 23 OF THE BRAZORIA COUNTY PLAT RECORDS, AND BEING SITUATED IN THE H. T. & B. R.R. CO. SURVEY, ABSTRACT NO. 506, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

1 BLOCK 4 LOTS

LINE TABLE		
L1	N 89°34'20" W	10.00'
L2	S 00°07'20" W	25.00'

OWNERS:
FM 518 WEST LTD.
3800 SOUTHWEST FRWY., S-304
HOUSTON, TEXAS 77027
(281) 530-0900
GARY K. FERGUSON

OWNERS:
WESTCHASE HOSPITALITY, INC.
5615 RICHMOND AVE. S-230
HOUSTON, TEXAS 77057
(281) 530-0900
KARIM S. KAREDIA

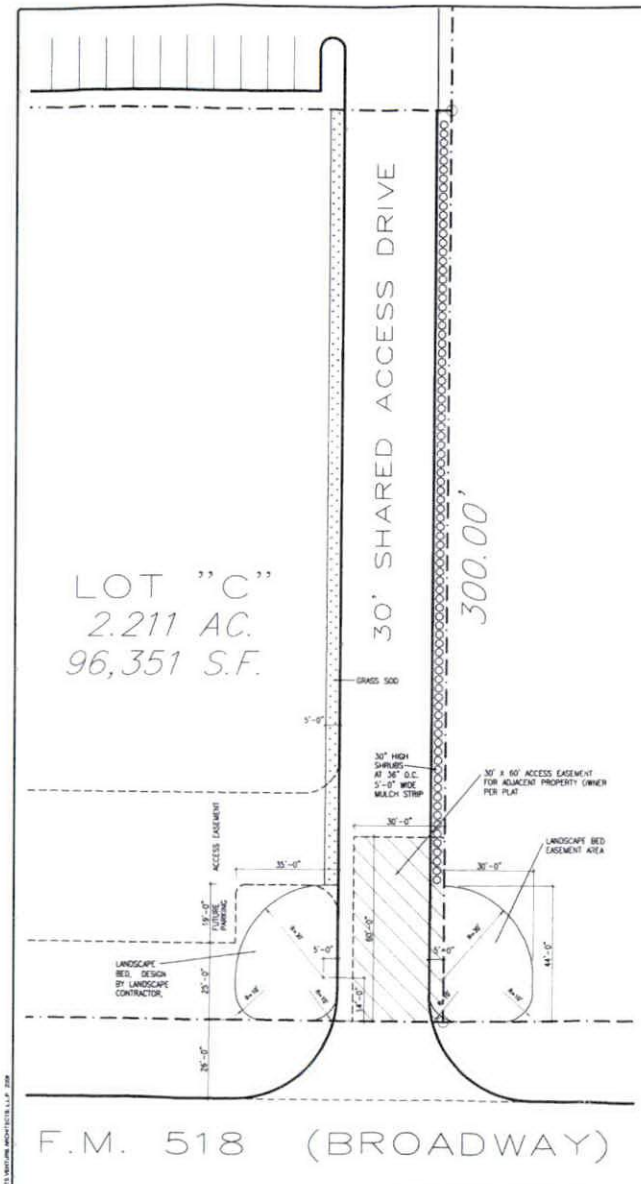
ENGINEER:
CARL MATTERN ENGINEERS
14,110 FOXFORD
HOUSTON, TEXAS 77015
(713) 416-8519
CARL MATTERN, P.E.

SURVEYOR:
PINNELL SURVEY, INC.
915 LEHMAN STREET
HOUSTON, TEXAS 77018
(713) 694-9555
DAN PINNELL, R.P.L.S.

DATE: DECEMBER, 2007 SCALE: 1" = 60' PROJECT NO. 07-03-17 (rev. 12)

LEGEND
- B.M. = TEMPORARY BENCHMARK
- ⓛ = PROPOSED STREET LIGHT
- B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
- B.C.O.R. = BRAZORIA COUNTY OFFICIAL RECORDS
- B.C.D.R. = BRAZORIA COUNTY DEED RECORDS

→ Recorded 30' shared access drive easement

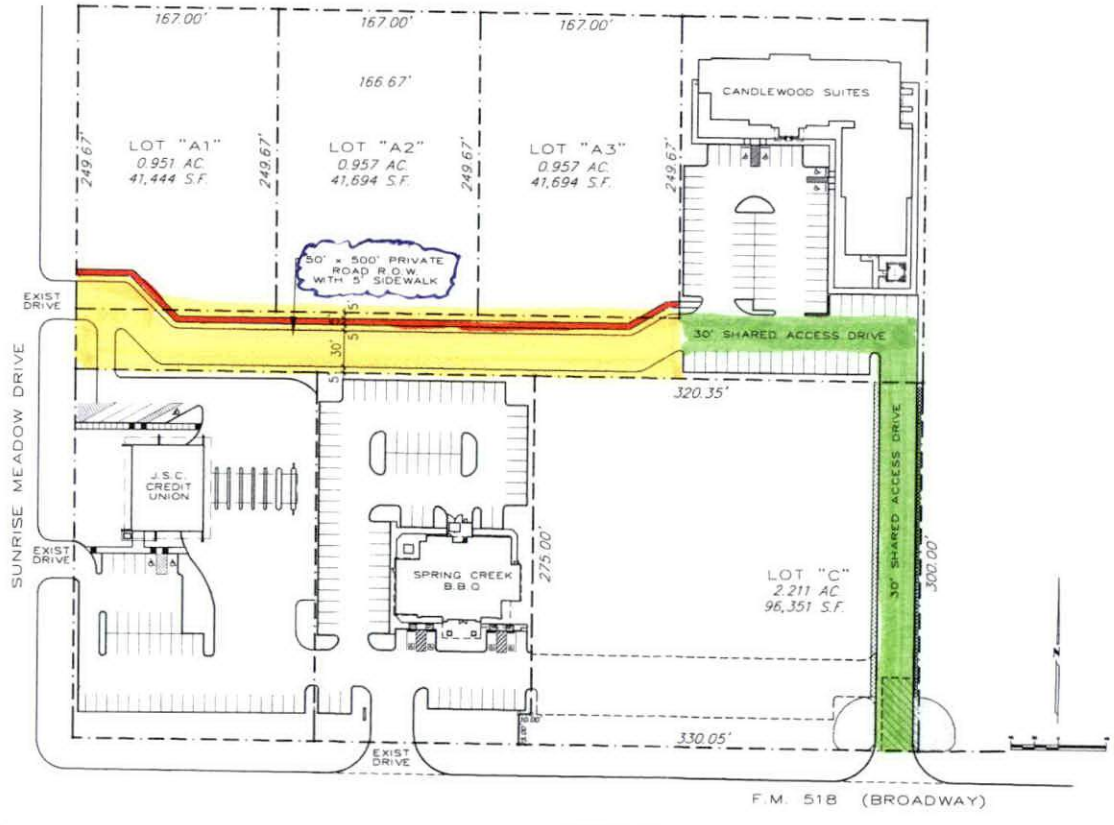


2 ENLARGED SITE PLAN - LOT 'C'
1" = 30'-0"

→ PRIVATE ROAD R.O.W.

→ sidewalk Location

→ 30' shared Access drive EASEMENT



1 SITE PLAN
1" = 100'-0"

FOR INTERIM REVIEW ONLY
DOCUMENTS MAY BE INCOMPLETE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION PURPOSES

BPI REALTY SERVICES

ISSUE DATES
08-04-08 SITE PLAN 02

HEIGHTS VENTURE ARCHITECTS, LLP

BPI REALTY SERVICES
FM 518 WEST, LTD. PROJECT
FM 518 AND SUNRISE MEADOW DRIVE
PEARLAND, TEXAS

PROJECT NO. 08093
SHEET SIZE 24" X 36"
CHECKED BY MK
DRAWN BY MK
FILE NAME PROJECT #

SHEET TITLE
SITE PLAN

SHEET NUMBER
A1-0

COPYRIGHT HEIGHTS VENTURE ARCHITECTS L.L.P. 2008

TIMELINE:

Submittal Date	DRC Date	Re-submittal Date	Decision Date
6-18-08	7-1-08	6-30-08	7-7-08

PLANNING & ZONING VARIANCE APPLICATION

Address/General Location: 9000 Block of BROADWAY (7M 518 @ SUNRISE MEADOWS)

Tax Account No. 0506-0059-000

Subdivision: 7M 518 West, Ltd.

Lot: "A" **Block:**

General Description: VARIANCE request to delete cul-de-sac at the end of A PRIVATE ROAD Right of WAY as a dead end condition does not exist and fire TRUCK CIRCULATION will be PROVIDED AND VARIANCE to build sidewalk only on the NORTH side of the PRIVATE ROAD R.O.W.

FEE: $250 **Paid** -0- / **Ck. #** n/a

Legal Description or Survey	✓
Site Plan or Drawing	
Letter of Explanation	✓
Other information	plat

Comments:

Approval:

Item

C

SHADOW CREEK RANCH COMMERCIAL SITE 18A
SECOND PARTIAL REPLAT– STAFF REPORT

P & Z MEETING DATE: JULY 7, 2008

APPLICANT: Rene Rodriguez, LJA Engineering & Surveying, Inc., for CG-Shadow Creek Ranch Village, L.P., owner

REQUEST: Second partial replat of 20.483 acres in the Shadow Creek Ranch PUD for commercial use. First replat was approved July 2, 2007. This replat was denied approval on June 16, 2008.

GENERAL LOCATION: The plat is located on the north side of Shadow Creek Parkway (F.M. 2234) east of Kirby Drive in Shadow Creek Ranch.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: Shadow Creek Ranch PUD – Commercial. The proposed plat is consistent with the approved PUD.

SURROUNDING USES: The surrounding areas are planned or have been platted as commercial uses except the tract to the north planned as open space/parks.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for medium and high density residential. The proposed use was approved as part of the Shadow Creek Ranch PUD.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis has been submitted and approved.

UTILITIES AND INFRASTRUCTURE: Water and sewer available.

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

PARKS, OPEN SPACE, AND TREES: Parkland dedication not required.

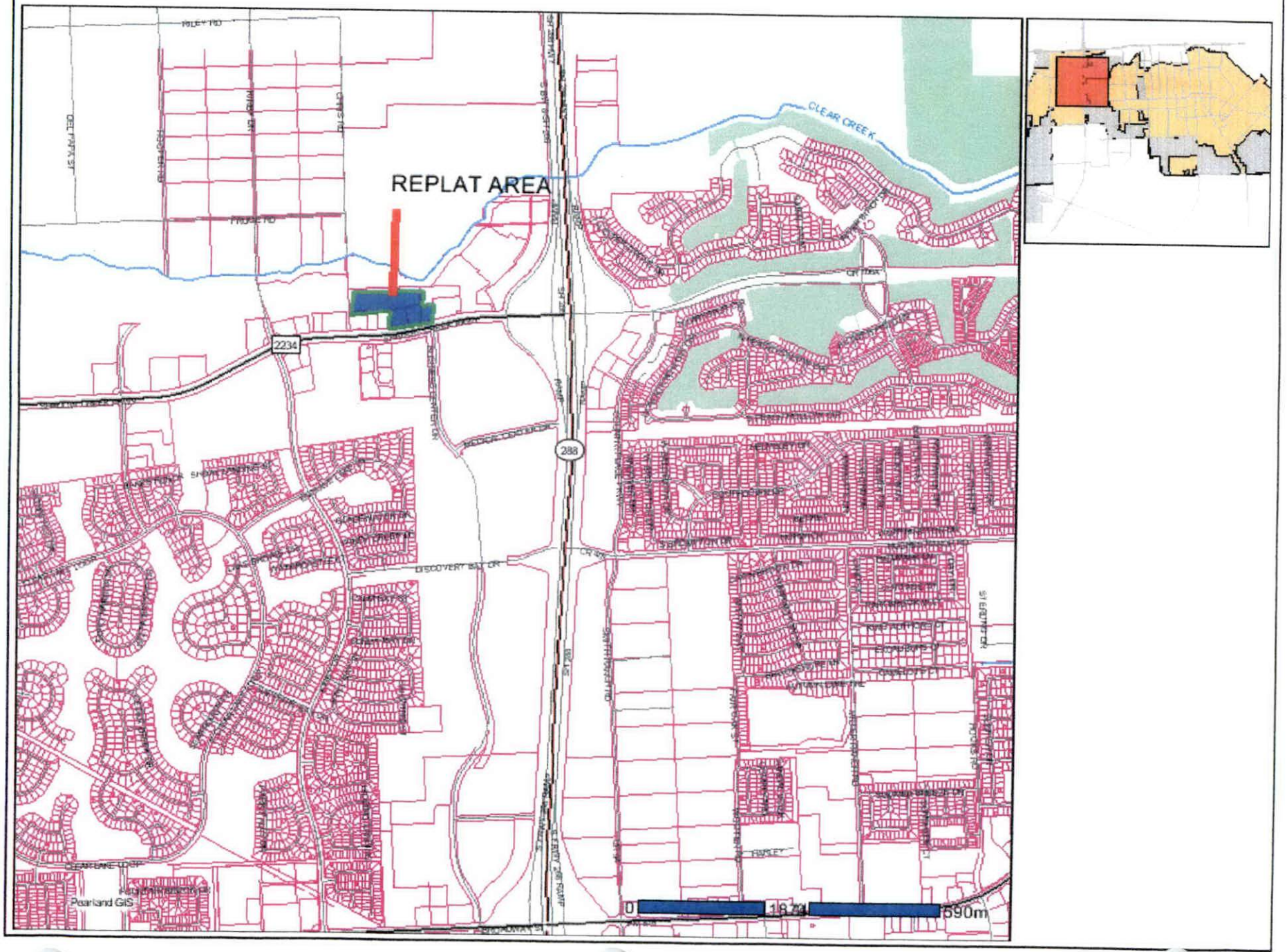
OUTSTANDING ITEMS:

none

ATTACHMENTS:

1. Application Form
2. Replat

REPLAT AREA


REPLAT AREA
CLEAR CREEK
2234
288
DISCOVERY BAY DR
Pearland GIS
0
590m

JAN 2007

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:**

jkrajca@ci.pearland.tx.us

SUBDIVISION NAME: SHADOW CREEK RANCH COMMERCIAL SITE NO. 18A SECOND PARTIAL REPLAT

NUMBER OF LOTS: 4

GENERAL LOCATION: _____

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

PRIMARY CONTACT: LJA ENGINEERING - RENE R.
MAILING ADDRESS: 2929 BRIARPARK, STE. 600
CITY, STATE, ZIP: HOUSTON, TEXAS 77042
PHONE: 713.953.5228 FAX: 713.953.5026
E-MAIL ADDRESS: rerodriguez@ljaengineering.com

OWNER NAME: CG-SHADOW CREEK RANCH VILLAGE, L.P.
MAILING ADDRESS: 2121 SAGE, STE. 290
CITY, STATE, ZIP: HOUSTON, TX 77056
PHONE: 713.266-9200 FAX: _____
E-MAIL ADDRESS: _____

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: _____ Date: 6/11/08

Applicant's Signature: Rene Rj Date: 6-10-2008

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

Signature: _____ **Date:** _____

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

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

T.C.
Application Submitted on Friday 6/20/08

Item

D

SHADOW CREEK RANCH COMMERCIAL SITE 18B

REPLAT– STAFF REPORT

JUL 01 2008

P & Z MEETING DATE: JULY 7, 2008

APPLICANT: Rene Rodriguez, LJA Engineering & Surveying, Inc., for ZT Shadow Creek Partners, L.P., owner

REQUEST: Replat of 7.546 acres in the Shadow Creek Ranch PUD for commercial use. Final Plat was approved November 6, 2006. This replat was denied approval on June 16, 2008.

GENERAL LOCATION: The plat is located on the north side of Shadow Creek Parkway (F.M. 2234) west of Business Center Drive in Shadow Creek Ranch.

PROPERTY DESCRIPTION: The property is undeveloped.

ZONING: Shadow Creek Ranch PUD – Commercial. The proposed plat is consistent with the approved PUD.

SURROUNDING USES: The surrounding areas are planned or have been platted as commercial uses except the tract to the north planned as open space/parks.

COMPREHENSIVE PLAN: The City of Pearland Land Use Plan designates the property for medium and high density residential. The proposed use was approved as part of the Shadow Creek Ranch PUD.

TRAFFIC AND TRANSPORTATION: A Traffic Impact Analysis has been submitted and approved.

UTILITIES AND INFRASTRUCTURE: Water and sewer will need to be extended to these lots.

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

PARKS, OPEN SPACE, AND TREES: Parkland dedication not required.

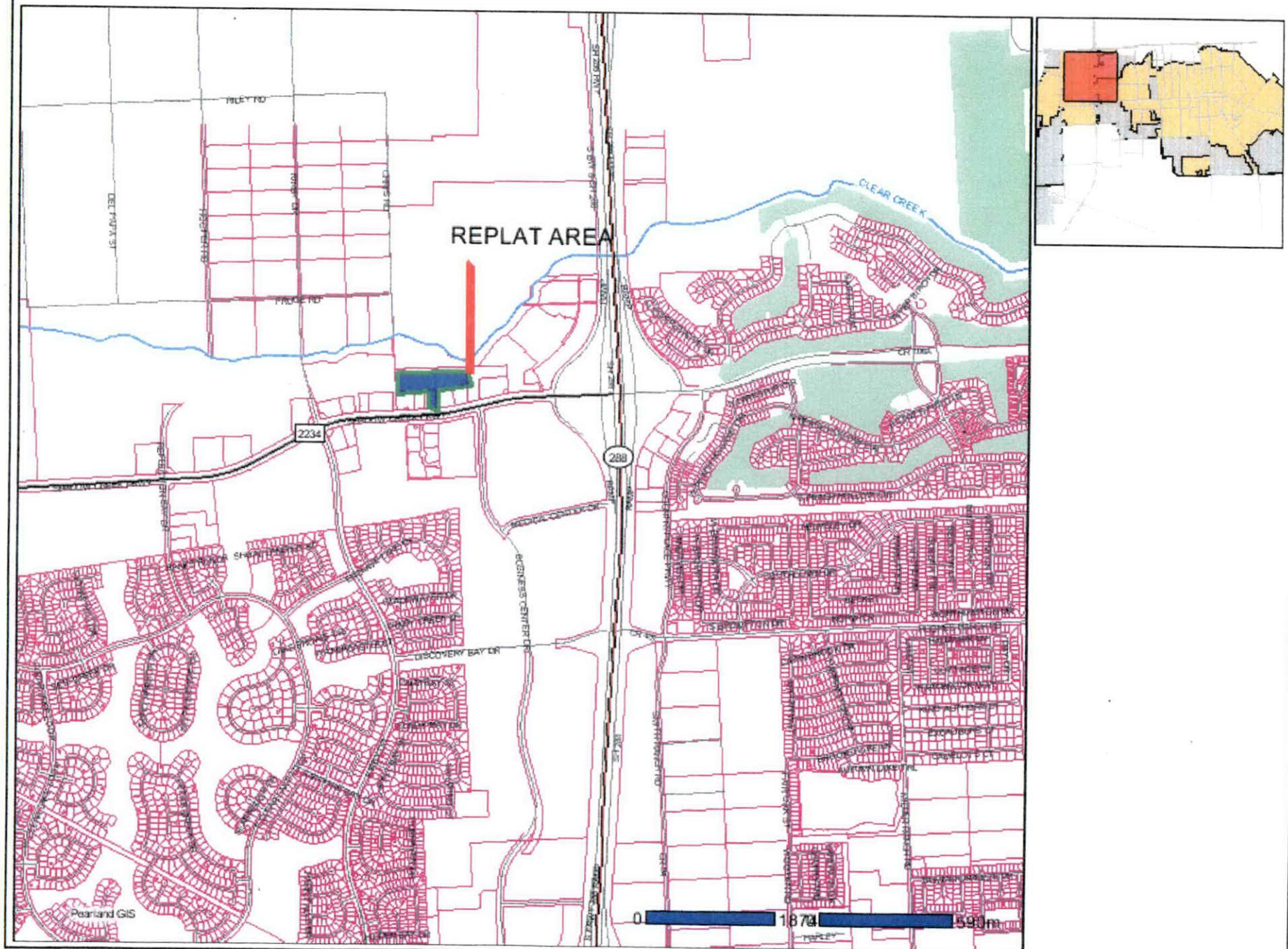
OUTSTANDING ITEMS:

1. Second Partial Replat of Shadow Creek Commercial Site No. 18-A must be recorded and recordation data added to this replat before it can be recorded.

ATTACHMENTS:

1. Application Form
2. Replat

REPLAT AREA


REPLAT AREA
CLEAR CREEK
2234
288
DISCOVERY BAY DR
BUSINESS CENTER DR
Pearland GIS
0
1870
590m

CITY OF PEARLAND
R E P R I N T
*** CUSTOMER RECEIPT ***

Oper: KSTEWART Type: OC Drawer: 1
Date: 6/20/08 01 Receipt no: 217422

Description	Quantity	Amount
PF PLAT FEE		
	1.00	$200.00
Trans number:		2386373
PLAT FEE - LJA		
PF PLAT FEE		
	1.00	$200.00
Trans number:		2386374
PLAT FEE		

PLAT FEE - LJA ENGINEERING

Tender detail

BR CREDIT CARD	$400.00
Total tendered	$400.00
Total payment	$400.00

Trans date: 6/20/08 Time: 11:18:58

JUL 01 2008

JAN 2007

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:**

jkrajca@ci.pearland.tx.us

SUBDIVISION NAME: SHADOW CREEK RANCH COMMERCIAL SITE NO. 18B PARTIAL REPLAT

NUMBER OF LOTS: 3

GENERAL LOCATION:

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

PRIMARY CONTACT: LJA ENGINEERING - RENE R.
MAILING ADDRESS: 2929 BRIARPARK, STE. 600
CITY, STATE, ZIP: HOUSTON, TEXAS 77042
PHONE: 713.953.5228 FAX: 713.953.5026
E-MAIL ADDRESS: rerodriguez@ljaengineering.com

OWNER NAME: ZT SHADOW CREEK PARTNERS, L.P.
MAILING ADDRESS: 4625 SAN FELIPE, STE. 1100
CITY, STATE, ZIP: HOUSTON, TEXAS 77027
PHONE: 713.960.6692 FAX:
E-MAIL ADDRESS:

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: _____ Date: _____

Applicant's Signature: Rene R. Rodriguez Date: 6-10-2008

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

Signature: _____ Date: _____

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

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

T.C.

Application submitted on Friday 6/20/08

Item

E

DISCUSSION ITEM

American Planning Association

Making Great Communities Happen

To help make future American Planning Association National Planning Conferences as valuable as possible, please answer these brief questions and then click the **submit** button at the end to upload your answers.

Thank you for your valued participation.

CONFERENCE ATTENDANCE

1a. On which day(s) did you personally attend this year's APA National Planning Conference? *(please select all that apply)*

- ☐ Sunday, April 27
- ☐ Monday, April 28
- ☐ Tuesday, April 29
- ☐ Wednesday, April 30
- ☐ Thursday, May 1

1b. If you did not attend all 4 1/2 days at the conference, why not? *(please select all that apply)*

- ☐ I could not stay away from my job that long
- ☐ cost of hotel and daily expenses
- ☐ not interested in attending 4 1/2 days; would prefer shorter conference
- ☐ other
- ☐ ATTENDED ALL 4 1/2 DAYS

2. How important were each of the following factors in your decision to attend this year's conference? *(please select one rating for each)*

extremely important 4	3	2	1	not at all important 0	
○	○	○	○	○	overall program content
○	○	○	○	○	keynote speakers
○	○	○	○	○	workshop topics
○	○	○	○	○	attractiveness of city
○	○	○	○	○	convenience of destination
○	○	○	○	○	conference fee
○	○	○	○	○	cost of airfare
○	○	○	○	○	cost of lodging
○	○	○	○	○	city per diem cost
○	○	○	○	○	mobile workshops

3. Who paid for your attendance at this year's conference?
(please select all that apply in each row)

employer	self	other	does not apply	
☐	☐	☐	☐	registration fee
☐	☐	☐	☐	hotel
☐	☐	☐	☐	air/ground travel
☐	☐	☐	☐	daily expenses

4a. Did you book a room reservation through the APA Housing Bureau?

○ yes ○ no

4b. If no, where did you stay in Las Vegas?

○ in an APA conference hotel booked some other way
○ in lodging other than an APA conference hotel
○ stayed with family or friends
○ reside in Las Vegas area
○ other

5a. Prior to this one, how many APA *National Planning Conferences* have you previously attended?

○ none
○ 1
○ 2 - 3
○ 4 - 6
○ 7 - 9
○ 10 or more

5b. Including this one, how many *consecutive* National Planning Conferences have you attended?

○ 1
○ 2 - 3
○ 4 - 6
○ 7 - 9
○ 10 or more

YOUR OPINIONS OF THE CONFERENCE

6a. How *important* to you were each of these aspects of the conference?
(please select one rating for each)

extremely important 4	3	2	1	not at all important 0	
○	○	○	○	○	opening keynote – Earl Blumenauer
○	○	○	○	○	United Nation's keynote – Anna Tibaijuka

○	○	○	○	○	world planning keynote panel
○	○	○	○	○	policy keynote – Jack Dangermond
○	○	○	○	○	closing keynote – Paul Goldberger
○	○	○	○	○	GIS workshops
○	○	○	○	○	mobile workshops
○	○	○	○	○	orientation tours
○	○	○	○	○	technology showcase
○	○	○	○	○	facilitated discussions
○	○	○	○	○	opening reception
○	○	○	○	○	awards luncheon
○	○	○	○	○	exhibits
○	○	○	○	○	posters
○	○	○	○	○	technology showcase
○	○	○	○	○	student program
○	○	○	○	○	appointed and elected officials program
○	○	○	○	○	job connection

6b. How *satisfied* were you with each?
(please select one rating for each)

extremely satisfied +2	+1	0	-1	extremely dissatisfied -2	does not apply	
○	○	○	○	○	○	opening keynote – Earl Blumenauer
○	○	○	○	○	○	United Nation's keynote – Anna Tibaijuka
○	○	○	○	○	○	world planning keynote panel
○	○	○	○	○	○	policy keynote – Jack Dangermond
○	○	○	○	○	○	closing keynote – Paul Goldberger
○	○	○	○	○	○	GIS workshops
○	○	○	○	○	○	mobile workshops
○	○	○	○	○	○	orientation tours
○	○	○	○	○	○	technology showcase
○	○	○	○	○	○	facilitated discussions
○	○	○	○	○	○	opening reception
○	○	○	○	○	○	awards luncheon
○	○	○	○	○	○	exhibits
○	○	○	○	○	○	posters
○	○	○	○	○	○	technology showcase

○	○	○	○	○	○	student program
○	○	○	○	○	○	appointed and elected officials program
○	○	○	○	○	○	job connection

7. What is your level of agreement/disagreement with these statements about the conference sessions? *(please select one rating for each)*

strongly agree +2	+1	0	-1	strongly disagree -2	
○	○	○	○	○	The sessions, workshops, technology showcase, and mobile workshops were current.
○	○	○	○	○	The quality of the presentations was good.
○	○	○	○	○	The variety of planning topics presented was good.

8. What is your level of agreement/disagreement with these statements about the National Planning Conference? *(please select one rating for each)*

strongly agree +2	+1	0	-1	strongly disagree -2	
○	○	○	○	○	Overall, I enjoyed the conference.
○	○	○	○	○	The conference met my expectations.
○	○	○	○	○	Las Vegas was a good site for the conference.
○	○	○	○	○	Conference registration was handled efficiently.
○	○	○	○	○	The preliminary program was easy to read and contained all the information needed to register.
○	○	○	○	○	The final program was easy to read and contained all the information needed.
○	○	○	○	○	The online schedules were helpful.

9. In general, how would you rate the content of the presentations at this year's National Planning Conference?

- ○ very elementary
- ○ elementary
- ○ intermediate
- ○ advanced
- ○ very advanced

10. In general, how would you describe the level of knowledge of the speakers at this year's National Planning Conference?

- ○ experts in their fields
- ○ very knowledgeable in their fields
- ○ knowledgeable in their fields
- ○ lacking knowledge in their fields

11a. How likely are you to attend next year's APA National Planning Conference in Minneapolis?

definitely will 10	9	8	7	6	5	4	3	2	1	definitely will not 0

○ ○ ○ ○ ○ ○ ○ ○ ○ ○ ○

11b. If you provided a rating of 4 or less, please explain what APA could do to increase your likelihood of attending.

12a. Did you attend the Technology Showcase?

○ yes
○ no ... *if* no, *please select and then skip to question 13a*

12b. If yes, did the presentation provide in-depth information on technology?

○ very much
○ somewhat
○ not at all

13a. Did you attend a facilitated discussion?

○ yes
○ no ... *if* no, *please select and then skip to question 14a*

13b. If yes, did it/they enhance your conference experience?

○ very much
○ somewhat
○ not at all

13c. Would you like to have facilitated discussions on more topics at the conference?

○ yes
○ no

14a. Did you visit the poster exhibits?

○ yes
○ no ... *if* no, *please select and then skip to question 15a*

14b. Did you find the posters informative?

○ yes
○ no

14c. Did they enhance your conference experience?

○ very much
○ somewhat
○ not at all

14d. Would you like to see two time periods for poster sessions rather than the current one?

○ yes
○ no

15a. Did you visit the APA Pavilion?

- ○ yes
- ○ no ... *if* no, *please select and then skip to question 16a*

15b. If yes, what interested you most about the APA Pavilion? *(please select all that apply)*

- ☐ Membership Information
- ☐ AICP Information
- ☐ Live from APA
- ☐ Planning Agency Resources
- ☐ other *(please specify):*

16a. Did you attend a mobile workshop during the conference?

- ○ yes
- ○ no ... *if* no, *please select and then skip to question 17*

16b. If *yes*, which one(s)? *(please select all that apply)*

- ☐ Park Planning in Las Vegas
- ☐ Valley of Fire State Park
- ☐ Cutting-Edge Technology, Tools, and Techniques
- ☐ Creating a Regional Park at Craig Ranch
- ☐ Desert Conservation in Urbanizing Areas
- ☐ Mixed Use in Suburbia
- ☐ Lewis Street Corridor
- ☐ Cultural Corridor Tour
- ☐ Diversity in the Desert
- ☐ The Green Building Tour
- ☐ Solo and Big-Firm Planning Practitioners
- ☐ Urban Design for a Fantasy Environment
- ☐ Innovative Transit Applications
- ☐ Wireless Las Vegas
- ☐ Dozens of Acres for Development in Downtown
- ☐ Gay and Lesbian Community Organizations
- ☐ River Mountain Loop Trail
- ☐ Sloan Canyon National Conservation Area Hiking Tour
- ☐ Pahrump Valley Tour
- ☐ Valleywide Historic Driving Tour
- ☐ Red Rock Canyon
- ☐ Creating a New Town in the Desert
- ☐ Yucca Mountain
- ☐ A Homeless Plan that Works
- ☐ Community Development Block Grant Project Tour
- ☐ Project GREEN Habitat Restoration Walking Tour
- ☐ Henderson SNPLMA Projects
- ☐ Las Vegas Strip by Day
- ☐ Redevelopment Works!
- ☐ Density Meets Design
- ☐ Las Vegas Springs Preserve
- ☐ Mock Las Vegas Planning Commission Meeting
- ☐ Affordable Housing Options in Las Vegas
- ☐ Clark County Wetlands Park Tour
- ☐ Las Vegas Boulevard/Strip Scenic Byway Tour
- ☐ Amargosa Trail Urban Pathway
- ☐ Las Vegas Wash Trail Enhancement Project
- ☐ Downtown Historic Driving Tour
- ☐ Flood Control Facilities as Open Space
- ☐ Downtown Redevelopment and Public Art
- ☐ Hualapai West Canyon Tour
- ☐ Laughlin Riverwalk and Resort Tour
- ☐ Henderson Bird Viewing Preserve
- ☐ Walk Through Time on Fremont Street
- ☐ Fremont East District Public-Private Partnership
- ☐ The Fremont Street Experience
- ☐ North Las Vegas Downtown Revitalization Plan
- ☐ Historic Downtown Boulder City
- ☐ Nevada Solar One
- ☐ North Fifth Street Corridor

- ☐ Floyd Lamb Park at Tule Springs
- ☐ Henderson's Customer Focus
- ☐ Innovative Pedestrian Protection Measures
- ☐ Journey from Student to Planning Professional
- ☐ Intelligent Transportation Systems in Planning
- ☐ Planning For Growth in Clark County
- ☐ Lake Las Vegas Resort
- ☐ Planning for Equestrian Trails in Las Vegas
- ☐ The Las Vegas Strip at Night

17. Would you like to see more, about the same or less of the following at the conference? *(please select one option for each)*

more	same	less	
○	○	○	speakers who are practicing planners
○	○	○	speakers from allied or relevant professions (law, etc.)
○	○	○	keynote speakers
○	○	○	basic skill building sessions
○	○	○	intermediate general topical sessions
○	○	○	intensive, advanced-level sessions
○	○	○	integration of research and practice
○	○	○	practice only
○	○	○	research only
○	○	○	cross comparisons with allied professionals (architecture, etc)
○	○	○	discussion rather than presentation sessions
○	○	○	a wide variety of different topics and case studies
○	○	○	a series of linked sessions exploring selected themes in-depth
○	○	○	sessions focused on technical planning
○	○	○	sessions focused on explaining planning to others
○	○	○	sessions focused on policy issues
○	○	○	sessions focused on nuts and bolts

18. If APA were to create a two-day executive planning director program within the conference, how likely would it be that you would attend?

extremely likely				not at all likely
4	3	2	1	0
○	○	○	○	○

19. Did you attend The National Planning Conference as a *student attendee*?

- ○ yes
- ○ no ... *if* no, *please select and then skip to question 23*

20. If yes, what is your level of agreement/disagreement with these statements about the student sessions at The National Planning Conference? *(please select one rating for each)*

- ☐ DID NOT ATTEND THE STUDENT SESSIONS ... *if* DID NOT ATTEND *please select and then skip to question 22a*

strongly agree +2	+1	0	-1	strongly disagree -2	
O	O	O	O	O	The student sessions were appropriate for me.
O	O	O	O	O	The student facilitated discussions were helpful.
O	O	O	O	O	The student sessions were appealing to me.
O	O	O	O	O	The student sessions were educational for me.
O	O	O	O	O	The student mobile workshop was helpful.

21. Which sessions did you find more valuable, the regular sessions or the student sessions?

- O regular sessions were more valuable
- O student sessions were more valuable
- O regular and student sessions were about equally as valuable

22a. Did you attend the student poster program?

- O yes
- O no ... *if* no, *please select and then skip to question 23*

22b. If yes, how would you rate the quality and experience of this year's student poster program? *(please select one rating)*

excellent 4	3	2	1	poor 0
O	O	O	O	O

23. How important was Certification Maintenance to your attendance?

extremely important 4	3	2	1	not at all important 0
O	O	O	O	O

24. How many credits did you receive at the conference?

[ ]

LOCATION

25. Should APA return to Las Vegas with its National Planning Conference? *(please select the one best option)*

- O yes, in less than 10 years
- O yes, in 10 - 19 years
- O yes, in 20 years or more
- O no

26. How many extra days did you spend in the Las Vegas area before or after the conference?

- O more than 3
- O 3
- O 2

- ○ 1
- ○ none ... *if* none, *please select and then to skip to question 28*

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27. How would you describe the extra days you spent in the Las Vegas area?

- ○ business
- ○ pleasure
- ○ both

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28. How important are business and recreational opportunities at the host city to you in your decision to attend the National Planning Conference?

extremely important				not at all important
4	3	2	1	0
○	○	○	○	○

ABOUT YOU

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29. In what setting(s) are you currently employed (either full- or part-time)? *(please select all that apply)*

- ☐ public planner—in a management position
- ☐ public planner—not in a management position
- ☐ private sector planner (in a for-profit organization)—in a management position
- ☐ private sector planner (in a for-profit organization)—not in a management position
- ☐ private sector planner (in a nonprofit organization)—in a management position
- ☐ private sector planner (in a nonprofit organization)—not in a management position
- ☐ educator—not in a management position
- ☐ planning commissioner/zoning board member
- ☐ elected official
- ☐ other *(please specify)*:
- ☐ not currently employed

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30. How long have you been employed as a planner?

- ○ less than 5 years
- ○ 5 - 10 years
- ○ 11 - 20 years
- ○ more than 20 years
- ○ NOT EMPLOYED AS A PLANNER

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31. Listed below are a number of APA planning specialties. Which 3 of these specialties are you most involved with? *(please select up to 3)*

- ☐ participation and empowerment
- ☐ spatial planning
- ☐ community development and redevelopment
- ☐ economic planning and development
- ☐ environmental and natural resources planning

- ☐ transportation planning
- ☐ facilities and infrastructure planning
- ☐ housing
- ☐ health and human services planning
- ☐ urban design
- ☐ preservation
- ☐ parks and recreation planning
- ☐ land-use management and code enforcement
- ☐ planning law
- ☐ information technology
- ☐ planning management, budgeting and finance
- ☐ planning methods

32. What did you like best about the 2008 National Planning Conference?

33. What recommendations would you suggest for future National Planning Conferences?

Thank you for your response!

Please fill in your email address below so we can register your response and remove you from reminder mailings. Your reply will be handled in strict confidence; your email address and survey answers will not be used for any other purpose or disclosed to others.

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