

PLANNING AND ZONING

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON JANUARY 16, 2006 AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

The Regular Meeting was called to order at 10:35 p.m. with the following present:

P & Z Chairperson Ruby Sandars
P & Z Vice Chairperson Todd Iocco
P & Z Commissioner Neil West
P & Z Commissioner Sheryl Greiner
P & Z Commissioner Henry Fuyertes
P & Z Commissioner Susan Sherrouse
P & Z Commissioner Darrell Diggs

Also in attendance: Deputy City Attorney Nghiem Doan; Assistant City Manager Nick Finan; City Engineer Doug Kneupper; Planning Director Lata Krishnarao; Senior Planner Theresa Grahmann; Plan and Plat Administrator Richard Keller; Planner 1 Diana DuCroz, and Planning Administrative Secretary Judy Krajca.

APPROVAL OF MINUTES

Commissioner Sheryl Greiner made the motion to approve the minutes, and Vice-Chairperson Todd Iocco seconded. The vote was 5-0 for approval. Commissioner West and Commissioner Diggs were not present for the vote.

NEW BUSINESS

A. Consideration & Possible Action of Zone Change 2006-08S

A request by K. A. Abraham, applicant for Vo Vi Friendship Association, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a Specific Use Permit for a church and church facilities, in the Single Family Dwelling District (R-1(S)), located on the West Side of Piper Road, and South of FM 518 (Broadway Street)

Vice-Chairperson Iocco made a motion to approve for the sake of discussion, and Commissioner Greiner seconded.

Commissioner Greiner's concerns were safety, traffic and existing flooding conditions. Vice-Chairperson Iocco addressed concerns with the traffic and flooding. He stated he could not support this zone change.

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Commissioner Henry Fuertes agreed with Mr. Iocco.

The vote was 0-7. The zone change was denied. The Commission stated that the reasons for denial were flooding, traffic, safety and not a good use of the land.

B. Consideration & Possible Action of Zone Change 2006-04Z

A request by Kyle Duckett of GeoSurv, LLC, applicant for Tracy Goza of LinGo SouthGate, Ltd., owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Single Family Dwelling District (R-2) to Office and Professional District (OP), located on the Northeast Corner of County Road 59 and Kirby Drive.

Commissioner Greiner made a motion to approve, and Vice-Chairperson Iocco seconded.

There was no discussion.

The vote was 7-0 for approval of the zone change.

C. Consideration & Possible Action of Zone Change 2006-05Z

A request by Paciano Rangel, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Single Family Dwelling District (R-2) to General Business District (GB), located on the South Side of Future McHard Road, and West of Hatfield Road

Commissioner Greiner made a motion to approve for the sake of discussion, and Vice-Chairperson Iocco seconded.

Vice-Chairperson Iocco did not feel this was the best use, and Commissioner Diggs agreed. Commissioner Fuertes stated that based on the number of Public Comment forms, that the public was not in favor of this.

The vote was 0-7. The zone change was denied. The Commission stated that the reasons for the denial were the same as those listed in the Staff report.

D. Consideration & Possible Action of Zone Change 2006-03Z

A request by Frank Chavez, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change

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in zoning district from classification Single Family Dwelling District (R-1) to Commercial District (C), located on the East Side of Harkey Road, and on the North Side of Willow Street.

Commissioner Greiner made a motion to approve for the sake of discussion, and Commissioner Sherrouse seconded.

There was a brief discussion from the Commissioners.

The vote was 0-7. The zone change was denied. The Commission stated that the reasons for the denial were the same as those listed in the Staff report.

E. Consideration & Possible Action of Zone Change 2006-01Z

A request by Jay Javadi, applicant for Donya, LLC, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Single Family Dwelling District (R-4) to Commercial District (C) located on the South Side of FM 518 (Broadway Street), and West of Liberty Drive.

Commissioner West made a motion to approve for the sake of discussion, and Commissioner Fuentes seconded.

The City Engineer, Doug Kneupper spoke regarding the drainage detention. The owner probably could still buy into the city detention when the site is developed.

The vote was 6-1 for approval. Vice-Chairperson Iocco voted against this zone change stating he did not like the transition of the land use.

F. Consideration & Possible Action of Zone Change 2006-09Z

A request by Sudershan Jambulapati, applicant for Joseph B. Benes and Jewel H. Benes, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to General Business District (GB), Located on the South Side of FM 518 (Broadway Street), and West of Tranquility Lake Boulevard.

Chairperson Sandars stated this item needed to be tabled in order for Staff to talk to the applicant, since the applicant was not present for this meeting.

The vote was 6-1 to table this item. Commissioner Diggs voted against,

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with no comment.

G. Consideration & Possible Action of Zone Change 2006-02Z

A request by Clayton Dykes, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Heavy Industrial District (M-2) to Commercial District (C), located on the West Side of SH 35 (Main Street), and on the South Side of Magnolia Street.

Commissioner Greiner made of motion to approve for the sake of discussion, and Commissioner Sherrouse seconded.

There was much discussion among the Commissioners. Commissioner Fuentes, Commissioner Sherrouse and Commissioner Diggs stated they were in favor of this zone change. Commissioner West, Commissioner Greiner and Vice-Chairperson Iocco stated they were against this because of the Commercial zoning in an industrial area. Commissioner Diggs asked the applicant if he had tried to sell the property, for another use. The applicant stated he has tried for three years to no avail.

Chairperson Sandars asked to be excluded from the vote, as her husband was a Lions Club Member.

The vote was 3-3. The zone change was denied, due to a lack of a majority, with Chairperson Sandars abstaining. The reasons for denial were the same as those listed in the Staff report.

H. Consideration & Possible Action of Zone Change 2006-07S

A request by Morrie Sheets of U Stor, applicant for Palivela P. Raju, Successor Trustee of The Sikander Hayat Durrani Trust and the Omar Hayat Durrani Trust, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a Specific Use Permit for Storage and Mini-Warehouse in the Commercial District (C (S)), located on the East Side of SH 35 (Main Street), and North of Halik Road.

Commissioner West made a motion to approve for the sake of discussion, and Commissioner Greiner seconded.

There was a brief discussion among the Commissioners regarding development standards.

The vote was 7-0 for approval of the Specific Use Permit.

I. Consideration & Possible Action of Zone Change 2006-06Z

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A request by Kerry R. Gilbert & Associates, Inc., applicant for Pearland Investments, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Estate Lot Single Family Dwelling District (R-E) and Light Industrial District (M-1) to Planned Unit Development District (PUD), located on the South Side of Broadway Street, and on the East Side of FM 521.

Vice-Chairperson Iocco made a motion to approve and Commissioner West seconded.

There was a brief discussion by the Commissioners. Commissioner Greiner asked Mr. Gary Cook to consider voluntarily doing sidewalks on both sides of the road, near the schools. Mr. Cook replied that he would look into this.

The vote was 7-0 for approval.

J. Consideration & Possible Action of Amended Plat of Bellavita at Green Tee Section Five

A request by Terry Brooks, R. West Development, for Reed-West Investments, owner, for an Amended Final Plat of Bellavita at Green Tee Section Five, previously approved on November 1, 2004, for the purpose of changing two street names. The property is located east of Scarsdale Blvd north of Clear Creek.

Planner I Diana DuCroz read the Staff comments.

There was no discussion.

Commissioner West made the motion to approve, and Commissioner Diggs seconded.

The vote was 7-0 for approval.

K. Public Hearing – Replat of Village Grove Section One Restricted Reserve Q

A request by Greg Lentz, PE, R.G. Miller Engineering, for Sowell Property Partners – Village Grove LP, owners, for a replat of Village Grove Section One Restricted Reserve Q for a new residential subdivision, Village Grove Section Two. The property is located between O'Day and Hatfield Roads north of 518.

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Chairperson Sandars called to order a Public Hearing at 11:20 p.m.

Crystal Milner of 2137 O'Day Rd., Pearland, TX 77581 spoke against this Replat, stating the issues of flooding, and asking for a fence to be placed up for privacy.

Greg Lentz, Engineer for Village Grove Subdivision, Section Two, spoke in favor of this Plat.

There was no one else present to speak for or against this Replat.

City Engineer Doug Kneupper stated that the flooding situation could be corrected to make the property drain. If the plat is approved, drainage would be assessed.

Chairperson Sandars adjourned the hearing at 11:30 p.m.

L. Consideration & Possible Action of Final Plat of Village Grove Section Two

A request by Greg Lentz, PE, R.G. Miller Engineering, for Sowell Property Partners – Village Grove LP, owners, for approval of a Final Plat subdivision of 31.7220 acres zoned R-2 for 123 residential lots. The property is located between O'Day and Hatfield Roads north of 518.

Planner I Diana DuCroz read the Staff report. There were no outstanding items. Staff received 5 Public Comment forms against this replat.

Commissioner Greiner made a motion to approve for the sake of discussion, and Vice-Chairperson Iocco seconded.

The vote was 7-0 for approval.

M. Consideration & Possible Action of Final Plat of Dollar General

A request by J. Ray Laney, RPLS, of Laney Surveyors, for Pearland DG, Ltd, for approval of a Final Plat of 1.8904 acres zoned Commercial (C) for one lot for commercial use. The property is located on the east side of Main St south of Magnolia.

Planner 1 Diana DuCroz read the Staff report. There were no outstanding items.

Vice-Chairperson Iocco made the motion to approve, and Commissioner Greiner seconded.

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The vote was 7-0 for approval.

N. Consideration & Possible Action of Final Plat of Province Village General Business Site

A request by Ralph Thomas, LJA Engineering, for The Maverick Group, owner, for approval of a Final Plat subdivision of 5.006 acres into three lots for commercial use. The property is located on the north side of Broadway east of Pearland Parkway.

Planner I Diana DuCroz read the Staff report. There were no outstanding items.

Commissioner Greiner made a motion to approve, and Commissioner West seconded.

The vote was 7-0 for approval.

O. Consideration & Possible Action of Final Plat of Shadow Creek Town Center

A request by WCF Development, LLC, and Memorial Hermann Hospital System, owners, for approval of a Final Plat of 110.41 acres zoned Commercial (C) and PUD into five lots for commercial use. The plat is located at the northwest corner of the intersection of Broadway and S.H. 288.

Planner I Diana DuCroz read the Staff report.

Vice-Chairperson Iocco made a motion to approve for the sake of discussion, and Commissioner Sherrouse seconded.

City Engineer Doug Kneupper asked that the outstanding items be read into the record and conditions be put on the plats as stated in the Staff report.

The vote was 7-0 for approval, with staff recommendations on items # 1-4 in the Staff report to be approved before recordation.

P. Consideration & Possible Action of Final Plat of Emerald Stone

A request by Kathy Denton, JKC & Associates, for approval of a Final Plat subdivision of 10.4696 acres zoned R-2 for 28 residential lots. The plat is located on the east side of O'Day Road at Dublin Lane.

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This Plat was withdrawn by the applicant. No further action is necessary.

Q. Consideration & Possible Action of Preliminary Plat of PHE Office Park

A request by Jesus J. Vitela, Lentz Engineering, for Fite Office Park Ltd, owner, for approval of a Preliminary Plat of 6.9695 acres zoned General Business (GB) into two commercial lots. The property is located at on the west side of Cullen Blvd north of Fite Road.

Planner I Diana DuCroz read the Staff report. There were no outstanding items.

Commissioner Greiner made a motion to approve, and Vice-Chairperson Iocco seconded.

The vote was 7-0 for approval.

R. Consideration & Possible Action of Preliminary Plat of Primrose School at Pearland

A request by Tina Kast, Texas Engineering and Mapping, for Third Coast Resources, Ltd, owner, for approval of a Preliminary Plat of 1.8667 acres zoned General Business (GB) for one lot. The property is located on the west side of Pearland Parkway north of 518.

Planner I Diana DuCroz read the Staff report. There were no outstanding items.

Commissioner Greiner made the motion to approve, and Vice-Chairperson Iocco seconded.

The vote was 7-0 for approval.

S. Consideration & Possible Action of Preliminary Plat of South Gate Section Four

A request by Kyle Duckett, GeoSurv LLC, for Lingo Southgate, Ltd, owner, for approval of a Preliminary Plat subdivision of 31.5180 acres zoned R-2 for 99 residential lots. The property is located at the north side of C.R. 59 east of future Kirby Drive.

Planner I Diana DuCroz read the Staff report. There were no outstanding items.

Vice-Chairperson Iocco made a motion to approve, and Commissioner

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Diggs seconded.

The vote was 7-0 for approval.

T. Consideration & Possible Action of Preliminary Plat of Telephone Road Subdivision

A request by Gregg Wiltshire, Wilson Survey Group, for PMSV Telephone LP, owner, for approval of a Preliminary Plat of 5.1905 acres zoned Commercial (C) for one lot. The property is located at 1525 N Main at the intersection of McHard Rd.

Planner I Diana DuCroz read the staff report. There was one outstanding item.

Commissioner Greiner made the motion to approve, and Commissioner Fuertes seconded.

The vote was 7-0 for approval, with Staff's comments.

U. Consideration & Possible Action of Preliminary Plat of The Promenade at Shadow Creek

A request by Jason Banda, LJA Engineering, for Pearland Lifestyle Centers, LP, owner, for approval of a Preliminary Plat subdivision of 122.623 acres zoned PUD for two tracts. The property is located at the southwest corner of the intersection of Beltway 8 and S.H. 288.

Planner I Diana DuCroz read the Staff report. There were three outstanding items.

Vice-Chairperson Iocco made the motion to approve, and Commissioner Greiner seconded.

There was brief discussion from the Commissioners.

The vote was 7-0 for approval.

V. Consideration & Possible Action – Remove from Table Zone Change Application No. 1249

Vice-Chairperson Todd Iocco made a motion to remove from table, and Commissioner Greiner seconded.

The vote was 7-0 to remove the item from the table.

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W. Consideration & Possible Action of Zone Change Application No. 1249

A request by Vernon G. Henry & Associates, Inc., applicant for CBL & Associates Properties, Inc., owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) and General Business District (GB) to Planned Unit Development District (PUD).

Planning Director Krishnarao read the Staff report.

There was much discussion between the Commission/Staff, as each outstanding item was addressed.

Architect, Steve Moluse addressed the Commission regarding parking and density.

Chairperson Ruby Sandars made a motion to table this PUD, and Vice-Chairperson Iocco seconded.

The vote was 7-0 to table the PUD, and bring back at the February 6th P&Z Meeting. The Commission will make a recommendation to Council at that meeting.

X. Consideration & Possible Action of Approval of the Proposed Unified Development Code

Vice-Chairperson Iocco made a motion to approve, and Commissioner West seconded.

There was a brief discussion.

The vote was 7-0 for approval of the January 2006 Draft, with 1 change on page 102 of the Matrix, in regards to allowing Plumbing Shops to be permitted in M2.

Y. Consideration & Possible Action of Approval of the Proposed Zoning Map

Chairperson Sandars made a motion to approve for the sake of discussion, and Vice-Chairperson Sandars seconded.

There was a brief discussion.

The vote was 7-0 for approval of the Zoning Map.

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Z. Communications

The Planning & Zoning Commission was asked to let the Planning Secretary know dates they will be attending the APA National Conference (April 22-26, '06).

Documentation was handed out to the Commissioners in regards to Big Box Regulations.

AA. Next Meeting Dates

The next meeting of the Planning & Zoning Commission will be February 6, 2006.

ADJOURNMENT

The meeting was adjourned at 12:40 a.m.

These minutes are respectfully submitted by:

Judy D. Krajca
Planning Administrative Secretary

Minutes approved as submitted and/or corrected on this _____ day of _____, 2006.

Ruby Sandars
P&Z Chairperson

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tag 1-25-06

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON JANUARY 16, 2006 AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

The Regular Meeting was called to order at 10:35 pm, with the following present:

P & Z Chairperson Ruby Sandars
P & Z Vice Chairperson Todd Iocco
P & Z Commissioner Neil West
P & Z Commissioner Sheryl Greiner
P & Z Commissioner Henry Fuertes
P & Z Commissioner Susan Sherrouse
P & Z Commissioner Darrell Diggs

Also in attendance: Deputy City Attorney Nghiem Doan; Assistant City Manager Nick Finan; City Engineer Doug Kneupper; Planning Director Lata Krishnarao; Senior Planner Theresa Grahmann; Plan and Plat Administrator Richard Keller; Planner 1 Diana DuCroz, and Planning Administrative Secretary Judy Krajca.

APPROVAL OF MINUTES

Commissioner Sheryl Greiner made the motion to approve the minutes, and Vice-Chairperson Todd Iocco seconded. The vote was 5-0 for approval. Commissioner West and Commissioner Diggs were not present for the vote.

NEW BUSINESS

A. Consideration & Possible Action of Zone Change 2006-08S

A request by K. A. Abraham, applicant for Vo Vi Friendship Association, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a Specific Use Permit for a church and church facilities, in the Single Family Dwelling District (R-1(S)), located on the West Side of Piper Road, and South of FM 518 (Broadway Street)

Vice-Chairperson Iocco made a motion to approve for the sake of discussion, and Commissioner Greiner seconded.

Commissioner Greiner's concerns were safety, traffic and existing flooding conditions. Vice-Chairperson Iocco addressed concerns with the traffic and flooding. He stated he could not support this zone change.

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Commissioner Henry Fuertes agreed with Mr. Iocco.

The vote was 0-7 for denial of the zone change. The reasons for denial were flooding, traffic, safety and not a good use of the land. *was denied. Commissioner stated that the*

B. Consideration & Possible Action of Zone Change 2006-04Z

A request by Kyle Duckett of GeoSurv, LLC, applicant for Tracy Goza of LinGo SouthGate, Ltd., owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Single Family Dwelling District (R-2) to Office and Professional District (OP), located on the Northeast Corner of County Road 59 and Kirby Drive.

Commissioner Greiner made a motion to approve, and Vice-Chairperson Iocco seconded.

There was no discussion.

The vote was 7-0 for approval of the zone change.

C. Consideration & Possible Action of Zone Change 2006-05Z

A request by Paciano Rangel, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Single Family Dwelling District (R-2) to General Business District (GB), located on the South Side of Future McHard Road, and West of Hatfield Road

Commissioner Greiner made a motion to approve for the sake of discussion, and Vice-Chairperson Iocco seconded.

Vice-Chairperson Iocco did not feel this was the best use, and Commissioner Diggs agreed. Commissioner Fuertes stated that based on the number of Public Comment forms, that the public was not in favor of this.

The vote was 0-7 for denial. The reasons for the denial were the same as Staff's. *The zone change was denied. Commissioner stated that the those listed in the Staff report.*

D. Consideration & Possible Action of Zone Change 2006-03Z

A request by Frank Chavez, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Single Family Dwelling District (R-1) to Commercial District (C), located on the East Side of Harkey Road, and on

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the North Side of Willow Street.

Commissioner Greiner made a motion to approve for the sake of discussion, and Commissioner Sherrouse seconded.

There was a brief discussion from the Commissioners.

The vote was 0-7, for denial of the zone change. The reasons for the ~~Commissioner~~ denial were the same as Staff's. *was denied. Commissioner stated that the reasons for the denial were those listed in the staff report.*

E. Consideration & Possible Action of Zone Change 2006-01Z

A request by Jay Javadi, applicant for Donya, LLC, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Single Family Dwelling District (R-4) to Commercial District (C) located on the South Side of FM 518 (Broadway Street), and West of Liberty Drive.

Commissioner West made a motion to approve for the sake of discussion, and Commissioner Fuertes seconded.

The City Engineer, Doug Kneupper spoke regarding the drainage and detention. ~~Upon receipt of their site plan,~~ the owner probably could still buy into the city detention. *when the site is developed.*

The vote was 6-1 for approval. Vice-Chairperson Iocco voted against this zone change stating he did not like the transition of the land use.

F. Consideration & Possible Action of Zone Change 2006-09Z

A request by Sudershan Jambulapati, applicant for Joseph B. Benes and Jewel H. Benes, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to General Business District (GB), Located on the South Side of FM 518 (Broadway Street), and West of Tranquility Lake Boulevard.

Chairperson Sandars stated this item needed to be tabled in order for Staff to talk to the applicant, *since the applicant was not present for this meeting.*

The vote was 6-1 to table this item. Commissioner Diggs voted against, with no comment.

G. Consideration & Possible Action of Zone Change 2006-02Z

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A request by Clayton Dykes, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Heavy Industrial District (M-2) to Commercial District (C), located on the West Side of SH 35 (Main Street), and on the South Side of Magnolia Street.

Commissioner Greiner made of motion to approved for the sake of discussion, and Commissioner Sherrouse seconded.

There was much discussion among the Commissioners. *in an industrial area.* Commissioner Fuertes, Commissioner Sherrouse and Commissioner Diggs stated they were in favor of this zone change. Commissioner West, Commissioner Greiner and Vice-Chairperson Iocco stated they were against this because of ~~its~~ Commercial zoning. Commissioner Diggs asked the applicant if he had tried to sell the property, for another use. The applicant stated he has tried for three years to no avail.

Chairperson Sandars asked to be excluded from the vote, as her husband was a Lions Club Member.

The vote was 3-3. *The zone change was denied.* ~~for denial of the zone change~~, due to a lack of a majority, with Chairperson Sandars abstaining. The reasons for denial were the same as Staff's comments. *those listed in the Staff report.*

H. Consideration & Possible Action of Zone Change 2006-07S

A request by Morrie Sheets of U Stor, applicant for Palivela P. Raju, Successor Trustee of The Sikander Hayat Durrani Trust and the Omar Hayat Durrani Trust, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a Specific Use Permit for Storage and Mini-Warehouse in the Commercial District (C (S)), located on the East Side of SH 35 (Main Street), and North of Halik Road.

Commissioner West made a motion to approve for the sake of discussion, and Commissioner Greiner seconded.

There was a brief discussion among the Commissioners *regarding development standards.*

The vote was 7-0 for approval of the Specific Use Permit.

I. Consideration & Possible Action of Zone Change 2006-06Z

A request by Kerry R. Gilbert & Associates, Inc., applicant for Pearland Investments, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Estate Lot Single Family Dwelling District (R-E)

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and Light Industrial District (M-1) to Planned Unit Development District (PUD), located on the South Side of Broadway Street, and on the East Side of FM 521.

Vice-Chairperson Iocco made a motion to approve and Commissioner West seconded.

There was a brief discussion by the Commissioners. Commissioner Greiner asked Mr. Gary Cook to consider voluntarily doing sidewalks on both sides of the road, near the schools. Mr. Cook replied that he would look into this.

The vote was 7-0 for approval.

J. Consideration & Possible Action of Amended Plat of Bellavita at Green Tee Section Five

A request by Terry Brooks, R. West Development, for Reed-West Investments, owner, for an Amended Final Plat of Bellavita at Green Tee Section Five, previously approved on November 1, 2004, for the purpose of changing two street names. The property is located east of Scarsdale Blvd north of Clear Creek.

Planner I Diana DuCroz read the Staff comments, ~~stating they received no Public Comment forms.~~

There was no discussion.

Commissioner West made the motion to approve, and Commissioner Diggs seconded.

The vote was 7-0 for approval.

K. Public Hearing – Replat of Village Grove Section One Restricted Reserve Q

A request by Greg Lentz, PE, R.G. Miller Engineering, for Sowell Property Partners – Village Grove LP, owners, for a replat of Village Grove Section One Restricted Reserve Q for a new residential subdivision, Village Grove Section Two. The property is located between O'Day and Hatfield Roads north of 518.

Chairperson Sandars called to order a Public Hearing at 11:20 p.m.

Crystal Milner of 2137 O'Day Rd., Pearland, TX 77581 spoke against this

PLANNING AND ZONING

Replat, stating the issues of flooding, and asking for a fence to be placed up for privacy.

Greg Lentz, Engineer for Village Grove Subdivision, Section Two, spoke in favor of this Plat.

There was no one else present to speak for or against this Replat.

City Engineer Doug Kneupper stated that the flooding situation could be corrected to make the property drain. If the plat is approved, drainage would be assessed.

Chairperson Sandars adjourned the hearing at 11:30 p.m.

L. Consideration & Possible Action of Final Plat of Village Grove Section Two

A request by Greg Lentz, PE, R.G. Miller Engineering, for Sowell Property Partners – Village Grove LP, owners, for approval of a Final Plat subdivision of 31.7220 acres zoned R-2 for 123 residential lots. The property is located between O'Day and Hatfield Roads north of 518.

Planner I Diana DuCroz read the Staff report. There were no outstanding items. Staff received 5 Public Comment forms against this Plat.

replat.

Commissioner Greiner made a motion to approve for the sake of discussion, and Vice-Chairperson Iocco seconded.

The vote was 7-0 for approval.

M. Consideration & Possible Action of Final Plat of Dollar General

A request by J. Ray Laney, RPLS, of Laney Surveyors, for Pearland DG, Ltd, for approval of a Final Plat of 1.8904 acres zoned Commercial (C) for one lot for commercial use. The property is located on the east side of Main St south of Magnolia.

Planner 1 Diana DuCroz read the Staff report. There were no outstanding items.

Vice-Chairperson Iocco made the motion to approve, and Commissioner Greiner seconded.

The vote was 7-0 for approval.

N. Consideration & Possible Action of Final Plat of Province

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Village General Business Site

A request by Ralph Thomas, LJA Engineering, for The Maverick Group, owner, for approval of a Final Plat subdivision of 5.006 acres into three lots for commercial use. The property is located on the north side of Broadway east of Pearland Parkway.

Planner I Diana DuCroz read the Staff report. There were no outstanding items.

Commissioner Greiner made a motion to approve, and Commissioner West seconded.

The vote was 7-0 for approval.

O. Consideration & Possible Action of Final Plat of Shadow Creek Town Center

A request by WCF Development, LLC, and Memorial Hermann Hospital System, owners, for approval of a Final Plat of 110.41 acres zoned Commercial (C) and PUD into five lots for commercial use. The plat is located at the northwest corner of the intersection of Broadway and S.H. 288.

Planner I Diana DuCroz read the Staff report.

Vice-Chairperson Iocco made a motion to approve for the sake of discussion, and Commissioner Sherrouse seconded.

City Engineer Doug Kneupper asked that the outstanding items be read into the record and conditions be put on the plats for ~~item number two and four, from~~ the Staff report. *as stated in*

The vote was 7-0 for approval, with staff recommendations on items # 1-4 *in the staff report* to be approved before recordation.

P. Consideration & Possible Action of Final Plat of Emerald Stone

A request by Kathy Denton, JKC & Associates, for approval of a Final Plat subdivision of 10.4696 acres zoned R-2 for 28 residential lots. The plat is located on the east side of O'Day Road at Dublin Lane.

This Plat was withdrawn by the applicant ~~prior to this meeting.~~ *No further action is necessary.*

Q. Consideration & Possible Action of Preliminary Plat of PHE Office Park

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A request by Jesus J. Vitela, Lentz Engineering, for Fite Office Park Ltd, owner, for approval of a Preliminary Plat of 6.9695 acres zoned General Business (GB) into two commercial lots. The property is located at on the west side of Cullen Blvd north of Fite Road.

Planner I Diana DuCroz read the Staff report. There were no outstanding items.

Commissioner Greiner made a motion to approve, and Vice-Chairperson Iocco seconded.

The vote was 7-0 for approval.

R. Consideration & Possible Action of Preliminary Plat of Primrose School at Pearland

A request by Tina Kast, Texas Engineering and Mapping, for Third Coast Resources, Ltd, owner, for approval of a Preliminary Plat of 1.8667 acres zoned General Business (GB) for one lot. The property is located on the west side of Pearland Parkway north of 518.

Planner I Diana DuCroz read the Staff report. There were no outstanding items.

Commissioner Greiner made the motion to approve, and Vice-Chairperson Iocco seconded.

The vote was 7-0 for approval.

S. Consideration & Possible Action of Preliminary Plat of South Gate Section Four

A request by Kyle Duckett, GeoSurv LLC, for Lingo Southgate, Ltd, owner, for approval of a Preliminary Plat subdivision of 31.5180 acres zoned R-2 for 99 residential lots. The property is located at the north side of C.R. 59 east of future Kirby Drive.

Planner I Diana DuCroz read the Staff report. There were no outstanding items.

Vice-Chairperson Iocco made a motion to approve, and Commissioner Diggs seconded.

The vote was 7-0 for approval.

PLANNING AND ZONING

T. Consideration & Possible Action of Preliminary Plat of Telephone Road Subdivision

A request by Gregg Wiltshire, Wilson Survey Group, for PMSV Telephone LP, owner, for approval of a Preliminary Plat of 5.1905 acres zoned Commercial (C) for one lot. The property is located at 1525 N Main at the intersection of McHard Rd.

Planner I Diana DuCroz read the staff report. There was one outstanding item.

Commissioner Greiner made the motion to approve, and Commissioner Fuertes seconded.

The vote was 7-0 for approval, with Staff's comments.

U. Consideration & Possible Action of Preliminary Plat of The Promenade at Shadow Creek

A request by Jason Banda, LJA Engineering, for Pearland Lifestyle Centers, LP, owner, for approval of a Preliminary Plat subdivision of 122.623 acres zoned PUD for two tracts. The property is located at the southwest corner of the intersection of Beltway 8 and S.H. 288.

Planner I Diana DuCroz read the Staff report. There were three outstanding items.

Vice-Chairperson Iocco made the motion to approve, and Commissioner Greiner seconded.

There was brief discussion from the Commissioners.

The vote was 7-0 for approval.

V. Consideration & Possible Action – Remove from Table Zone Change Application No. 1249

Vice-Chairperson Todd Iocco made a motion to remove from table, and Commissioner Greiner seconded.

The vote was 7-0 for approval. *to remove item from the table.*

W. Consideration & Possible Action of Zone Change Application No. 1249

A request by Vernon G. Henry & Associates, Inc., applicant for CBL &

PLANNING AND ZONING

Associates Properties, Inc., owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) and General Business District (GB) to Planned Unit Development District (PUD).

Planning Director Krishnarao read the Staff report.

There was much discussion between the Commission/Staff, as each outstanding item was addressed.

Architect, Steve Moluse addressed the Commission regarding parking and density.

Chairperson Ruby Sandars made a motion to table this PUD, and Vice-Chairperson Iocco seconded.

The vote was 7-0 to table the PUD, and bring back at the February 6th P&Z Meeting. The Commission will make a recommendation to Council *at that meeting*.

X. Consideration & Possible Action of Approval of the Proposed Unified Development Code

Vice-Chairperson Iocco made a motion to approve, and Commissioner West seconded.

There was a brief discussion.

The vote was 7-0 for approval of the January 2006 Draft, with 1 change on page 102 of the Matrix, in regards to Plumbing Shops *allowed to be permitted* in M2.

Y. Consideration & Possible Action of Approval of the Proposed Zoning Map

Chairperson Sandars made a motion to approve for the sake of discussion, and Vice-Chairperson Sandars seconded.

There was a brief discussion.

The vote was 7-0 for approval of the Zoning Map.

Z. Communications

The Planning & Zoning Commission was asked to let the Planning Secretary know dates they will be attending the APA National Conference (April 22-26, '06).

PLANNING AND ZONING

Documentation was handed out to the Commissioners in regards to Big Box Regulations.

AA. Next Meeting Dates

The next meeting of the Planning & Zoning Commission will be February 6, 2006.

ADJOURNMENT

The meeting was adjourned at 12:40 a.m.

These minutes are respectfully submitted by:

Judy D. Krajca
Planning Administrative Secretary

Minutes approved as submitted and/or corrected on this _____ day of _____, 2006.

Ruby Sandars
P&Z Chairperson

- A. 2006-085 Denied 0-7
- B. 2006-042 Passed 7-0
- C. 2006-052 Denied 0-7
- D. 2006-032 Denied 0-7
- E. 2006-012 Approved 6-1 (Todd against)
- F. 2006-092 Tabled 6-1 (Barrell against)
- G. 2006-022 3-3 (Rubin) - failed for lack of majority
- H. 2006-075 Approved 7-0
- I. 2006-062 Approved 7-0

- J. Bellavita approved 7-0
- K. Village Grove Public Hear.
- L. Village Grove approved 7-0
- M. Dollar General approved 7-0
- N. Province Village approved 7-0
- O. Shadow Creek Town Center approved 7-0
- P. Emerald Stone ~~approved 7-0~~ withdrawn
- Q. PHE office Park approved 7-0
- R. Primrose Sch. approved 7-0
- S. South Gate approved 7-0
- T. Telephone RD approved 7-0
- U. Promenade @ SC approved 7-0
- V. Remove from Table approved 7-0
- W. CBH PUD (Zone chng No. 1249)
- X. UDC approved 7-0
- Zoning Map

PLANNING and Zoning

MINUTES

Regular Mtg

City of Pearland Plan E 2011 Comm

JAN 10 2008 @ 6:30 PM

Connors Chambers

City Hall, 3511 Liberty Dr., Pearland, Tx

I. Call to Order

The regular mtg was called to order @ 10:35 p.m.

w/ the following present

R Savaris

To Zocco

N West

S Grimmer

S Shortess

A Furrks

D Diggs

Also in attendance: Asst City Mgr Ni Firan, Nghevin Doan,
Lata, Teresa, Richard, Diana, Judy

II Approval of Minutes

Sheryl motion

Todd second

The vote passed 5-0. Comm. West & Diggs were not

present for the vote

III New Business

A.

PLANNING AND ZONING COMMISSION

REGULAR MEETING PLANNING AND ZONING COMMISSION AGENDA

CITY OF PEARLAND, TX
JANUARY 16, 2006 AT 6:30 P.M.
IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING
IN THE COUNCIL CHAMBERS OF CITY HALL
3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER *10:35*
- II. APPROVAL OF MINUTES December 5, 2005 – Regular Meeting
- III. NEW BUSINESS *5-0*

*Sheryl motion
Todd second
Craig & Darrell not present*

A. CONSIDERATION & POSSIBLE ACTION – Zone Change 2006-08S

A request by K. A. Abraham, applicant for Vo Vi Friendship Association, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a Specific Use Permit for a church and church facilities, in the Single Family Dwelling District (R-1(S)), on the following described property, to wit:

Legal Description: 2.00 acres of land, being Lots 3 and 4, Block 2, of Skyway Manor, Abstract 241, H.T. & B.R.R. Company Survey, City of Pearland, Brazoria County, Texas
General Location: Generally Located on the West Side of Piper Road, and South of FM 518 (Broadway Street)

*Todd
Sheryl
for sake of
discussion
7-0
Denied*



B. CONSIDERATION & POSSIBLE ACTION – Zone Change 2006-04Z

A request by Kyle Duckett of GeoSurv, LLC, applicant for Tracy Goza of LinGo SouthGate, Ltd., owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Single Family Dwelling District (R-2) to Office and Professional District (OP), on the following described property, to wit:

Legal Description: 2.21 acre tract of land located in the H.T. & B.R.R. Company Survey, Section 81, Abstract 300, being out of that called 173.49 acre tract conveyed to LinGo SouthGate, Ltd., a Texas limited partnership, by Special Warranty Deed with Vendor's Lien under Clerk's File Number 01-053025, Official Records of

*Sheryl
Todd
Todd - question for
Lata re: zoning map
was re orig. a PUD
(no) - just straight R2*

*7-0
Passed*

A. Sheryl - safety, high level of traffic, existing flooding

Todd - traffic. No other bus. or res.

Spec. use

Flooding ~~is~~ ~~is~~

"can't support"

Henry - agrees.

If was closer to major street
it might be diff.

"can't support."

Ruby O-T denied

Reasons

Flooding

Traffic

safety

wrong location (not good use of land)

PLANNING AND ZONING COMMISSION

Brazoria County, Texas, and further being out of the Allison-Richey Gulf Coast Home Company Subdivision recorded in Volume 2, Page 98, Map Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the Northeast Corner of County Road 59 and Kirby Drive

C. CONSIDERATION & POSSIBLE ACTION – Zone Change 2006-05Z

A request by Paciano Rangel, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Single Family Dwelling District (R-2) to General Business District (GB), on the following described property, to wit:

Legal Description: 0.718 acre tract of land, being out of Lots 17 and 19, Allison Richey Gulf Coast Home Company Subdivision of Section 6, H.T. & B.R.R. Company Survey, Abstract No. 544, as recorded in Volume 136, Page 500, of the Brazoria County Deed Records, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the South Side of Future McHard Road, and West of Hatfield Road

*Sheryl
Todd
for sake of
Discussion*

*0-7
Denied
(reasons staff comments)*

D. CONSIDERATION & POSSIBLE ACTION - Zone Change 2006-03Z

A request by Frank Chavez, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Single Family Dwelling District (R-1) to Commercial District (C), on the following described property, to wit:

Legal Description: 0.92 acre tract of land located in the H. T. & B.R.R. Company Survey; Abstract 509, Cas Con Acres, Lots 1 and 2, Block 1, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of Harkey Road, and on the North Side of Willow Street

*Sheryl
Susan
for sake of
discussion*

*0-7
denied*

E. CONSIDERATION & POSSIBLE ACTION – Zone Change 2006-01Z

A request by Jay Javadi, applicant for Donya, LLC, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Single Family Dwelling District (R-4) to Commercial District (C), on the following described property, to wit:

Legal Description: 0.34 acre tract of land located in the W.D.C Hall Survey, Abstract 70, with said tract being part of that 13.838 acre tract described in the final

*Neil
Henry
6-1
approve*

C. Todd - can't discuss for all reason of staff.
Not best use.

Darrell - agrees
SF zone & to change to bus
inappropriate.

Henry - Public not in Favor (com. forms)
^{Pub}

Staff Reasons for denial 0-7

D. Todd - ~~comment~~ If we start doing bus on Harkey
it will domino.

Ruby - not conforming to land

Sheryl - " " " "

Darrell - question about Notary as Home Occupation

Ruby - can we confirm if mechanics garage/bay
in operation

0-7 denied

E. Sheryl - ~~to~~ Staff to check into ties re: drainage/
detention

Doug Kneupper - they bought into Regional
detention. Upon receipt of their site
Plan - he probably could still buy into
City ~~detention~~.

Neil - lets put land to good use.

PLANNING AND ZONING COMMISSION

judgement of Cause No. 23,835G, City of Pearland vs. 313 Acres: Pearland Joint Venture, et al, as recorded under Brazoria County Clerk's File No. 98040264, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the South Side of FM 518 (Broadway Street), and West of Liberty Drive

F. CONSIDERATION & POSSIBLE ACTION - Zone Change 2006-09Z

A request by Sudershan Jambulapati, applicant for Joseph B. Benes and Jewel H. Benes, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to General Business District (GB), on the following described property, to wit:

Legal Description: 1.00 acre tract, Tract 2A, H.T. & B.R.R. Company Survey, Abstract 242, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the South Side of FM 518 (Broadway Street), and West of Tranquility Lake Boulevard

G. CONSIDERATION & POSSIBLE ACTION - Zone Change 2006-02Z

A request by Clayton Dykes, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Heavy Industrial District (M-2) to Commercial District (C), on the following described property, to wit:

Legal Description: 6.651 acres of land, being out of Lots 3 and 4, Section 2, A.C. H. & B. R.R. Survey, Abstract 507, L. W. Murdock Subdivision, according to the plat recorded in Volume 29, Page 174, Deed Records, Brazoria County, Texas, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the West Side of SH 35 (Main Street), and on the South Side of Magnolia Street

H. CONSIDERATION & POSSIBLE ACTION - Zone Change 2006-07S

A request by Morrie Sheets of U Stor, applicant for Palivela P. Raju, Successor Trustee of The Sikander Hayat Durrani Trust and the Omar Hayat Durrani Trust, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a Specific Use Permit for Storage and Mini-Warehouse in the Commercial District (C (S)), on the following described property, to wit:

Legal Description: 9.5409 acre tract of land located in the H. T. &

*Sheryl approve Todd as Ruby table for staff to take to appl. Todd
6-1 Darrell against*

Sheryl for sake of discuss. Susan.

(Ruby - excluding herself from voting as husband is a member of Lions Club)

Neil for sake of disc. Sheryl

E. continued

Todd - concerned w/ what could go in there (commercial) being near school/library.

Discussion ensued over zoning/land use.

6-1 Apprup

Todd voted nay (doesn't like transition of land use).

F. Table of 6-1
Darrell against. No comment

G. Henry - in favor

Susan ""

Todd - can't support ("chipping M-2 away")

Neil - against
Residential near commercial
(ex. airports)

Henry - use @ night. Don't want to be near resid. He's in favor.

Sheryl - use of land M-2. against

Henry - M-1 & M-2 ~~not~~ doesn't feel it's best use on 35.

Sheryl - disagrees

Darrell - asked applicant - have you tried ~~to~~ to sell (other use).
Has tried to rid of it for 3 yrs.

Henry - if kept M-2 (Heavy Indus.) this is the cleanest he could put on it.

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General Location: B.R.R. Company Survey, Abstract 542, Tract 43, City of Pearland, Brazoria County, Texas
Generally Located on the East Side of SH 35 (Main Street), and North of Halik Road

I. CONSIDERATION & POSSIBLE ACTION - Zone Change 2006-06Z

*Todd
Neil
7-0
approved.*

A request by Kerry R. Gilbert & Associates, Inc., applicant for Pearland Investments, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Estate Lot Single Family Dwelling District (R-E) and Light Industrial District (M-1) to Planned Unit Development District (PUD), on the following described property, to wit:

Legal Description: 453 acres, more or less, of land located in the H.T. & B.R.R. Company Survey, Section 84 (R.B. Lyle) Abstract 538, Brazoria County, Texas, and Abstract 767, Fort Bend County Texas, and the A. B. Langermann Survey, Abstract 555, Fort Bend County, Texas, more particularly being all of that certain called 2.121 acre tract conveyed to the City of Pearland, Texas, by instrument of record under File No. 2005008365, Official Records, Brazoria County, Texas (B.C.O.R.), all of the residue of that certain called 160.048 acre tract conveyed to Pearland Investment Limited Partnership by instrument of record under File No. 03-044886 and File No. 2004059020, B.C. O. R., all of that certain called 80.01 acre tract conveyed to Russell T. Rudy and Randall D. Rudy by instrument of record under File No. 97-009257, B.C.O.R. and File No. 97-08685, Official Records, Fort Bend County, Texas (F.B.C.O.R.), all of that certain called 80 acre tract conveyed to Harlow Royalties, Inc., by an instrument of record under File No. 95-039382, B.C.O.R. and File No. 95-70977, F.B.C.O.R. and all of that certain called 132.5682 acre tract conveyed to Pearland 132 Development, Limited Partnership by an instrument of record under File No. 2004148674, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.); City of Pearland, Texas

General Location: Generally Located on the South Side of Broadway Street, and on the East Side of FM 521

J. CONSIDERATION & POSSIBLE ACTION – Amended Plat of Bellavita at Green Tee Section Five

*Diana read
staff recomm.
No pub. comm.*

A request by Terry Brooks, R. West Development, for Reed-West Investments, owner, for an Amended Final Plat of Bellavita at Green Tee

Neil Darrell

7-0 approved

G Continued - Applicant spoke re: Agrekko
is a comm. off bldg. - w/ nice
brick outside

Todd -

Darrell - in favor of it

3 - 3 failed for (lack of majority)
1 abstain (Ruby)
(staffs comments - reason for denial)

H. Henry - for it.

Sheryl - ~~signage, dumpsters~~ (all facade ^{Lata confirmed} _{will be followed} requir. will)

Sheryl - can we put a time limit on this.
Lata - no

Henry - New Ordinance - can create 2 lots
Curr. Ord. - cannot sell off
N-O. approved

I.

Neil - "fully expects Gary to walk on water when all is finished"

Sheryl - request to consider 3 mile radius
voluntarily do sidewalks near schools

Darrell - Sidewalks - part of future deve

Gary Cook - 4052

N-O passed

PLANNING AND ZONING COMMISSION

Section Five, previously approved on November 1, 2004, for the purpose of changing two street names. The property is located east of Scarsdale Blvd north of Clear Creek, and is described as follows:

28.0604 acres of land out of the W.D.C. Hall Survey, A-23, City of Pearland, Harris County, Texas.

Ruby called to order Public hear. @ 11:20

K. PUBLIC HEARING – Replat of Village Grove Section One Restricted Reserve Q

*Diana read staff rpt.
No outstand. items
Public comments:
#5 For
5 against*

*Greg Lentz
Engin. spoke
in favor*

A request by Greg Lentz, PE, R.G. Miller Engineering, for Sowell Property Partners – Village Grove LP, owners, for a replat of Village Grove Section One Restricted Reserve Q for a new residential subdivision, Village Grove Section Two. The property is located between O'Day and Hatfield Roads north of 518, and is described as follows:

Being a subdivision containing 31.7220 acres, also being a replat of Restricted Reserve "Q" of the Final Plat of Village Grove, Section One, as recorded in Volume 23, Pages 225-230 of the Plat Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas.

adjourned 11:30

L. CONSIDERATION & POSSIBLE ACTION – Final Plat of Village Grove Section Two

11:30

*Diana read
no outstand.
item*

*Sheryl for sake
of disc.
Todd*

A request by Greg Lentz, PE, R.G. Miller Engineering, for Sowell Property Partners – Village Grove LP, owners, for approval of a Final Plat subdivision of 31.7220 acres zoned R-2 for 123 residential lots. The property is located between O'Day and Hatfield Roads north of 518, and is described as follows:

Being a subdivision containing 31.7220 acres, also being a replat of Restricted Reserve "Q" of the Final Plat of Village Grove, Section One, as recorded in Volume 23, Pages 225-230 of the Plat Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas.

appr. 7-0

M. CONSIDERATION & POSSIBLE ACTION – Final Plat of Dollar General

*Diana
read
no outstand.
items*

*Todd
Sheryl*

no appr.

A request by J. Ray Laney, RPLS, of Laney Surveyors, for Pearland DG, Ltd, for approval of a Final Plat of 1.8904 acres zoned Commercial (C) for one lot for commercial use. The property is located on the east side of Main St south of Magnolia, and is described as follows:

A 1.8904 acre tract out of the Charles F. (Jack) Alexander 104.401 acre tract, situated in the A.C.H. & B. Survey, Abstract 507, and a portion being in the T.D. Yokum Survey, Abstract 399, Brazoria County, Texas, and being all of Lot 7 and a part of Lots 3, 4, 5, 6, 8, and 13 of the L.W. Murdock Subdivision, City of Pearland, as recorded in Volume 29, Page 174, of the deed records of Brazoria County, Texas.

K. Crystal Milner spoke against

- flooding issues
- when will fence be put up (no privacy)

No one else to speak for or against

Diana - this is phase 2

Henry - clarified to miss Milner.

Ph 1 flooded her

she's next door to Ph. 2

Dougk - Flooding could be corrected to make property drain.

If Plat is approd. - Drainage will be assessed.

Crystal Milner - wants fence to future Ph 2 put up now, by Vill. Grove. Currently 5

Reubel Adjourned 11:30

L. ~~To do list~~
7-0 appr

PLANNING AND ZONING COMMISSION

N. CONSIDERATION & POSSIBLE ACTION – Final Plat of Province Village General Business Site

outstand - ita

A request by Ralph Thomas, LJA Engineering, for The Maverick Group, owner, for approval of a Final Plat subdivision of 5.006 acres into three lots for commercial use. The property is located on the north side of Broadway east of Pearland Parkway, and is described as follows: →

5.006 acres in the Thomas J. Green Survey, Abstract 198, City of Pearland, Brazoria County, Texas.

*Diane
no outst. items
sheryl
merl
7-0*

O. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Town Center

A request by WCF Development, LLC, and Memorial Hermann Hospital System, owners, for approval of a Final Plat of 110.41 acres zoned Commercial (C) and PUD into five lots for commercial use. The plat is located at the northwest corner of the intersection of Broadway and S.H. 288, and is described as follows: →

Being 110.41 acres of land out of the T.C.C.R. Co. Survey, Section 4, Abstract Number 675, City of Pearland, Brazoria County, Texas.

*Diane
Todd
Susan
7-0
appr*

P. CONSIDERATION & POSSIBLE ACTION – Final Plat of Emerald Stone

A request by Kathy Denton, JKC & Associates, for approval of a Final Plat subdivision of 10.4696 acres zoned R-2 for 28 residential lots. The plat is located on the east side of O'Day Road at Dublin Lane, and is described as follows:

10.4696 acres of land situated in the H.T. & B.R.R. Company Survey, Section 6, Abstract 544, City of Pearland, Brazoria County, Texas.

Withdrawn

Q. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of PHE Office Park

A request by Jesus J. Vitela, Lentz Engineering, for Fite Office Park Ltd, owner, for approval of a Preliminary Plat of 6.9695 acres zoned General Business (GB) into two commercial lots. The property is located at on the west side of Cullen Blvd north of Fite Road, and is described as follows:

6.9695 acres in the H.T. & B.R.R. Co. Survey, Section 19, A-309, City of Pearland, Brazoria County, Texas.

no staff comm

*Diane
no comment
sheryl
Todd
7-0 appr*

R. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Primrose School at Pearland

A request by Tina Kast, Texas Engineering and Mapping, for Third Coast Resources, Ltd, owner, for approval of a Preliminary Plat of 1.8667 acres

*Diane - no comment
sheryl
Todd
7-0 appr*

0.

City Eng. would like these reap
into record

Conditions put on these plats

#2 -

#4 -

Today

Susan

approve w/ staff
recomm. on items #1-4
be approved before
recorded.

approve 70

PLANNING AND ZONING COMMISSION

zoned General Business (GB) for one lot. The property is located on the west side of Pearland Parkway north of 518, and is described as follows:

1.8667 acres in the Thomas Green Survey, Abstract No. 198, City of Pearland, Brazoria County, Texas.

*Diana -
no. outst. items*

S. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of South Gate Section Four

*Todd
Darrell
1-0 app*

A request by Kyle Duckett, GeoSurv LLC, for Lingo Southgate, Ltd, owner, for approval of a Preliminary Plat subdivision of 31.5180 acres zoned R-2 for 99 residential lots. The property is located at the north side of C.R. 59 east of future Kirby Drive, and is described as follows:

31.5180 acres of land out of and a part of a 173.49 acre tract situated in the H.T. & B.R.R. Company Survey, Section 81, Abstract 300, City of Pearland, Brazoria County, Texas.

T. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Telephone Road Subdivision

*Diana
1 outst. item
300 ft overlay
DC McHard Rd*

A request by Gregg Wiltshire, Wilson Survey Group, for PMSV Telephone LP, owner, for approval of a Preliminary Plat of 5.1905 acres zoned Commercial (C) for one lot. The property is located at 1525 N Main at the intersection of McHard Rd, and is described as follows:

5.1905 acres in the H.T. & B.R.R. Company Survey, Abstract 542, City of Pearland, Brazoria County, Texas.

*Sheryl
Henry
w/ states
comm*

U. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of The Promenade at Shadow Creek

*1-0
appr.*

A request by Jason Banda, LJA Engineering, for Pearland Lifestyle Centers, LP, owner, for approval of a Preliminary Plat subdivision of 122.623 acres zoned PUD for two tracts. The property is located at the southwest corner of the intersection of Beltway 8 and S.H. 288, and is described as follows:

122.623 acres being out of the James Hamilton Survey, Abstract 881, City of Pearland, Harris County, Texas.

*Diana
1-comm
2-note app
3-pt of way
away not be
access*

V. CONSIDERATION & POSSIBLE ACTION - REMOVE FROM TABLE - Zone Change Application No. 1249

W. CONSIDERATION & POSSIBLE ACTION - Zone Change Application No. 1249

A request by Vernon G. Henry & Associates, Inc., applicant for CBL & Associates Properties, Inc., owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change

*Todd
Sheryl
1-0 app*

*Todd
Sheryl
to remove from
table
7-0*

*Wata
read*

*Comm.
made
recommendation
to council.
CBL will bring back
on Feb 6 to comm
& will go
to council
Feb 13*

u. Henry - does staff feel comp.

Rk & DD said can

7-0 app.

w. Data went over Staff report

Much discussion w/comm. as
ca - outstand. item was addressed.

Applicant made presentation.

Steve Molise, Architect spoke
addressed

parking comfortable w/4.5 ratio

~~Henry~~ - ~~some~~ Some discussion between
comm. / Staff / Appl.

Comm. needs to make a recomm. to Council

Density - okay

Require - SUP ~~under new code it's called~~

Trail facilities - yes

Parking - Todd ok / Ruby thinks it should be more

Q Wks bring back before it goes to Council,
meet on Feb. 10th.

PLANNING AND ZONING COMMISSION

in zoning district from classification Suburban Development District (SD) and General Business District (GB) to Planned Unit Development District (PUD), on the following described property, to wit:

Legal Description: 169.03 acres of land out of a called 154.0026 acre tract described in deed to Peyton Martin, Trustee, recorded under File Number 91-000518 of the Official Records of Brazoria County, and all of a called 2.30 acre tract described in deed to Peyton Martin, Trustee, recorded under File Number 02-041088, located 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, and on the West Side of County Road 566, and also West of State Highway 288

*Motion to table
Ruby
Todd
7-0*

X. **CONSIDERATION & POSSIBLE ACTION – Approval of the Proposed Unified Development Code** *Nick recommends appr.* →

Y. **CONSIDERATION & POSSIBLE ACTION – Approval of the Proposed Zoning Map** *Ruby motion to appr. for discussion
Todd second* →

X. **COMMUNICATIONS** APA National Conference (April 22-26, '06) *- let me know via Fri.*

Big Box Regulations *Comm. keep.*

Y. **NEXT MEETING DATES** February 6, 2006 Regular Meeting

*Ruby } Sun
Susan } Mon
Todd } Tues.*

III. **ADJOURNMENT** *12:40 A.M.*

This site is accessible to disabled individuals. For special assistance, please call City Secretary Young Lorfing 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 **12th day of January, 2006.**

Judy Krajca
Planning Secretary

Agenda removed _____ day of January, 2006.

*Sheryl brought up concern of changing map
Passed 7-0*

X Much disc. by staff on
Matrix
"Specifically" Plumbing.

Topic made
a motion

to
appr. Jan draft

w/ (1) chng
on pg 102 of Matrix

* Plumbing stopping be allowed in
M-2

Neil 2nd

No further

7-0 passed

4.

2021.
7.0

Item W.



CITY OF PEARLAND PLANNING & ZONING

DATE: January 12, 2006
TO: City Council and Planning and Zoning Commission
FROM: Lata Krishnarao, AICP, Planning Director
SUBJECT: Joint Public Hearing Regarding a Proposed Pearland Town Center Planned Unit Development (PUD) Generally Located at the Southwest Intersection of SH 288 and Broadway.

The above referenced Planned Unit Development (PUD) was discussed at the Joint Public Hearing (JPH) on November 21, 2005 and at a joint workshop of the Planning Zoning Commission and Council on November 7, 2005.

The Planning & Zoning Commission had tabled action on this item and had asked the applicant to address the issues raised at the JPH, P & Z meeting and add clarity and definitiveness to the document.

Staff has been working with the applicant and a revised PUD was submitted on January 12, 2006. **This memo is the original memo given to P & Z Commission at the JPH with current modifications and applicant's responses added in red.**

The applicant will be available to make a presentation to the Council and the Commission at this public hearing and address questions and concerns.

SUMMARY:

- The subject property is generally located on the west side of SH 288 and south of Broadway. More specifically the property will be bounded by the proposed CR 566 on the east, Broadway on the North, proposed Kirby Road on the west and private property on the South.
- The subject property is approximately 160 acres.

- Upon build out, more than 1,000,000 square feet of development is anticipated in this Lifestyle Center.
- The subject property is currently zoned "SD" – Suburban Development District.
- This Lifestyle Center PUD, called Pearland Town Center is proposed to be a mixed use commercial development composed of traditional fashion department stores, retail shops, restaurants, entertainment uses, commercial office, multi-family housing (up to 300 units – originally 400 units were proposed), hospitality (200-room hotel – number of rooms not limited in the revised PUD), and civic land uses with appropriate public and pedestrian amenities integrated throughout the development. An 18-acre portion of the PUD is proposed to accommodate a multi purpose event and performing arts center along with retail and entertainment uses.
- The developers intend to open the project in Spring 2008.

SURROUNDING ZONING AND LAND USES:

	<u>Zoning</u>	<u>Land Use</u>
North	PUD and Commercial (C)	Broadway, Single Family Residential Shadow Creek Ranch, and proposed commercial development
South	Suburban Development District (SD)	Predominantly vacant land
East	Suburban Development District (SD) and Commercial District (C)	Vacant land, self storage facility
West	Suburban Development District (SD)	Vacant land

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends Business Park uses in this general area (along SH 288) with low density residential for the western part of the site. Business Park district is a non-residential district that recommends large office complexes/campuses and retail development that create high quality development thereby enhancing the City's

image. Business Park District also includes high density residential along the outer edge of the district. Low Density Residential recommends single-family development with lot sizes between 8,800 square feet and 1/2-acre. The proposed Town Center (**excluding the residential component**) would generally conform to the Business Park district.

CONFORMANCE TO THE THOROUGHFARE PLAN

Proposed CR 566: The Thoroughfare Plan proposes CR 566 to be a Secondary Thoroughfare with a 100-foot ROW between Broadway and CR 59.

Proposed Kirby Road extension: The Thoroughfare Plan proposed Kirby Road to be extended south of Broadway up till CR 59 as a Secondary Thoroughfare with a minimum ROW of 100'.

Broadway / CR 92: Broadway is proposed as a Major Thoroughfare with a minimum ROW of 120'.

At the time of platting and construction, these surrounding streets would need to meet the requirements of the Thoroughfare Plan.

STAFF RECOMMENDATION:

The proposed Town Center generally conforms to the recommendations of the Comprehensive Plan. The proposed Town Center will provide a unique mixed-use **development**. Staff is in favor of this PUD if the following comments are addressed, **specifically #1c, #5, #11 and #20 pertaining to conformance with Comprehensive Plan, density, open space and amenities.**

STAFF REVIEW COMMENTS:

The following issues were identified as part of preliminary staff review and joint workshop. Additional comments may be added after further discussion, review, and the Joint Public Hearing.

1. Permitted Uses:
 - a. The PUD states that all uses (permitted or conditional uses) permitted in all non-residential districts, except those exclusively permitted in M-1 and M-2, shall be permitted in this PUD. Is this OK?
Some of the permitted uses would include – boarding houses; agriculture uses; husbandry; farms; drag strip/ race tracks; recreation uses; auto elated uses like auto body repair, auto assembly, auto leasing, paint shop, muffler shop, parts manufacturing, dealerships etc.; rehabilitation care facility (halfway house); animal hospital;

assisted living; child care and group homes; contractor storage yards; etc.

Is this acceptable?

Page 7 of the revised PUD lists the uses excluded. All uses designated as permitted land uses within the GB, GC, NS, OP & MF zones shall be considered permitted uses in this PUD.

It needs to be clarified that all uses permitted by a SUP in the ordinance would require an SUP.

*Commission
said
yes*

- b. Page 6 – Permitted Uses: Should refer to section “E” on page 7 that prohibits drive-throughs in sub-area A.

Done – Page 7 – Excluded Uses.

- c. PUD should be specific that the residential uses allowed would be multi-family ones, not single family or town homes – if the Council and Commission desire.

Sub Areas A, C & D allow 300 “residential units” and Sub Area E allows “Multi Family or Town Homes.”

This recommendation was specifically for sub-areas A-D to create a mixed-use project. Sub-area E is designated for Low Density Residential in Comprehensive Plan with recommended uses being single-family development with lot sizes between 8,800 square feet and 1/2-acre.

*less than
300*

- 2. Staff recommends that a note be added that, unless specified in the PUD, all requirements of the Land Use and Urban Development Ordinance /Unified Development Code and other City Ordinances will be met.

Done – Page 2.

- 3. PUD does not address any outdoor storage or display. Since this PUD does not have an underlying zone, is it assumed that outdoor storage is allowed?

Done – Page 11 & 12. Allows limited outdoor display adjacent to building and in Fountain and Carousel Plaza.

- 4. Maintenance responsibility of all proposed open spaces and amenities has not been clarified in the PUD document. The PUD does not clarify if any open space is being dedicated to the City.

Done – Page 14.

5. Open Space/Parkland dedication is required at a rate of one acre per 100 units. At the Parks Director's approval Parkland Dedication fee may be accepted in lieu of open space.

Page 13 – The applicant may request to pay the fee - \$ 750/unit. However the Parkland Dedication Ordinance requires that for over 500 units, dedication is required, unless Council approves alternate methods. This issue needs to be resolved by the City Council.

Due to lack of any public open space in this part of the City, staff would recommend that the required open space or part of it be provided for the residents.

6. Staff supports the mixed-use nature of this development, however close proximity of the residential portion to the event center is a concern due to traffic backups, lack of parking, noise, etc.

The location of residential has not changed. Applicant has indicated that since this is a more urban setting geared towards young professionals and others without children, there is a market for such kind of housing.

7. The site plan shows a parking garage on each side of the residential buildings. Staff recommends that parking garages to be more concealed -- either located more internally to the other structures or screened with some type of attractive facade treatment.

Applicant has indicated that the façade requirements and architectural guidelines will apply to garages also. This needs to be included in the PUD on page 24.

8. Please note that a Traffic Impact Analysis will be required at the time of platting and all resulting requirements need to be met. TXDOT permits would be required for traffic and circulation plan. The driveway locations, alignment of streets (including CR 566, entrance drives etc.) are not final as shown in the PUD and will be based on a Traffic Impact Analysis and approvals from City and TXDOT.

Page 6 – Circulation – Please add a note that all driveway locations, streets and access points will be designed as per the requirements of the TIA and upon approval by the City and TXDOT.

Applicant has acknowledged that a TIA will be required.

9. Label 'Description of Tract' as 'Exhibit A' as referred to in page 1.

Done

10. Ownership Exhibit – The patterns utilized to depict ownership are not clearly distinguishable. Please modify.

Done.

11. The PUD states that there will be no minimum lot size and allows lot widths of 30 feet. Is this an issue?

Page 12 – This remains in the PUD. However, applicant has stated that lots will meet all **other** requirements of Subdivision Standards in Chapter 3 of UDC, unless mentioned in Article IX.

Staff recommends that sub-area E be excluded from Article IX. 1.

12. Gross Leasable Area also excludes mezzanines, public auditorium, and management office in addition to other spaces. These areas all would be occupied and would require parking spaces. Therefore staff recommends that these be included in Gross Leasable Area, if used for parking and other calculations.

Applicant will address the parking ratios at the meeting. These ratios, according to the applicant are based on industry standards.

13. Page 3: Composite Parking Ratio: Current requirement for multi family is 2.5 spaces per unit and for hotel is 1.1 per guest room. Staff is in favor of reduced parking as proposed if the applicant can demonstrate that the provided parking (one space for each hotel room and two spaces for each multi-family unit) is adequate. Same comments for page 9.

The ratio for multi-family has been changed to 2.5 spaces/unit from 2 spaces/unit.

14. Typically outdoor storage and display needs a Specific Use permit in C zone and is prohibited in a GB zone. Is outdoor storage and display an issue? Should it be specifically addressed?

Page 11 & 12. Allows limited outdoor display adjacent to building and in Fountain and Carousel Plaza.

15. Page 5 – Sub-Area “E” – The PUD states that this area may be developed as either retail or residential. It does not clarify what kind of residential or specify density for residential use. This needs to be clarified in the PUD.

Page 8 & 9 – Mixed uses are allowed, including multi-family (16 units per acre)

16. Sub-Area “F” – Staff recommends that the storm management area be treated as an amenity and provide walking trails. Staff recommends that the word “_ _ storm management area but may contain pedestrian trails _ _ ‘ be reworded to replace “may” with a “shall”. A concept plan needs to be included in the PUD to show amenities provided around the detention basin area.

Page 6 & 23 – Sub-area F is proposed to be treated as an amenity with landscaping, trails, benches etc.

17. Page 7 – Height & Yard Requirements:

- a. The PUD states that no parking setback shall be required from any public or private streets created within the PUD. Do these include Town Center Dr and Main St? The PUD needs to identify public and private streets. **Has been clarified.**
- b. The PUD allows minimum frontage of 30’ and flag lots. Is this OK? **Has not been changed.**
- c. In the past, City Attorney’s office has concurred with staff’s that no parcel/lot can be carved out and sold unless that exact configuration was shown on a plat. If their master plat does not have each lot laid out, then whenever they further subdivide to sell off lots they will have to plat those new lots according to the Subdivision Ordinance. City’s legal department has advised that there is no way around that under state law or our ordinance. Therefore the language needs to be modified to reflect this. **Will meet subdivision requirements under the UDC.**
- d. Also, the subdivision ordinance requires that all lots created need to have frontage and access from a public or private street. Access through an easement, as mentioned in the PUD, would not be consistent with the Subdivision Ordinance. **Will meet subdivision requirements under the UDC.**

18. Entrance walls/signs, ground monumental signs, landscape elements etc. should be located outside the visibility triangle. Please add this in paragraph 4 under section F on page 7.

Done - page 11, (f).

19. The PUD proposes an impervious area of 85%, including storm water detention areas. Staff recommends that based on current practice, the storm water detention areas not are included in these calculations.
Done – page 8 – City Engineer needs to approve.
20. Staff recommends that for multi family residential common recreational area be provided as per current ordinance at a rate of 600 sq.ft. for each dwelling unit with appropriate landscaping and pedestrian trails and within 300 feet of all units as required by the Ordinance.
Pages 12-13. For sub-area E, the applicant is complying with the requirements of the UDC.
However for sub-areas A,C,or D, the applicant would like to provide the open space anywhere in sub-areas A,B,C,D or F. The minimum dimension is proposed to be 25' instead of 80' as required by UDC. The applicant is proposing that any common open space designated as an amenity will contain a 8' wide multi-purpose trail with landscaping and seating areas. The applicant has indicated that if the site is not developed for multi-family residential use then this trail amenity will not be provided.
- Staff is in favor of this trail facility. Even if residential were not to be located on this site, this amenity would be beneficial to the City and enhance the project. Therefore staff would request the Commission and Council to evaluate the benefits of this trail for the entire community, even if residential were not built on this site.**
21. Page 10 – The PUD states that due to the fact that all plant material on site will be removed a tree survey shall not be required. Staff recommends that a tree survey be required, just like all other developments, to determine if there are any protected trees on site and to ensure that a mitigation plan is provided. Also, if there are trees on site worth saving, then they should be encouraged to do so.
Discussed with Parks Director and Assistant City Manger. The applicant will perform a tree inventory as per City's requirements.
22. Page 10 – It is stated that a comprehensive landscape plan will be developed. The PUD does not include that plan.
Done - The Site Plan and Preliminary Site Plan include information on landscaping.
23. Page 10 – Meaning of "Landscape Area" – The PUD states that landscape areas needs to be greater that one foot. Staff recommends that this width be increased to 6 feet as required by the ordinance.
Addressed. Increased to 6' and 3' width in compliance with UDC.
24. Storm Water Management Areas

- a. Page 10 – PUD states – unpaved portions of Storm Water Management area may be included as landscape Area.
- b. Page 11 – Contrary to page 10, the PUD here states that all of storm water management areas shall be included as landscape.

As per our current ordinance, areas required for detention are not included as landscaped areas. Therefore staff recommends that detention area, including unpaved portions of required detention area and the shoulder around, not be included as landscaping. This applies also to page 13, under Landscaping On-Site and Related Location – iii.

Clarified – page 8 – City Engineer needs to approve.

25. Page 13 – F) 111. – PUD states up to 10 % of any future development parcel may be designated as landscaping and included in the calculation. Staff is not in favor of this since this would prevent the landscaping to be integrated within the development.

Modified - page 22.

26. Page 14 – The PUD states that interior parking lot landscaping shall not be required within the parking areas on Town Center or Main Streets. Staff recommends that this be permitted on the condition that overall landscaping required for parking lots be provided within the site elsewhere.

Applicant has agreed. Page 22, 10. b.

27. The proposed facade materials do not meet the requirements of the Ordinance. The materials listed in the PUD include those not currently permitted for facades along Thoroughfares and Collectors. As with the previous Promenade Shops PUD staff recommends that a certain percentage of facades be requirement to meet the masonry standards set by the City. It is staff's belief that these projects are highly visible and should provided superior design rather than less than City's requirements.

Modified – page 25. Listed materials fall within the City's definition of masonry as per building department.

28. Design standards: There are lots of words in the document about how the design will be quality and harmonious and all that, but the PUD doesn't really say anything about any real standards. Is this an issue?

Pages 24, 25, 26 discuss articulation, design, form, roofs, entrances etc.

29. All lighting poles within the PUD are proposed to be 40 feet. Staff recommends that these be lowered to 30' for areas within the PUD. Staff recommends that decorative lighting be provided within the PUD.

Has not been changed. A similar recommendation was made was Promenade Shops, however that PUD was approved with 40' high lights.

30. Page 11 – Para 3 – Public and private streets need to be identified for landscaping purposes.
Done.
31. Page 11 – Table 1 – Lists Multiple Family in all sub areas (except within sub-area “A”). What other areas are demarcated for multi-family?
Clarified. Page 8. Multi-family excluded from sub-areas B-1 , B-2 and F.
32. Page 12 – PUD recommends that only 35% of the length of the parking lot will be screened from public ROWs. The requirement is 100% currently. Staff does not recommend that this should be reduced (along public ROW).
Clarified. Screening from public ROWs will comply with 100% requirement.
33. Page 13 – For trees for parking lots, staff recommends that the overall landscaping plan provide 1” caliper tree per five parking paces as required currently, instead of only certain areas as mentioned by PUD.
Done – Pages 19-23, Article XI.
34. The PUD does not address screening of roof-mounted structures. Is this a concern?
Addressed. Page 26.
35. Street Standards for Town Center Drive and Main Street is shown in EX-B3. Town Center Drive is shown as a boulevard with raised landscaped median and Main Street as two-lane street. Is this being specifically approved as part of the PUD?
Page 6. Applicant has indicated that N-S and E-W drives will be similar to that shown on the design plan.
36. A land use table needs to be provided indicating land area dedicated for various uses.
Included – page 9.

Comments from the joint workshop:

1. Lack of open space and recreation area for the residential component.
Applicant has included common open area with variations as listed above.
2. Clarification of total number of residential units and hotel rooms.

- Residential reduced to 300 units. Hotel rooms not clarified as they are a non-residential use and density is not considered to be an issue for non-residential.
3. Insufficient parking for event center.
Applicant will address this issue at the meeting.
 4. Parking for visitors of residents in apartments.
Increased to 2.5/unit. Complies with City requirements.
 5. Clarify number of seats for event center.
Done. Maximum 6000 seats.
 6. Need a more definite document.
Details have been added as explained above.
 7. Sub-area E – need to have its own parking, landscaping etc.
Applicant has agreed.
 8. Proximity to gas pipe line.
No response.
 9. Provide a fencing plan with details.
Fencing details have been added.
 10. Establish maximum areas and densities.
Added Land Use Area Table – page 9.

SUPPORTING DOCUMENTS:

- Location Map
- Zoning Map
- Future Land Use Plan
- Proposed Planned Unit Development – Revised January 8, 2006.

SP.1

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: GREG LENTZ / R.G. Miller Engineers.

Full Address: 12121 Wickchester Ln, Suite 200

(include zip) Houston, TX 77008

I wish to speak regarding Item No. 3K (Village Grove, Sec 2 Replat)

for

SP. 2

Joint Public Hearing

SPEAKER'S CARD

If you wish to speak during the Public Hearing, please complete the following information and give this card to the Recording Secretary either before or after your comments. Thank you.

Name: Cyril D Milner

Full Address: 2137 O'Day

(include zip) 47581

I wish to speak regarding Item No. Village grove

Against