

PLANNING AND ZONING COMMISSION

AGENDA OF A REGULAR MEETING FOR THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON AUGUST 16, 2004 AT 6:30 P.M., IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING, IN THE SECOND FLOOR CONFERENCE ROOM OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER**
- II. APPROVAL OF MINUTES - August 2, 2004**
- III. NEW BUSINESS**

A. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1185

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R-1), on the following described property, to wit:

Legal Description: 1.3718 acre tract of land out of Lot 51 of the Allison Richey Gulf Coast Home Company Subdivision of Section 19, H.T. & B.R.R. Company Survey, Abstract 243, according to the map or plat thereof recorded in Volume 2, Page 23, of the Plat Records of Brazoria County, Texas, Pearland, Brazoria County, Texas (Located on the West Side of Stone Road, and on the North Side of Seddon Road)

Owner: Michael Shane West
1754 Stone Road
Pearland, Texas 77581

B. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1184

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB), on the following described property, to wit:

Legal Description: 6.743 acres, out of a 39.3673 acre tract, as recorded in File No. 98-044746, as recorded in the Official Records of Brazoria County, Texas, and also being

PLANNING AND ZONING COMMISSION

out of Lot 32, Allison Richey Gulf Coast Home Company's Part of Suburban Gardens, Section 19, as recorded in Volume 2, Page 23 and 24, Plat Records of Brazoria County, Texas, H.T. & B.R.R. company Survey, Section 19, Abstract 234, Pearland, Brazoria County, Texas (Generally Located on the North Side of FM 518 (Broadway Street), and on the West Side Zapalac Road))

Owner: Pearland Plaza Ltd.
16325 Westheimer Road
Houston, Texas 77082

Applicant: Bruce T. Fehr
7400 Fannin Street, Ste 950
Houston, Texas 77054

C. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1183

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to General Business District (GB), on the following described property, to wit:

Legal Description: Lot 7, Block 9, Hickory Creek Place, Pearland, Brazoria County, Texas (Located on the East Side of Garden Road and on the south Side of Marsha Lane)

Owner: Richard M. Gonzalez
2407 Kay Avenue
Pearland, Texas 77581

D. CONSIDERATION & POSSIBLE ACTION –ZONE CHANGE APPLICATION NO. 1186

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Planned Unit Development (PUD), and amendment to the original PUD, on the following described property, to wit:

Legal Description: A 39.50 acre tract of land situated in the D.H.M. Hunter Survey, Abstract 76, Pearland, Brazoria County, Texas; and an 83.83 acre tract of land situated in the D.H.M. Hunter Survey, Abstract 76, and the H.T. & B.R.R. Company survey, Abstract 233,

PLANNING AND ZONING COMMISSION

Pearland, Brazoria County, Texas (Located on the East Side of Old Alvin Road, and on the North Side of Orange Street)

Applicant: City of Pearland
(City initiated zone change)

E. CONSIDERATION & POSSIBLE ACTION – ZONE CHANGE APPLICATION NO. 1182

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Light Industrial District (M-1) to Planned Unit Development (PUD), on the following described property, to wit:

Legal Description: 10.407 acres, out of Lots 44, 45, and 49, W. Zychliniski Subdivision, as recorded in Volume 29, Page 43, Brazoria County Deed Records, H.T. & B.R.R. Company Survey, Abstract 232, and R.B. Lyle Survey, Abstract 542, Pearland, Brazoria County, Texas (Generally Located at the Northwest Corner of State Highway 35 (Main Street) and Halik Road)

Owner: Pauluhn Electric Manufacturing LLP
1616 North Main Street
Pearland, Texas 77581

Applicant: Kerry R. Gilbert and Associates
15810 Park Ten Place, Suite 160
Houston, Texas 77084

F. CONSIDERATION & POSSIBLE ACTION – CONDUCT A PUBLIC HEARING – Final Plat of Twin Lakes Section One a Subdivision of 64.8110 acres being a Replat of lots 1,2, & 3, of Block 2 in the Pearland Industrial Park described in a deed to John A. Sage, Trustee Recorded in Volume (91)966, Page 912, of the Deed Records of Brazoria County, Texas located in the H.T. & B.R.R. Company Survey, Abstract No. 239 City of Pearland, Brazoria County, Texas

F1. CONSIDERATION & POSSIBLE ACTION – Final Plat of Twin Lakes Section One a Subdivision of 64.8110 acres being a Replat of lots 1,2, & 3, of Block 2 in the Pearland Industrial Park described in a deed to John A. Sage, Trustee Recorded in Volume (91)966, Page 912, of the Deed Records of Brazoria County, Texas located in the H.T. & B.R.R. Company Survey, Abstract No. 239 City of Pearland, Brazoria County, Texas

PLANNING AND ZONING COMMISSION

G. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Villages at Mary’s Creek, Section Two Phase Two, A Subdivision of 27.943 acres located in the Warren D.C. Hall League, Abstract 70 Brazoria County, Texas

H. CONSIDERATION & POSSIBLE ACTION – Final Plat of Cypress Village Section Two a subdivision of 51.2668 acres located in the H.T. & B.R.R. Company Survey, Abstract 546 City of Pearland, Brazoria County, Texas

I. CONSIDERATION & POSSIBLE ACTION – Final Plat Pearland Central Wal-Mart, a Subdivision of 30.34 Acres of land being a replat of the Lots 25, 26, 34 and 32 of Zychlinski Subdivision, Vol. 29, Pg. 43, B.C.D.R. ; and Lot “A” of Kmart Super Center Pearland, Vol. 19, Pg. 167-168, B.C.P.R. ; Located in the R.B.Lyle Survey, A-542 and H.T. & B.R.R. Survey, A-233 City of Pearland Brazoria County, Texas

J. CONSIDERATION & POSSIBLE ACTION - Final Plat Southgate Section Two, a Subdivision of 38,561 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

K. CONSIDERATION & POSSIBLE ACTION – A Preliminary Plat of Savannah Cove Section One, Being 15.55 acres of land containing 47 lots (70’x120’ TYP.) and Three Reserves (.094 Ac) in Five Blocks out of the A.C.H. & B. Survey, A-403 and J.S. Talmage Survey, A-562 Brazoria County, Texas, Also Being a Partial Replat of Iowa Colony Subdivision (Part of Lot 39 7 40, Section 76) Recorded in vol. 2, Pg. 31, B.C.P.R.

L. CONSIDERATION & POSSIBLE ACTION – A Preliminary Plat of Savannah Meadows Section 5 being 17.01 acres of land containing 68 lots (50’ x 115’ TYP) and Two Reserves (3.19 AC) in four blocks out of the A.C.H. & B. Survey, A-403 and J.S. Talmage Survey, A-562 Brazoria county, Texas, Also being a partial Replat of Iowa Colony Subdivision (Part of Lot 39 & 40, Section 76) Recorded in Vol. 2, Pg. 81, B.C.P.R.

M. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Southern Trails Phase I Section One being 14.6 acres of land containing 13 lots (70’/80’ x 120’ TYP) and Five Reserves in one block out of the H.T. & B.R.R. Company Survey, Sec. 84 A-538 & Sec. 80 A-564 Brazoria County, Texas

N. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-42 40.487 acres being out of the H.T. & B.R.R. Company Survey, Section 83, Abstract 305, and the H.T. & B.R.R.

PLANNING AND ZONING COMMISSION

Company Survey, Section 82, Abstract 565, City of Pearland, Brazoria County, Texas

O. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch MF-5B, 16.975 acres being out of the William Morris Survey, Abstract 344, City of Pearland, Brazoria County, Texas

P. CONSIDERATION & POSSIBLE ACTION – Final Right-Of-Way Plat of Shadow Creek Ranch Business Center Drive and Medical Center Drive, 7.641 acres being out of the T.C.R.R. Company Survey, Section 4, Abstract 675, The William Morris Survey, Abstract 344 and J.Crawley Survey, Abstract 174 City of Pearland, Brazoria County, Texas

Q. CONSIDERATION & POSSIBLE ACTION – Final Plat The Lakes at Highland Glen Section Nine, 26.0174 acres out of the D.H.M. Hunter Survey, Abstract No. 76 City of Pearland, Brazoria County, Texas

R. CONSIDERATION & POSSIBLE ACTION – Appointment of 1 P&Z member to panel for review of RFP's for Old Townsite revitalization project.

S. DISCUSSION ITEM – Parkside at Pearland PUD, Hooks Road – Clarification of one of the stipulations of development of Parkside at Pearland.

T. DISCUSSION ITEM – State APA Conference, Oct 13 – Oct 16 in Austin, Texas

NEXT MEETING DATES: September 20, 2004 – JPH & Regular P&Z

III. ADJOURNMENT

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

CITY COUNCIL ACTION

TO: Planning and Zoning Commission
FROM: Theresa A. Grahmann, Senior Planner *teg*
DATE: August 11, 2004
SUBJECT: Action Taken By City Council on Planning and Zoning Items at the August 9, 2004, City Council Meeting

All Council action below was for the first reading of the ordinance. These items are not approved until approved at the second reading of the ordinance at the next Council meeting. If an item is denied at the first reading, it is not scheduled for a second reading.

ZONING CASES

1. Zone Change Application No. 1180, for a change from Suburban Development District (SD) to Single Family Dwelling District (R-1), Located at 9122 W. Sterling Drive, owned by Daniel and Patricia Wolfe.

CITY COUNCIL: APPROVED UNANIMOUSLY

2. Zone Change Application No. 1181, for a change from Suburban Development District (SD) to Single Family Dwelling District (R-1), Located at on the East Side of Smith Ranch Road, and South of County Road 403 (Hughes Ranch Road), and owned by Marion Fisher and Eugene L. Fisher.

CITY COUNCIL: TABLED TO ALLOW FURTHER DISCUSSION BETWEEN STAFF AND THE APPLICANT

3. Specific Use Permit Application No. 132, for a change from Single Family Dwelling District (R-1) to Single Family Dwelling District – Specific Use (R-1(S)), for a day care facility, Located at 3610 McLean Road, owned by Pravin B. Patel and Jagdish Patel.

CITY COUNCIL: DENIED 4-1

4. Zone Change Application No. 1179, for a change from Suburban Development District (SD) to General Business District (GB), Located on the West Side of County Road 89 (Old Chocolate Bayou Road), and North of Fite Road, and owned by E.R. Milstead/Michael Pollok.

CITY COUNCIL: APPROVED UNANIMOUSLY

5. Zone Change Application No. 1178, for a change from General Business District (GB) to Commercial District (C), Located on the West Side of Cullen Boulevard, and North of FM 518 (Broadway Street), and owned by Jung Kwak.

CITY COUNCIL: DENIED UNANIMOUSLY

6. Zone Change Application No. 1175, for a change from Suburban Development District (SD) to Planned Unit Development (PUD), Generally Located North of FM 518, and on the West Side of Hooks Road, and owned by Hamilton Homes.

**CITY COUNCIL: TABLED TO ALLOW FURTHER DISCUSSION
BETWEEN STAFF AND THE APPLICANT**

OTHER ITEMS OF INTEREST

1. Amendments to the Fire Code
APPROVED UNANIMOUSLY

Lata Krishnarao
08/12/2004 10:26 AM

To: Betty Foreman/COP@ci.pearland.tx.us
cc:
Subject: Item on P & Z Agenda for August 16, 2004

1. Discussion Item: Parkside at Pearland PUD, Hooks Road - Clarification of one of the stipulations for development of Parkside at Pearland.

Lata Krishnarao, AICP
Planning Manager
City of Pearland
(281) 652-1635

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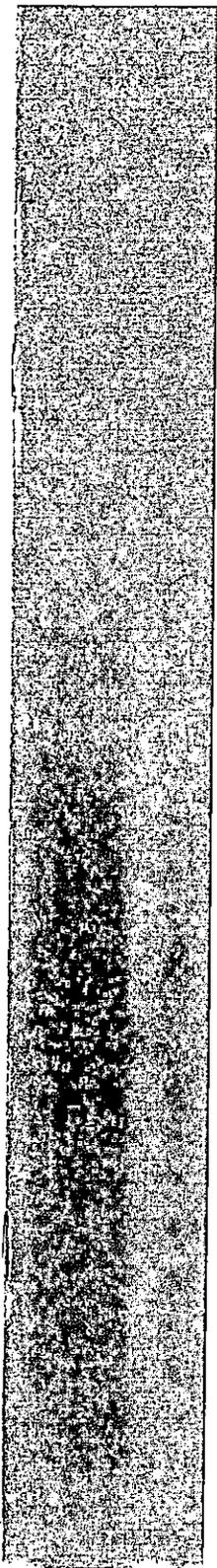
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Texas American Planning Association Conference
October 13 through 16, 2004; LIVE from Austin, Texas



SAVE \$25 BY REGISTERING ONLINE: www.planning.org/chapters/conferences.html (credit card payments only)
MAIL to American Planning Association, Lock Box 94343, Chicago, IL 60678-4343
FAX to 312.786.6735 (fax line open through September 30, 2004)

Early registration must be postmarked by September 1st. Regular registration must be postmarked by September 30th. Late registration is on-site, and incurs a late-registration fee of \$25.00. Cancellation/changes must be received in writing by mail or fax; or emailed to confreg1stration@planning.org by September 30th. There is a \$25.00 processing fee for cancellations. **NO CASH REFUNDS ON SITE.**

Step 1: Name and Address (please print)

APA Member Number _____		Section Name _____	Title _____
First Name _____	M.I. _____	Last Name _____	First Name for Badge _____
Home Address _____			Guest Name (if applicable) _____
City _____	State _____	Zip _____	Home Phone Number _____
Employer/Agency or School Name _____			Office Phone Number _____ Fax Number _____
Employer/Agency or School Address _____			Suite # _____
City _____	State _____	Zip _____	Preferred E-Mail Address _____
Send correspondence to: () Home () Employer			

Step 2: Basic Registration

Circle the registration fee that applies postmarked or faxed with payment.

	Early by Sept. 1st	Regular by Sept. 30th
Regular Registration		
APA Member	\$310	\$350
Non APA Member	\$350	\$390

Price includes conference sessions, both luncheons, and all events.

Planning 101 Registration

APA Member	\$340	\$380
Non APA Member	\$380	\$420

Price includes conference sessions, Planning 101 sessions, course materials, both luncheons, and all events.

Partner Organization Day

	\$150	\$175
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Price includes conference and Planning 101 sessions for Thursday, October 14th only and Foundation Luncheon.

Planning Officials Day

	\$150	\$175
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Price includes conference and Planning 101 sessions for Friday, October 15th only and Awards Luncheon.

Full Time Students

	\$105	\$105
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Price includes conference, Planning 101 sessions, Opening Reception, and Foundation Luncheon.

Step 3: Event Extra Tickets

Indicate the number of additional tickets you need for your guests.

Wednesday Opening Reception	x\$35=\$ _____
Foundation Luncheon	x\$35=\$ _____
Awards Luncheon	x\$35=\$ _____
Thursday Social Event (Iron Cactus)	x\$35=\$ _____
Friday Social Event (Cedar Street)	x\$35=\$ _____

Step 3 Subtotal \$ _____

Step 4: Mobile Workshops & Professional Development Workshops

Limit of ONE ticket per workshop. Check workshops desired. Guest tickets may be purchased on-site at the conference for mobile workshops only, space permitting.

___ MW #1 \$25	___ MW #7 \$25	___ MW #13 \$0
___ MW #2 \$25	___ MW #8 \$25	___ MW #14 \$25
___ MW #3 \$25	___ MW #9 \$0	___ MW #15 \$25
___ MW #4 \$25	___ MW #10 \$25	___ MW #16 \$25
___ MW #5 \$40	___ MW #11 \$25	___ MW #17 \$25
___ MW #6 \$25	___ MW #12 \$25	___ MW #18 \$25

___ GIS for Planners (Wed.)	\$25
___ Zoning Case Management (Sat.)	\$25
___ Dispute Resolution (AICP Members only)	\$40

Step 4 Subtotal \$ _____

Step 5: Payment (purchase orders will not be accepted)

Basic Registration	\$ _____
Step 3 Subtotal	\$ _____
Step 4 Subtotal	\$ _____
Total Payment	\$ _____

Check # _____ (Payable to: American Planning Association)

MasterCard [] VISA [] American Express []

Credit card number _____ Exp. date _____

Cardholder's Signature _____

HAVE QUESTIONS? Please call 512.306.1674

Office Use Only: _____

LET'S ROCKIN' ROLL

THE LINE-UP

Wednesday, **October 13th**
EVENT

1:00pm	Texas APA Board Meeting
1:00pm	Texas APA Board Luncheon
4:00pm	Introduction GIS For Planners
4:00pm	Consensus Building and Dispute Resolution for AICP Members
8:00pm	Central Texas Under Construction...What's New in Austin

Thursday, **October 14th**
EVENT

8:15am	APA Leadership Breakfast - Continental Breakfast served
10:00am	Welcome/Plenary Session: Envision Central Texas
to 11:45pm	Morning Conference Sessions
12:00pm	Techniques for being an effective and ethical; Planning Commissioner and Introduction to Planning - Part I
1W#2,	Where does your study area sit on the charts today? - Tracking Change - Measuring Progress
1W#4	New Solutions to Old (Legal) Problems
	Resume Blitz / Ready for Job Mart?
	1/2 + 1/2 = Revitalization
	Consensus Building and Dispute Resolution for AICP Members
to 1:30pm	Education Foundation Luncheon: Dr. Frederick Steiner
3:15pm	Afternoon Conference Sessions
4:00pm	Introduction to Planning - Part II and Planning Ethics Roundtable
1W#6,	Does Manufacturing Matter? Land Use and Economic Development
1W#8	SMART Housing: An Approach That Gets It Built
	Knights in White Satin
	Regional Public Transit Plans and Legislative Session Politics
	Consensus Building and Dispute Resolution for AICP Members
3:30pm	BREAK
5:00pm	Afternoon Conference Sessions
	Introduction to Site Planning and Introduction to Zoning
	It Takes Two - Successful Revitalization Through Public/Private Partnerships
	Preparing for the 2005 Legislative Session
	APA Housing Choice Session
	Form Based Codes
	Consensus Building and Dispute Resolution for AICP Members
8:00pm	Iron Cactus Reception - 6th Street

Friday, **October 15th**
TIME EVENT

7:30am to 8:30am	Commissioner's Breakfast - Continental Breakfast served
8:30am to 10:00am	Making the Land Use - Transportation Connection
10:15am to 11:45pm	Morning Conference Sessions
Mobile Workshops: 8:00am - 10:00am MW#9	Positively 2nd Street
9:00am - 12:00pm MW#10, MW#11, MW#12	Planning 101: Introduction to Subdivision Regulations and Impact Fees
12:00pm to 1:30pm	Hot, Hot, Hot! How to Become a Cool City
1:45pm to 3:15pm	Development Excellence: Sustainable Community Design in a "Big City" Region
Mobile Workshops: 1:00pm - 4:00pm MW#13 MW#14, MW#15, MW#16	2004 TxAPA Awards Luncheon
3:15pm to 3:30pm	Afternoon Conference Sessions
1:45pm to 3:15pm	Rock N' Rail: Economic Development Development at Rail Stations
3:15pm to 3:30pm	Planning 101: Mock Planning Commission Meeting
1:45pm to 3:15pm	AICP Exam Preparation
	Greenfields, Smart Growth and the Edge
	Water Water Everywhere and Not a Drop to Drink
3:15pm to 3:30pm	BREAK
1:45pm to 3:15pm	Afternoon Conference Sessions
	Will your community be ready when large-scale commercial development knocks?
	Keeping your Fan Base: Community Involvement
	AICP Exam Preparation
	Access Management: A Strategy for Transportation and Land Use Planners
	Protecting the Edwards Aquifer: Planning, Politics and Law
6:00pm to 8:00pm	Cedar Street Reception - Warehouse District

Saturday, **October 16th**
TIME EVENT

10:00am to 12:00pm	Zoning Case Management with GIS
Mobile Workshops: 9:00am - 12:00pm MW#17 and MW#18	

October 13 through 16, 2004



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Hilton Hotel - Downtown Austin

Texas APA Conference
PO Box 163125
Austin, Texas 78746



RICHARD KELLER
PLAT. & PLANS ADMINISTRATOR
CITY OF PEARLAND
3519 LIBERTY DR.
PEARLAND, TX 77581-5416

EQF

