

# PLANNING AND ZONING COMMISSION

## REGULAR MEETING PLANNING AND ZONING COMMISSION AGENDA

CITY OF PEARLAND, TX  
NOVEMBER 21, 2005 AT 7:30 P.M.  
IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING  
IN THE COUNCIL CHAMBERS,  
3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER @ 11:00<sup>1</sup> p.m.

II. APPROVAL OF MINUTES

September 19, 2005 P&Z (followed JPH)  
October 3, 2005 P&Z (followed JPH)  
November 7, 2005 P&Z (Regular Meeting)

→ R. Sanders asked Nghiem to address abstaining  
reason of voting against.

III. NEW BUSINESS & Abstaining because of  
conflict in subject property

A. CONSIDERATION & POSSIBLE ACTION - Zone Change  
Application No. 1250

Ruby introduced  
New P&Z staff

A request by the City of Pearland (City initiated zoning request due to annexation) 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 Single Family Dwelling District (R-2), Single Family Dwelling District (R-3), Single Family Dwelling District (R-4), Neighborhood Service District (NS), and General Business District (GB), on the following described property, to wit:

Todd motion  
Susan second  
to approve

Legal Description: All of Municipal Utility District No. Five (MUD 5), including Crystal Lake Subdivision Section 1 and Section 2, Southdown Subdivision Section 1, Section 2, Section 3, Section 4, Section 5, Section 6, Section 7, Section 8, Section 9, Section 10, Section 11, Section 12, and Section 13; 6.270 acres in Abstract 174, James Crowley Survey, Tract 1C; 11.91 acres in Abstract 174, James Crowley Survey, Southdown Commercial Reserve Tract C; 0.135 acres in Abstract 174, James Crowley Survey, Southdown Commercial Reserve Tract B; 0.218 acres in Abstract 174, James Crowley Survey, Southdown Commercial Tract A-1; 0.298 acres in Abstract 174, James Crowley Survey, Southdown Commercial Tract A; 1.049 acres in Abstracts 174, 310, and 510, Southdown Commercial Subdivision Reserve B1; 4.010 acres in Abstract 310, H.T. & B.R.R. Company Survey, Tract 36A; 1.6060 acres in Abstract 310, H. T. & B.R.R. Company Survey, Tract 36 and Tract 1B2; and 62.048 acres in Abstract 215, Chas J Hall Survey, Tract 1,2B, 1G, 1H, 1I, 1J, and 1K, City of Pearland, Brazoria County, Texas

5-1 vote  
Approval

Todd made motion  
Susan second  
Vote 5-0 pass  
w/ correction  
to all 9 minutes  
Chrisa clean  
on Greiner  
& West

# PLANNING AND ZONING COMMISSION

General Location: Includes all property within MUD 5; all of Southdown Subdivision Generally Located on the North Side of County Road 403 (Hughes Ranch Road) and on the East Side of State Highway 288; an undeveloped tract located on the west side of State Highway 288 and on the north side of Discovery Bay Drive; all of Crystal Lakes Subdivision, generally located on the west side of Cullen Boulevard, and south of County Road 403 (Hughes Ranch Road); and undeveloped tracts located on the north side of Brookside Road, and on the west side of Cullen Boulevard

## B. CONSIDERATION & POSSIBLE ACTION - Zone Change Application No. 1247

A request by Mike Pollok, 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 Planned Unit Development District (PUD), on the following described property, to wit:

Legal Description: 20.3420 acres more or less, being Lot 25 and Lot 26, Allison-Richey Gulf Coast Home Company Subdivision, Part of Suburban Gardens, Section 21, H.T. & B.R.R. Company Survey, Abstract 309, as recorded in Volume 2, Page 23, Plat Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the North Side of Fite Road, and West of Old Chocolate Bayou Road/Cullen Boulevard

## C. CONSIDERATION & POSSIBLE ACTION - Zone Change Application No. 1248

A request by C. Davis Wilson, applicant for Texas Heritage Village, 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 Estate Lot Single Family Dwelling District (R-E) to Planned Unit Development District (PUD), on the following described property, to wit:

Legal Description: 79.1925 acres of land, being part of the west one-half of the northeast quarter of Section 32, H.T. & B.R.R. Company Survey, Abstract 525, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the South Side of County Road 100 and West of Pearland Sites Road

## D. CONSIDERATION & POSSIBLE ACTION - Zone Change Application No. 1249

Todd  
appr.  
for sale  
of discuss

Henry  
seconded  
2-3  
denied



Todd  
second  
appr. for discuss

Henry  
seco.  
failed  
0-5



Todd  
appr.  
Henry  
second  
for sale of  
discuss

Todd

B. Todd can't support.

Jusan said it felt vague.

Henry feels it matches the area.

Feels market will fit the area. <sup>size</sup> lots.  
But should we go to smaller ~~lots~~  
In favor

Neil asked Cafa if staff has made a final  
recommendation on this?

If staff considerations are taken into  
acct. - they could be in favor.

Todd commented. ~~Mike~~ Mike Pollak has done  
a superb job. But what if he sold it  
tomorrow?

~~Not doing our job~~

Neil - comment: PUDs keep going around  
zoning. "Skating on thin ice".

2 for 3 opposed  
Susan - concerned w/  
Vagueness

Ruby - density  
• landscaping in front

Todd - orig. zoning to GB  
has no business

future land use shows  
10000 or greater.

2-3  
for denial

# PLANNING AND ZONING COMMISSION

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), 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

## E. CONSIDERATION & POSSIBLE ACTION - Specific Use Permit Application No. 156

A request by James P. Dey, applicant for SBC, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a Specific Use Permit for Telephone Exchange Switching Relay and Transmitting Equipment, in the Planned Unit Development District - Shadow Creek Ranch Planned Unit Development (PUD(S)), on the following described property, to wit:

Legal Description: 0.062 acres of land located in the H.T. & B.R.R. Company Survey, Section 83, Abstract 305, more particularly being a portion of that certain called 50.980 acre tract described as north one-half of Davis Tract in "Agreed Final Judgment in Partition" of record under File No. 02-060920, Official Records of Brazoria County, Texas and File No. 2002136052, Official Public Records of Fort Bend County, Texas, City of Pearland, Brazoria County, Texas, and Fort Bend County, Texas

General Location: Generally Located on the South Side of Spinnaker Bay Drive, and East of Biscayne Springs Lane

## F. CONSIDERATION & POSSIBLE ACTION - Final Plat of GSL Plat No. 2005

*Todd motion  
Susan second  
to appr.*

*Tu. Graumann  
asked*

*Todd amend  
motion to appr  
Susan 2nd  
to add two staff  
comments*

*Identify asked how spec. landscap.?*

*J.C.R. will present  
a plan w/ staffs  
approval*

*5-0 appr.  
amend.*

*Vote*

*5-0  
appr.  
sup w/*



D. Ruby - too vague for a PUD doc.

Todd - too many documents. Should have one document

- photo's - all 100% masonry w/ glass

Doc. spec. spells out 60/40%

Henry asked for Staff comment.

Lata - major concern

36 outstanding issues

Ruby moves to Table until 30 concerns addressed & w/ spec. document.

5-0 to table.

Break @ 11:29

Council adjourned City Council mtg.

Jeff Brewer asked what they wanted specific.

Ruby stated 36 items addressed  
Todd - bring 1 doc.

Neil - outlining area on map - questions

Jeff - sub areas

Henry had question on sq. ft. clarity

# PLANNING AND ZONING COMMISSION

*C*  
F.  
Diana Ducrop  
read staff Rpt  
1 outstanding item  
Todd appr.  
w/ staff comm  
Henry 2nd  
No discuss.  
5-0 appr. G.

A request by Dan Massiatte for GSL Investments, Inc, for approval of a Final Plat of a 3.2585 acre parcel located in the City of Pearland E.T.J. into one lot for commercial use. The plat is located at the southwest corner of the intersection of Beltway 8 and Almeda School Road in Harris County, and is described as follows:

3.2585 acres of land, R. Blackburn Survey, A-160, Harris County, Texas.

## CONSIDERATION & POSSIBLE ACTION - Final Plat of Southeast Regency Medical Center

*Diana read staff rpt.*  
A request by Chris L. Hendrick, The Wilson Survey Group, Inc., for approval of a Preliminary Plat subdivision of 6.6022 acres in the E.T.J. into 2 lots for non-residential use. The plat is located east of S.H. 288 south of McHard Rd, and is described as follows:

*R. Keller visited w/ City Eng  
need 3 new traffic study.  
It may affect final Plat.*

6.6022 acres in the J. Crawley Survey, Abstract No. 174, Brazoria County, Texas.

## H. CONSIDERATION & POSSIBLE ACTION - Final Plat of Sunrise Lake Village II

A request by Chris L. Hendrick, The Wilson Survey Group, Inc., for approval of a Preliminary Plat subdivision of 6.276 acres zoned General Business (GB) into two lots for commercial use. The plat is located on the north side of Broadway at the intersection of C.R. 90, and is described as follows:

6.276 acres in the John W. Maxey Survey, Abstract No. 721 in the City of Pearland, Brazoria County, Texas.

## I. PUBLIC HEARING - Replat of Southern Trails Phase 1 Section 5

13.64 acres of land located in the H.T. & B.R.R. Co. Survey, Sec. 80, A-564, City of Pearland, Brazoria County, Texas, also being out of the Allison-Richey Gulf Coast Home Company Subdivision, Part of Lots 3, 4, 13, 14, 15, & 23, Block 80, as recorded in Volume 2, Page 98, B.C.P.R.

## J. CONSIDERATION & POSSIBLE ACTION - Final Plat of Southern Trails Phase 1 Section 5

A request by Geoff Freeman, Brown & Gay Engineers, for CL Ashton Woods, L.P., owner, for approval of a Final Plat subdivision

*Todd to appr  
Susan second.  
0-5  
denied  
need new TIA*

*Withdrawn*

# PLANNING AND ZONING COMMISSION

of 13.64 acres in the Southern Trails PUD for three reserves of 9.767 acres for landscaping, open space, detention, drainage, and trails. The property is located north of future Southern Trails Drive in the Southern Trails PUD south of Broadway, and is described as follows:

13.64 acres of land located in the H.T. & B.R.R. Co. Survey, Sec. 80, A-564, City of Pearland, Brazoria County, Texas, also being out of the Allison-Richey Gulf Coast Home Company Subdivision, Part of Lots 3, 4, 13, 14, 15, & 23, Block 80, as recorded in Volume 2, Page 98, B.C.P.R.

## CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of the Village at Pearland

A request by Henry Santos, Advance Surveying, for Artisan Estates, owner, for approval of a Preliminary Plat of 2.225 acres zoned Neighborhood Services (NS) for one lot for office use. The property is located at the northwest corner of the intersection of Cullen Blvd and Fite Road, and is described as follows:

2.225 acres in the H.T. & B.R.R. Co. Survey, Abstract 309, in the City of Pearland, Brazoria County, Texas.

## L. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Menon Enclave

A request by Sam Doshi for Dr. V.K. Menon, owner, for approval of a Preliminary Plat subdivision of 2.8825 acres in the E.T.J. into 10 residential lots, with three reserves for detention, a water well, and a lift station. The plat is located on Amie Road (C.R. 879) west of McLean and south of Bailey, and is described as follows:

2.8825 acres of land out of Lot 55 of H.T. & B.R.R. Co. Survey, Section 25, A-245, Brazoria County, Texas.

## M. CONSIDERATION & POSSIBLE ACTION – Final Development Plan of Province Village Planned Unit Development

A request by Ralph Thomas, LJA Engineering, for The Maverick Group, owner, for approval of a Final Development Plan for the Province Village Planned Unit Development, on 47.65 acres generally located east of Pearland Parkway and north of Broadway.

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

Agenda – P&Z 11/21//05

Page 5 of 6

*todd mot  
RUBY 2nd*

*5-0 passed*

*Diana read K. staff rpt  
no outst. items  
Todd mot.  
Henry 2nd  
5-0 appr.*

*Diana read staff rpt  
all concerns addressed  
Todd motion  
Susan 2nd  
5-0 appr.*

*Diana read  
revised & address  
no st. comm  
Susan mot.  
Todd 2nd  
5-0 appr.*

*Diana read  
Plan 9 appr.  
No outst. items*

# PLANNING AND ZONING COMMISSION

A request by Ralph Thomas, LJA Engineering, for The Maverick Group, owner, for approval of a Preliminary 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.

## O. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of 6121 Sharondale

A request by Hector and Elvia Guerrero, owners, for approval of a Preliminary Plat of 0.7576 acre for one residential lot. The property is located at 6121 Sharondale, and is described as follows:

0.7576 acre of land, being Lot 8, of the Sharondale unrecorded subdivision, situated in the S ½ of the NE ¼ of the SE ¼ of the G.C. Smith Survey, Section 16, Abstract No. 546, City of Pearland, Brazoria County, Texas.

*Diana read  
no outst. items  
Todd mot.  
Henry second  
5-0 appr.*

## IV. ADJOURNMENT

*@ 11:51 pm  
5-0 to adjourn*

*@*

9/19/05 Make correction to pg. 1  
of Minutes

c. Henry - Council focused on wonderful  
project - but not willing to give up  
low density in spec. area

Todd - This is not a PUD document

not in compliance  
w/ comp  
plan  
not a dit  
Agrees w/ Henry. It's a great concept.  
Area already zoned RE. Should  
remain RE

Sympathetic w/ those that live on road  
w/ ditches. (Safety)

Susan agrees w/ Todd & Henry  
need some country

0-5 vote. Failed

Reasons

- Not a PUD doc.
- Not in compliance w/  
comp Plan
- Safety
- Not a Fil

# PLANNING AND ZONING

## MINUTES

### REGULAR MEETING

CITY OF PEARLAND PLANNING AND ZONING COMMISSION

November 21, 2005 AT 7:30 P.M.

~~CHAMBER COUNCIL~~ *CHAMBERS*

CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TX

#### I. CALL TO ORDER

The Regular Meeting was called to order at 11:01 pm. with the following present:

P & Z Chairperson Ruby Sandars  
P & Z Vice-Chairperson Todd Iocco  
P & Z Commissioner Neil West  
P & Z Commissioner Henry Fuentes  
P & Z Commissioner Susan Sherrouse

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

#### II. APPROVAL OF MINUTES:

|                    |                       |
|--------------------|-----------------------|
| September 19, 2005 | P& Z (followed JPH)   |
| October 3, 2005    | P&Z (followed JPH)    |
| November 7, 2005   | P&Z (Regular Meeting) |

Vice-Chairperson Iocco made the motion to approve the minutes, and Commissioner Sherrouse seconded. Chairperson Sandars stated a correction needed to be made on the September 19 minutes. Chairperson Greiner and Chairperson West should read Commission Greiner and Commissioner West.

The vote passed 5-0 with corrections.

Chairperson Sandars asked Assistant City Attorney Doan to address Abstaining *from Voting* and reasons for voting against, and abstaining because of conflict in subject *of interest* property.

#### III. NEW BUSINESS

# PLANNING AND ZONING

Chairperson Sandars introduced the newest P&Z Commissioner, Susan Sherrouse.

## A. CONSIDERATION & POSSIBLE ACTION – Zone Change Application No. 1250

A request by the City of Pearland (City initiated zoning request due to annexation) 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 Single Family Dwelling District (R-2), Single Family Dwelling District (R-3), Single Family Dwelling District (R-4), Neighborhood Service District (NS), and General Business District (GB), on the following described property, to wit:

Legal Description: All of Municipal Utility District No. Five (MUD 5), including Crystal Lake Subdivision Section 1 and Section 2, Southdown Subdivision Section 1, Section 2, Section 3, Section 4, Section 5, Section 6, Section 7, Section 8, Section 9, Section 10, Section 11, Section 12, and Section 13; 6.270 acres in Abstract 174, James Crowley Survey, Tract 1C; 11.91 acres in Abstract 174, James Crowley Survey, Southdown Commercial Reserve Tract C; 0.135 acres in Abstract 174, James Crowley Survey, Southdown Commercial Reserve Tract B; 0.218 acres in Abstract 174, James Crowley Survey, Southdown Commercial Tract A-1; 0.298 acres in Abstract 174, James Crowley Survey, Southdown Commercial Tract A; 1.049 acres in Abstracts 174, 310, and 510, Southdown Commercial Subdivision Reserve B1; 4.010 acres in Abstract 310, H.T. & B.R.R. Company Survey, Tract 36A; 1.6060 acres in Abstract 310, H. T. & B.R.R. Company Survey, Tract 36 and Tract 1B2; and 62.048 acres in Abstract 215, Chas J Hall Survey, Tract 1,2B, 1G, 1H, 1I, 1J, and 1K, City of Pearland, Brazoria County, Texas

General Location: Includes all property within MUD 5; all of Southdown Subdivision Generally Located on the North Side of County Road 403 (Hughes Ranch Road) and on the East Side of State Highway 288; an undeveloped tract located on the west side of State Highway 288 and on the north side of Discovery Bay Drive; all of Crystal Lakes Subdivision, generally located on the west side of Cullen Boulevard, and south of County Road 403 (Hughes Ranch Road); and undeveloped tracts located on the north side of Brookside Road, and on the west side of Cullen Boulevard

Vice-Chairperson Iocco made a motion to <sup>recommend</sup> approve and Commissioner Sherrouse seconded.

There was no discussion.

The vote passed ~~5-1~~ for approval. *The motion to approve passed 5-0.*

## B. CONSIDERATION & POSSIBLE ACTION – Zone Change Application No. 1247

# PLANNING AND ZONING

A request by Mike Pollok, 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 Planned Unit Development District (PUD), on the following described property, to wit:

Legal Description: 20.3420 acres more or less, being Lot 25 and Lot 26, Allison-Richey Gulf Coast Home Company Subdivision, Part of Suburban Gardens, Section 21, H.T. & B.R.R. Company Survey, Abstract 309, as recorded in Volume 2, Page 23, Plat Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the North Side of Fite Road, and West of Old Chocolate Bayou Road/Cullen Boulevard

Vice-Chairperson Iocco made a motion to approve for sake of discussion, and Commission Fuentes seconded.

Vice-Chairperson Iocco stated he could not support this Zone Change. Commissioner Sherrouse stated she felt it was too vague. Commissioner Fuentes felt it matched the area. He felt the market would fit the area and size, but maybe should go to smaller lots. He was in favor of this Zone Change.

Commissioner West asked Planning Director Krishnarao if staff has made a final recommendation on this. If staff's considerations are taken into account, they could be in favor.

Vice-Chairperson Iocco's concern was what if Mr. Pollak sold this tomorrow, where would they be. And Commissioner West feels that the PUD's keep going around the zoning.

The vote was called, and was denied 2-3. Those voting against and their reasons were: Commissioner Sherrouse, who felt it was too vague, Chairperson Sandars, due to density and landscaping in the front, and Vice-Chairperson Iocco because the original zoning to GB has no business, As well as, future land use shows 10,000 or greater lots.

## C. CONSIDERATION & POSSIBLE ACTION – Zone Change Application No. 1248

A request by C. Davis Wilson, applicant for Texas Heritage Village, 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 Estate Lot Single Family Dwelling

# PLANNING AND ZONING

District (R-E) to Planned Unit Development District (PUD), on the following described property, to wit:

Legal Description: 79.1925 acres of land, being part of the west one-half of the northeast quarter of Section 32, H.T. & B.R.R. Company Survey, Abstract 525, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the South Side of County Road 100 and West of Pearland Sites Road

Vice-Chairperson locco made a motion to approve for sake of discussion, and Commissioner Fuentes seconded.

There was some discussion between Vice-Chairperson locco *and* Commission Fuentes ~~and Commissioner~~. ~~It's a~~ great concept, *about this being* wrong location. *but in the*

The vote was ~~denied~~ 0-5. *The PUD was recommended for denial.* Reasons given were: ~~it's not a PUD document, not in compliance with Comprehensive Plan, safety, and not a fit for this location.~~ *the document is not in a PUD document format, the zoning is not in compliance w/ the Comprehensive Plan, & safety, + it is a great concept in the wrong location.*

## D. 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 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

Vice-Chairperson locco made a motion to approve for the sake of

# PLANNING AND ZONING

discussion, and Commissioner Fuentes seconded.

Chairperson Sandars <sup>not the document was</sup> felt it ~~was~~ too vague. Vice-Chairperson Iocco <sup>that there were</sup> felt it had too many documents, and it should <sup>all be in</sup> just have one document. Commissioner Fuentes asked for <sup>for</sup> staffs comments. Planning Director Krishnarao stated their major concern <sup>was</sup> were the 36 outstanding items <sup>that still need to be addressed.</sup>

Chairperson Sandars made a motion they <sup>for</sup> ~~move~~ this to be tabled until the 36 items were addressed and with specific documents.

The vote was 5-0 <sup>AAA</sup> in favor to table this <sup>more</sup> PUD request.

Planning and Zoning Commissioner took a brief recess so that Council could adjourn their City Council meeting, at 11:29 p.m.

*after returning from Executive Session.*

## E. CONSIDERATION & POSSIBLE ACTION - Specific Use Permit Application No. 156

A request by James P. Dey, applicant for SBC, owner, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a Specific Use Permit for Telephone Exchange Switching Relay and Transmitting Equipment, in the Planned Unit Development District – Shadow Creek Ranch Planned Unit Development (PUD(S)), on the following described property, to wit:

Legal Description: 0.062 acres of land located in the H.T. & B.R.R. Company Survey, Section 83, Abstract 305, more particularly being a portion of that certain called 50.980 acre tract described as north one-half of Davis Tract in "Agreed Final Judgment in Partition" of record under File No. 02-060920, Official Records of Brazoria County, Texas and File No. 2002136052, Official Public Records of Fort Bend County, Texas, City of Pearland, Brazoria County, Texas, and Fort Bend County, Texas

General Location: Generally Located on the South Side of Spinnaker Bay Drive, and East of Biscayne Springs Lane

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

There was discussion on the landscaping. Mr. Dey stated he would have Shadow Creek Ranch present a plan with staff's approval of

# PLANNING AND ZONING

specific landscaping.

Vice-Chairperson Iocco amended his motion to approve with two staff comments, and Commissioner Sherrouse seconded.

The vote for approval of the amendment was 5-0.

The vote for approval of this SUP with staff's two comments was approved 5-0.

## F. CONSIDERATION & POSSIBLE ACTION – Final Plat of GSL Plat No. 2005

A request by Dan Massiatte for GSL Investments, Inc, for approval of a Final Plat of a 3.2585 acre parcel located in the City of Pearland E.T.J. into one lot for commercial use. The plat is located at the southwest corner of the intersection of Beltway 8 and Almeda School Road in Harris County, and is described as follows:

3.2585 acres of land, R. Blackburn Survey, A-160, Harris County, Texas.

Planner DuCroz read the Staff Report. There was one outstanding item.

Vice-Chairperson Iocco made a motion to approve with staff's comments, and Commissioner Fuentes seconded.

There was no discussion.

The vote was 5-0 for approval.

## G. CONSIDERATION & POSSIBLE ACTION – Final Plat of Southeast Regency Medical Center

A request by Chris L. Hendrick, The Wilson Survey Group, Inc., for approval of a Preliminary Plat subdivision of 6.6022 acres in the E.T.J. into 2 lots for non-residential use. The plat is located east of S.H. 288 south of McHard Rd, and is described as follows:

6.6022 acres in the J. Crawley Survey, Abstract No. 174, Brazoria County, Texas.

# PLANNING AND ZONING

Planner DuCroz read the Staff Report. Plat Administrator Keller stated that he had visited with the City Engineer and a new Traffic Study was needed. *It* might affect the final plat.

*which*  
Vice-Chairperson Iocco made a motion to approve, and Commissioner Sherrouse seconded.

*The plat was denied*  
The vote was 0-5 for denial. Needs a new Traffic Impact Analysis.

## H. **CONSIDERATION & POSSIBLE ACTION – Final Plat of Sunrise Lake Village II**

A request by Chris L. Hendrick, The Wilson Survey Group, Inc., for approval of a Preliminary Plat subdivision of 6.276 acres zoned General Business (GB) into two lots for commercial use. The plat is located on the north side of Broadway at the intersection of C.R. 90, and is described as follows:

6.276 acres in the John W. Maxey Survey, Abstract No. 721 in the City of Pearland, Brazoria County, Texas.

Planner DuCroz stated this item had been withdrawn by the applicant. *NO action necessary.*

## I. **PUBLIC HEARING – Replat of Southern Trails Phase 1 Section 5**

13.64 acres of land located in the H.T. & B.R.R. Co. Survey, Sec. 80, A-564, City of Pearland, Brazoria County, Texas, also being out of the Allison-Richey Gulf Coast Home Company Subdivision, Part of Lots 3, 4, 13, 14, 15, & 23, Block 80, as recorded in Volume 2, Page 98, B.C.P.R.

Planner DuCroz stated this item had been withdrawn by the applicant. *No action is necessary.*

## J. **CONSIDERATION & POSSIBLE ACTION – Final Plat of Southern Trails Phase 1 Section 5**

*Space*  
A request by Geoff Freeman, Brown & Gay Engineers, for CL Ashton Woods, L.P., owner, for approval of a Final Plat subdivision of 13.64 acres in the Southern Trails PUD for three reserves of 9.767 acres for landscaping, open space, detention, drainage, and trails. The property is located north of future Southern Trails Drive in the Southern Trails PUD south of Broadway, and is described as follows:

# PLANNING AND ZONING

13.64 acres of land located in the H.T. & B.R.R. Co. Survey, Sec. 80, A-564, City of Pearland, Brazoria County, Texas, also being out of the Allison-Richey Gulf Coast Home Company Subdivision, Part of Lots 3, 4, 13, 14, 15, & 23, Block 80, as recorded in Volume 2, Page 98, B.C.P.R.

Planner DuCroz stated this item had been withdrawn by the applicant. *NO action is necessary.*

## **K. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of the Village at Pearland**

A request by Henry Santos, Advance Surveying, for Artisan Estates, owner, for approval of a Preliminary Plat of 2.225 acres zoned Neighborhood Services (NS) for one lot for office use. The property is located at the northwest corner of the intersection of Cullen Blvd and Fite Road, and is described as follows:

2.225 acres in the H.T. & B.R.R. Co. Survey, Abstract 309, in the City of Pearland, Brazoria County, Texas.

Planner DuCroz read the staff report. There were no outstanding items.

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

The vote was 5-0 for approval.

## **L. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Menon Enclave**

A request by Sam Doshi for Dr. V.K. Menon, owner, for approval of a Preliminary Plat subdivision of 2.8825 acres in the E.T.J. into 10 residential lots, with three reserves for detention, a water well, and a lift station. The plat is located on Amie Road (C.R. 879) west of McLean and south of Bailey, and is described as follows:

2.8825 acres of land out of Lot 55 of H.T. & B.R.R. Co. Survey, Section 25, A-245, Brazoria County, Texas.

Planner DuCroz read the staff report. All concerns had been addressed.

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

# PLANNING AND ZONING

The vote was 5-0 for approval.

## **M. CONSIDERATION & POSSIBLE ACTION – Final Development Plan of Province Village Planned Unit Development**

A request by Ralph Thomas, LJA Engineering, for The Maverick Group, owner, for approval of a Final Development Plan for the Province Village Planned Unit Development, on 47.65 acres generally located east of Pearland Parkway and north of Broadway.

Planner DuCroz read the Staff Report. She stated <sup>the plat</sup> it had been revised and there were no staff comments.

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

The vote was 5-0 for approval.

## **N. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Province Village General Business Site**

A request by Ralph Thomas, LJA Engineering, for The Maverick Group, owner, for approval of a Preliminary 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.

Planner DuCroz read the Staff Report. She stated <sup>that</sup> ~~the plans were approved~~ and there were no outstanding items.

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

The vote was 5-0 for approval.

## **O. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of 6121 Sharondale**

A request by Hector and Elvia Guerrero, owners, for approval of a Preliminary Plat of 0.7576 acre for one residential lot. The property is located at 6121 Sharondale, and is described as follows:

# PLANNING AND ZONING

0.7576 acre of land, being Lot 8, of the Sharondale unrecorded subdivision, situated in the S ½ of the NE ¼ of the SE ¼ of the G.C. Smith Survey, Section 16, Abstract No. 546, City of Pearland, Brazoria County, Texas.

Planner DuCroz read the Staff Report. There were no outstanding items.

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

The vote was 5-0 for approval.

## IV. ADJOURNMENT

The meeting was adjourned at 11:51 p.m.

*The vote was 5-0.*

These minutes are respectfully submitted by:

---

Judy Krajca  
Planning Administrative Secretary

Minutes approved as submitted and/or corrected on this \_\_\_\_\_ day of \_\_\_\_\_  
2005.

---

Ruby Sandars  
Planning and Zoning Chairperson