

**MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD AUGUST 4, 2008 AT 6:30 P.M., IN THE 2<sup>ND</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**CALL TO ORDER**

P&Z Chairperson Henry Fuertes called the meeting to order at 6:33 p.m. with the following present:

P&Z Chairperson Henry Fuertes  
P&Z Vice-Chairperson Jerry Koza, Jr.  
P&Z Commissioner Susan Sherrouse  
P&Z Commissioner Neil West  
P&Z Commissioner Ron Capehart  
P&Z Commissioner Charles Gooden, Jr.  
P&Z Commissioner Darrell Diggs

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

**APPROVAL OF MINUTES**

P&Z Commissioner Darrell Diggs made the motion to approve the minutes of July 21, 2008, and P&Z Commissioner Ron Capehart seconded. Commissioner Charles Gooden, Jr. was not present for the vote.

The vote was 6-0. The minutes of July 21, 2008 were approved.

P&Z Commissioner Charles Gooden, Jr. and Deputy City Attorney Nghiem Doan arrived at 6:34 p.m.

**NEW BUSINESS**

**CONSIDERATION & POSSIBLE ACTION – Master Plat of Ridge Rock**

A request by Christy B. Schmidt, Kerry R. Gilbert & Assoc., Inc., for Trails Development, Ltd., owner, for approval of a Master Plat of 70.3 acres zoned Planned Unit Development (P.U.D.) within the Ridge Rock P.U.D. The applicant is proposing single family lots, reserve areas, and a commercial reserve and the property is described as follows:

Being 70.3 acres of land out of the H.T. & B. R.R. Co. Survey, Sect. 80, A.K.A. J. S. Talmage Survey, A-564, City of Pearland, Brazoria County Texas.

P&Z Commissioner Susan Sherrouse made the motion to approve, and Commissioner Darrell Diggs seconded.

Plans and Plat Administrator Richard Keller read the staff's report stating there were three (3) outstanding items:

1. Show proposed area of Reserve "E" (Tot Lot) as 0.9 acres as per Paragraph "E" entitled "Parks and Recreation" in the PUD document
2. Plot location of all trails in the Overall Trail System exhibit in the PUD document
3. Change usage of Reserve "G" from Commercial to General Business/Office as per PUD document

The applicant, Christy Schmidt, spoke about meeting the trail requirement and the "Tot Lot" being corrected, and indicated they were working on the street dedication being submitted.

P&Z Chairperson Henry Fuertes asked for the Planning Director's input with regards to this being a Master Plat and the importance of the outstanding items.

Planning Director Lata Krishnarao stated that the City requires a Master Plat. The three outstanding items have remained an issue for approximately 2-3 weeks. Ms. Krishnarao also stated that a fairly detailed landscape plan was needed.

Christy Schmidt, applicant, spoke about getting the landscape plan. Ms. Krishnarao spoke about the amenities, and Deputy City Attorney Nghiem Doan asked staff if the applicant had been notified of their outstanding items. Plans and Plat Administrator Keller replied they had been notified.

P&Z Commissioner Darrell Diggs asked that the 3 outstanding items be addressed again, and Plans and Plat Administrator Keller re-read the issues.

Staff and the Commission discussed the timeline for which a Master Plat needed to be approved and could it be tabled. Planning Director Krishnarao stated there was no timeline for a Master Plat.

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

The vote was 7-0. The Master Plat of Ridge Rock was tabled.

P&Z Commissioner Ron Capehart excused himself from the meeting due to a family illness at 6:45 p.m.

#### **REMOVE ITEM FROM TABLE – Zone Change No. 2008-11Z**

A request by Les Kilday and Kilday Realty Corporation, applicant for Imani Church, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of

the City of Pearland, for approval of a change in zoning district from classification General Business District (GB) and Suburban Residential – 12 District (SR-12) to Planned Development District (PD), on the following described property, to wit:

Legal Description: 6.00 acres of land, being out of Lots 23 and 24, Section 21, of the Allison Richey Gulf Coast Home Company's Subdivision, according to the plat thereof as filed in Volume 2, Page 24, of the Brazoria County Plat Records, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the West Side of Cullen Boulevard, on the South Side of FM 518 (Broadway Street), and on the North Side of Fite Road

P&Z Vice-Chairperson Jerry Koza, Jr. made the motion to remove from table, and P&Z Commissioner Darrell Diggs seconded.

The vote was 6-0. Zone Change No. 2008-11Z was removed from the table.

### **CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2008-11Z**

A request by Les Kilday and Kilday Realty Corporation, applicant for Imani Church, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification General Business District (GB) and Suburban Residential – 12 District (SR-12) to Planned Development District (PD), on the following described property, to wit:

Legal Description: 6.00 acres of land, being out of Lots 23 and 24, Section 21, of the Allison Richey Gulf Coast Home Company's Subdivision, according to the plat thereof as filed in Volume 2, Page 24, of the Brazoria County Plat Records, City of Pearland, Brazoria County, Texas

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

P&Z Commissioner Darrell Diggs made the motion to approve, and P&Z Commissioner Susan Sherrouse seconded.

Planning Director Lata Krishnarao made the staff presentation, reiterating what City Council had asked for at the Joint Public Hearing on July 21, 2008. Ms. Krishnarao also brought up the fact that City Council had received an email after the hearing in opposition of the PD.

The following items were listed in the presentation as areas needing to be addressed:

1. Detention facilities need to be amenitized with trails, landscaping, amenities, etc. due to visibility from Cullen Blvd. and adjacent to other properties. Aesthetics along Cullen Blvd. need to be considered and emphasized and shown on all maps. Consider moving the detention to the west of the building and moving the building easterly to be more visible from Cullen Blvd.

2. Need details regarding the U.S. Treasury Department's Program
3. Provide details of all buffers especially along the south. PD indicates the buffer on the south to be 260' while it is not.
4. Provide a master plan for the entire 26-acre site with detention, amenities, streets, subject development, etc.
5. Provide documentation regarding the impact of proposed facility (a federally funded project) on land values of surrounding residential
6. Provide details of façade materials and articulation
7. Provide details on phasing of the proposed development

Staff also addressed additional comments:

1. Staff would recommend that the PD document have page numbering and date of revision added for clarity
2. Section III D – The PD needs to specify one height and not provide options. Since the Council and P&Z approved a variance for 39', that should be included in the PD
3. The Design Plan should indicate if the detention is a wet basin and specify the treatment of the slopes and banks – grass, ground cover, etc.

Much discussion ensued among the Commission/Staff/Legal/Applicant.

P&Z Commissioner Darrell Diggs spoke about the land dedication shown in Exhibit F.

Other discussion ensued with regards to Platting, Public Access and Private Street, Detention, and the Corridor Overlay District.

Mr. Jim Gwin, Architect, spoke with regards to the roof.

Mr. Les Kilday spoke regarding the buffer to the south, trails being 5 feet and not 8 feet, walkway not being placed on all sides, Texas Department of Housing was recommended for funding on July 31, 2008.

P&Z Commissioner Darrell Diggs stated that he originally recommended tabling because of the R-O-W access, and the 39-foot variance.

Ms. Janice Lowe, Realtor for the applicant, spoke stating that without the access, the project cannot go forward. Deputy City Attorney Nghiem Doan stated he was not concerned with the access because this would be addressed in the Plat.

Planning Director Krishnarao reiterated the seven items needing to be addressed, including the impact of the land values (use).

P&Z Commissioner Charles Gooden, Jr. brought up the 39-foot roofline, and the type of screening.

Les Kilday spoke with regards to no negative impact on the property values of surrounding properties.

Mr. Les Kilday apologized that their packet did not make it on time.

P&Z Chairperson Henry Fuertes spoke with regards to the detention and the landscaping the detention, walkways following city guidelines.

P&Z Commissioner Darrell Diggs asked about the phasing and their approval.

Planning Director Krishnarao spoke of the phasing and was it for the 6 acres or the entire 26 acres. Ms. Krishnarao stated there were 4-components to the phasing:

- Assisted Living
- Detention
- Street
- Remainder of land

Detention and phasing were discussed among the Staff/Commission/Applicant.

Ms. Janice Lowe, Realtor, stated the 6-acre designation couldn't be changed.

P&Z Commissioner Darrell Diggs asked if it mattered and what is said about detention when it is considered offsite.

There was a great deal of discussion between the Commissioner/Applicant/Staff regarding all the outstanding issues.

P&Z Commissioner Darrell Diggs made the motion to amend the original motion with the following conditions, and P&Z Commissioner Charles Gooden, Jr. seconded.

1. Allow a total height of 39' feet for the building, measured to the top of the parapet and screening wall
2. Contractual agreement to be in place between the applicant, City of Pearland, and the landowner regarding the treatment of detention basin with amenities and landscaping as shown

Planning Director Krishnarao brought up the issue of articulation, and P&Z Commissioner Darrell Diggs amended his amendment to include a 3<sup>rd</sup> item, and P&Z Commissioner Charles Gooden, Jr. seconded.

3. Reinsertion of the exhibit showing the roof plan and façade articulation, known as Exhibit C2, attached to the PD document received by the City on July 11, 2008 and presented at the Joint Public Hearing, July 21, 2008.

The vote on the Amendment was 6-0. The amendment was approved.

The vote on the original motion was 6-0. The Zone Change was approved.

P&Z Chairperson Henry Fuertes recessed the meeting at 8:28 p.m.

P&Z Chairperson Henry Fuertes reopened the meeting at 8:37 p.m.

**DISCUSSION ITEMS**

- There was a brief discussion regarding the next meeting scheduled for August 18, 2008.
- The Commission was notified that due to September 4, 2008 being a holiday (Labor Day); there would be no meeting.
- The Suburban Marketplace 2008 at The Woodlands Waterway Mariott was discussed for August 21, 2008; however, none of the Commission seemed available to attend.

**ADJOURNMENT**

P&Z Chairperson Henry Fuertes adjourned the meeting at 8:45 p.m.

These minutes are respectfully submitted by:

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Judy Krajca, Planning Secretary

Minutes approved as submitted and/or corrected on this 18th day of August, A.D., 2008.

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P&Z Chairperson Henry Fuertes



# MEMO

**TO:** PLANNING & ZONING COMMISSION  
**FROM:** JUDY KRAJCA, PLANNING ADMINISTRATIVE SECRETARY  
**DATE:** August 1, 2008  
**RE:** Outline of August 4, 2008 Meeting

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

Chicken/Beef Fajitas  
Rice & Beans  
7 layer dip and chips  
Chocolate fudge cake

**Council will meet at 6:00 p.m. in the Council Chambers!**  
**P&Z will meet at 6:30 p.m. in the 2<sup>nd</sup> floor Conference Room!**

**P&Z Agenda's Posted:**  
6:30 p.m. P&Z Meeting

2<sup>nd</sup> floor Conf. Rm.

**City Council's agenda consist of:**

6:00 p.m. Special Meeting

(Council Chambers)

6:30 p.m. Workshop

(Council Chambers)

(Council agendas attached as FYI)

Please join us after our meeting to say farewell to Theresa Grahmann as she ventures on to the City of Rosenberg, as their Planning Director.



## **TOWNE PLACE PD**

### **Comments from P & Z Meeting of August 4, 2008**

Approved with the following conditions:

1. Allow a total height of 39' feet for the building, including the parapet and screening.
2. Contractual agreement be in place between the applicant City of Pearland and the landowner regarding the treatment of detention basin with amenities and landscaping as shown.
3. Reinsertion of the exhibit showing the roof plan and façade articulation, known as Exhibit C2, attached to the PD document received by the City on July 11, 2008 and presented at the Joint Public Hearing, July 21, 2008.

Please provide a revised PD addressing the above-mentioned conditions.

Further, the PD needs to show only the 6 acres of land to be used for 55+ housing. The detention and road would be part of the contractual agreement and are not part of the PD document. The zone change was advertised only for the 6 acres. The contractual agreement would need to address the treatment of the detention basin including landscaping, amenities, treatment of slopes, ground cover, water features etc.

Please add page numbers to the PD document.



# MEMO

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(Council agendas attached as FYI)

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# AGENDA

**AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 4, 2008 AT 6:30 P.M., IN THE 2<sup>ND</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES                      Regular Meeting of July 21, 2008**

**III. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION – Master Plat of Ridge Rock**

A request by Christy B. Schmidt, Kerry R. Gilbert & Assoc., Inc., for Trails Development, Ltd., owner, for approval of a Master Plat of 70.3 acres zoned Planned Unit Development (P.U.D.) within the Ridge Rock P.U.D. The applicant is proposing single family lots, reserve areas, and a commercial reserve and the property is described as follows:

Being 70.3 acres of land out of the H.T. & B. R.R. Co. Survey, Sect. 80, A.K.A. J. S. Talmage Survey, A-564, City of Pearland, Brazoria County Texas.

**B. REMOVE ITEM FROM TABLE - Zone Change No. 2008-11Z**

A request by Les Kilday and Kilday Realty Corporation, applicant for Imani Church, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification General Business District (GB) and Suburban Residential – 12 District (SR-12) to Planned Development District (PD), on the following described property, to wit:

Legal Description: 6.00 acres of land, being out of Lots 23 and 24, Section 21, of the Allison Richey Gulf Coast Home Company's Subdivision, according to the plat thereof as filed in Volume 2, Page 24, of the Brazoria County Plat Records, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the West Side of Cullen Boulevard, on the South Side of FM 518 (Broadway Street), and on the North Side of Fite Road

**C. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2008-11Z**

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General Location: Generally Located on the West Side of Cullen Boulevard, on the South Side of FM 518 (Broadway Street), and on the North Side of Fite Road

#### **D. DISCUSSION ITEMS**

- Next P&Z Meeting August 18, 2008
- Suburban Marketplace 2008 August 21, 2008  
at The Woodlands Waterway Marriott
- No P&Z Meeting on Labor Day September 4, 2008

#### **IV. ADJOURNMENT**

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

**I, Judy Krajca, Planning Secretary of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 1<sup>st</sup> day of August 2008, A.D., at 5:30 p.m.**

\_\_\_\_\_  
Judy Krajca, Planning Secretary

Agenda removed \_\_\_\_\_ day of 2008.

# MINUTES

**MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD JULY 21, 2008 AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**CALL TO ORDER**

Acting Chairperson Susan Sherrrouse called the meeting to order at 10:26 p.m. with the following present:

Acting Chairperson Susan Sherrrouse  
P&Z Commissioner Neil West  
P&Z Commission Ron Capehart  
P&Z Commissioner Charles Gooden, Jr.  
P&Z Commissioner Darrell Diggs

Also in attendance were: Planning Director Lata Krishnarao, Senior Planner Theresa Grahmann, Plans and Plat Administrator Richard Keller, Planner Tim Chi, and Planning Administrative Secretary Judy Krajca.

**APPROVAL OF MINUTES**

P&Z Commissioner Ron Capehart made the motion to approve the minutes of July 7, 2008, and P&Z Commissioner Darrell Diggs seconded.

The vote was 5-0. The minutes of July 7, 2008 were approved.

**NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP2008-20**

A request by G & G Construction, applicant for CLS Properties, Inc., owner, for approval of a Conditional Use Permit for the use of "aluminum composite materials" for the exterior façade of a business located in the General Commercial District (GC), on the following described property, to wit:

Legal Description: 9.004 acres of land, being Tract 53, out of the H.T. & B.R.R. Company Survey, Abstract 544, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the North Side of FM 518 (Broadway Street), and on the West Side of Jasper Road

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

Discussion ensued with regards to the aluminum metal and the need for a Conditional Use Permit (CUP). P&Z Commissioner Gooden, Jr. stated he was in favor. P&Z Commissioner Darrell Diggs inquired about the percentage of façade and metal. Acting Chairperson Susan Sherrouse recalled that Council was looking for a percentage number on the façade. Mr. Guzak, on behalf of the applicant, stated he would guess that the aluminum metal would cover approximately 35-40%.

P&Z Commissioner Darrell Diggs made the motion to amend and approve the CUP with restrictions to not exceed 35%, and P&Z Commissioner Neil West seconded.

The vote for the amendment to the motion was 3-2. Amendment was approved.

The vote for the original motion was 5-0. Motion was approved.

**B. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2008-11Z**

A request by Les Kilday and Kilday Realty Corporation, applicant for Imani Church, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification General Business District (GB) and Suburban Residential – 12 District (SR-12) to Planned Development District (PD), on the following described property, to wit:

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General Location: Generally Located on the West Side of Cullen Boulevard, on the South Side of FM 518 (Broadway Street), and on the North Side of Fite Road

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

There was much discussion with regards to: incomplete PD document, road access, not enough information, detention close to Cullen Blvd, and Master Plan.

Acting Chairperson Susan Sherrouse spoke on behalf of the P&Z Commissioners stating they do not have a problem with the building

height at 39-feet and condensers on the roof; and, the parking and density are acceptable.

P&Z Commissioner Neil West asked Planning Director Lata Krishnarao to recap what Council is looking for. Ms. Krishnarao stated that Council wants to see an overall plan of the 26 acres. Council wants to see that a road is coming in, and want to see detention and location of detention. Council is looking for features that will affect this parcel, and they want to see a Master Plan.

There was much discussion among the Commission with regards to the expectations the Council is looking for in a PD, and problems that could arise when issues are not addressed in the PD.

P&Z Commissioner West asked Planning Director Krishnarao to state a timeline for denial verses tabling.

Ms. Krishnarao stated that if tabled, Item would come back before P&Z on 1<sup>st</sup> Monday in August, and if rushed to Council, the first reading could be heard on August 11th. Ms. Krishnarao's expressed concern with rushing this through to Council.

P&Z Commissioner Darrell Diggs stated his biggest concern was the ownership of the land.

P&Z Commissioner Neil West called for the question. Acting Chairperson Susan Sherrouse called the question.

Commissioner Darrell Diggs recommended tabling, Commissioner Charles Gooden, Jr. seconded.

The vote was 5-0. Zone Change No. 2008-11Z was tabled.

### **C. CONSIDERATION & POSSIBLE ACTION – Amendment to the Master Thoroughfare Plan**

A request by the City of Pearland, for an amendment to the Master Thoroughfare Plan, generally affecting the following roadways:

General Location: State Highway 288, Kirby Drive, Business Center Drive, Lou Briggs Road, all located within the Spectrum Area, Generally Located at the Southwest Corner of State Highway 288 and Beltway 8

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

P&Z Commissioner Darrell Diggs asked staff for their concerns.

Planning Director Lata Krishnarao stated staff has no concerns and was in favor of these amendments.

Some discussion ensued among the Commission and Staff.

The vote was 5-0. The Amendment to the Thoroughfare Plan was approved.

**D. CONSIDERATION & POSSIBLE ACTION – Amendment to the Unified Development Code (UDC)**

A request by the City of Pearland, for an amendment to the Unified Development Code, Ordinance No. 2000T.

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

P&Z Commissioner Diggs commented on the electronic signs with regards to the flashing digital sign being every 6 seconds. Planning Director Lata Krishnarao commented that the guidelines were set by Council at a workshop approximately 4-years ago.

The vote was 3-2. The Amendment to the UDC was approved. P&Z Commissioners Diggs and Capehart voted in opposition.

Commissioner Darrell Diggs expressed concerns with the readability of the UDC. The mass changes make it a lot to digest. Commissioner Capehart commented that there were concerns expressed at the JPH with regards to some of the items remaining outstanding.

**E. REMOVE FROM TABLE - Amendment to the Master Thoroughfare Plan**

A request by the City of Pearland, for an amendment to the Master Thoroughfare Plan, generally affecting the following roadways:

Northfork Drive, extending from Old Chocolate Bayou Road to Manvel Road (FM 1128); and Hillhouse Road, extending from Hughes Ranch Road (CR 403) to future McHard Road.

P&Z Commissioner Charles Gooden, Jr. made motion to remove from table, and P&Z Commission Ron Capehart seconded.

The vote was 5-0. The Amendment to the Thoroughfare Plan was removed from table.

**F. CONSIDERATION & POSSIBLE ACTION – Amendment to the Master Thoroughfare Plan**

A request by the City of Pearland, for an amendment to the Master Thoroughfare Plan, generally affecting the following roadways:

Northfork Drive, extending from Old Chocolate Bayou Road to Manvel Road (FM 1128); and Hillhouse Road, extending from Hughes Ranch Road (CR 403) to future McHard Road.

Senior Planner Theresa Grahmann explained the reason the amendment was tabled in June 2008 stating the item is being returned as presented originally.

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

The vote was 5-0. The Amendment to the Master Thoroughfare Plan was approved.

**G. DISCUSSION ITEMS**

There was a brief discussion regarding the next meeting scheduled for August 4, 2008.

**ADJOURNMENT**

Acting Chairperson Susan Sherrouse adjourned the meeting at 11:30 p.m.

These minutes are respectfully submitted by:

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Judy Krajca, Planning Secretary

Minutes approved as submitted and/or corrected on this 4th day of August, A.D., 2008.

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Acting P&Z Chairperson, Susan Sherrouse

**NEW BUSINESS**

**Item**

**A**

JUL 30 2008

**RIDGE ROCK  
MASTER PLAT— STAFF REPORT**

**P & Z MEETING DATE: AUGUST 4, 2008**

**APPLICANT:** Christy Smidt, Kerry R. Gilbert & Assoc., Inc., for Trails Development, Ltd., owner

**REQUEST:** Master plat of 70.3+/- acres in the Ridge Rock Planned Unit Development (PUD) for single-family residential and general business/office use. P.U.D. approved on April 24, 2006.

**GENERAL LOCATION:** The property is located south of Broadway west of Kirby Drive.

**PROPERTY DESCRIPTION:** The property is undeveloped.

**ZONING:** Ridge Rock PUD. The proposed plat is consistent with the approved PUD.

**SURROUNDING USES:** The surrounding areas to the north, west, and south are planned or have been platted for single-family residential uses. Area to the east is part of the Pearland Town Center PUD and also the site of a City of Pearland water plant and fire station.

**COMPREHENSIVE PLAN:** The City of Pearland Land Use Plan designates the property for low density residential. The proposed use was approved as part of the Ridge Rock PUD.

**TRAFFIC AND TRANSPORTATION:** An approved Traffic Impact Analysis will be required before approval of the first preliminary or minor plat for this area.

**UTILITIES AND INFRASTRUCTURE:** Water and sewer will be extended from Broadway to these lots.

**STORMWATER MANAGEMENT:** Stormwater detention will be provided onsite in accordance with the Ridge Rock master plan.

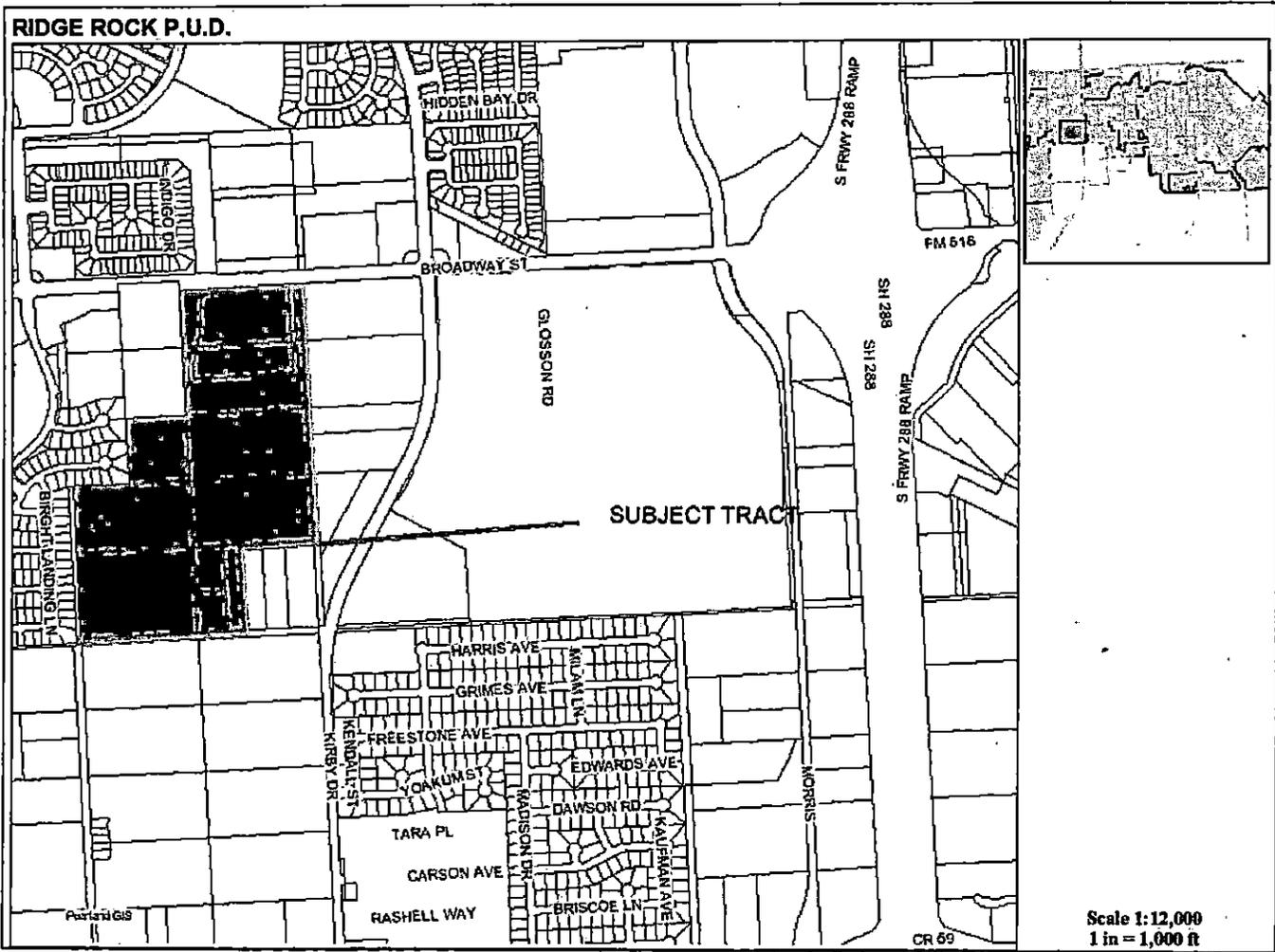
**PARKS, OPEN SPACE, AND TREES:** Park fees will be paid for each residential lot at the time of final plat if sufficient parkland is not provided within the PUD.

**OUTSTANDING ITEMS:**

1. Show proposed area of Reserve "E" (Tot Lot) as 0.9 acres as per Paragraph "E" entitled "Parks and Recreation" in the PUD document.
2. Plot location of all trails in the Overall Trail System exhibit in the PUD document.
3. Change usage of Reserve "G" from Commercial to General Business/Office as per PUD document.

**ATTACHMENTS:**

1. Application Form
2. Master Plat



RECVD \_\_\_\_\_ APPROVED \_\_\_\_\_  
 Jul 09 2008  
 REVISED \_\_\_\_\_ DENIED \_\_\_\_\_  
 WITHDRAWN \_\_\_\_\_

PLAT APPLICATION 1 OF 2 (Updated May 2008)

# PLAT APPLICATION

City of Pearland  
 Community Development  
 3523 Liberty Drive  
 (Community Center)  
 Pearland, Texas 77581  
 281-652-1768  
 281-652-1702 fax  
 www.cityofpearland.com

Please Check Type of Plat Requested:

- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor (Subdivision) Plat
- Amending Plat
- Master Plat
- Preliminary Development Plat
- Final Development Plat
- Replat

\*Please send any and all correspondence to:

[jkrajca@ci.pearland.tx.us](mailto:jkrajca@ci.pearland.tx.us)

SUBDIVISION NAME: Ridge Rock GP

NUMBER OF LOTS: \_\_\_\_\_

GENERAL LOCATION: CR 92 west of 288

PRIMARY CONTACT: Christy Smidt, Kerry F Gilbert &  
 MAILING ADDRESS: 25301 Cinco Ranch Blvd, A250 Assoc.  
 CITY, STATE, ZIP: Katy, TX 77494  
 PHONE: (281) 579-0340 FAX: (281) 579-8212  
 E-MAIL ADDRESS: landplan@krqa.com

OWNER NAME: James Johnson  
 MAILING ADDRESS: 701 N. Post Oak Suite 300  
 CITY, STATE, ZIP: Houston, TX 77024  
 PHONE: (713) 316-8700 FAX: (713) 316-8704  
 E-MAIL ADDRESS: \_\_\_\_\_

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

As owner and applicant, I hereby request approval of the above described plat as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant's Signature: Christy Smidt Date: 7-8-08

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

FEES PAID: \_\_\_\_\_  
 DATE PAID: \_\_\_\_\_  
 RECEIVED BY: \_\_\_\_\_  
 RECEIPT NO.: \_\_\_\_\_

Item

B

**REMOVE  
FROM  
TABLE**

Item

C

**MEMO**



**CITY OF**  
**PEARLAND**  
**PLANNING & ZONING**

---

**DATE:** July 31, 2008

**TO:** Planning and Zoning Commission

**FROM:** Lata Krishnarao, AICP, Planning Director

**SUBJECT:** Towne Place Reserve - Proposed Planned Development (PD)  
Located on the West Side of Cullen Boulevard, South Side of FM  
518 (Broadway), and on the North Side of Fite Road.

---

This PD was considered at the Joint Public Hearing on July 21, 2008. The P & Z Commission, at their meeting the same night, tabled action on the application to provide an opportunity to the applicant to address the issues brought up at the public hearing.

At this time, the applicant has provided a revised PD document (attached) addressing some of the comments. Comments discussed at the JPH and the application's responses have been summarized below.

1. Detention facility needs to be amenitized with trails, landscaping, amenities etc. since it will be visible from Cullen and adjacent to other properties. Aesthetics along Cullen needs to be considered and emphasized. These improvements need to be shown on all maps. Also, consider moving the detention to the west of the building and moving the building easterly to be more visible from Cullen Boulevard. This could serve as nice buffer between residential and commercial if moved to the west of the buildings.

**Applicant's Response:**

The building site and detention sites cannot be switched, due to the restrictions of the application to the TDHCA. In addition, the applicant states that two of the council members liked the detention where it is now.

**Staff comment:**

The design Plan shows the treatment of the detention basin with fountains, some landscaping and trails. Staff would recommend that the trails be provided all around the basin. If aesthetics from Cullen Boulevard (a corridor overlay) is a concern then proposed landscaping along the eastern side of the detention basin needs to meet the requirements of the Corridor Overlay District.

2. Need details regarding the U.S. Treasury Department's Program, especially the longevity of the scheme and the class of citizens to be served.

**Applicant's Response:**

Applicant had indicated that this would be provided. Staff has not received this yet.

3. Provide details of all buffers especially along the south. PD indicates the buffer on the south to be 260' while it is not.

**Applicant's Response:**

Applicant has stated that they will provide accurate buffer amounts on the drawings. The distance as well as details of fencing and landscaping would be required.

**Staff comment:**

The building is setback 150' from the southern property line. South of the parcel is a 60' drainage easement. Therefore the building would be 210' from the southern property line. The Design Plan needs to show buffer on the south with the same line type as that on the west.

4. Provide a master plan for the entire 26-acre site with detention, amenities, streets, subject development etc.

**Applicant's Response:**

The conceptual master plan, and design plan showing the detention area has been included.

**Staff Comment:**

Staff recommends that landscaping follow the COD guidelines, as discussed in #1 above. Additionally, staff had indicated that 8' wide trails are recommend, for the trails to be serve as an amenity. The proposed decomposed granite trails are 5' wide.

5. Provide documentation regarding the impact of proposed facility (a federally funded project) on land values of surrounding residential.

**Applicant's response:**

Applicant has indicated that they will try to provide land value impact data, however this is very hard to do in less than 1 week.

6. Provide details of facade materials and articulation.

**Applicant's response:**

A colored rendering has been attached. The applicant has indicated that since the Mayor seemed to be satisfied with the architect's response at the JPH, articulation details have not been included.

Staff Comment: Since visibility from Cullen has been brought up as an issue, staff recommends that articulation requirements of the COD be followed, or similar requirements be included in the PD. If it is not possible to enforce requirements (verbal agreements) if they are not contained in the PD.

7. Provide details on phasing of the proposed development.

Applicant's Response:

Section V indicates that detention and road would be completed in conjunction with the 6-acre development.

Additional Comments:

1. Staff would recommend that the PD document has page numbering and date of revision added for clarity.
2. Section III D - The PD needs to specify one height and not provide options. Since the Council and P & Z approved a variance for 39' , that should be included in the PD.
3. The Design Plan should indicate if the detention is a wet basin and specify the treatment of the slopes and banks – grass, ground cover etc.

ADDENDUM TO PLANNED DEVELOPMENT ZONE CHANGE  
NO. 2008-11Z

Whereas Imani Church is in Contract for the sale of 6.00 acres being out of Lots 23 and 24, Section 21, of Allison Richey Gulf Coast Home Company's Subdivision 26 ac tract in Pearland, Brazoria County, Texas to Kilday Realty Corp;

Whereas Imani Church strives to develop the reminder of said property according to the requirements of the State of Texas, Brazoria County Drainage District 4, and the City of Pearland;

Whereas said development will require a designated Reserve of approximately 4 acres of detention area to meet these requirements;

Whereas as this detention reserve shall be created as an amenity to the future development of the tract according to standards provided by the City of Pearland known as 'passive park' features;

And Whereas street access to the 6ac for Kilday and the remaining development must be provided by Imani Church to meet the subdivision of land platting requirements and the roadway construction requirements of said government authorities;

THEREFORE, BE IT HEREWITH KNOWN TO ALL PARTIES OF INTEREST Imani Church does hereby covenant and agree to allow such access and designated detention reserve as presented here in Exhibit "A" according to the normal standards and requirements of these government authorities and does agree to bind its heirs and assigns to the same.

SIGNED AND AGREED THIS THE \_\_\_ DAY OF \_\_\_\_\_,

\_\_\_\_\_  
Pastor Thaddeus Eastland

# **PLANNED DEVELOPMENT**

The Planned Development Zoning District (PD) Document for the Planned  
Development District  
TownePlace Reserve LP

I. Introduction

A. Description of the Subject Property.

**The subject property shall consist of approximately 6 acres out of a 26 ac tract located at the south line of FM 518 and the west line of Cullen Blvd (FM 849). Subject tract will be in the southwest corner of the 26 ac tract. The project site is an open field with some trees.**

B. Description of Proposed Development.

**The proposed development, TownePlace Reserve, is a 96-unit seniors-only (age 55+) affordable rental community consisting of two three-story apartment wings flanking a single story leasing office and community building, with a landscaped courtyard in the center and landscaped corridor to the south. TownePlace Reserve will offer 54 one-bedroom/one bath units with approximately 750 sq. ft and 42 two-bedroom/two-bath units with approximately 925 sq.ft. TownePlace Reserve will have an enclosed gazebo, extensive walking trails, outdoor games, outdoor fountain and gardens, extensive landscaping throughout the development, internal air conditioned corridors, and surface parking. The site will have controlled access and security lighting of the entire property. The apartment buildings will be fully sprinkled, and have smoke detectors and a fire alarm system throughout. Landscaping will complement the buildings, screen views of parking lots from the street, provide a buffer to adjacent landowners, and create a park-like environment within the site. Other amenities include elevators with emergency power back-up in case of power outage, central laundry, health club, residents' computer business office, lobby lounges on each floor, a central community room with kitchen, a multi-purpose room for crafts or other group activities and trash chutes. All units will have washer and dryer hook-ups, walk-in closets, fully equipped kitchens with microwave ovens, ranges, refrigerators and dishwashers.**

**Primary funding for TownePlace Reserve is via the Federal Tax Credit Program. The Texas Department of Housing and Community Affairs (TDHCA) allocates the Tax Credits in Texas, based on a competitive application scoring system. If TownePlace Reserve is not selected for an allocation of Tax Credits, the owner/developer will not move forward with this development.**

C. Describe the area of land in acreage.

**The subject area is approximately 483' wide by 541' deep directly north and adjoining the Brazoria County Drainage District 4 ditch.**

D. A statement as to the purpose and intent of the PD district established therein:

**The proposed development will be consistent with the use described in 1.B. The purpose of the proposed PD is to facilitate development of the subject site and provide adequate offsite detention for commercial development of the remainder of the 26 ac tract. The PD will allow for a seniors-only affordable rental community with development criteria that differ somewhat from the current zoning districts (explained in detail below).**

II. Zoning and Land Use

A. Describe the existing zoning districts and the boundaries of said districts.

**The current zoning of the proposed PD is a combination of SR-12 Residential and GB – General Business.**

B. Describe the base zoning district(s) to be overlaid, together with the boundaries of the district(s), and describe the areas in acreage of each different district.

**The base zoning district to be overlaid will be that of a multi-family zone. TownePlace Reserve is proposing a parking variance due to the nature of it being a seniors-only affordable apartment community, which is a new land use for the City of Pearland.**

C. The general standards applicable to development within the district, with or without reference to the base district, including but not limited to: density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, accessory buildings, signs, lighting, project phasing or scheduling, management associations, and such other requirements as the City Council may deem necessary in order to implement the Comprehensive Plan, and the purposes of the PD district.

1. Provide a table outlining the percent of use in each zoning classification. Included detention and major thoroughfares as separate items. Discuss possible variations from percentages in table and amount of variance requesting, if any.

Land Use Summary

Use	Acres	Percentage of Total Acres	Zoning District
Single Family			

Multiple Family	6	100%	PD
General Business/Commercial			
Parkland to be dedicated to the City	Payment in lieu of land		
Common Open Spaces/Trails/Recreation to be maintained by Property Owners Assoc.	97,200 sq.ft. provided (86,200 sq.ft. required)	37.2%	PD
Detention	Offsite. Shown on the submitted Design Plan		
Thoroughfares/ROW			
Internal Streets/Vehicular Circulation	Provided per the submitted Design Plan		
Others			

- For residential uses, provide lot width categories and corresponding zoning in a table. Describe the percent change the number of lot sizes may vary by category, if any variation.

**Residential**

Zone	Lot Area	Number of Lots

**NOT APPLICABLE TO THIS DEVELOPMENT**

- For residential (single or multi-family) uses, provide density by classification of zoning districts included in PD and overall for residential section, and the PD as a whole. Discuss any possible variation as development may occur.

**TownePlace Reserve will have 96 units on 6 acres, or 16 units per acre, which is consistent with the maximum density limit for multi-family zoned property in the City of Pearland.**

**In our experience developing affordable senior apartments, the average number of residents is approximately 1.2 persons per unit. In apartments for families, the average number of residents is at least 2.5 persons per unit (the City of Pearland actually used 2.8 persons per unit in the 2004 Comprehensive Plan Update, Page 3 Table 1).**

**If we were proposing a family apartment development using our same 6**

acres and 96 units, and based on the average number of residents stated above for family apartments, we would end up with at least 240 residents (96 units x 2.5 persons per unit). In contrast, our proposal at 96 units, based on the average number of residents for affordable senior apartments, would have approximately 115 residents (96 units x 1.2 persons per unit).

The spirit of density regulations is to manage the amount of persons in a particular area, based on the appropriate characteristics of that area. In our case, 115 senior residents would compare very favorably to 240 family residents in that same area, based on a density of 16 units per acre.

It has also been demonstrated that 3-story developments such as this, specifically for affordable senior housing, have proven compatible with adjacent residential and commercial properties. It will also provide an appropriate buffer for such adjacencies.

Recently, the City of Baytown and the City of Friendswood both approved ordinances for developments similar to TownePlace Reserve allowing for density variances of 28 units per acre and 23 units per acre respectively.

Exhibit D provides a list of similar seniors-only tax credit developments and total number of residents per unit. The Exhibit shows an average of approximately 1.10 residents/unit, supporting the fact that these developments provide a very low density of residents per unit.

- D. The permitted, conditional and accessory uses authorized in the district, the location of such uses, the residential densities or other measurements of development intensity associated with base districts or phases of the development in conformance with the approved Design Plan.

#### **NOT APPLICABLE TO THIS DEVELOPMENT**

### **III. Design Standards Applicable to the Development**

- A. Signage, Landscaping, Fencing, Parking, Screening, Trees, etc.
  - 1. Sidewalks will be provided connecting all parking and facilities to the community building via accessible routes. If public sidewalks adjoin the property, then this facility will provide accessible walkways connecting to those sidewalks.
  - 2. Landscape buffers of at least 30' will be provided on the western and southern site boundaries and a portion of the northern site boundary since these boundaries are adjacent to residential zoned tracts.
  - 3. The entry drive from Cullen and the cul-de-sac will be constructed in accordance with the City of Pearland guidelines. Any issues regarding platting will be addressed and resolved.

4. Sub regional detention will be provided offsite for the entire 26-acre tract. This detention area will be constructed in accordance with the City of Pearland and Brazoria County Drainage District 4 requirements.
5. The Open Area requirement for the multi-family zone is 900 sq.ft. per unit, or 86,400 sq.ft. Based on the Design Plan included with this PD application, TownePlace Reserve will provide approximately 97,200 sq.ft., exceeding the Open Area required by over 100 sq.ft. per unit.
6. Perimeter fencing will consist of a 6' high opaque wood fence.

If there are any discrepancies with the UDC in any of the items listed above, the UDC will be followed unless noted as a variance

- B. Refer to Design Plan and describe which aspects of plan are precise and which are general.

#### **Design Plan – Exhibit A**

We have tried to be as specific as we can on the items in the Design Plan. If there are items that have not been addressed, these items will be developed in accordance with the UDC requirements and/or direction from the City of Pearland.

The amenities shown are an illustration of what we are expecting to provide. Specific amenities or locations shown may change as the plan is further developed.

- C. A specific list of deviations from standards in the base zoning district(s), together with any standards in the ordinance which are to be varied for development within the PD district.

**Density Variance:** The TownePlace Reserve design has been changed to accommodate the 16 units/acre density limit for multi-family zoned property in the City of Pearland.

**Parking variance:** Parking needs for seniors, especially for affordable senior apartments, are much different than that of any other segment of the population. While the minimum age requirement for our development is 55 years old, the average age of our residents is closer to 70 years old. Based on this, and their limited incomes, many of our residents do not own a vehicle. While our experience shows that a parking ratio of .75 spaces per unit would be adequate, the TownePlace Reserve design has been changed to accommodate 1.5 parking spaces per unit (144 spaces), based on direction from City Council and Planning and Zoning. For 1-bedroom units, we use a ratio of 1.30 spaces/unit ( $1.30 \times 54 = 70$  spaces). For 2-bedroom units, we use a ratio of 1.75 spaces/unit ( $1.75 \times 42 = 74$  spaces).

**Examples of other jurisdictions that have recognized the difference in parking requirements, specifically for seniors (55+):**

- **The City of Houston has a separate parking space requirement of .75 spaces per unit.**
- **The City of Dallas has a separate parking space requirement of .70 spaces per unit.**
- **The City of Baytown approved an ordinance for a development similar to TownePlace Reserve allowing for a parking space ratio of .75. The ordinance also approved a density variance, allowing for 28 units per acre.**
- **The City of Friendswood approved an ordinance for a development similar to TownePlace Reserve allowing for a parking space ratio of .75. The ordinance also approved a density variance, allowing for 23 units per acre.**

**Additionally, another developer (and partner on a few developments) who specializes in senior rental housing, conducted a survey of eight of his developments. The survey included # of units, # of residents per unit, # of parking spaces provided and # of automobiles for each development. The results of the survey are depicted in Exhibit E.**

**These results support our conclusion that a parking space ratio of .75 spaces per unit is adequate and appropriate for senior rental housing. However, in the spirit of cooperation, we have doubled that minimum allocation at City Council's request and will provide 1.5 parking spaces per unit.**

**Building height variance: We are asking for a variance to 39' for our residential buildings to accommodate the condensers being placed on the roof. This will provide for more landscaping around the buildings and reduced noise to the residential units. Exhibit B details the proposed building elevation (including a colored elevation showing building material and articulation). The colors used in the elevation are for illustration purposes only. The colors used will be in accordance with the approved color pallet of the City of Pearland. Exhibit C details the community building elevation.**

**If required by the City of Pearland, the 35' height requirement will be met by placing the condensers on the ground level.**

- D. Add a note that all requirements of the Unified Development Code will be met, unless specifically mentioned in this Planned Development.**

**All requirements of the UDC will be met with the exception of the variances noted above.**

**IV. Required Dedications of Land or Public Improvements**

**Due to limitations in the land available for development, we will contribute financially to the City's parkland fund at an amount consistent with the UDC.**

**V. A phasing schedule for the project, where applicable, setting forth the dates for submittal of site development plans and the timing of performance by the developer for dedications of land or public improvements and satisfaction of any conditions in relation to the phasing of development, where applicable.**

**The TownePlace Reserve application for financing submitted to the TDHCA is currently being considered. Final decisions will be made at the TDHCA Board Meeting scheduled for July 31, 2008. If the TownePlace Reserve application is successful and the rezoning is formally approved by the City of Pearland by approximately August 15, 2008 (requirement by the TDHCA), then the owner/developer will move forward with plans and target a land closing date by November 1, 2008. We will then move forward with the platting and permitting process. The target date for breaking ground on TownePlace Reserve would be approximately March 1, 2009. We will proceed with the construction of the access road, detention and the 6 ac site development as required by the City of Pearland.**

**Exhibit F provides documentation that the seller of the entire 26 acre tract agrees that the access road and the detention depicted in the Design Plan will be constructed in conjunction with the 6 acre development.**

**Exhibit G provides a Master Plan for the entire 26 acre tract. Details include the 6 acre site development, the access road and the detention for the entire tract. The remaining vacant land is labeled "Future Development".**

**VI. Exhibits**

**Exhibit A – Design Plan**

**Exhibit B – Building Elevations**

**Exhibit C – Community Building Elevation**

**Exhibit D – Residents per Unit for similar developments**

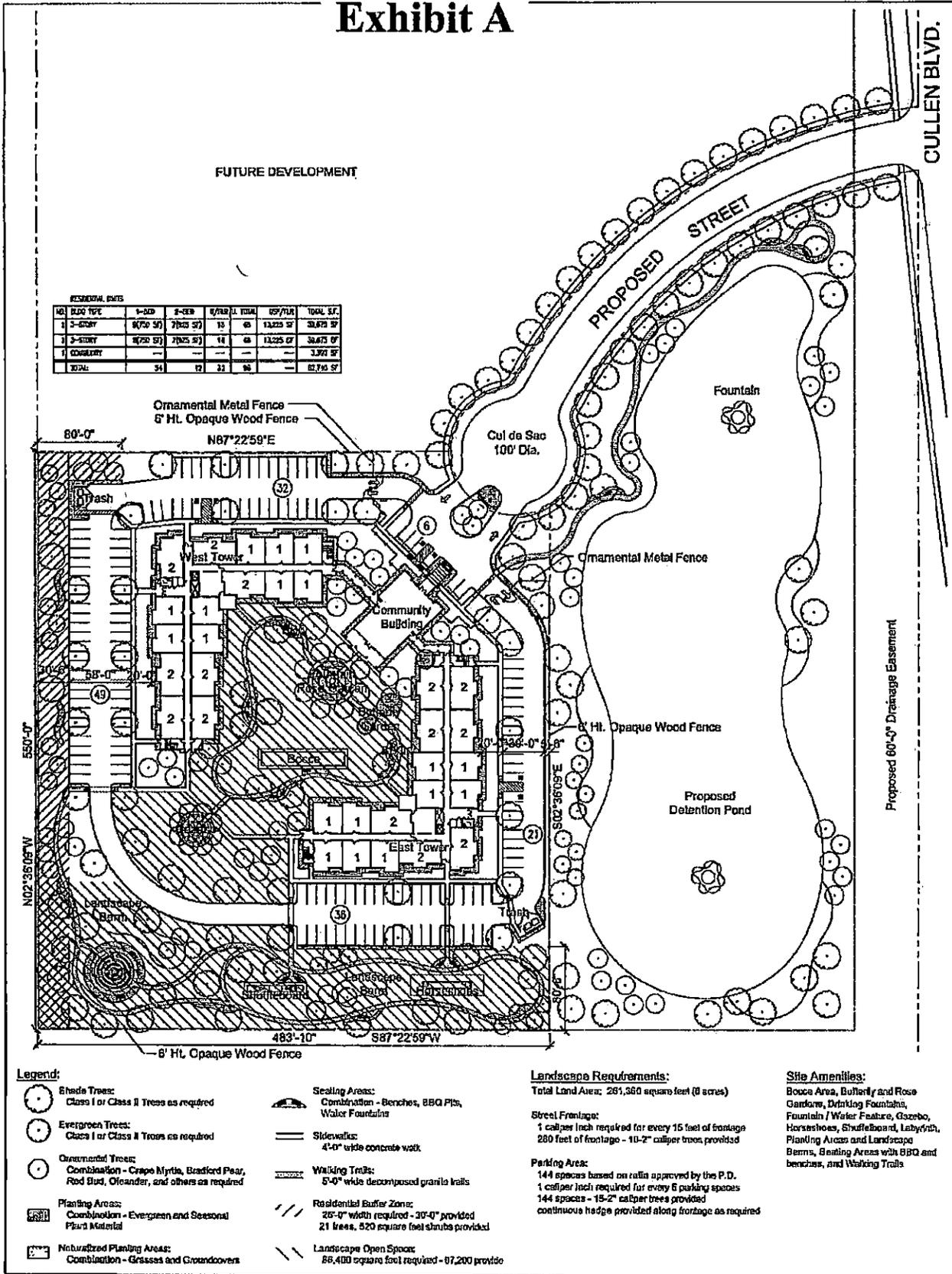
**Exhibit E – Survey results of similar properties for residents per unit and parking Spaces per unit.**

**Exhibit F – Addendum to PD Application**

**Exhibit G – Master Plan**

**Minor deviations from the Design Plan, as specified in the UDC, shall be approved by staff.**

# Exhibit A



## TOWNE PLACE RESERVE - DESIGN PLAN

AFFORDABLE SENIOR HOUSING P.U.D. PEARLAND, TEXAS

JULY 25, 2008  
SCALE: 1" = 40'-0"

**VITRO DESIGN STUDIO**  
LANDSCAPE ARCHITECTURE

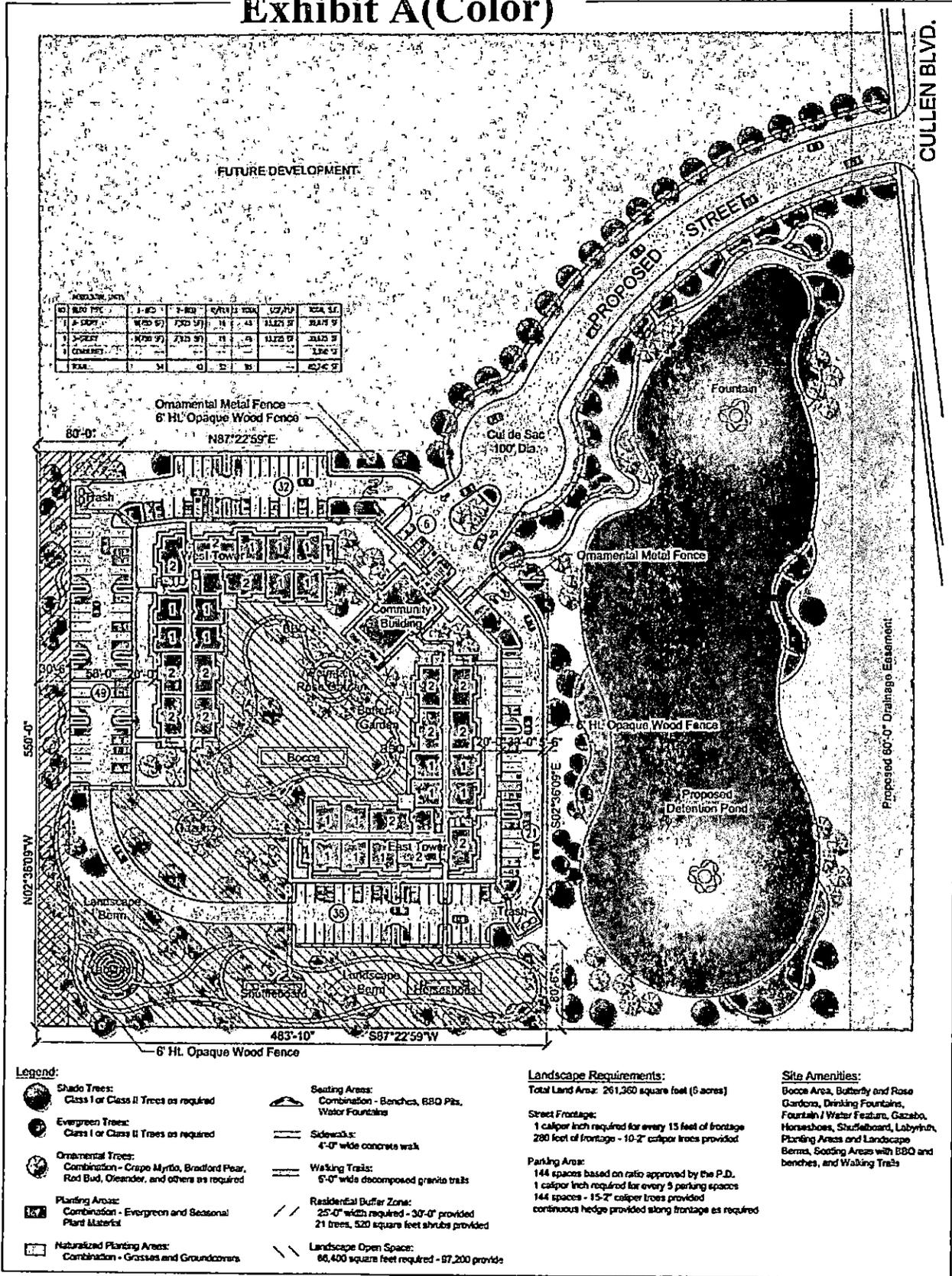
2822 Kemper Park Blvd. Houston, Texas 77054  
813-627-6479 / 282-02-6442  
www.vitrodesignstudio.com

After the Review from the Design Plan is approved, the final site plan shall be approved by the staff. Therefore, this Design Plan is conceptual in nature and is subject to change. This plan is not for permit or construction purposes.  
© 2008 VITRO DESIGN STUDIO



**JIM GWIN ARCHITECTS, INC.**  
3100 EDLOE  
HOUSTON, TEXAS 77027  
SUITE 320  
(713) 529-8262

# Exhibit A (Color)



## TOWNE PLACE RESERVE - DESIGN PLAN

AFFORDABLE SENIOR HOUSING P.U.D. PEARLAND, TEXAS

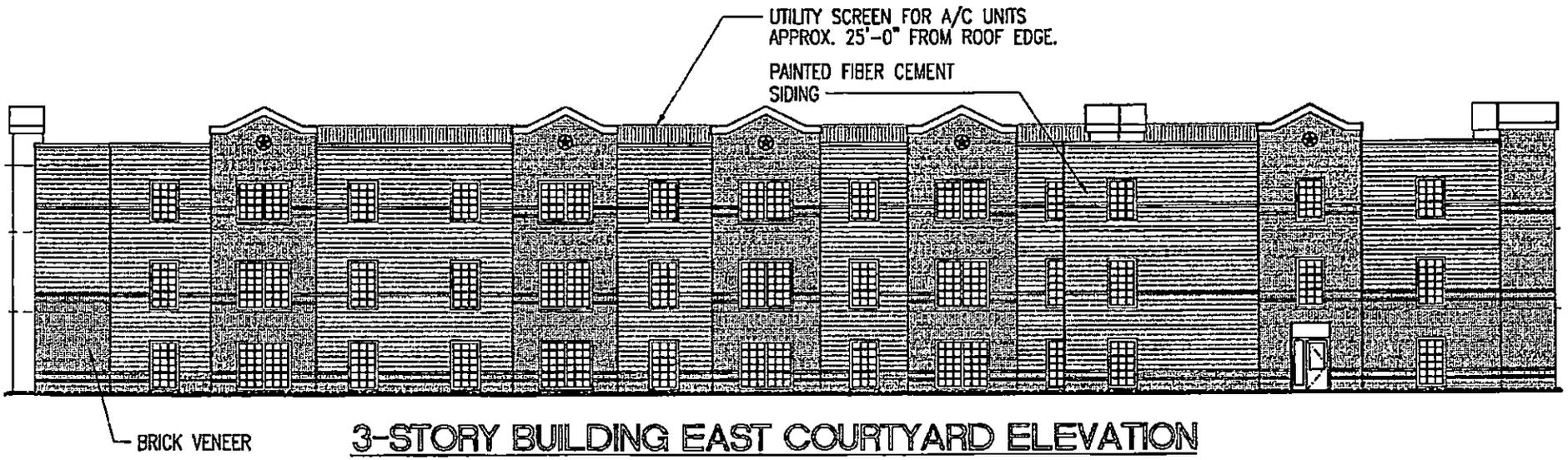
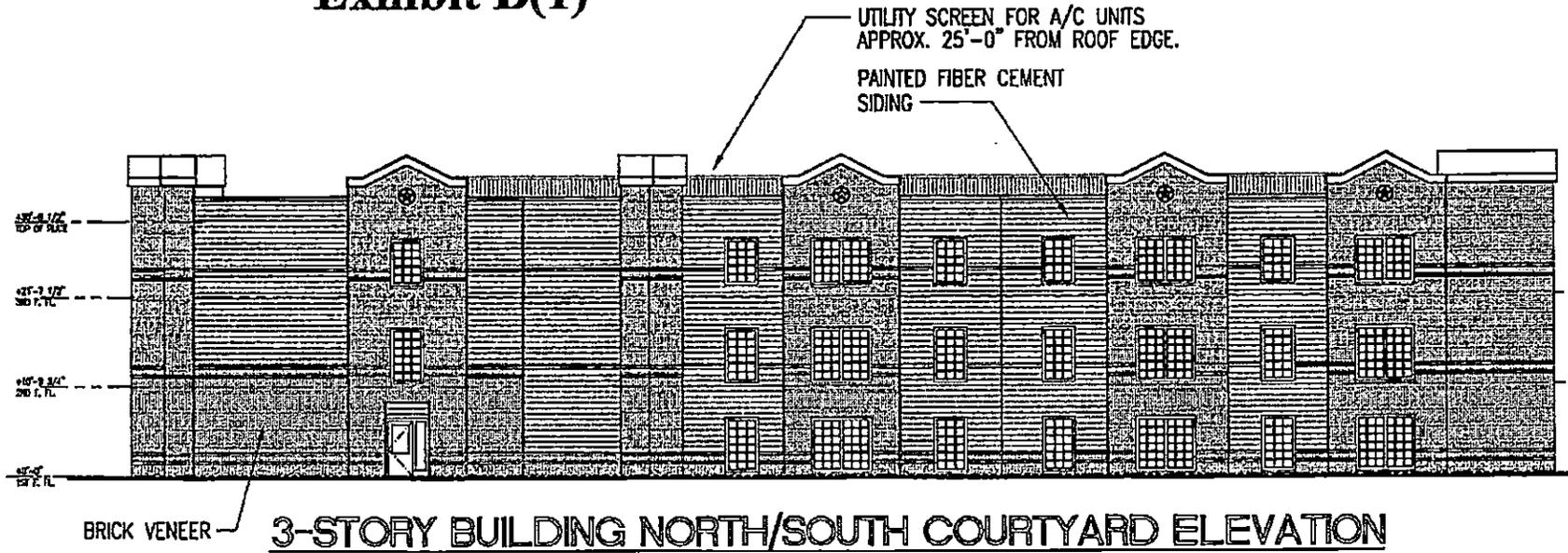
JULY 25, 2008  
SCALE: 1" = 40'-0"

**VITRO DESIGN STUDIO**  
LANDSCAPE ARCHITECTURE  
2022 Reed Road West Houston, Texas 77058  
Tel: 281-447-1111 www.vitrodesignstudio.com

Minor deviations from this Design Plan are expected. Resulting changes shall be approved by the staff. Therefore, this Design Plan is conceptual in nature and is subject to change. This plan is not to permit or construction purposes.  
© 2008 VITRO DESIGN STUDIO

**JIM GWIN ARCHITECTS, INC.**  
3100 EDLOE SUITE 320  
HOUSTON, TEXAS 77027 (713) 529-6262

# Exhibit B(1)



## TOWNE PLACE RESERVE

AFFORDABLE SENIOR HOUSING

PEARLAND, TEXAS

SCALE: 1" = 20'-0" JULY 3, 2008

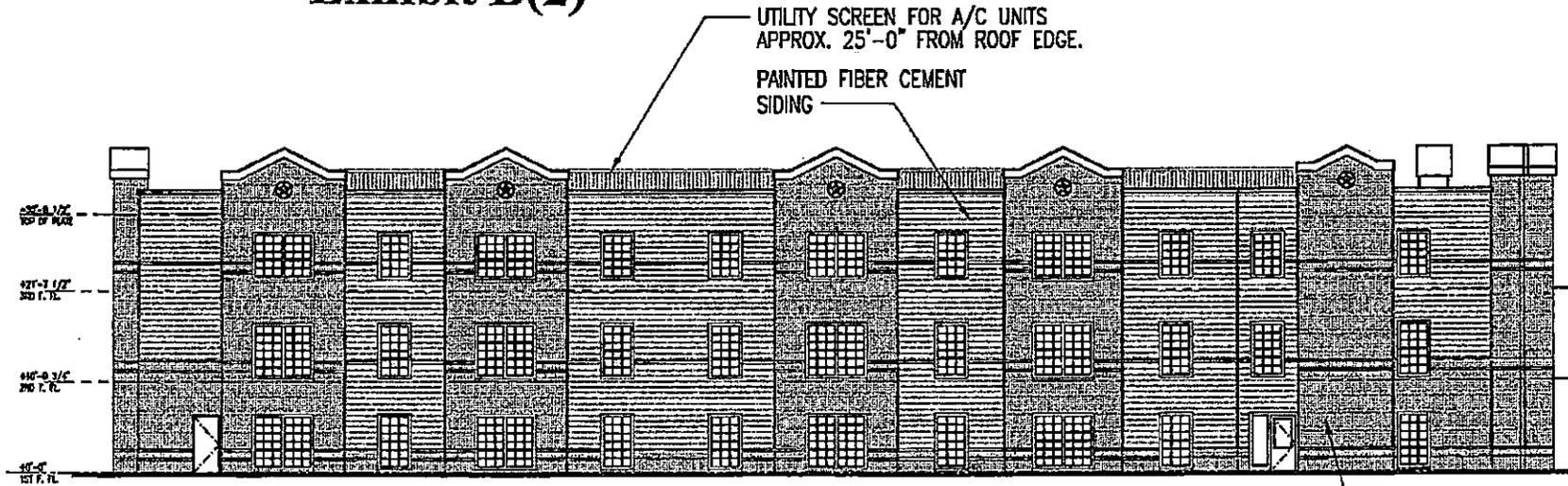


## JIM GWIN ARCHITECTS, INC.

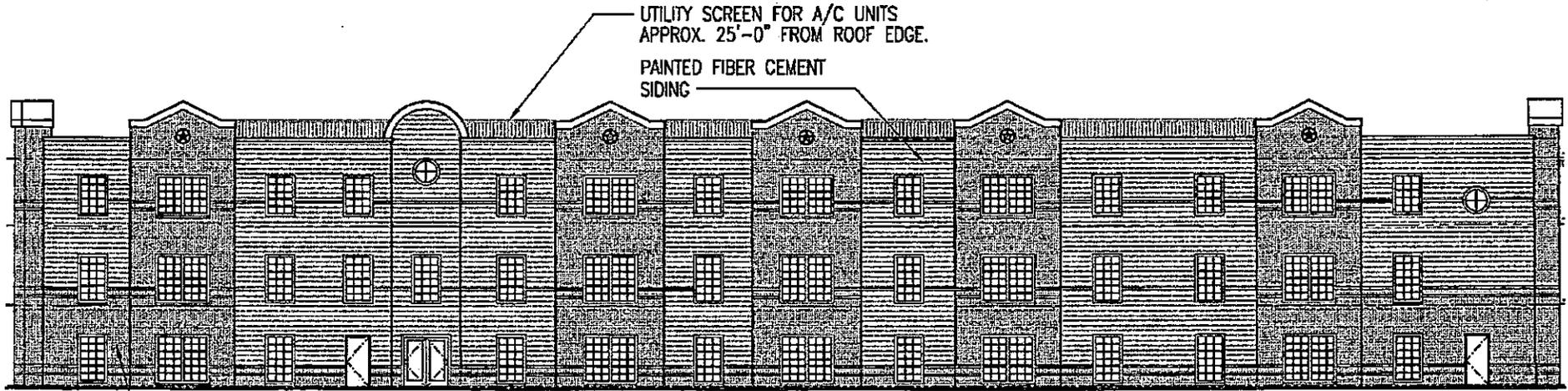
3100 EDLOE  
HOUSTON, TEXAS 77027

SUITE 320  
(713) 529-8262

# Exhibit B(2)



**3-STORY BUILDING NORTH/SOUTH ELEVATION**



**3-STORY BUILDING EAST ELEVATION**

**NOTE:**  
EXTERIOR WALLS WILL BE  
100% MASONRY WHICH INCLUDES  
UPTO 70% FIBER CEMENT SIDING.

## TOWNE PLACE RESERVE

AFFORDABLE SENIOR HOUSING  
PEARLAND, TEXAS

SCALE: 1"=20'-0" JULY 3, 2008



## JIM GWIN ARCHITECTS, INC.

3100 EDLOE  
HOUSTON, TEXAS 77027

SUITE 320  
(713) 529-6262

# Exhibit B(3)

UTILITY SCREEN FOR A/C UNITS  
APPROX. 25'-0" FROM ROOF EDGE.

UTILITY SCREEN FOR A/C UNITS  
APPROX. 25'-0" FROM ROOF EDGE.

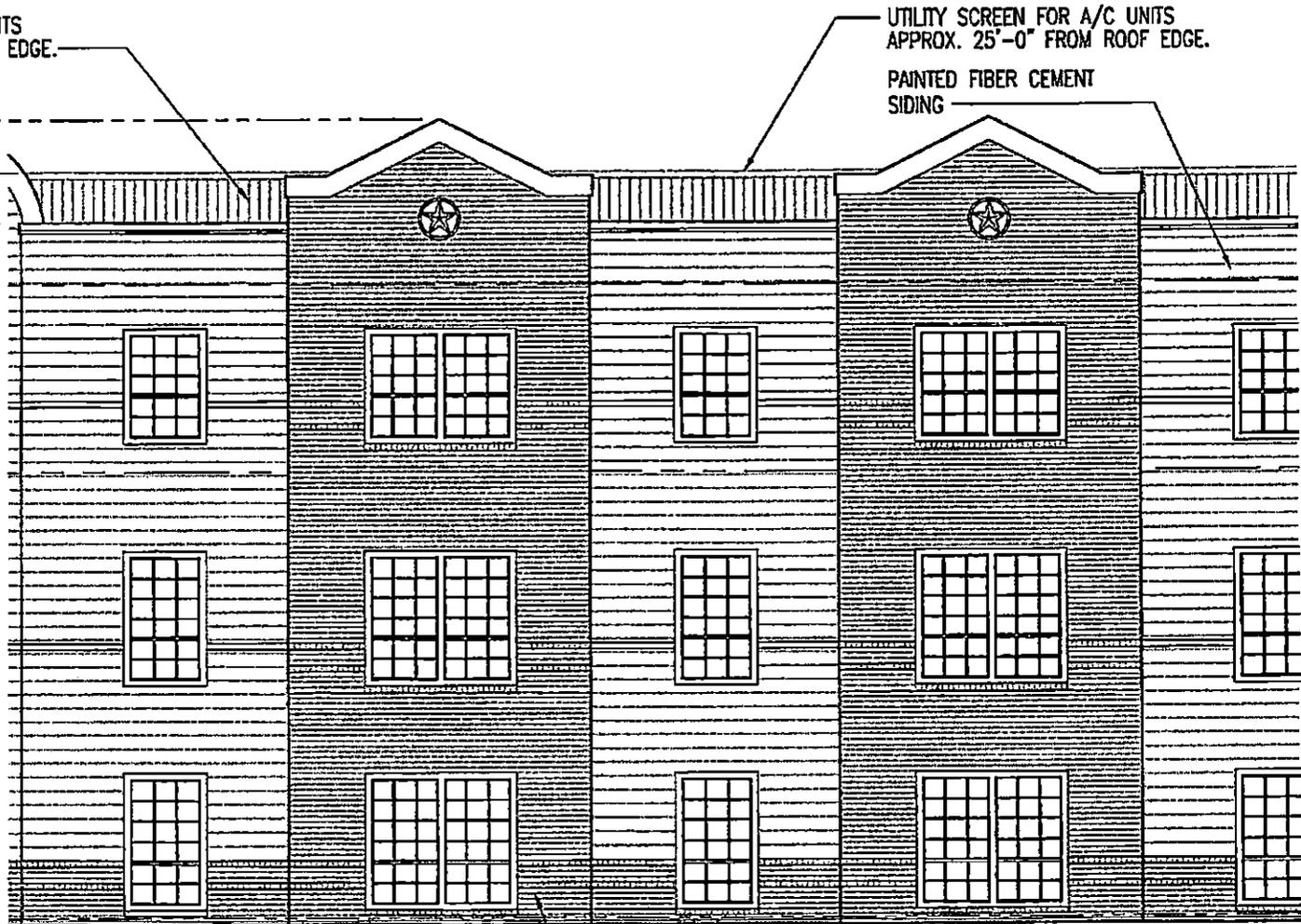
PAINTED FIBER CEMENT  
SIDING

39'-0"  
GRADE TO TOP OF PEDIMENT  
36'-5 1/2" GRADE TO  
TOP OF SCREEN  
34'-0" GRADE TO  
TOP OF PARAPET  
30'-8 1/2"  
TOP OF PLATE

21'-7 1/2"  
3rd FLOOR

10'-9 3/4"  
2nd FLOOR

0.0  
1st FLOOR



BRICK VENEER

## TOWNE PLACE RESERVE

AFFORDABLE SENIOR HOUSING

PEARLAND, TEXAS

SCALE: 1/8" = 1'-0"

JULY 3, 2008



**JIM GWIN ARCHITECTS, INC.**

3100 EDLOE  
HOUSTON, TEXAS 77027

SUITE 320  
(713) 629-6262

# Exhibit B(3 Color)

UTILITY SCREEN FOR A/C UNITS  
APPROX. 25'-0" FROM ROOF EDGE.

UTILITY SCREEN FOR A/C UNITS  
APPROX. 25'-0" FROM ROOF EDGE.

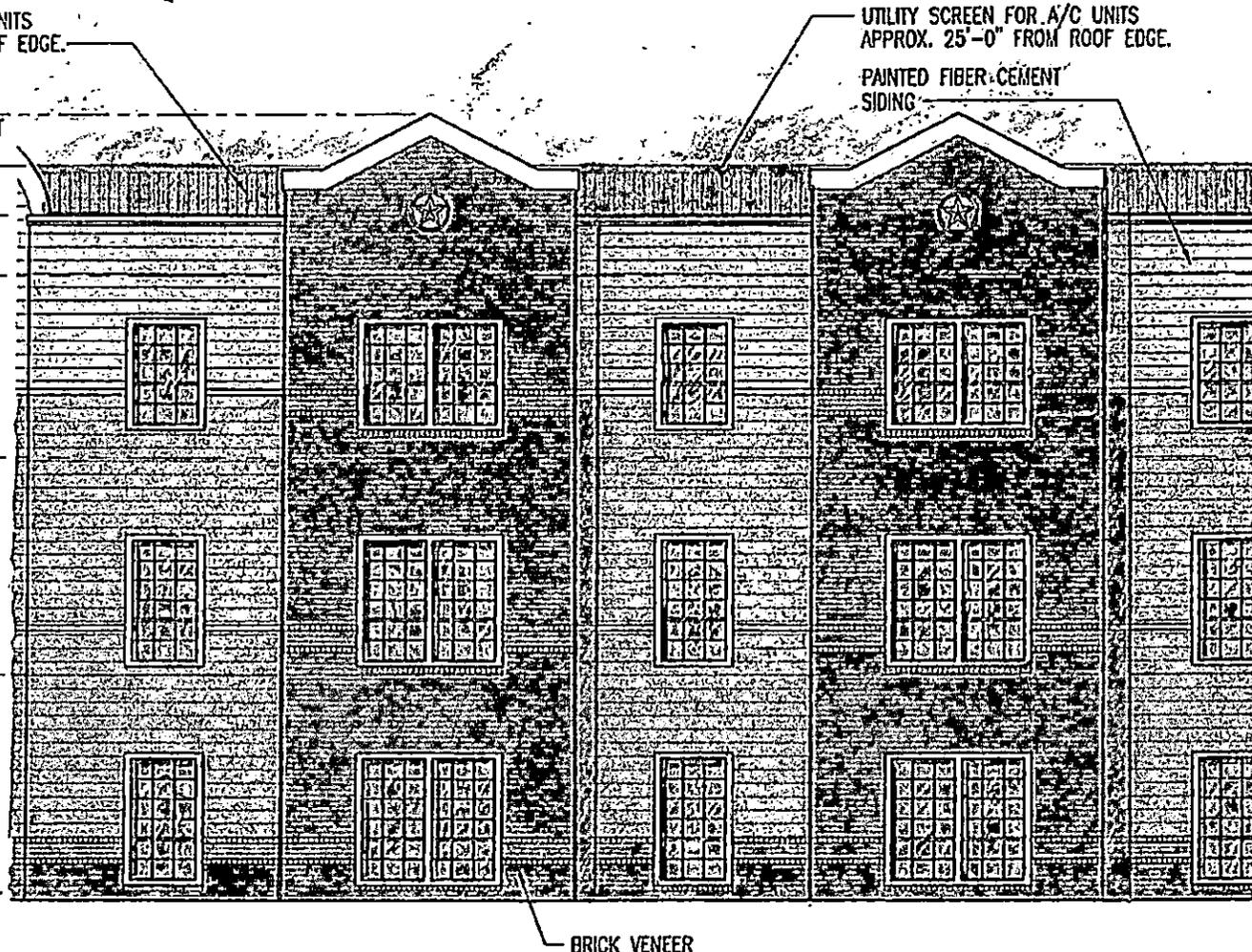
39'-0"  
GRADE TO TOP OF PEDIMENT  
36'-5 1/2" GRADE TO  
TOP OF SCREEN  
34'-0" GRADE TO  
TOP OF PARAPET  
30'-8 1/2"  
TOP OF PLATE

PAINTED FIBER CEMENT  
SIDING

21'-7 1/2"  
3rd FLOOR

10'-9 3/4"  
2nd FLOOR

0.0  
1st FLOOR



BRICK VENEER

## TOWNE PLACE RESERVE

AFFORDABLE SENIOR HOUSING  
PEARLAND, TEXAS

SCALE: 1/8" = 1'-0"

JULY 3, 2008



**JIM GWIN ARCHITECTS, INC.**

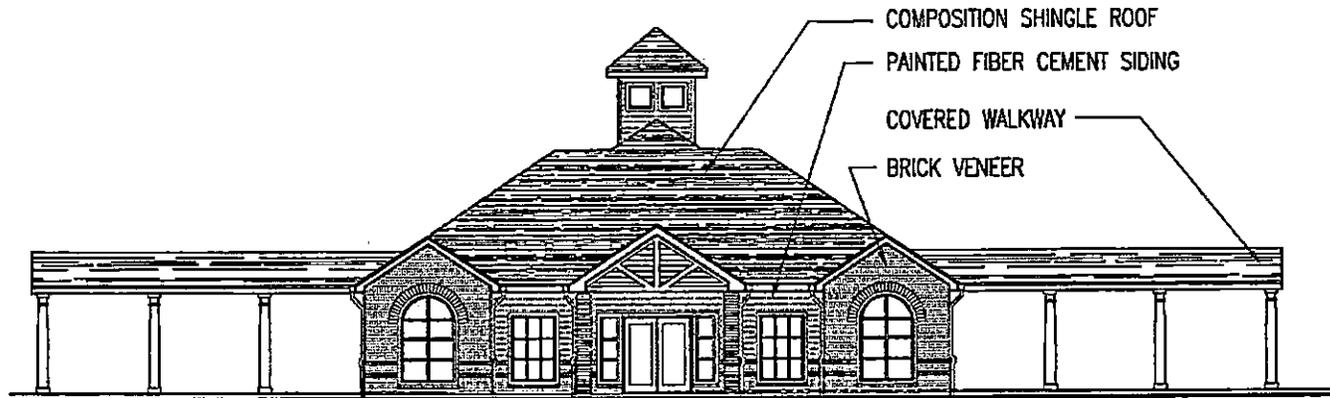
3100 EDLOE  
HOUSTON, TEXAS 77027

SUITE 320  
(713) 529-6282

# Exhibit C



**COMMUNITY BUILDING - COURTYARD ELEVATION**



**COMMUNITY BUILDING - FRONT ELEVATION**

**NOTE:**  
EXTERIOR WALLS WILL BE  
100% MASONRY WHICH INCLUDES  
UPTO 70% FIBER CEMENT SIDING.

## **TOWNE PLACE RESERVE**

**AFFORDABLE SENIOR HOUSING**

**PEARLAND,**

**TEXAS**

**SCALE: 1/16"=1'-0"**

**JUNE 20, 2008**



**JIM GWIN ARCHITECTS, INC.**

**3100 EDLOE  
HOUSTON, TEXAS 77027**

**SUITE 320  
(713) 529-6262**

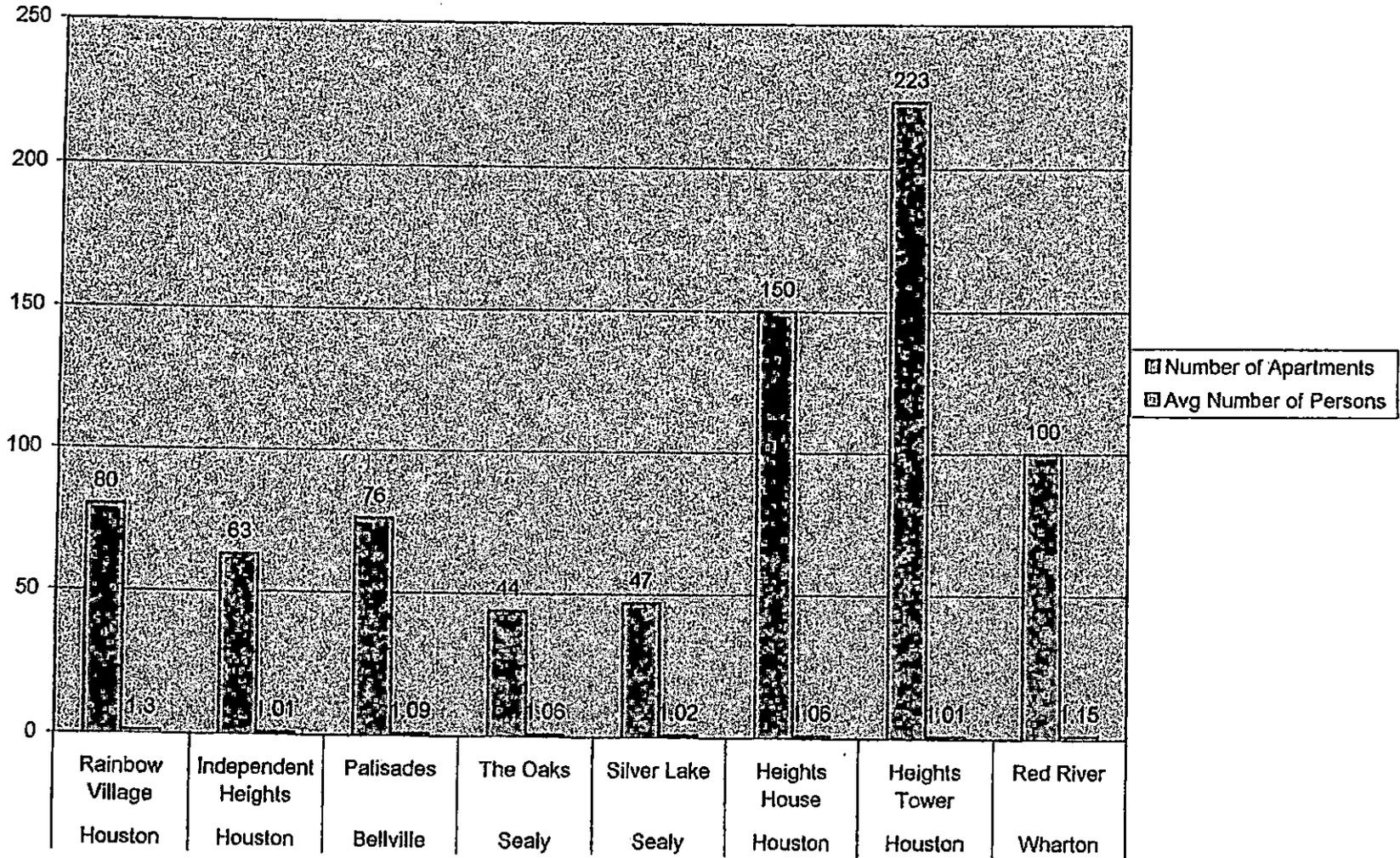
# Exhibit D

## Seniors-only Tax Credit Developments (Number of Residents per unit)

Property	City	1-bdrm units	2-bdrm units	Total Units	Total Residents	Residents per unit
Greens on Turtle Creek	Port Arthur	0	84	84	92	1.10
Villas of Park Grove	Katy	60	90	150	164	1.09
Havenwood Place	Conroe	52	12	64	68	1.06
Gateway Village	Beaumont	68	48	116	121	1.04
Highland Oaks	Marble Falls	36	40	76	85	1.12
TownePark Kingsland	Kingsland	0	76	76	82	1.08
TownePark Fredericksburg	Fredericksburg	0	48	48	53	1.10
TownePark Fredericksburg II	Fredericksburg	44	0	44	47	1.07

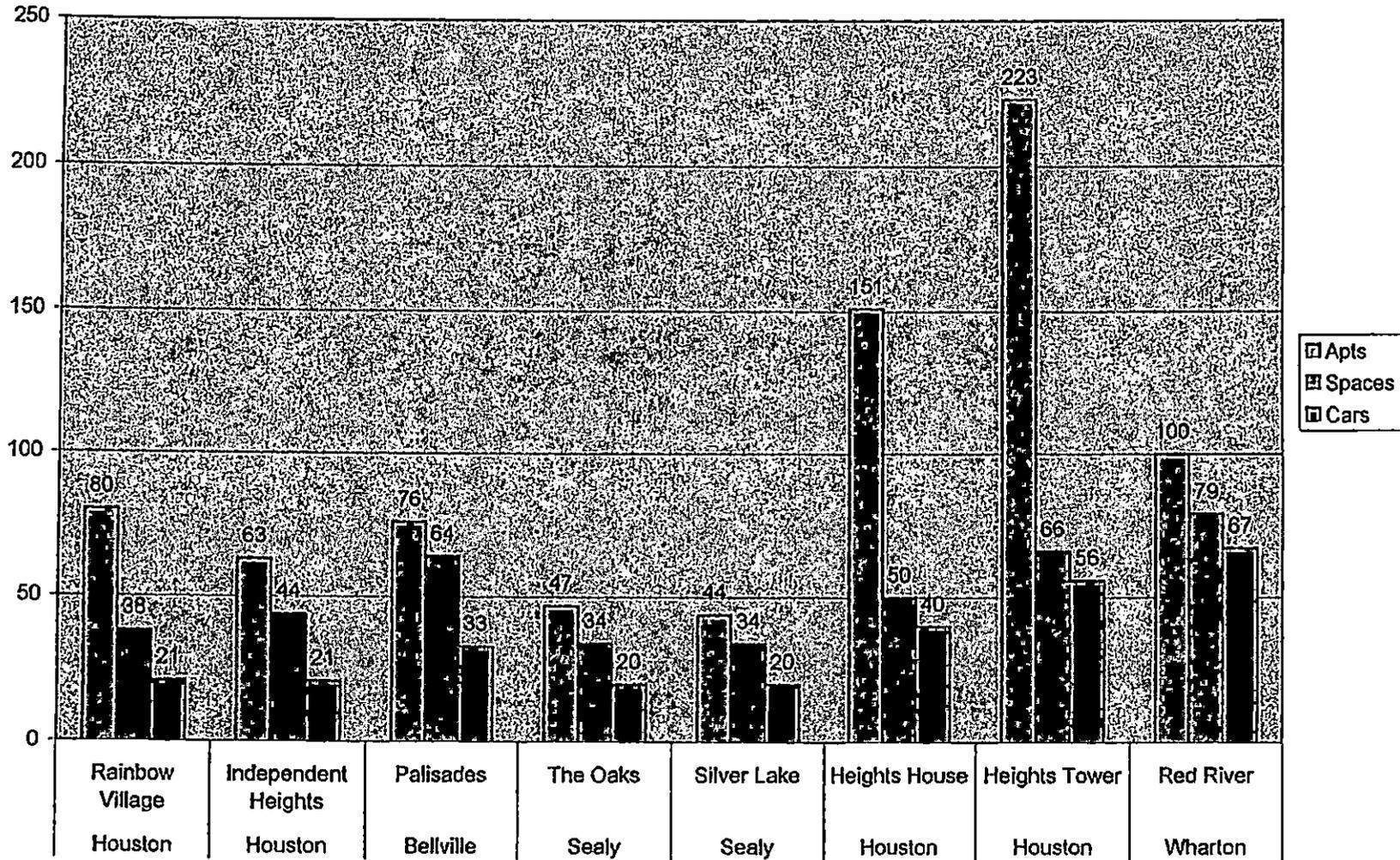
# Exhibit E(1)

## Average Number of Persons in Senior Apartments



# Exhibit E(2)

## Parking at Retirement Complexes



# Exhibit F

## ADDENDUM TO PLANNED DEVELOPMENT ZONE CHANGE NO. 2008-11Z

Whereas Imani Church is in Contract for the sale of 6.00 acres being out of Lots 23 and 24, Section 21, of Allison Richey Gulf Coast Home Company's Subdivision 26 acres tract in Pearland, Brazoria County, Texas to Kilday Realty Corp;

Whereas Imani Church strives to develop the remainder of said property according to the requirements of the State of Texas, Brazoria County Drainage District 4, and the City of Pearland;

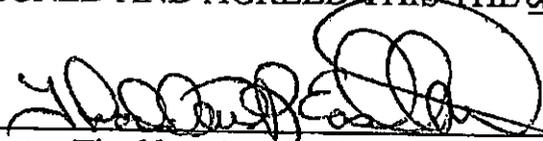
Whereas said development will require a designated Reserve of approximately 4.7 acres of detention area to meet these requirements;

Whereas as this detention reserve shall be created as an amenity to the future development of the tract according to standards provided by the City of Pearland known as 'passive park' features;

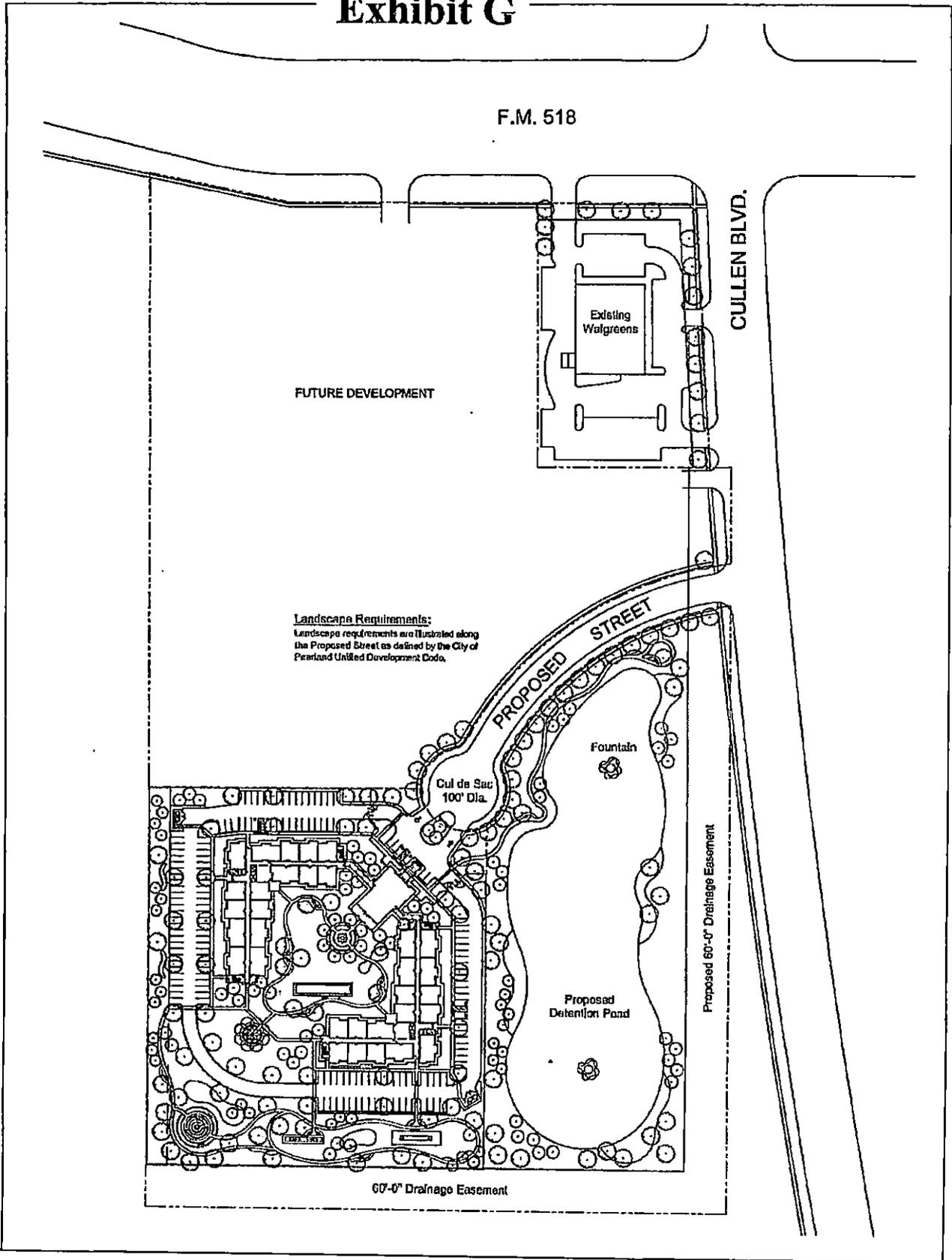
And Whereas street access to the 6 acres for Kilday and the remaining development must be provided by Imani Church to meet the subdivision of land platting requirements and the roadway construction requirements of said government authorities;

THEREFORE, BE IT KNOWN TO ALL PARTIES OF INTEREST Imani Church does hereby covenant and agree to allow such access and designated detention reserve as presented here in Exhibit "A" according to the normal standards and requirements of these government authorities and does agree to bind its heirs and assigns to the same.

SIGNED AND AGREED THIS THE 25<sup>th</sup> DAY OF July, 2008

  
\_\_\_\_\_  
Pastor Thaddeus Eastland

# Exhibit G



## TOWNE PLACE RESERVE - MASTER PLAN

AFFORDABLE SENIOR HOUSING P.U.D. PEARLAND, TEXAS

JULY 25, 2008  
SCALE: 1" = 60'-0"



VITRO DESIGN STUDIO  
LANDSCAPE ARCHITECTURE

2022 South Loop West Houston, Texas 77024  
832.429.6011 / 281.942.0448  
www.vitrodesignstudio.com

All other details from this Master Plan are expected. Any existing changes shall be approved by the client. The above, this Master Plan is conceptual in nature and is subject to change. This plan is not for permit or construction purposes.  
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JIM GWIN ARCHITECTS, INC.

3100 EDLOE  
HOUSTON, TEXAS 77027

SUITE 320  
(713) 528-6262

**“Discussion Items”  
See Agenda**

## news & events

News  
&  
Events  
home

**Thursday, August 21, 2008**  
District Council Conference  
**Suburban Marketplace 2008**

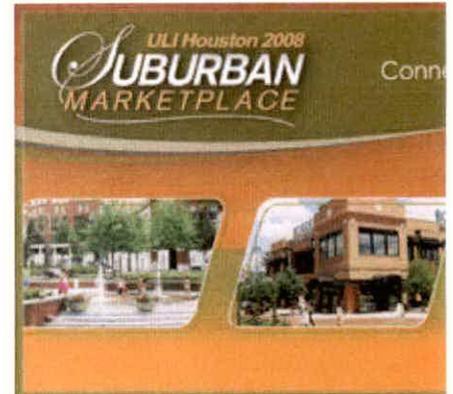
**Keynote Speaker:** Mr. Gadi Kaufmann  
Managing Director and Chief Executive Officer, RCLCO  
(Robert Charles Lesser & Co.)

**With special video  
welcome by:** Mr. George Mitchell

**Also Including:** Discussion Panels, Roundtable Discussion Groups,  
Exhibitors' Marketplace, and Cocktail Reception

**Location:** The Woodlands Waterway Marriott  
North and South Exhibit Hall

**Registry of  
Attendees:** If you have registered and would like to verify your  
registration, or if you would like to see who else is  
registered for this event, please [click here](#)  
(Please note: this list only includes registrations received before the  
pre-registration deadline).



### Overview and Schedule:

On Thursday, August 21, 2008, the Houston District Council of the Urban Land Institute will hold its first-ever Suburban Marketplace conference at The Woodlands Waterway Marriott. The half-day conference is modeled on the highly-successful ULI Houston Urban Marketplace conference, which has, for each of the past three years in which it has been held, attracted over 600 attendees and almost 60 exhibitors from the for-profit, not-for-profit, and public sectors, bringing members of the development and land use community together to meet, share experiences and best practices, and lay the foundation for future collaborative efforts.

The half-day Suburban Marketplace conference will feature a luncheon with keynote speaker, discussion panels, roundtable discussion groups, a marketplace with exhibitors, and a cocktail reception—all with a focus on promoting best practices in suburban development. For this year's keynote speaker, we are excited to have Mr. Gadi Kaufmann, Managing Director and Chief Executive Officer of RCLCO (Robert Charles Lesser & Co.), the largest independent real estate advisory firm in the nation. Mr. Kaufmann will begin our discussion of the latest trends in suburban development, to be continued through our after-luncheon discussion panels and roundtable discussion groups. Please join us, and be a part of this important discussion about our region's future.

#### 10:00 am - Registration Opens

#### 10:00 am - 5:00 pm - Exhibitors' Marketplace

Exhibitors from development companies and development service providers, as well as from governmental and quasi-governmental entities, market their development plans, incentives, and services to other developers and financiers.

#### 10:30 am - 11:30 am - Tours offered of Woodlands Town Center

(Tour repeats at 5:00 pm - 6:00 pm, per below)

### **12:00 noon - 1:30 pm - Luncheon with Keynote Speaker, Gadi Kaufmann, Managing Director and CEO of RCLCO**

As Managing Director and Chief Executive Officer of RCLCO (Robert Charles Lesser & Co.), the largest independent real estate advisory firm in the nation, Gadi Kaufmann brings an immense wealth of knowledge and experience to bear on our conference topic: current trends in suburban development. Among RCLCO's many research and advisory activities is its annual survey of the nation's master-planned communities, which provides valuable insights on which communities are flourishing, and why. Learn what consumers are looking for, and which trends are proving to be successful even in challenging market conditions.

### **1:45 pm - 3:15 pm - Discussion Panel #1- Fostering Suburban Development through Regional Cooperation**

Economic development no longer occurs merely among cities, but rather among entire regions, necessitating greater intra-regional cooperation. Working across multiple jurisdictional lines creates new challenges, though, both for the developer and for the public policy-maker. How have multiple public-sector entities successfully worked together, with each other and with the private sector, to facilitate improvements in suburban development? We will look at our own region and efforts currently underway here, and will also study one of our region's economic competitors: the Denver region, where the mayors of Denver and 36 surrounding suburbs have formed the Metro Mayor's Caucus, a working partnership that is credited with facilitating development across jurisdictional lines, and with accomplishing regional initiatives such as the six-billion dollar FasTracks program for the expansion of regional transit.

### **3:30 pm - 5:00 pm - Discussion Panel #2- "So You Think You Can Be a Town Center?"**

The terms "town center" and "village center" are the new buzzwords of suburban development, and are used to describe virtually every type of retail or mixed-use project, from a neighborhood strip to the 1000-acre Woodlands Town Center, where Suburban Marketplace is being held. This seminar, featuring a distinguished panel of both local and out-of-the-region developers, will highlight the scalability, synergistic mixture of uses, advantages, and constraints of this renewed type of social and real estate focus for areas as small as a few hundred homes and as large as small cities. Town and village centers are not new concepts, obviously, but they are being developed to higher and better standards in their latest incarnations. This session will push the understanding of how these complex projects really function, both during their development phases and their operational lives.

### **1:30 pm - 5:00 pm - Roundtable Discussion Groups**

Experts from the real estate sector and other industries, government, non-profits, and academia sit at six tables throughout the room, where attendees can ask questions and engage them and fellow attendees in a free-flowing and more in-depth, personal conversation on issues raised during the luncheon presentation and discussion panels.

### **5:00 pm - 6:00 pm - Tours offered of Woodlands Town Center**

(repeat of tour offered from 10:30 am - 11:30 am, per above)

### **5:00 pm - 6:30 pm - Cocktail Reception**

Participants put the information they have gained and the contacts they have made to immediate use, interacting with one another to lay the foundation for future collaborative efforts.

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#### Registration Links :

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There are three possible ways to register:

- Register online now by [clicking here](#)
- Register by [clicking here](#) for printable "fax-in" registration form and event flyer.  .PDF format)
- Register by phone by calling 1-800-321-5011 and referencing **Meeting Code 8113-0903**.

#### **Pre-Registration Deadline: Monday, August 18th, 2008**

After Monday, August 18th, please call 713-349-8821 to check for availability.  
All registration fees increase \$10 after pre-registration deadline.

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Houston District Council  
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**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 4, 2008 AT 6:30 P.M., IN THE 2<sup>ND</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

- I. **CALL TO ORDER** *6:33 Henry*
- II. **APPROVAL OF MINUTES** **Regular Meeting of July 21, 2008**
- III. **NEW BUSINESS** *Darrell/Ron 6-0 approved*

*all present except Gooden, Jr*

**A. CONSIDERATION & POSSIBLE ACTION - Master Plat of Ridge Rock**

*Charles Wigham arrived @ 6:34*

A request by Christy B. Schmidt, Kerry R. Gilbert & Assoc., Inc., for Trails Development, Ltd., owner, for approval of a Master Plat of 70.3 acres zoned Planned Unit Development (P.U.D.) within the Ridge Rock P.U.D. The applicant is proposing single family lots, reserve areas, and a commercial reserve and the property is described as follows:

Being 70.3 acres of land out of the H.T. & B. R.R. Co. Survey, Sect. 80, A.K.A. J. S. Talmage Survey, A-564, City of Pearland, Brazoria County Texas.

*Susan - M / Diggs - 2nd*

*RK read... 3 outstanding item*

**B. REMOVE ITEM FROM TABLE - Zone Change No. 2008-11Z**

A request by Les Kilday and Kilday Realty Corporation, applicant for Imani Church, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification General Business District (GB) and Suburban Residential - 12 District (SR-12) to Planned Development District (PD), on the following described property, to wit:

*Reserve area E  
Reserve G  
Trail system  
Christy Schmidt presented & spoke about meeting trail requirements and lot lot is being corrected*

*6:45 Ron left due to family situation*

*M-Jerry 2nd Darrell 6-0 approved*

Legal Description: 6.00 acres of land, being out of Lots 23 and 24, Section 21, of the Allison Richey Gulf Coast Home Company's Subdivision, according to the plat thereof as filed in Volume 2, Page 24, of the Brazoria County Plat Records, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the West Side of Cullen Boulevard, on the South Side of FM 518 (Broadway Street), and on the North Side of Fite Road

*Is working on street dedication being submitted ->*

**C. CONSIDERATION & POSSIBLE ACTION - Zone Change No. 2008-11Z**

# A. Master Plat

Henry asked for Lata's input.

City requires Mstr Plat 3 conditions/outstuds items have remained there for 2-3 wks

Does not feel the Development Plat is incomplete.

Need a fairly detailed landscape plan.

Christy Schmidt spoke about getting landscape plan

Lata spoke about amenities.

Nghuain - asked if staff had notified applicants

RK - Yes

Darrell - M  
Susan - 2nd  
to table

7-0 approval  
to table

Darrell asked to reiterate 3 outstuds items

- 1 (Tot lot) Reserve E
- 2 trail system
- 3 Reserve G

staff & commission

Discussion re. Timeline for Master Plat. Can be tabled

→ state state  
no timeline for Mstr



Item C  
Darrell - M  
Susan - 2nd

A request by Les Kilday and Kilday Realty Corporation, applicant for Imani Church, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification General Business District (GB) and Suburban Residential - 12 District (SR-12) to Planned Development District (PD), on the following described property, to wit:

Data made  
staff presentation  
Data also brought up  
letter emailed to  
signature from  
in opposition of  
PUD.

Legal Description: 6.00 acres of land, being out of Lots 23 and 24, Section 21, of the Allison Richey Gulf Coast Home Company's Subdivision, according to the plat thereof as filed in Volume 2, Page 24, of the Brazoria County Plat Records, City of Pearland, Brazoria County, Texas

Item C  
Continued

General Location: Generally Located on the West Side of Cullen Boulevard, on the South Side of FM 518 (Broadway Street), and on the North Side of Fite Road

Much discussion

1) detention & amenities  
aesthetics  
Cullen

D. DISCUSSION ITEMS

- Next P&Z Meeting August 18, 2008
- Suburban Marketplace 2008 August 21, 2008  
at The Woodlands Waterway Marriott
- No P&Z Meeting on Labor Day September 4, 2008

@ 8:37

2 JPH'S

Susan - spoke in regards to

Darrell spoke about long dedication exhibit F

2) US Treasury Dept Program

IV. ADJOURNMENT

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

3) buffers

4) master plan

5) impact of proposed facility on land values

6) details of facade materials & articulation

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 1<sup>st</sup> day of August 2008, A.D., at 5:30 p.m.

platting public access/

private street

detention corridor over by district

Judy Krajca, Planning Secretary

Agenda removed \_\_\_\_\_ day of 2008.

Quin Glwin, Architect spoke

7) phasing plan

add'l comments:  
• pg numbering  
• height limit  
• design plan - detention



cont C

Yes Kilday spoke - talking w/ regards to:

- asked that walkway not be placed on all sides
- Buffer to South
- 2 rails - 5 ft wd. (not 8 ft)
- TX Dept. of Housing was recommending for funding on July 31, 2009

# MINUTES

Recap

Darrell - he recommended taking because of ~~detention~~ ~~access~~ and 39 ft variance of units on roof Row access. Nghiem references access & detention

Lowe, Realtor spoke. Stated she had tried to contract Nghiem to discuss and was unsuccessful. Nghiem - can't go forward. access - not concerned w/ access because will be addressed in plat

Lata - reiterated 7 items

- impact of lamp values (use)

Charles re: 39 ft. (discussion re: roof line) and type of screening material

Res - Prop. value no negative impact on Prop. values

Mr. Kilday apologized that packet did not make it on time.

Lata when "i" will things be done

Henry spoke

- on detention-landscape
- walkways - follow city guidelines

Darrell asked about phases + approvals  
of recommendation  
that as phases progress,  
Mgheim - spoke.

Nata asked of phasing of acres  
or entire 26 ac  
4 components

4 areas

- asst. living  
detention
- street
- rest of land

underlying zone as GB

Detention discussed

Phasing discussed

What is total acreage of PD

~~James~~ J. Lowe spoke

6 acre designation cannot be changed

Darrell -  
does it matter  
what is said about  
detention when it is  
considered offsite.

offsite detention

ROW is sup redup  
offsite detention is offsite  
and we can't control

6 acres is all  
that can be  
considered

Much discussion

Darrell amended his motion  
amendment

- recommending  
approval w/ stipulation  
that, <sup>30 ft</sup> ~~30 ft~~ <sup>ance</sup> ~~ance~~ <sup>be</sup> ~~be~~ granted

~~and~~ and

- <sup>detention</sup> contractual be in place between  
city & land owner.

Charles 2nd - ~~retracted~~ →

Kata  
brought up  
articulation  
~~Warrell~~ amended  
reinsertion of  
~~the~~ of articulation  
as presented @  
PH. mtg

Roof Plan.

7/21/08  
of ~~handout~~  
for articulation  
Exhibit C  
of Red July 11, 2008

6-0 amendments  
6-0 motion  
recessed @  
9:28

Charles 2nd

# AGENDA

**MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD JULY 21, 2008 AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**CALL TO ORDER**

Acting Chairperson Susan Sherrouse called the meeting to order at 10:26 p.m. with the following present:

Acting Chairperson Susan Sherrouse  
P&Z Commissioner Neil West  
P&Z Commission Ron Capehart  
P&Z Commissioner Charles Gooden, Jr.  
P&Z Commissioner Darrell Diggs

*Darrell - 1st  
Ron - 2nd  
approved  
6-0*

Also in attendance were: Planning Director Lata Krishnarao, Senior Planner Theresa Grahmann, Plans and Plat Administrator Richard Keller, Planner Tim Chi, and Planning Administrative Secretary Judy Krajca.

**APPROVAL OF MINUTES**

P&Z Commissioner Ron Capehart made the motion to approve the minutes of July 7, 2008, and P&Z Commissioner Darrell Diggs seconded.

The vote was 5-0. The minutes of July 7, 2008 were approved.

**NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP2008-20**

A request by G & G Construction, applicant for CLS Properties, Inc., owner, for approval of a Conditional Use Permit for the use of "aluminum composite materials" for the exterior façade of a business located in the General Commercial District (GC), on the following described property, to wit:

Legal Description: 9.004 acres of land, being Tract 53, out of the H.T. & B.R.R. Company Survey, Abstract 544, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the North Side of FM 518 (Broadway Street), and on the West Side of Jasper Road

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

Discussion ensued with regards to the aluminum metal and the need for a Conditional Use Permit (CUP). P&Z Commissioner Gooden, Jr. stated he was in favor. P&Z Commissioner Darrell Diggs inquired about the percentage of façade and metal. Acting Chairperson Susan Sherrouse recalled that Council was looking for a percentage number on the façade. Mr. Guzak, on behalf of the applicant, stated he would guess that the aluminum metal would cover approximately 35-40%.

P&Z Commissioner Darrell Diggs made the motion to amend and approve the CUP with restrictions to not exceed 35%, and P&Z Commissioner Neil West seconded.

The vote for the amendment to the motion was 3-2. Amendment was approved.

The vote for the original motion was 5-0. Motion was approved.

#### **B. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2008-11Z**

A request by Les Kilday and Kilday Realty Corporation, applicant for Imani Church, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification General Business District (GB) and Suburban Residential – 12 District (SR-12) to Planned Development District (PD), on the following described property, to wit:

Legal Description: 6.00 acres of land, being out of Lots 23 and 24, Section 21, of the Allison Richey Gulf Coast Home Company's Subdivision, according to the plat thereof as filed in Volume 2, Page 24, of the Brazoria County Plat Records, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the West Side of Cullen Boulevard, on the South Side of FM 518 (Broadway Street), and on the North Side of Fite Road

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

There was much discussion with regards to: incomplete PD document, road access, not enough information, detention close to Cullen Blvd, and Master Plan.

Acting Chairperson Susan Sherrouse spoke on behalf of the P&Z Commissioners stating they do not have a problem with the building

height at 39-feet and condensers on the roof; and, the parking and density are acceptable.

P&Z Commissioner Neil West asked Planning Director Lata Krishnarao to recap what Council is looking for. Ms. Krishnarao stated that Council wants to see an overall plan of the 26 acres. Council wants to see that a road is coming in, and want to see detention and location of detention. Council is looking for features that will affect this parcel, and they want to see a Master Plan.

There was much discussion among the Commission with regards to the expectations the Council is looking for in a PD, and problems that could arise when issues are not addressed in the PD.

P&Z Commissioner West asked Planning Director Krishnarao to state a timeline for denial verses tabling.

Ms. Krishnarao stated that if tabled, Item would come back before P&Z on 1<sup>st</sup> Monday in August, and if rushed to Council, the first reading could be hear on August 11th. Ms. Krishnarao's expressed concern with rushing this through to Council.

P&Z Commissioner Darrell Diggs stated his biggest concern was the ownership of the land.

P&Z Commissioner Neil West called for the question. Acting Chairperson Susan Sherrouse called the question.

Commissioner Darrell Diggs recommended tabling, Commissioner Charles Gooden, Jr. seconded.

The vote was 5-0. Zone Change No. 2008-11Z was tabled.

### **C. CONSIDERATION & POSSIBLE ACTION – Amendment to the Master Thoroughfare Plan**

A request by the City of Pearland, for an amendment to the Master Thoroughfare Plan, generally affecting the following roadways:

General Location: State Highway 288, Kirby Drive, Business Center Drive, Lou Briggs Road, all located within the Spectrum Area, Generally Located at the Southwest Corner of State Highway 288 and Beltway 8

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

P&Z Commissioner Darrell Diggs asked staff for their concerns.

Planning Director Lata Krishnarao stated staff has no concerns and was in favor of these amendments.

Some discussion ensued among the Commission and Staff.

The vote was 5-0. The Amendment to the Thoroughfare Plan was approved.

**D. CONSIDERATION & POSSIBLE ACTION – Amendment to the Unified Development Code (UDC)**

A request by the City of Pearland, for an amendment to the Unified Development Code, Ordinance No. 2000T.

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

P&Z Commissioner Diggs commented on the electronic signs with regards to the flashing digital sign being every 6 seconds. Planning Director Lata Krishnarao commented that the guidelines were set by Council at a workshop approximately 4-years ago.

The vote was 3-2. The Amendment to the UDC was approved. P&Z Commissioners Diggs and Capehart voted in opposition.

Commissioner Darrell Diggs expressed concerns with the readability of the UDC. The mass changes make it a lot to digest. Commissioner Capehart commented that there were concerns expressed at the JPH with regards to some of the items remaining outstanding.

**E. REMOVE FROM TABLE - Amendment to the Master Thoroughfare Plan**

A request by the City of Pearland, for an amendment to the Master Thoroughfare Plan, generally affecting the following roadways:

Northfork Drive, extending from Old Chocolate Bayou Road to Manvel Road (FM 1128); and Hillhouse Road, extending from Hughes Ranch Road (CR 403) to future McHard Road.

P&Z Commissioner Charles Gooden, Jr. made motion to remove from table, and P&Z Commission Ron Capehart seconded.

The vote was 5-0. The Amendment to the Thoroughfare Plan was removed from table.

**F. CONSIDERATION & POSSIBLE ACTION – Amendment to the Master Thoroughfare Plan**

A request by the City of Pearland, for an amendment to the Master Thoroughfare Plan, generally affecting the following roadways:

Northfork Drive, extending from Old Chocolate Bayou Road to Manvel Road (FM 1128); and Hillhouse Road, extending from Hughes Ranch Road (CR 403) to future McHard Road.

Senior Planner Theresa Grahmann explained the reason the amendment was tabled in June 2008 stating the item is being returned as presented originally.

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

The vote was 5-0. The Amendment to the Master Thoroughfare Plan was approved.

**G. DISCUSSION ITEMS**

There was a brief discussion regarding the next meeting scheduled for August 4, 2008.

**ADJOURNMENT**

Acting Chairperson Susan Sherrouse adjourned the meeting at 11:30 p.m.

These minutes are respectfully submitted by:

---

Judy Krajca, Planning Secretary

Minutes approved as submitted and/or corrected on this 4th day of August, A.D., 2008.

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Acting P&Z Chairperson, Susan Sherrouse