

**AGENDA OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 21, 2002, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARINGS IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES:** January 14, 2002

**III. NEW BUSINESS**

- A. CONSIDERATION & POSSIBLE ACTION** – Proposed Amendments to the Thoroughfare Plan (Figure 7.2), County Road 94, Kirby Road, Hughes Ranch Road, Cliff Stone, Stratford, Unnamed Minor Collectors (East of Veterans, West of railroad, South of Magnolia and North of County Road 101), and Unnamed Minor Collector (North of FM 518 between Pearland Parkway and Country Club – behind Lowe’s), of the City of Pearland Comprehensive Plan Ordinance
- B. CONSIDERATION & POSSIBLE ACTION** – Proposed amendments to the Land Use Plan (Figure 5.1), Veterans Road area (East of Veterans, West of railroad, South of Magnolia and North of County Road 101), of the City of Pearland Comprehensive Plan Ordinance.
- C. CONSIDERATION & POSSIBLE ACTION** – Proposed Amendments to the Land Use and Urban Development Ordinance (509-G), Section 16.4.2., Outdoor Activities and Uses; Section 22.6., Building Facades; and Table III, Schedule of Uses
- D. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Village Grove, a subdivision of 90.004 acres of land out of the H.T.&B. R.R. Co., Abstract 544, Brazoria County, Texas, being lots 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, and north ½ of lots 34 & 35 in the Allison-Richey Gulf Coast Home Co. Subdivision as recorded in Volume 136, Page 501 of the Brazoria County Deed Records.
- E. CONSIDERATION & POSSIBLE ACTION** – Final Plat of Centennial Village Section, being 13.6610 acres (595,075 s.f.) of land located in the H.T.&B R.R. Survey, A-240, Brazoria County, Texas.

**Variance Request:**

1. Engineer is requesting a variance from Chapter 27-4 of the Subdivision Ordinance, which requires a maximum block length of 1200-feet, for “Centennial Village Drive” in Centennial Village Section One.

F. **CONSIDERATION & POSSIBLE ACTION** – A Final Plat of Villa Verde Sec. 2, being 24.1521 acres of land out of the W.D.C. Hall Survey, Abstract No. 23, Harris County, Texas.

G. **CONSIDERATION & POSSIBLE ACTION** – Request by Ryland Homes for a variance from the Subdivision Ordinance to allow for permits to be issued for a sales trailer and a construction trailer at Parks at Walnut Bend Subdivision Section One prior to subdivision acceptance by City Council.

IV. **NEXT MEETING DATE:** February 4, 2002 (Regular Meeting)  
February 11, 2002 (JPH & Regular Meeting)  
February 18, 2002 (Regular Meeting)

V. **ADJOURNMENT**

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

POSTED: 16<sup>th</sup> DAY OF January, 2002 A.D.  
REMOVED: 23<sup>rd</sup> DAY OF January, 2002 A.D.

**AGENDA - JOINT WORKSHOP OF THE CITY COUNCIL AND THE  
PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND,  
TEXAS, TO BE HELD JANUARY 21, 2002, AT 6:00 P.M., IN THE COUNCIL  
CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. PURPOSE OF HEARING**

Proposed amendments to the Land Use Plan (Figure 5.1), of the City of Pearland  
Comprehensive Plan Ordinance (Cullen Boulevard Overlay)

**III. PERSONS WISHING TO SPEAK**

**IV. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION**

*Mr. Tobin Maples, Manager of Administrative Support*

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Proposed amendments to the Land Use and Urban Development Ordinance (509-G), Section 16.4.2., Outdoor Activities and Uses; Section 22.6., Building Facades; and Table III, Schedule of Uses

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- E. CONSIDERATION & POSSIBLE ACTION** – Final Plat of Centennial Village Section, being 13.6610 acres (595,075 s.f.) of land located in the H.T.&B R.R. Survey, A-240, Brazoria County, Texas.

Variance Request:

- 1. Engineer is requesting a variance from Chapter 27-4 of the Subdivision Ordinance, which requires a maximum block length of 1200-feet, for “Centennial Village Drive” in Centennial Village Section One.

F. **CONSIDERATION & POSSIBLE ACTION** – A Final Plat of Villa Verde Sec. 2, being 24.1521 acres of land out of the W.D.C. Hall Survey, Abstract No. 23, Harris County, Texas.

G. **CONSIDERATION & POSSIBLE ACTION** – Request by Ryland Homes for a variance from the Subdivision Ordinance to allow for permits to be issued for a sales trailer and a construction trailer at Parks at Walnut Bend Subdivision Section One prior to subdivision acceptance by City Council.

IV. **NEXT MEETING DATE:** February 4, 2002 (Regular Meeting)  
February 11, 2002 (JPH & Regular Meeting)  
February 18, 2002 (Regular Meeting)

*C.C. agenda  
on file  
2/8/02*

V. **ADJOURNMENT**

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**Planning and Zoning Commission**

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**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON JANUARY 21, 2002, IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

The meeting was called to order at 8:43 p.m. with the following present:

P&Z Chairman	H. Charles Viktorin
P&Z Vice-Chairman	Donald Glenn
P&Z Commissioner	Robert Scherrer
P&Z Commissioner	Don Sederdahl
P&Z Commissioner	Russ Selemon
Executive Director of Community Services	Tobin Maples
Development Coordinator	Mona Phipps
Plat and Plans Administrator	Richard Keller
P&Z Secretary	Jennifer Gonzales

P&Z Commissioner Todd Iocco entered at 8:45 p.m. and P&Z Commissioner Kevin McDonald was absent.

**II. APPROVAL OF MINUTES: January 14, 2002**

Commissioner Scherrer made a motion to approve the January 14, 2002 minutes with a second made by Commissioner Sederdahl.

Commissioner Selemon stated that on page 3 Don Sederdahl is listed under the voting record as stating both "Aye" and "No" and his name needs to be taken off one of them.

Discussion ensued and it was noted that Commissioner Don Sederdahl was against the motion.

**Motion to approve passed 6 to 0.**

**III. NEW BUSINESS**

- A. CONSIDERATION & POSSIBLE ACTION – Proposed Amendments to the Thoroughfare Plan (Figure 7.2), County Road 94, Kirby Road, Hughes Ranch Road, Cliff Stone, Stratford, Unnamed Minor Collectors (East of Veterans, West of railroad, South of Magnolia and North of County Road 101), and Unnamed Minor Collector (North of FM 518 between Pearland Parkway and Country Club – behind Lowe’s), of the City of Pearland Comprehensive Plan Ordinance**

## Planning and Zoning Commission

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Commissioner Sederdahl made a motion to deny the proposed amendments to the Thoroughfare Plan with a second made by Commissioner Iocco.

Commissioner Iocco stated that he agrees with Council Member Marcott and they need to leave the roads wide and Cliffstone Road needs to remain as is.

Commissioner Scherrer asked if it would be better to table the item until further information is provided.

Executive Director of Community Services Tobin Maples stated that he would recommend tabling before denial.

Commissioner Scherrer stated that he would like to see the items presented in a list one by one rather than a group.

Chairman Viktorin called for a vote.

**Motion to deny failed 6 to 0.**

Commissioner Scherrer made a motion to table the proposed amendments to the Thoroughfare Plan with a second made by Vice-Chairman Glenn.

**Motion to table passed 6 to 0.**

**B. CONSIDERATION & POSSIBLE ACTION – Proposed amendments to the Land Use Plan (Figure 5.1), Veterans Road area (East of Veterans, West of railroad, South of Magnolia and North of County Road 101), of the City of Pearland Comprehensive Plan Ordinance.**

Commissioner Scherrer made a motion to deny the proposed amendments to the Land Use Plan with a second made by Commissioner Selemon.

Commissioner Scherrer stated that he has not heard anything different other than the Mayor stating to Mike Chance that we keep taking his property. Mr. Scherrer then stated that here they are taking more of his Industrial property.

Commissioner Selemon agreed and stated that three wrongs don't make a right. Mr. Selemon stated that he does not support changing the plan and he is not in favor of how it is being presented, *would support it after its changed.*

**Motion to deny passed 5 to 1.**

Voting Record:

“Aye” – Chairman Viktorin, Commissioners’ Selemon, Sederdahl, Scherrer, and Iocco.

“No” – Vice-Chairman Glenn.

**C. CONSIDERATION & POSSIBLE ACTION – Proposed Amendments to the Land Use and Urban Development Ordinance (509-G), Section 16.4.2., Outdoor Activities and Uses; Section 22.6., Building Facades; and Table III, Schedule of Uses**

Commissioner Iocco stated that he would like to make a motion to break these amendments into different categories with a second made by Commissioner Selemon.

Executive Director of Community Services Tobin Maples suggested that this item be skipped altogether because they plan to re-advertise anyway.

Chairman Viktorin stated that he would not honor the motion.

Commissioner Scherrer made a motion to table the proposed amendments to the Land Use and Urban Development Ordinance with a second made by Commissioner Sederdahl.

**Motion to table passed 6 to 0.**

**D. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Village Grove, a subdivision of 90.004 acres of land out of the H.T.&B. R.R. Co., Abstract 544, Brazoria County, Texas, being lots 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, and north ½ of lots 34 & 35 in the Allison-Richey Gulf Coast Home Co. Subdivision as recorded in Volume 136, Page 501 of the Brazoria County Deed Records.**

Plat and Plans Administrator Richard Keller stated that staff recommends approval with the following corrections:

1. They need to extend 10' water and sewer easement along north Hatfield.
2. A note needs for the final is to that they need to eliminate conflicts with text and leader arrows and flood plain limits.
3. The shaded zone AE should be a floodway.
4. They need to indicate surface or grid on the coordinates with the conversion factor.
5. They need to eliminate two streetlights.

Commissioner Iocco made a motion to approve the Preliminary Plat of Village Grove with staff's comments and Commissioner Selemon seconded the motion.

**Motion to approve passed 6 to 0.**

**E. CONSIDERATION & POSSIBLE ACTION – Final Plat of Centennial Village Section, being 13.6610 acres (595,075 s.f.) of land located in the H.T.&B R.R. Survey, A-240, Brazoria County, Texas.**

**Variance Request:**

1. **Engineer is requesting a variance from Chapter 27-4 of the Subdivision Ordinance, which requires a maximum block length of 1200-feet, for "Centennial Village Drive" in Centennial Village Section One.**

Plat and Plans Administrator Richard Keller stated that the engineer has made the corrections on the mylars and he recommends approval with the note that the construction plans need to be approved before the City Engineer signs off on the plat for recordation.

Mr. Keller added that staff also recommends approval of the variance and the developer really had no other option.

Discussion ensued between the Commission and staff regarding any comments made by EMS, and City Engineer Hargrove pointed out that there were no comments made by EMS on the plat at the time of review.

Commissioner Iocco made a motion to deny the Final Plat of Centennial Village Section One with a second made by Commissioner Scherrer.

Commissioner Selemon asked if it is another possibility to approve the plat contingent upon variance request approval by EMS.

Commissioner Iocco stated that his whole concern is that there is nowhere to turn around and he would not like cars pulling into his driveway all the time to turn around.

Robert Marlowe of Rekha Engineering asked if the Commission would approve the plat contingent upon approval by EMS and he does know that the developer is going to continue to develop to the west.

Commissioner Scherrer stated that he would like to see the Fire Departments comments.

**Motion to deny failed 0 to 6.**

Commissioner Iocco made a motion to table the Final Plat of Centennial Village Section One with a second made by Commissioner Scherrer.

**Motion to table passed 6 to 0.**

- F. CONSIDERATION & POSSIBLE ACTION – A Final Plat of Villa Verde Sec. 2, being 24.1521 acres of land out of the W.D.C. Hall Survey, Abstract No. 23, Harris County, Texas.**

**Planning and Zoning Commission**

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Plat and Plans Administrator Richard Keller stated that the only outstanding issue is that the construction plans need to be approved.

Commissioner Scherrer made a motion to approve the Final Plat of Villa Verde Section Two with staff's comment, and Commissioner Sederdahl seconded the motion.

**Motion to approve passed 6 to 0.**

**G. CONSIDERATION & POSSIBLE ACTION – Request by Ryland Homes for a variance from the Subdivision Ordinance to allow for permits to be issued for a sales trailer and a construction trailer at Parks at Walnut Bend Subdivision Section One prior to subdivision acceptance by City Council.**

Discussion ensued between the Commission and Staff and it was noted that the Variance Request letter submitted by Ryland Homes was left out of their packets.

Commissioner Iocco made a motion to table the variance request with a second made by Commissioner Scherrer.

**Motion to table passed 6 to 0.**

Commissioner Selemon briefly explained that the he would like to be informed about issues approved by City Council, such as the moratorium against outside storage, or any other issues that would be informative to the Commission for decision making purposes.

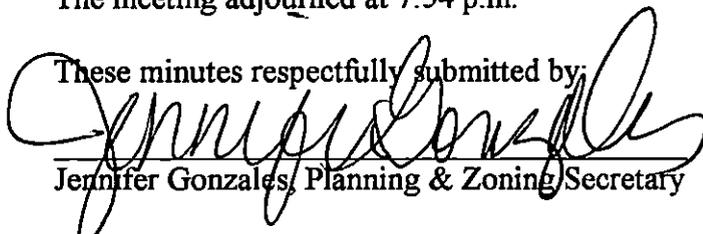
Commissioner Iocco made a request that the proposed amendments be put on as discussion items for the February 4<sup>th</sup> and 11<sup>th</sup> meetings.

- IV. NEXT MEETING DATE:**                    **February 4, 2002 (Regular Meeting)**  
    **February 11, 2002 (JPH & Regular Meeting)**  
    **February 18, 2002 (Regular Meeting)**

**V. ADJOURNMENT**

The meeting adjourned at 7:54 p.m.

These minutes respectfully submitted by:

  
Jennifer Gonzales, Planning & Zoning Secretary

Minutes approved as submitted and/or corrected on this 4 day of FEB, 2002.

  
\_\_\_\_\_  
Charles Viktorin, Planning & Zoning Chairman

January 12, 2002

The Honorable Mayor Tom Reid and  
Distinguished Pearland City Councilmen  
3519 Liberty Drive  
Pearland, TX 77581

**Re: Planning & Zoning Committee Status Report**

Dear Mayor Reid and City Councilmen:

In a correspondence to you dated February 28th, 2001 I listed various short and long-term goals I had for the Planning & Zoning Committee. I am happy to report that the committee has met or exceeded these goals and is aggressively attacking the complicated and often controversial issues placed before it. As the first anniversary of my chairmanship approaches, I feel it would be worthwhile to review the current status of the committee and its accomplishments over the past year. The highlights include:

**Education & Training**

1. Four P&Z members attended at least one day of the American Planning Association's conference held in Houston. The conference provided interaction with experts in the field and allowed the sharing of "war stories" with committee members from other Texas cities.
2. A training workshop was held with Mr. Jeff Taebel of the Houston Galveston Area Council and Tobin Maples of the City of Pearland. During the workshop, the committee zoned "Anytown, USA" whereby pros and cons of various zoning decisions were discussed.

**Improved Communication**

1. I improved the Chairmanship communication with Mayor Reid, City Council, Tobin Maples, Darrin Coker, and other city staff.
2. P & Z hosted joint meetings with the Parks Department and with Pearland's legal staff.
3. As Chairman I participated in the selection of new committee members.

**Professionalism**

1. Modifications to a number of contradictory and outdated Subdivision ordinances were presented to Council and subsequently ratified.
2. Although committee strength was reduced for approximately three months, no meetings were cancelled due to lack of a present quorum.
3. An information packet for incoming committee members was developed.

4. The committee adopted an official Mission Statement.
5. All committee members are now American Planning Association members.

The New Year has already placed new challenges in front of the committee. However, I'm pleased to report that I've witnessed a strong desire to attack the issues in a logical and professional manner. As always, should you have any comments or suggestions please don't hesitate to give me a call at 281-997-3438.

Sincerely,



H. Charles Viktorin  
Chairman, Planning & Zoning

CC: P&Z Committee Members  
Bill Eisen  
Tobin Maples  
Darrin Coker

**AGENDA REQUEST  
BUSINESS OF THE CITY COUNCIL  
CITY OF PEARLAND, TEXAS**

<b>AGENDA OF:</b> 1-21-02	<b>ITEM NO.</b> _____
<b>DATE SUBMITTED:</b> 1-11-02	<b>DEPARTMENT OF ORIGIN:</b> Com. Development
<b>PREPARED BY:</b> Tobin E. Maples	<b>PRESENTOR:</b> Tobin E. Maples
<b>SUBJECT:</b> Conduct a Workshop with the Planning and Zoning Commission to Consider a Proposed Amendment to the Land Use Plan (Figure 5.1), of the City of Pearland Comprehensive Plan Ordinance (Cullen Boulevard Overlay).	
<b>EXHIBITS:</b> Attached Maps	
<b>EXPENDITURE REQUIRED:</b> None	
<b>AMOUNT BUDGETED:</b> N/A	
<b>ACCOUNT NO.:</b> N/A	
<b>ADDITIONAL APPROPRIATION REQUIRED:</b> N/A	
<b>ACCOUNT NO.:</b> N/A	
<b>FUNDS AVAILABLE:</b> _____ (Finance Department Approval)	

**EXECUTIVE SUMMARY**

The intent of the workshop is to discuss the various land use plans recommended for the Cullen Boulevard area including the revised plan recommended by the Planning and Zoning Commission. Should the Council and Commission agree, the next step would be to advertise the proposed plan for public hearing.

**RECOMMENDED ACTION**

Conduct a workshop with the Planning and Zoning Commission and direct staff accordingly.

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**I. CALL TO ORDER**

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