

**AGENDA OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AT 6:30 P.M. ON FEBRUARY 4, 2002, IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES:** January 21, 2002

**III. NEW BUSINESS**

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

**B. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Shadow Creek Ranch SF- 14B, 11.889 acres, being out of the T.C.R.R. Co. Survey, Section 3, Abstract 678 and the T.C.R.R. Co. Survey, Section 4, Abstract 675, Brazoria County, Texas.

**C. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Shadow Creek Ranch SF-15, 55.007 acres, being out of T.C.R.R. Co. Survey, Section 3, Abstract 678 and the H.T.&B. R.R. Co. Survey, Section 82 Abstract 565, Brazoria County, Texas.

**D. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Shadow Creek Ranch SF-16A, 18.813 acres, being out of the T.C.R.R. Co. Survey, Section 3 Abstract 678 and the T.C.R.R. Co. Survey, Section 4 Abstract 675, Brazoria County, Texas.

**E. CONSIDERATION & POSSIBLE ACTION** - Preliminary Plat of Shadow Creek Ranch SF-16B, 15.167 acres, being out of the T.C.R.R. Co. Survey, Section 3 Abstract 678 and the T.C.R.R. Co. Survey, Section 4, Abstract 675, Brazoria County, Texas.

**F. DISCUSSION** - Discussion with the Pearland Economic Development Corporation (PEDC) concerning future locations for Industrial Development and the PEDC marketing strategy.

**G. CONSIDERATION & POSSIBLE ACTION** - Remove from Table - 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 the 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 Lowes), of the City of Pearland Comprehensive Plan Ordinance.

**H. CONSIDERATION & POSSIBLE ACTION** - Proposed Amendments to the Thoroughfare Plan (Figure 7.2) of the City of Pearland Comprehensive Plan.

- A) County Road 94
- B) Kirby Road
- C) Hughes Ranch Road, Cliff Stone
- D) Stratford
- E) Unnamed Minor Collectors (east of Veterans, west of the Railroad, south of Magnolia and north of County Road 101)
- F) Unnamed Minor Collector (north of FM 518 between Pearland Parkway and Country Club – behind Lowes), of the City of Pearland Comprehensive Plan Ordinance.

**I. CONSIDERATION & POSSIBLE ACTION** - Remove from Table - 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.

**J. CONSIDERATION & POSSIBLE ACTION** - Proposed Amendments to the Land Use and Urban Development Ordinance (509-G)

- A) Section 16.4.2., Outdoor Activities and Uses
- B) Section 22.6., Building Facades
- C) Table III, Schedule of Uses.

**IV. NEXT MEETING DATES:** February 11, 2002 (JPH & Regular Meeting)  
February 18, 2002 (JPH & Regular Meeting)  
March 4, 2002 (JPH & 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: 31<sup>st</sup> DAY OF January, 2001 A.D.  
REMOVED: 5<sup>th</sup> DAY OF February, 2002 A.D.

**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 FEBRUARY 4, 2002, IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

The meeting was called to order at 6:34 p.m. with the following present:

P&Z Chairman	H. Charles Viktorin
P&Z Vice-Chairman	Donald Glenn
P&Z Commissioner	Todd Iocco
P&Z Commissioner	Kevin McDonald
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

**II. APPROVAL OF MINUTES: January 21, 2002**

Commissioner Scherrer made a motion to approve the January 21, 2002 minutes with a second made by Commissioner Iocco.

Commissioner Selemon stated that he would like it to be entered into the minutes on page 2, under Item B, that although he did not like the way the procedure was presented he would support the Comprehensive Plan once the amendment is approved.

**Motion to approve passed 7 to 0.**

**III. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION – Final Plat of Centennial Village Section One, being 13.6610 acres (595,075 s.f.) of land located in the H.T.&B.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 staff recommends approval with the condition that the temporary turn-around is referred to as an “easement”. Mr. Keller pointed out that the Fire Marshall has also submitted a letter addressing his comments.

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**Mission Statement:** To make informed recommendations regarding zoning change requests, capital improvements, and other tasks as mandated by the City Charter.

## Planning and Zoning Commission

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Commissioner Iocco made a motion to approve the Final Plat of Centennial Village Section One with staff's request and also to approve the variance request. Commissioner McDonald seconded the motion.

**Motion to approve passed 7 to 0.**

**B. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF- 14B, 11.889 acres, being out of the T.C.R.R. Co. Survey, Section 3, Abstract 678 and the T.C.R.R. Co. Survey, Section 4, Abstract 675, Brazoria County, Texas.**

Plat and Plans Administrator Richard Keller stated that staff recommends approval with a note that staff is requesting that a detention status report also be submitted.

Vice-Chairman Glenn made a motion to approve the Preliminary Plat of Shadow Creek Ranch SF-14B with staffs comment and Commissioner McDonald seconded the motion.

**Motion to approve passed 7 to 0.**

**C. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-15, 55.007 acres, being out of T.C.R.R. Co. Survey, Section 3, Abstract 678 and the H.T.&B. R.R. Co. Survey, Section 82 Abstract 565, Brazoria County, Texas.**

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

1. The drainage plan needs to show how offsite drainage is handled at the south edge.
2. They need to make the table consistent with the plat and show Reserve C as drainage also.
3. The zoning showed is "R-5" and it needs to be "R-7".
4. They need to provide a current detention status.
5. They need to have another street name for the section of the street from Cross Spring Dr to Crosswind Drive.
6. The reserve acreage in the title block does not match the land use table.

Vice-Chairman Glenn made a motion to approve the Preliminary Plat of Shadow Creek Ranch SF-15 with staff's comments and Commissioner Iocco seconded the motion.

Commissioner Iocco stated that there seems to be a lot of small details on these plats that still need to be corrected.

Mr. Keller stated that a few of the comments were made after the staff review of the plat.

## Planning and Zoning Commission

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Commissioner Iocco stated that he would like to get the point across to the engineers that The Planning and Zoning Commission doesn't like all these comments. Mr. Iocco explained that he does not feel that the City's staff should not have to do the engineer's job of quality control.

Chairman Viktorin pointed out that this is only the Preliminary Plat.

**Motion to approve passed 7 to 0.**

**D. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch SF-16A, 18.813 acres, being out of the T.C.R.R. Co. Survey, Section 3 Abstract 678 and the T.C.R.R. Co. Survey, Section 4 Abstract 675, Brazoria County, Texas.**

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

1. Per C.R. Long, Senior Civil Designer for the Engineering Department, the street name "Hampton Creek" Drive and Court needs to be changed.
2. All text needs to be readable from bottom and right side.
3. They need to submit an updated detention status ledger.
4. They need to establish a new street name from Hidden Bay Drive past Cherry Creek to Cul-de-sac.
5. They need to show how offsite drainage will be handled on the drainage plan.

Commissioner Iocco made a motion to approve the Preliminary Plat of Shadow Creek Ranch SF-16A with staff's comments and Vice-Chairman Glenn seconded the motion.

Chairman Viktorin reiterated the previous statements made by the Commission regarding the list of comments.

**Motion to approve passed 7 to 0.**

**E. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Shadow Creek Ranch SF-16B, 15.167 acres, being out of the T.C.R.R. Co. Survey, Section 3 Abstract 678 and the T.C.R.R. Co. Survey, Section 4, Abstract 675, Brazoria County, Texas.**

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

1. The reserve acreage needs to be reconfigured.
2. The text needs to be readable from one direction.
3. The zoning is actually "R-7".
4. The signature panel dates should be 2002.

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5. The requested street name to be changed from section 16A also needs to be changed on this plat.
6. They need to provide an updated detention status ledger.
7. They need to show on the drainage plan how the offsite drainage will be conveyed.

Commissioner Iocco made a motion to approve the Preliminary Plat of Shadow Creek Ranch SF-16B with staff's comments and Vice-Chairman Glenn seconded the motion.

Commissioner Iocco stated that he has the same comment as he had with the other two plats. Mr. Iocco then stated that next time they see this many plats with this many comments they need to start sending back to the engineer.

**Motion to approve passed 7 to 0.**

### **F. DISCUSSION - Discussion with the Pearland Economic Development Corporation (PEDC) concerning future locations for Industrial Development and the PEDC marketing strategy.**

Mike Chance, Executive Director of Pearland's Economic Development Corporation, stated that he has met with City Council to make sure his mission is still in tact. Mr. Chance gave a brief explanation about the Pearland Economic Development Corporation was founded in 1995. He stated that the first major project they participated in was the McHard Road overpass where they paid out 5 million dollars. Mr. Chance pointed out areas that are designated as Light and Heavy Industrial and also some spotted areas of owners who applied for Industrial zoning and were approved. Mr. Chance stated that he has come to the conclusion that he has lost the Industrial area along Veterans. He explained that just because an area is blue on the zoning map doesn't mean he can put businesses there and referred to utility availability.

A lengthy discussion ensued regarding malls and Mr. Chance explained that Shadow Creek Ranch has been working with a mall development and he stated that malls go where the numbers are.

Commissioner Iocco asked if the area at Highway 288 and the Beltway would be more suitable for Industrial and Mr. Chance explained that a major problem is utility availability.

Discussion ensued regarding the loss of Industrial zoning along Veterans.

Commissioner Selemon questioned how the application was presented to them and why City Council did not require a super majority vote to approve the request, and Mr. Maples explained that it is a request for an amendment to the Comprehensive Plan and not a zoning application.

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Commissioner Iocco commented that he would be able to make better decisions on these applications if PEDC would make a better presentation at the Joint Public Hearings.

Commissioner Scherrer stated that he would like to have some kind of workshop when PEDC needs some Industrial/Commercial area in a particular spot and Commissioner Sederdahl agreed that there needs to be some way of communication.

Executive Director of Community Services Tobin Maples suggested having PEDC submit recommendation letters inside their packets.

**G. CONSIDERATION & POSSIBLE ACTION - Remove from Table - 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 the 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.**

Executive Director of Community Services Tobin Maples gave a brief explanation the above listed amendments to the Thoroughfare Plan.

Commissioner Iocco made a recommendation to remove the proposed amendments to the Thoroughfare Plan from the table with a second made by Commissioner Sederdahl.

**Motion to remove from table passed 7 to 0.**

**H. CONSIDERATION & POSSIBLE ACTION - Proposed Amendments to the Thoroughfare Plan (Figure 7.2) of the City of Pearland Comprehensive Plan.**

- A) County Road 94**
- B) Kirby Road**
- C) Hughes Ranch Road, Cliff Stone**
- D) Stratford**
- E) Unnamed Minor Collectors (east of Veterans, west of the Railroad, south of Magnolia and north of County Road 101)**
- F) Unnamed Minor Collector (north of FM 518 between Pearland Parkway and Country Club – behind Lowe’s), of the City of Pearland Comprehensive Plan Ordinance.**

Commissioner Iocco made a motion to forward the proposed amendments for the Thoroughfare Plan to City Council for denial with a second made by Commissioner Sederdahl.

The following comments were made regarding the above listed amendments:

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- A) Commissioner Selemo stated that the whole road should be left as 100'. Discussion ensued regarding the traffic study and the Commission also agreed that CR 94 should be left as 100'.
- B) Commissioner Iocco stated that the Kirby Drive should be consistent with the rest of the road.
- C) Commissioner Scherrer stated that Hughes Ranch Road should run straight.
- D) The Commission was in favor of Stratford.
- E) Commissioner Scherrer stated that he feels that it is premature to remove the collector streets before the amendment to the Comprehensive Plan is approved.
- F) Commissioner Iocco stated that he would rather see the money spent on elevating the bridge on Country Club Drive before another road is built.

Chairman Viktorin apologized to the Commission for not investigating whether or not they can vote on the items separately or all together, and to remain consistency he would not allow the Commission to vote on them separately.

**Motion to deny passed 7 to 0.**

**I. CONSIDERATION & POSSIBLE ACTION - Remove from Table - 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 Sederdahl made a motion to remove from the table the proposed amendments to the Land Use and Urban Development Ordinance with a second made by Commissioner Iocco.

**Motion to remove from table passed 6 to 1.**

Voting Record:

"Aye" – Chairman Viktorin, Vice-Chairman Glenn, Commissioner's Iocco, McDonald, Sederdahl, and Selemo.

"No" – Commissioner Scherrer.

**J. CONSIDERATION & POSSIBLE ACTION - Proposed Amendments to the Land Use and Urban Development Ordinance (509-G)**

- A) Section 16.4.2., Outdoor Activities and Uses
- B) Section 22.6., Building Facades
- C) Table III, Schedule of Uses.

Executive Director of Community Services Tobin Maples briefly explained the above listed amendments to the Land Use and Urban Development Ordinance. Mr. Maples spoke of the moratorium on "Commercial" zoning regarding the outside storage. He explained that the City is trying to more "tenant friendly" and when these buildings are sitting empty it's not cost effective for the City.





# City of Pearland

## FIRE MARSHAL'S OFFICE

3519 Liberty Dr. • Pearland, TX 77581-5416 • P(281) 652-1951 • F(281) 652-1955



### M E M O R A N D U M

TO: Charles Vitkorin, Chairman, Planning & Zoning Commission  
VIA: Mona Phipps, Development Coordinator  
FROM: Larry Steed, Fire Marshal  
DATE: 1/22/02  
RE: Centennial Village subdivision

Ms. Renee' West of R. West Development Co. and Mr. John English of REKHA Engineering Co. contacted me this date (with reference to the Centennial Village subdivision plat), stating that the issue was tabled by P&Z last evening due to the fact that the drawing of the plat that I reviewed from Engineering was returned (to Engineering) with my initials and my "No Comment" statement.

As the reviewer of plats regarding access for emergency vehicles and fire protection requirements in the city for the past fourteen years, when I receive plats showing no water lines or fire hydrants, as was the case in this instance, I naturally assume that the developer will comply with the fire hydrant spacing requirements. I know that Ms. West always complies with this requirement, and as such made the statement on the drawing at that time.

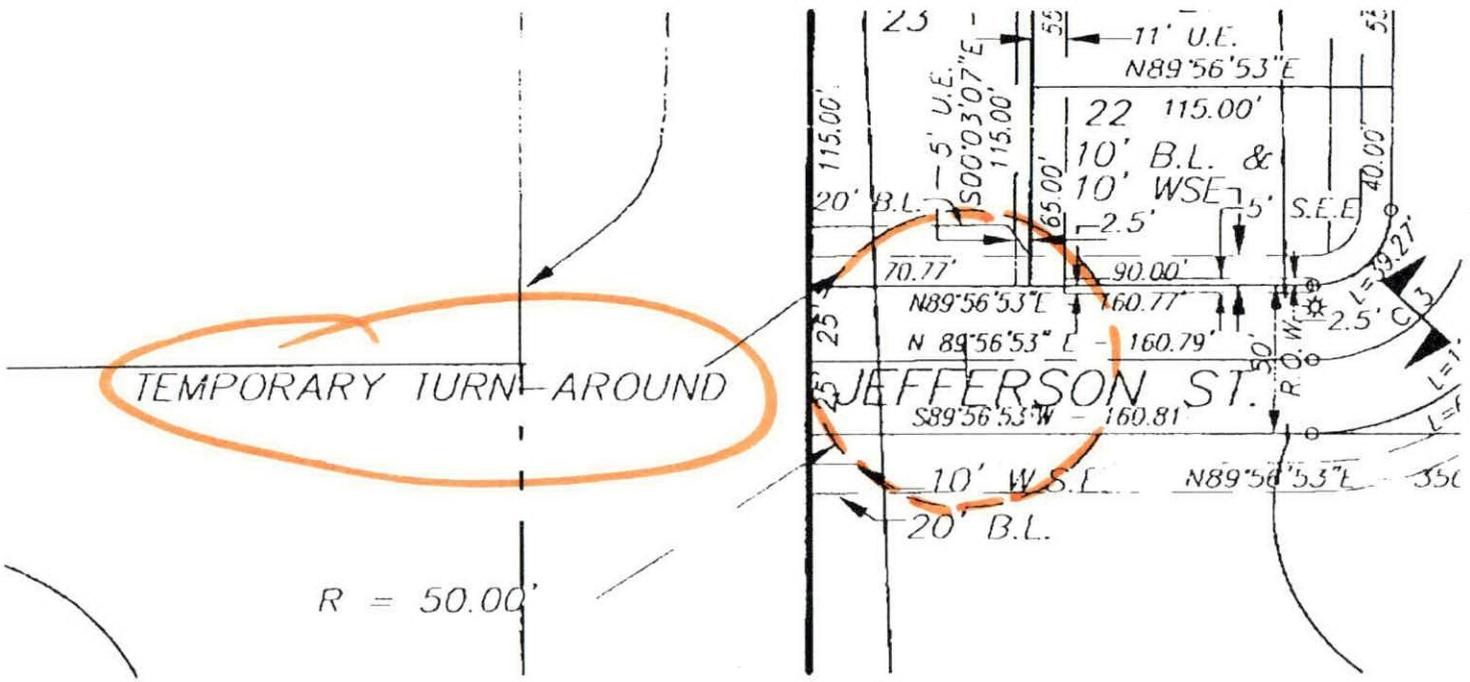
As for the emergency vehicle access, I am aware that a temporary turn around is being placed at the end of Centennial Village Dr. and that the street, when completed, will have an exit/entry onto Hatfield, thus there should be no problem whatsoever.

All of the above being fact, it is my professional opinion that this subdivision layout is in compliance with all requirements of the emergency services operations in the city.

Sincerely,

Larry Steed, Fire Marshal

cc: John Hargrove, City Engineer  
Renee' West, President, R. West Development Co., Inc.  
John English, Vice President, REKAH Engineering, Inc.





# REKHA ENGINEERING, INC.

CONSULTING ENGINEERS

Planning and Zoning Commission  
City of Pearland  
3519 Liberty Drive  
Pearland, Texas 77581

January 14, 2002

**RE: Centennial Village Section One - BCMUD No. 18 - Pearland, Brazoria County, Texas  
Variance Request for 1200' Block Length**

Dear Sir:

Please find listed below a request with hardships to obtain a Variance for Item (B)-Blocks-(2) Block Lengths - (b), of Chapter 27-4 concerning "The maximum block length for residential, one thousand two hundred (1,200) feet, measured along the center of the block" in the Subdivision Ordinance Book. This is a request a Variance for the referenced subdivision street named "Centennial Village Drive" connecting into Fite Road between west of Ashton Park Subdivision and the Brazoria Drainage District No. 4 90' Drainage Easement which drains Corrington's Subdivision into Mary's Creek. Listed below are hardships encountered:

1. The existing tract to be developed is a narrow tract but long tract (1800 feet long) with a frontage of 349.91 feet on Fite Road. The tract is zoned as R-4, the lots planned are 55' x 115' typically and the developer is proposing a 100' right-of-way at the Fite Road connection point, then transitions into a 50' minor street. A Landscape entrance is planned in the 100' section. Planned also is a 70' wide detention pond with 20' maintenance berms (each side) meeting city requirements for a detention pond on the west side of the proposed subdivision which also fronts Fite Road. Based on this design, the following are hardships and reasons the present proposed design is acceptable:
  - a) There is no out street provided from the existing Ashston Park (subdivision to the east) to connect into, so no connection can be made.
  - b) Centennial Village Section Two is planned east of Hatfield Drive, north of Mary's Creek, west of the 90-foot drainage ditch in an 11-acre tract where the Proposed Centennial Village Drive will cross the 90-foot Brazoria Drainage District No. 4 Ditch with a box culvert bridge to connect both sections.
  - c) There is planned a 3 acre park area / drill site at the southerly portion of the tract (Section One) which will require access. The acreage of the park area / drill site is set at its present location by deed and cannot be relocated.
  - d) A cul-de-sac is not planned and if placed, would be beyond the standard length (600-foot maximum) which would also require a variance. Since Section Two is planned and continuing Centennial Village Drive from Section One to Two is a must for the developer to connect both sections together and have access to Hatfield Drive.
  - e) On January 15, 2001, the City of Pearland Planning and Zoning Committee approved the Preliminary Plat of Centennial Village Section One and Two with a variance permitting Centennial Village Drive to exceed the 1200-foot maximum block length.

Please review all and if you have any questions, please call.

Sincerely,

**REKHA Engineering, Inc.**

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