

Planning and Zoning Commission

AGENDA OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON JUNE 10, 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: June 03, 2002

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Election of a new Planning and Zoning Chairperson.

B. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 1040

Request for an amendment to the existing Shadow Creek Ranch Planned Unit Development (PUD) to add a comprehensive sign program, on the following described property, to wit:

Zone Change Application No. 1040

Legal Description: Being 3305 acres of land, more or less, located in the Dupuy and Roberts Survey, Abstract 726, Brazoria Co.; William Morris Survey, Abstract 344, Brazoria Co.; T.C. R.R. Co. Survey, Section 3, Abstract 678, Brazoria Co.; T.C.R.R. Co. Survey, Section 4 (John W. Maxey), Abstract 675, Brazoria Co.; Obediah Pitts Survey, Abstract 717, Brazoria Co.; H. T. & B. R.R. Co. survey, Section 80 (J.S. Talmage), Abstract 564, Brazoria Co.; H. T. & B. R.R. Co. Survey, Section 81, Abstract 300, Brazoria Co.; H. T. & B. R.R. Co. Survey, Section 82 (J.S. Talmage), Abstract 565, Brazoria Co.; H. T. & B. R.R. Co. Survey, Section 83, Abstract 305 in Brazoria Co. and Abstract 761 in Fort Bend Co.; S.G. Haynie Survey, Abstract 212 in Brazoria Co. and Abstract 620 in Fort Bend Co.; Franklin Hooper Survey, Abstract 198, Fort Bend Co.; George W. McDonald Survey, Abstract 577, Fort Bend Co.; I.C. Stafford Survey, Abstract 668, Fort Bend Co. and the H. Levering Survey, Abstract 279, Fort Bend Co., TX (Shadow Creek Ranch Development)

Owner: Shadow Creek Ranch Development Company, L.P.
2947 Broadway St, Suite 303
Pearland, TX 77581

Agent: Kerry R. Gilbert & Associates, Inc.

C. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 1039

Planning and Zoning Commission

F. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 1037

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R2) on the following described property, to wit:

Zone Change Application No. 1037

Legal Description: 40 acres, being all of Lots 44, 45, 54 and 55, out of the Allison Richey Gulf Coast Home Co. Subdivision, according to the plat recorded in Volume 2, page 98, Brazoria Co. plat records, situated in the J.S. Talmage Survey, Section 80, A-564, Brazoria Co., TX (CR 59)

Owner: Family Care Medical Clinic/Ulysses Watkins, Jr., M.D.
14215 S. Post Oak
Houston, TX 77045

Agent: James Johnson

G. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 1042

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R1) on the following described property, to wit:

Zone Change Application No. 1042

Legal Description: Lot 8, Block 7, Hickory Creek Place, H. T. & B. R.R. Co. Survey, Section 7, A-219, Brazoria Co., TX, according to the map or plat thereof recorded in Volume 11, page 1, Brazoria Co., TX (O'Day Road)

Owner: Phillip W. & Terri Rutter
12719 Max Road
Pearland, TX 77581

Agent: Lynda Taylor Kennedy

III. NEXT MEETING DATES: June 17, 2002 – Regular Meeting followed by a workshop with City Council
June 24, 2002 – No Meeting

IV. 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: 6th day of June, 2002 A.D.

REMOVED: 19 day of June, 2002 A.D.

Planning and Zoning Commission

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

Zone Change Application No. 1039

Legal Description: 8.842 acres, H. T. & B. R.R. Co. Survey, A-243, Brazoria Co., TX, being a portion of Lot 8, Section 19, Allison Richey Gulf Coast Home Co. Subdivision, as recorded on a map or plat in Volume 2, page 23, Brazoria Co. map records, Brazoria Co., TX (1115 Cullen Boulevard)

Owner: Paul Brent Durrett
6120 Brookside Drive
Pearland, TX 77581

D. CONSIDERATION & POSSIBLE ACTION – Specific Use Application No. 108

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Commercial District (C) to Commercial District – Specific Use (C(S)) for storage and mini-warehouse, on the following described property, to wit:

Specific Use Application No. 108

Legal Description: Lot 3, Block 1, Old Chocolate Bayou, Brazoria Co., TX (2737 Old Chocolate Bayou Road)

Owner: James and Dorothy Medearis
P.O. Box 937
Pearland, TX 77588

Agent: Osborn & Vane Architects, Inc.

E. CONSIDERATION & POSSIBLE ACTION – Specific Use Application No. 107

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Single Family Dwelling District (R1) to Single Family Dwelling District – Specific Use (R1(S)) for a church, on the following described property, to wit:

Specific Use Application No. 107

Legal Description: 9.521 acres, W.D.C. Hall League, A-70, Brazoria Co., TX (3007 and 3017 Yost Road and 3214 Hamm Road)

Owner: Shadycrest Baptist Church
3214 Hamm Road
Pearland, TX 77581

Agent: Sidney Kliesing

Planning and Zoning Commission

MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON JUNE 10, 2002 IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARINGS, IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

The meeting was called to order at 7:45 p.m. with the following present:

P&Z Chairman (acting)	Todd Iocco
P&Z Commissioner	Kevin McDonald
P&Z Commissioner	Robert Scherrer
P&Z Commissioner	Don Sederdahl
P&Z Commissioner	Russ Selemon
Plat and Plans Administrator	Richard Keller
P&Z Secretary	Jennifer Gonzales

Vice-Chairman Donald Glenn was absent.

II. APPROVAL OF MINUTES: June 03, 2002

Commissioner Selemon made a motion to approve the June 3, 2002 minutes as presented. Commissioner Scherrer seconded the motion.

Commissioner Iocco stated that the secretary did a good job on the wording of the minutes.

Motion to approve passed 5 to 0.

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Election of a new Planning and Zoning Chairperson.

Commissioner Selemon made a motion to nominate Todd Iocco for Chairman with a second made by Commissioner Sederdahl.

Commissioner Iocco asked three times for any other nominations.

Motion to nominate Todd Iocco as Chairman passed 5 to 0.

B. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 1040

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

Request for an amendment to the existing Shadow Creek Ranch Planned Unit Development (PUD) to add a comprehensive sign program, on the following described property, to wit:

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Owner: Shadow Creek Ranch Development Company, L.P.
2947 Broadway St, Suite 303
Pearland, TX 77581

Agent: Kerry R. Gilbert & Associates, Inc.

Commissioner Sederdahl made a motion to forward Zoning Application No. 1040 to City Council for approval with a second made by Commissioner McDonald.

Commissioner Selemon pointed out that there are three signs allowed per builder but they are three times larger, therefore the ordinance is in the favor of the developer. Gary Cook of Shadow Creek Ranch Development clarified that the size is actually slightly under the required amount due to the fact that the city's sign ordinance allows five signs per builder.

Discussion ensued regarding the allowed signage for FM 518 and FM 521. Kerry Gilbert of Kerry Gilbert & Associates clarified that the signs places on FM 518 are 8' X 16' and the signs placed on FM 521 are 14' X 24'.

Chairman Iocco stated that during the last meeting the Commission commented that they would like a three-year term placed on all "Community Benefit" signs.

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

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Commissioner Sederdahl amended the motion previously made for approval to add in the requirement for a three-year limitation to be placed on all "Community Benefit" signs. Commissioner McDonald seconded the amended motion.

Chairman Iocco stated his is still unsure of his feelings at this time.

Gary Cook pointed out they just built the million-dollar Shadow Creek Ranch monument and people are driving by and asking what "Shadow Creek Ranch" is. He sated their challenge is to notify the people that this is a Master Planned Community.

Chairman Iocco stated the three-year limit does help his decision.

Motion to approve passed 5 to 0.

C. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 1039

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Owner: Paul Brent Durrett
6120 Brookside Drive
Pearland, TX 77581

Commissioner Sederdahl asked if this property is located near the cemetery. Development Coordinator Mona Phipps replied that the property is north of the cemetery.

Commissioner Scherrer made a motion to forward Zoning Application No. 1039 to City Council for approval. Commissioner Selemon seconded the motion.

Commissioner Selemon asked if the property could be "General Business" and Development Coordinator Mona Phipps replied that it needs to be "Commercial".

Commissioner McDonald expressed concerns about the property being cleaned up. Development Coordinator Mona Phipps stated they could get a code enforcement officer out to the property.

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Commissioner Sederdahl pointed out that by getting the requested zoning the owner would be bringing the requirements of the land up to further compliance with the city's ordinances. He asked how the code enforcement is going and Development Coordinator Mona Phipps stated another officer has been hired.

Motion to approve passed 5 to 0.

D. CONSIDERATION & POSSIBLE ACTION – Specific Use Application No. 108

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P.O. Box 937
Pearland, TX 77588**

Agent: Osborn & Vane Architects, Inc.

Commissioner Sederdahl made a motion to forward Specific Use Application No. 108 to City Council for approval with a second made by Commissioner Selemon.

Motion to approve passed 5 to 0.

E. CONSIDERATION & POSSIBLE ACTION – Specific Use Application No. 107

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Legal Description: 9.521 acres, W.D.C. Hall League, A-70, Brazoria Co., TX (3007 and 3017 Yost Road and 3214 Hamm Road)

**Owner: Shadycrest Baptist Church
3214 Hamm Road
Pearland, TX 77581**

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

Agent: **Sidney Kliesing**

Commissioner Scherrer made a motion to forward Specific Use Application No. 107 to City Council for approval. Commissioner Sederdahl seconded the motion.

Commissioner McDonald asked if this is going to be for church use only and not a day care center. Development Coordinator Mona Phipps replied that he is correct.

Motion to approve passed 5 to 0.

F. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 1037

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Owner: Family Care Medical Clinic/Ulysses Watkins, Jr., M.D.
14215 S. Post Oak
Houston, TX 77045

Agent: **James Johnson**

Commissioner Sederdahl made a motion to forward Zoning Application No. 1037 to City Council for approval with a second made by Commissioner McDonald.

Commissioner Selemon stated that he initially seemed confident until Council Member Marcott brought up the traffic issue. He agreed there are safety concerns.

Commissioner McDonald asked if the City knows when the overpass would be constructed.

James Johnson, agent for the request, stated that the previous Traffic Impact Analysis showed no further improvements would be needed. He stated that they would do another study if they need to. He explained they were going to construct part of Kirby Drive and he also owns 10-acres at the southwest corner of Kirby. He stated it would be 18 months before they even have a house on the ground. He reminded the Commission that the request is compliant with the Comprehensive Plan and it is low density. He stated the other

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subdivision they constructed as an R-1 when they requested R-2 due to a custom deal for a builder. Mr. Johnson addressed the density issue and they cannot get the 80' width on the lots.

Commissioner Sederdahl pointed out that the traffic issue would be further discussed in the future during platting and permitting. He stated this is just stage one.

Development Coordinator Mona Phipps agreed and stated that this is basically deciding the best use for the land.

Mr. Johnson explained that Larry Heckathorn of TxDOT has stated the schedule for the contract of the overpass will begin in February of 2003. He reminded the Commission that a house would not be on the ground for 18-months.

Commissioner Scherrer stated his concern is that they are trying to build a subdivision on 40-acres with no utilities or streets.

Mr. Johnson stated that they plan to meet every requirement.

Chairman Iocco pointed out that the Robert's Rules of Order does allow a motion to table an item while a motion for approval is on the table as long as there is a second.

Motion to approve passed 4 to 0 (1 abstention by Commissioner McDonald).

G. CONSIDERATION & POSSIBLE ACTION – Zoning Application No. 1042

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Suburban Development District (SD) to Single Family Dwelling District (R1) on the following described property, to wit:

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Owner: Phillip W. & Terri Rutter
12719 Max Road
Pearland, TX 77581

Agent: Lynda Taylor Kennedy

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6/10/02
JPH and
PRT

**MEMBERS OF THE PLANNING & ZONING COMMISSION
(3 YEAR TERM)
(2 TERMS ALLOWED)
as of 09/20/01**

No

No

Ugo

Ugo

Ugo

Ugo

Ugo

~~H. CHARLES VIKTORIN, Chairman
2905 Smith Road
Pearland, TX 77584~~

November, 2002

Home: 281-485-4111
Mobile: 281-413-1844
Work: 281-997-3438
Fax: 281-997-3728

~~DONALD GLENN, Vice-Chairman
1112 Gulfon
Pearland, TX 77581~~

March, 2002

Home: 281-996-1809
Office: 713-599-4141
Fax: 713-599-0058

TODD IOCCO @ No answer 9:45am
3510 Shadycrest
Pearland, TX 77581

March, 2002

Office: 281-997-3747
Mobile: 281-923-8633
Fax: 281-403-1433

KEVIN A. MCDONALD
1802 Oak Hollow Dr.
Pearland, TX 77581

left a message

September, 2004

Office: 832-736-9300
Home: 281-992-1693
Fax: 832-736-9333
Cell: 832-736-9300

ROBERT SCHERRER
5315 Colonial Drive
Pearland, TX 77584

left a message

April, 2004

Office: 713-529-3992
Fax: 713-529-8161

DON W. SEDERDAHL
3418 Shady Crest
Pearland, TX 77581

September, 2004

Office: 713-942-7575
Work: 281-412-0091

RUSS SELEMON
2312 John
Pearland, TX 77581

November, 2002

Office: 409-766-6445
Home: 281-996-9785
Fax: 409-766-6541

H. Charles Viktorin Jr.

2905 Smith Rd. • Pearland, Texas 77584 • Ph: 281-485-4111 • a2427537@earthlink.net

June 2, 2002

Tobin Maples
City Of Pearland
3519 Liberty Drive
Pearland, TX 77581
281-652-1600 (work)
281-652-1705 (fax)

Dear Tobin:

As a result of being elected to Pearland City Council - Position 3, please accept my resignation from Pearland's Planning & Zoning Commission effective immediately.

I have thoroughly enjoyed my tenure on P&Z over the last two and a half years. Working with you and the other members of the city staff has been a true pleasure.

Sincerely,



H. Charles Viktorin