

**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 JANUARY 7, 2002, IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

The Regular P&Z meeting was called to order at 6:36 p.m. with the following present:

P&Z Chairman	H. Charles Viktorin
P&Z Commissioner	Todd Iocco
P&Z Commissioner	Robert Scherrer
P&Z Commissioner	Don Sederdahl
P&Z Commissioner	Russ Selemon
Plan and Plat Administrator	Richard Keller
Executive Director of Community Development	Tobin Maples
P&Z Secretary	Jennifer Gonzales

P&Z Vice-Chairman Donald Glenn entered at 6:38 and P&Z Commissioner Kevin McDonald entered at 6:40 p.m.

**II. APPROVAL OF MINUTES: December 17, 2001**

Commissioner Iocco made a motion to approve the December 17, 2001 minutes with corrections and Commissioner Selemon seconded the motion.

Commissioner Iocco stated that the statement made on the section of the approval of the minutes regarding the corrections was actually made by Commissioner Selemon, and on page 5 the word "color" should have been added to the recommendation regarding the architectural overlay.

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

**III. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Spriggins Estates Subdivision, being a subdivision containing 3.0300 acres of land located in Lot 11 of the H.T.&B. R.R. Company Survey, Section 14, Abstract 509, Brazoria County, Texas.**

Plat and Plans Administrator Richard Keller stated that staff recommends approval with a note to put the net acreage on the plat after the right-of-way dedication.

Vice-Chairman Glenn made a motion to approve the Preliminary Plat of Spriggins Estates Subdivision with a second made by Commissioner Iocco.

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

Plat and Plans Administrator Keller stated that item B needs to be removed at the owner's request and Item C needs to be removed at the request of the engineer of the project.

- B. CONSIDERATION & POSSIBLE ACTION – 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.**
- C. 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.R. Survey, A-240, Brazoria County, Texas.**
- D. CONSIDERATION & POSSIBLE ACTION – Final Plat of Coward Creek Crossing, being a replat of 16.559 acres of land out of Lot 2 and Lot 11 of Einar Hoidale's Subdivision, recorded under volume 238, page 13, B.C.M.R. out of the B.B.B. & C.R.R. Co. Survey, Abstract No. 160, Galveston County, Texas and Brazoria County, Texas.**

Plat and Plans Administrator Richard Keller stated that staff recommends approval with a note that the plat will not be recorded until the tax certificates are turned in and showing paid.

Commissioner Iocco made a motion to approve the Final Plat of Coward Creek Crossing with staff's comment and Commissioner Selemon seconded the motion.

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

- E. CONSIDERATION & POSSIBLE ACTION – Amending Plat No. 2 of the Final Plat of Central Office Park, Vol. 21, pg. 145-146, B.C.P.R., a subdivision of 4.7127 acres out of lot 45, Allison Richey Gulf Coast Home Company's Suburban Gardens Subdivision, Vol. 2, pg. 23 and 24 B.C.P.R. in H.T.&B. R.R. Co. Survey, Section 20, Abstract No. 506 Brazoria County.**

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

1. The date needs to be added to the owner's certification.
2. The recordation dates need to be changed to 2002.
3. The notary signature needs to be dated 2001.
4. They need to get TxDOT approval of water crossing.
5. They need to add, "...to be a common driveway on Broadway" to the end of note 11.

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Commissioner Iocco made a motion to approve the Amending Plat No. 2 of the Final Plat of Central Office Park with staff's comments, and Commissioner Selemo seconded the motion.

Plat and Plans Administrator Richard Keller explained that they made three lots of what used to be two.

**Motion to approve 7 to 0.**

**F. CONSIDERATION & POSSIBLE ACTION – Variance Request by Perry Homes for a variance from the Subdivision Ordinance to allow for construction of a model home on Lot 1, Block 2 of Shadow Creek Ranch Section SF-3 prior to subdivision acceptance by City Council.**

Executive Director of Community Services Tobin Maples explained that the next three items are all asking for the same variance. He explained that all the builders are in the process of making the final improvements, which are necessary for final acceptance by City Council and the ordinance states that before a building permit can be issued the subdivision has to be accepted. Mr. Maples stated that the permit and construction process will remain identical to the current procedures and staff is recommending approval.

Commissioner Sederdahl made a motion to approve the variance request with a second made by Commissioner McDonald.

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

**G. CONSIDERATION & POSSIBLE ACTION – Variance Request by Legacy Homes for a variance from the Subdivision Ordinance to allow for construction of two model homes on Lots 16 and 17, Block 3 of Shadow Creek Ranch Section Sf-8B prior to subdivision acceptance by City Council.**

Commissioner McDonald made a motion to approve the variance request with a second by Commissioner Iocco.

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

**H. CONSIDERATION & POSSIBLE ACTION – Variance Request by Westport Homes for a variance from the Subdivision Ordinance to allow for construction of a model home in Shadow Creek Ranch Section SF-5 prior to subdivision acceptance by City Council.**

Vice-Chairman Glenn made a motion to approve the variance request with a second made by Commissioner Iocco.

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Commissioner Iocco asked what the situation is for the job trailers and Executive Director of Community Development Tobin Maples explained that it relates to any other development and that they will have to permit the construction trailer, which would be used for the builders or superintendents.

Commissioner McDonald asked how far are the subdivisions from being accepted and how does that relate to these requests and a builder who is requesting one of the variance replied that they will start the model home at the end of February and will begin construction of the other homes upon subdivision acceptance, which will probably be in 60-90 days.

Gary Cook, from Shadow Creek Ranch Development, added that Section SF-5 will be running approximately 30-60 days behind the other two sections with the model home permit and the production of the homes.

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

### **I. DISCUSSION & POSSIBLE ACTION - Evaluate the Comprehensive Land Use Plan as it relates to recommendations for industrial development.**

Executive Director of Community Development Tobin Maples briefly explained that this has been brought to Commission for review and he showed maps and pointed out the current Industrial area. He pointed out that the character of Veterans has changed since the recent R-2 zoning and it is turning out that Industrial is not welcomed in that area. Mr. Maples showed the areas, which were recently annexed and taken in as Industrial. Mr. Maples explained that the Commission does need to decide if the Comprehensive Plan should be amended and if it is amended, do they want more or less industrial zoning.

Discussion ensued between the Commission and staff regarding the area along Highway 288 and it was noted that the current area is classified as General Business.

Commissioner Selemon pointed out that feels that the citizens would rather have light industrial rather than heavy industrial and he also feels that the people would rather see more "clean" industry and he referred to businesses such as "Speed Shore." Mr. Selemon also stated that he would like the Commission to decide ahead of time the percentage of each zoning classification that is needed, then work on allocating the percentages.

Commissioner Iocco pointed out the possibility of creating a major problem when the change the area along Veterans to Residential due to the fact that there would still be a tract to the north as Industrial.

A lengthy discussion ensued between the Commission and staff regarding property buyers and the lack of information they have regarding future collectors and thoroughfares and zoning on property that is near their property. Commissioner Sederdahl pointed out that the City should put a plan together and stick to it.



**AGENDA OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 7, 2002, AT 6:30 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES:** December 17, 2001

**III. NEW BUSINESS**

- A. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Spriggins Estates Subdivision, being a subdivision containing 3.0300 acres of land located in Lot 11 of the H.T.&B. R.R. Company Survey, Section 14, Abstract 509, Brazoria County, Texas.
- B. CONSIDERATION & POSSIBLE ACTION** – 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.
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- F. CONSIDERATION & POSSIBLE ACTION** – Variance Request by Perry Homes for a variance from the Subdivision Ordinance to allow for construction of a model home on Lot 1, Block 2 of Shadow Creek Ranch Section SF-3 prior to subdivision acceptance by City Council.
- G. CONSIDERATION & POSSIBLE ACTION** – Variance Request by Legacy Homes for a variance from the Subdivision Ordinance to allow for construction of two model homes on Lots 16 and 17, Block 3 of Shadow Creek Ranch Section Sf-8B prior to subdivision acceptance by City Council.

**H. CONSIDERATION & POSSIBLE ACTION** – Variance Request by Westport Homes for a variance from the Subdivision Ordinance to allow for construction of a model home in Shadow Creek Ranch Section SF-5 prior to subdivision acceptance by City Council.

**I. DISCUSSION & POSSIBLE ACTION** - Evaluate the Comprehensive Land Use Plan as it relates to recommendations for industrial development.

**IV. NEXT MEETING DATES:** January 14, 2002 (JPH & Regular Meeting)  
January 21, 2002 (Workshop with City Council at 6:00 p.m. followed by a 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.**



December 13, 2001

Jennifer Gonzales  
Engineering Department  
Planning and Zoning Commission  
City of Pearland  
3519 Liberty Drive  
Pearland, TX 77581

Dear Ms. Gonzales:

In an effort to begin selling homes in the new subdivision in the City of Pearland called Shadow Creek Ranch, I am requesting the following variance.

I request permission to construct a model home on Lot 1 Block 2 Section SF-3 of Shadow Creek Ranch, prior to subdivision acceptance by the City of Pearland. The primary condition for variance approval would be initial placement of street paving.

I ask your consideration to be added to the agenda of the next Planning and Zoning Commission meeting on January 7, 2002, to present this request.

Sincerely,

Craig Foresman  
Division President  
Perry Homes

CF/pb

cc: Carlo Ferrera

01-07-01  
(P&Z)

also - 6:00 Workshop  
on 7/21/01

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

<u>MEMBER</u>	<u>TERM EXPIRES</u>	<u>PHONE #'S</u>
<i>yes</i> 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
<i>yes</i> DONALD GLENN, Vice-Chairman 1112 Gulfton Pearland, TX 77581	March, 2002	Home: 281-996-1809 Office: 713-599-4141 Fax: 713-599-0058
<i>yes</i> TODD IOCCO 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. W Pearland, TX 77581	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	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 ext 210 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

*left a message*

*left a message*

*210 left a message*

*left a message*

# LEGACY HOMES

A MERITAGE CO.

A MERITAGE  COMPANY  
Listed on the New York Stock Exchange - MTH

12/19/2001

Jennifer Gonzales  
Engineering Department  
Planning and Zoning Commission  
City of Pearland  
3519 Liberty Drive  
Pearland, Texas 77581

Dear Ms. Gonzales:

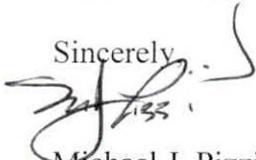
Our firm would like to begin marketing our homes in a new subdivision in the City of Pearland named Shadow Creek Ranch. I would like to request the following variance:

We are requesting to build two model homes on Lots 16 and 17 Block 3 Section SF-8B of Shadow Creek Ranch, prior to the community acceptance by the City of Pearland. The primary condition for variance approval is the initial placement of street paving.

I ask your consideration be added to the agenda of the next Planning and Zoning Commission meeting scheduled for January 7, 2002, to present our request.

I appreciate your time.

Sincerely,



Michael J. Pizzitola  
Division President



December 14, 2001

Jennifer Gonzales  
Engineering Department  
City of Pearland  
3519 Liberty Drive  
Pearland, TX 77581

Re: Advance construction of model home

Dear Ms. Gonzales,

Our company would like to commence construction of one model home in Shadow Creek Ranch, SF-5, prior to the city's final acceptance of the section. I would like my request to be added on the January 7<sup>th</sup> agenda for Planning and Zoning approval.

Thank you for your consideration and please feel free to contact me with questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "DM", is written over the typed name and title.  
David Moore  
President

Cc: Carlo Ferreira