

# PLANNING AND ZONING COMMISSION

AGENDA OF A REGULAR MEETING FOR THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON APRIL 12, 2004 AT 6:00 P.M., IN THE FIRST FLOOR CONFERENCE ROOM OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

**I. CALL TO ORDER**

**II. NEW BUSINESS**

*done*  
**A. EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE –**  
Section 551.071 - Consultation with City Attorney – Regarding potential litigation – Zoning

*NO action*  
**B. CONSIDERATION & POSSIBLE ACTION - EXECUTIVE SESSION**  
UNDER TEXAS GOVERNMENT CODE – Section 551.071 - Consultation with City Attorney – Regarding potential litigation – Zoning

*6-0*  
**C. CONSIDERATION & POSSIBLE ACTION –** Remove from the table Zoning Application No. 1160

**D. CONSIDERATION & POSSIBLE ACTION - ZONING APPLICATION NO. 1160**

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Multi-Family District (MF) to Single Family Dwelling District (R-4), on the following described property, to wit:

*Linda Sheryl second motion to app 6-0*  
Legal Description: 14.1 acres of land, more or less, being out of tracts 29, 30 and 43, George W. Jenkins Subdivision according to the plat thereof filed in Volume 2, Page 20 Brazoria County Plat Records, S. F. Perry & E. M. Austin Survey, Abstract 111 (Generally Located on the South Side of FM 518, and East of Pine Hollow Drive)

Owner: Frances Jamison, L.P.

Applicant: City of Pearland

# PLANNING AND ZONING COMMISSION

**E. CONSIDERATION & POSSIBLE ACTION** – Remove from the table  
Zoning Application No. 1156

**F. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION  
NO. 1156**

Zone Change Application No. 1156

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

Legal Description: 39.50 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76, being a portion of the same 181.6209 acre survey as recorded in Volume 1596, Page 93 of the Brazoria County Deed Records; and 83.83 acre tract of land being out of the D.H.M. Hunter Survey, Abstract 76 and the H.T.&B.R.R. Company Survey, Abstract 233, being a portion of the same 181.6209 acre survey recorded in Volume 1596, Page 93 of the Brazoria County Deed Records

Owner: Sue Morrison  
2411 Park  
Pearland, Texas 77581

Applicant: Paul Grohman  
2947 E. Broadway  
Pearland, Texas 77581

**G. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Cypress Village Section Two, a subdivision of 51.2649 acres located in the H.T. & B.R.R. Co. Survey, Abstract 241 and the H.T. & B.R.R. Co. Survey Abstract 546, City of Pearland, Brazoria County, Texas

**H. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Shadow Creek Ranch SF-40, 37.934 acres being out of the H.T. & B.R.R. Co. Survey, Section 83, Abstract 305, Brazoria County

**I. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Country Place Plaza Unrestricted Reserve, a subdivision of 1.8969 acres of land out of the J. Crawley Survey, 174 Brazoria County, Texas

**J. CONSIDERATION & POSSIBLE ACTION** – Final Plat of Travis Estates being a tract containing 8.988 acres of land out of and part of Lot 16 and 17 of the West Friendswood Subdivision as recorded in Volume 1, Page 96, Plat records, Brazoria County, Texas situated in the Perry Austin Lower League, Abstract 111, City of Pearland, Brazoria County, Texas

*David  
made the motion  
Neil  
seconded  
motion to approve*

*APP*  
*APP*  
*APP*  
*APP*

# **PLANNING AND ZONING COMMISSION**

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**K. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Silverlake Commercial Park Phase 13, a subdivision of 9.857 acres of land out of the R.B. Lyle Survey, Abstract No. 539, Brazoria County, Texas

**L. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Bank One – Broadway near Dixie Farm Road, a subdivision of 1.4897 acres of out of a 17.5068 acre tract out of Tracts 72, 73, & 74 of the George Jenkins Subdivision W.D.C. Hall Survey, Abstract 70 in the City of Pearland, Brazoria County, Texas

**M. DISCUSSION ITEM** – Discussion with the Projects Department regarding the timing of water, sewer and transportation projects with in corridors of the City of Pearland.

**NEXT MEETING DATES:** April 19, 2004 – JPH & Regular Meeting  
May 3, 2004 – Regular Planning & Zoning

## **III. 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.**

Ruby - are reasoning is too, have  
everything written down,  
and there is no evidence of  
major layout of the PUD.

Paul <sup>Grohman</sup> - 3 or 4 minor issues.

Linda - to me not meaningful

Jodd - the comm. situation on  
Pearland Parkway not the best  
interest to the people in Pearland.

Robin - aware there are CB locations  
south of Highland Glen.

Jodd - sales job has not been  
done, and needs to be  
tweaked.

Paul Grohman 2108 Kildare, Pearland,  
answered most questions we  
can, day one the changes we made  
biggest issue was density -  
abandoned the townhomes, went w/  
R-1 & R-2. Greenspace could be  
in the owners own yard. left  
park to match Braziers. Put jogging  
trail in flood easement. Road alignment

David - maybe 15 to 20, outside display for GB area. is that common.

John he duplicated exact comp. as GB in zoning regulations

Sheryl - not seeing any resolution things that have not been addressed. not pinned down on specific. not a mature pup. need more detail

Ruby - no change, why park is not given to the city. small park. detention right behind GB

Neil - problems w/ detention. faced w/ the det. facility being a eyesore or weeds growing, and the homeowners association be able to maintain the detention.

John - Maint of these detention facility. and Engineering Dept. does inspection and are issued citation for any pond not in compliance. ~~that~~  
~~have to maintain out of~~

building elevation and landscaping plan. Willing to meet Pearland Parkway overlay district. Premature for elevation, don't want to give any premature plans. Willing to contribute to farmland. 21% of project is in detention. Trying to safe guard.

The road alignment was addressed w/ John & Alan Mueller. Far exceed. Consistent w/ plan of Pearland Parkway, future for commercial.

Sheryl - we don't want to be locked down phrase, to accept something not locked down, but would be a disservice to the city.

David - seen improvement, get rid of long runs, townhomes. By standards 10 years ago, ~~and more~~ ~~not lot size~~ but the use of open space.

Linda - placement of roadway. About  
the way they have it proposed  
we will accept.

motion to approve <sup>failed</sup> 7-5

Linda Conley left at 7:25 and  
reconvened.

(A) Cypress of Village Sect. 2.

(2) <sup>minor</sup> outstanding items -

Ruby motion

~~Dave~~ Neil seconded

motion to 5-0

(H) SCR SF - 40

No outstanding

Ruby

Sheryl seconded

5-0 approved

# (I) Country Place Plaza -

Richard in ETS, pubshoppers  
center,

(1) show ownership of land

Ruby motion to accept w/ staff  
comments

Sheryl seconded

Neil west were in detention  
Richard - off site detention from MUD.  
John Barnes - across the street  
starting @ golf course

~~Richard~~

motion to approve w/ staff  
comments 15-0

# (J) Travis Estates

Richard - no outstanding items

Sheryl made motion, Ruby seconded  
5-0 approved

(K) Silverlake Comm. Park Phase 13-  
3 outstanding items, behind CVS  
Pharmacy, in old ETS w/ no zoning

Michael Harney, Jones & Carter - We  
were aware of items, and  
~~did not~~ <sup>did not</sup> have worked out the minor problems.

Ruby made motion <sup>to app w/ staff</sup> recommendations,  
Sheryl seconded

Motion to app. 5-0

(L) Bank One

Richard - need to show proposed  
street light.

Sheryl made the motion w/ staff  
recommendation. David Ransom  
seconded

"Plant trees" Sheryl Greiner.

Motion to app. passed 5-0

(M) discussion

adjourned @

David - when did staff attempt to contact

John - attempted by central appraisal, and the day of the hearing, spoke w/ the lawyers.

Motion to approve 6-0

(E) David made motion to remove Sheryl seconded

Motion 5-1 "Ruby"

(F) ZC NO. 1156

David made the motion Neil seconded

David 7 general concerns, (1) <sup>enough</sup> sidewalks to connect, make more for families and bikes, see more park space, idea of clustering, support smaller lots w/ more common space.

GB behind plan houses, app.

~~draw~~ put more of a buffer on GB 10ft. set back, does staff support that?

John - no heartburn either way. anti-monority.

4/12/04 P#3 Meeting ①

I. Call to order @ 6:02 pm  
Don Sederdahl absent

II. (A) Executive Session: Deputy City  
Attorney Nghiem Doan consultation  
see agenda! back @ 6:39

(B) no action was taken on executive  
session.

(C) Sheryl motion to remove w/  
a second Ruby motion app 6-0

(D) ZC NO. 1140

Linda motion to app.  
sheryl seconded

Mrs. Newman <sup>listed</sup> multifamily since  
1986, each time all the buyers  
and info that the city has ~~been~~  
given me. 4 contracts for  
property leaving as multifamily.  
Reduce the value.

# PLANNING AND ZONING COMMISSION

**E. CONSIDERATION & POSSIBLE ACTION** – Remove from the table  
Zoning Application No. 1156

**F. CONSIDERATION & POSSIBLE ACTION – ZONING APPLICATION NO. 1156**

Zone Change Application No. 1156

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

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Applicant: Paul Grohman  
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*SD*  
**G. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Cypress Village Section Two, a subdivision of 51.2649 acres located in the H.T. & B.R.R. Co. Survey, Abstract 241 and the H.T. & B.R.R. Co. Survey Abstract 546, City of Pearland, Brazoria County, Texas

*SD*  
**H. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Shadow Creek Ranch SF-40, 37.934 acres being out of the H.T. & B.R.R. Co. Survey, Section 83, Abstract 305, Brazoria County

*SD*  
**I. CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Country Place Plaza Unrestricted Reserve, a subdivision of 1.8969 acres of land out of the J. Crawley Survey, 174 Brazoria County, Texas

*SD*  
**J. CONSIDERATION & POSSIBLE ACTION** - Final Plat of Travis Estates being a tract containing 8.988 acres of land out of and part of Lot 16 and 17 of the West Friendswood Subdivision as recorded in Volume 1, Page 96, Plat records, Brazoria County, Texas situated in the Perry Austin Lower League, Abstract 111, City of Pearland, Brazoria County, Texas

# PLANNING AND ZONING COMMISSION

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L. **CONSIDERATION & POSSIBLE ACTION** – Preliminary Plat of Bank One – Broadway near Dixie Farm Road, a subdivision of 1.4897 acres of out of a 17.5068 acre tract out of Tracts 72, 73, & 74 of the George Jenkins Subdivision W.D.C. Hall Survey, Abstract 70 in the City of Pearland, Brazoria County, Texas

M. **DISCUSSION ITEM** – Discussion with the Projects Department regarding the timing of water, sewer and transportation projects with in corridors of the City Pearland.

**NEXT MEETING DATES:** April 19, 2004 – JPH & Regular Meeting  
May 3, 2004 – Regular Planning & Zoning

### III. 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 this 7 day of April 2004 A.D.  
Removed this 13<sup>th</sup> day of April 2004 A.D.

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**C. CONSIDERATION & POSSIBLE ACTION –** Remove from the table  
Zoning Application No. 1160

**D. CONSIDERATION & POSSIBLE ACTION - ZONING APPLICATION**  
**NO. 1160**

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Owner: Frances Jamison, L.P.

Applicant: City of Pearland

# PLANNING AND ZONING COMMISSION

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**E. CONSIDERATION & POSSIBLE ACTION** – Remove from the table  
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NO. 1156**

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Applicant: Paul Grohman  
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# PLANNING AND ZONING COMMISSION

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## III. ADJOURNMENT

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Posted this 7 day of April 2004 A.D.  
Removed this 13<sup>th</sup> day of April 2004 A.D.

April 9, 2004

TO: Planning & Zoning Commission  
Planning & Zoning Staff

FROM: Paul Grohman

SUBJECT: Proposed Planned Unit Development on Pearland Parkway

I am in receipt of the planning staff's memo to the Planning & Zoning commission concerning this PUD. Thank you for the information and help that you have provided throughout the process. I offer some clarification and answers in addition to the memo.

Under the heading of surrounding Zoning and land uses I concur with the staff findings. However the R-E district listed is actually across the creek with no bridge in place or planned and is served by a completely different school district. There is no proposed project there anywhere on the horizon.

Under the summary, as per the city rules our net density does include the proposed streets. This is consistent with how the calculations on previous PUD's have been derived.

Under the staff review comments;

2. We are not asking for this to be a public park. We are matching the greenbelt area in The Lakes of Highland Glen project which makes this very meaningful park space that will be amenitized for the residents.
3. Historically the city has placed pedestrian easements inside of the comprehensive drainage easements and we are more than willing to do that.
4. The addition to the minimum of three trees per lot is acceptable There are landscape requirements on the Pearland Parkway overlay zone. We will meet or exceed those requirements.

8. I have talked with Alan Muller to whom it was attributed wanting to make this change on roadway design. He concurs with what we are trying to accomplish currently and said he would advise the planning staff. It makes no sense to move our road closer to an eventual collector (Barry Rose Road). We are already 1200 + feet from our nearest road to the north. In short we believe that we have addressed this issue.

10. We again will provide masonry walls under the cities definitions as stated on our plans. We are open to consider masonry walls at Old Alvin as well.

#### Responses to other comments from Council and Planning & Zoning.

4. In light of objections voiced by the neighbors and our land plan we are probably not a suitable place for a fire station site. We are not opposed however to discussion on modification of our plan after the fact but want to proceed with our current plan.

In conclusion our lots are larger on average than anything near us. Our home prices will be comparable to the Lakes of Highland Glen and far above the adjacent existing homes and the homes in the Creekside development. Our project will be an asset to the entire community. The bulk of our lots are larger than R1's and all conform to R2. We are in compliance with the city's master plan and respectfully request approval of our PUD in this form.

Thank you for your consideration.

Paul Grohman

April 12, 2004

Honorable Mayor and Council Members  
City Hall  
Pearland, Texas 77581

**Re: RECOMMENDATION TO THE CITY COUNCIL ON ZONE CHANGE  
APPLICATION NO. 1160**

Honorable Mayor and Council Members:

Request for an amendment to the Land Use and Urban Development Ordinance of said City from classification Multi-Family District (MF) to Single Family Dwelling District (R-4) on the following described property, to wit:

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At a regular meeting held on April 12, 2004, the Planning and Zoning Commission considered the above-mentioned request.

made a motion to forward Zone Change Application No. 1160 to City Council for approval with a second made by Commissioner

**Motion to approve passed**

This is submitted for your consideration.

Sincerely,  
Planning & Zoning Commission

Owner: Frances Jamison, L.P.

Applicant: City of Pearland

April 12, 2004

Honorable Mayor and Council Members  
City Hall  
Pearland, Texas 77581

**Re: RECOMMENDATION TO THE CITY COUNCIL ON ZONE CHANGE  
APPLICATION NO. 1156**

Honorable Mayor and Council Members:

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Sincerely,  
Planning & Zoning Commission

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2411 Park  
Pearland, Texas 77581

Applicant: Paul Grohman  
2947 E. Broadway  
Pearland, Texas 77581

April 12th

MEMBERS OF THE PLANNING & ZONING COMMISSION  
as of 11/03

MEMBER

TERM EXPIRES

PHONE #'S

"Yes"  
TODD IOCCO, Chairman  
3510 Shadycrest  
Pearland, TX 77581  
Tlocco@Houston.RR.com

April, 2005

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

"Yes"  
"Yes"  
SHERYL GREINER-Vice Chairman  
2607 Rip Van Winkle  
Pearland, TX 77581  
Sheryl.Greiner@compsol.cc

April, 2004  
6:00pm

713-824-856  
Office: 281-486-4844  
Home: 281-997-1203

"Yes"  
RUBY SANDARS  
2402 Frances Dr  
Pearland, TX 77581  
sandarsrl@houston.rr.com

April, 2004

Phone: 281-485-1509

"Yes"  
LINDA COWLES  
3412 Shadycrest  
Pearland, TX 77581

November, 2006

Office: 281-652-1659

?"  
DON W. SEDERDAHL  
3418 Shady Crest  
Pearland, TX 77581  
dons@ldcm.com

November, 2006

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

DAVID RANSOM (6:00pm)  
1108 Chesterwood  
Pearland, TX 77581  
dransom@ev1.net

November, 2005

Office: 281-226-5957  
Home: 281-648-1869

"Yes"  
NEIL WEST  
2218 Shadycrest  
Pearland, TX 77581

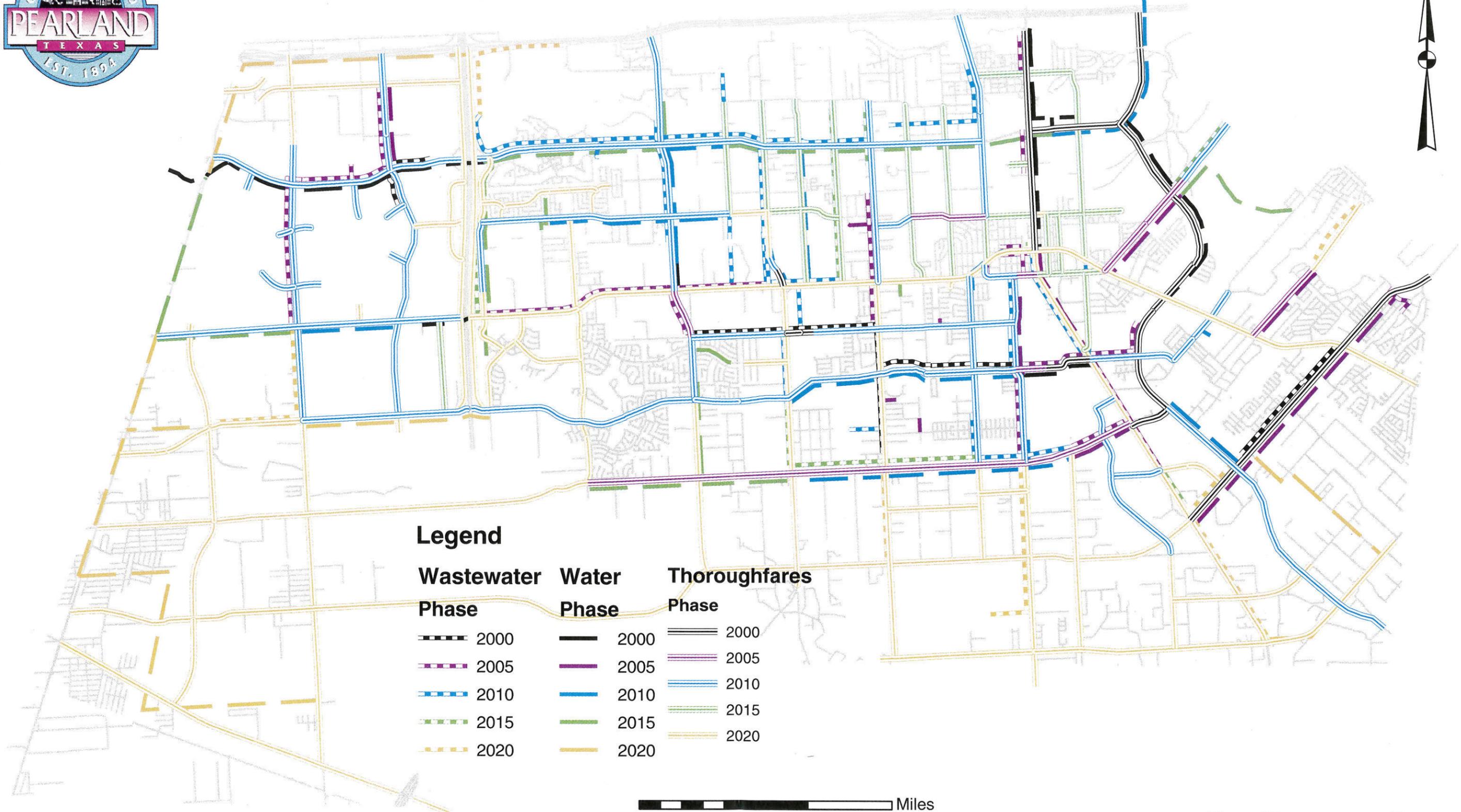
December 10, 2003

Home: 281-997-8898

Get Message



# 2020 CIP Master Comprehensive Plan



## Legend

### Wastewater Phase

- 2000
- 2005
- 2010
- 2015
- 2020

### Water Phase

- 2000
- 2005
- 2010
- 2015
- 2020

### Thoroughfares Phase

- 2000
- 2005
- 2010
- 2015
- 2020

