

Planning and Zoning Commission

recommend that the last part of note 7 that begins with the word "provided" be deleted. He stated that with that condition staff recommends approval.

Vice-Chairman Glenn made a motion to approve the Final Plat of Cullen Commons with staff's comments, and Commissioner Iocco seconded the motion.

Motion to approve passed 7 to 0.

B. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Shadow Creek Ranch Clear Lake Loop and Kirby Drive Extensions, 11.753 acres being out of the T.C.R.R. Co. Survey, Section 3, Abstract 678 and the H.T.&B. R.R. Co. Survey, Section 82, Abstract 565, City of Pearland, Texas.

Plats and Plans Administrator Keller stated that staff recommends approval with two conditions and listed them as:

1. They need to add 16' water line, and there should be an easement shown.
2. There was two easements shown that are no longer there, therefore they need to provide evidence that they have been abandoned.

Commissioner Iocco made a motion to approve the Preliminary Plat of Shadow Creek Ranch Clear Lake Loop and Kirby Drive Extensions with staff's recommendations, and Commissioner Selemon seconded the motion.

Motion to approve passed 7 to 0.

C. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Pearland Corner, A tract or parcel of land containing 6.2071 acres out of lots 21, 22, and 23 of "George W. Jenkins" Subdivision out of the W.D.C. Hall League, Abstract 70, City of Pearland, Brazoria County, Texas.

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

1. They need to have the surveyor's signature.
2. Note 8 needs to state that they changed the name of the Subdivision.
3. There is an existing pipeline easement that needs to be shown.

Mr. Keller stated that he does not know what is planned.

Commissioner Iocco made a motion to approve the Preliminary Plat of Pearland Corner with staff's recommendations, and Vice-Chairman Glenn seconded the motion.

Commissioner Selemon requested that at the appropriate time if staff could pay close attention to the trees on the lot and save which ever ones are feasible.

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Commissioner McDonald questioned the common driveways and he referred to the first item on the agenda and Mr. Keller replied that they are two separate tracts facing different directions; however, City Engineer Hargrove also replied that from reviewing the Preliminary layout he can tell there are going to be driveway problems and that would be addressed during the final plat.

Commissioner Iocco stated that he also agrees with Commissioner Selemon regarding the tree issue.

Motion to approve passed 7 to 0.

D. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Spriggins Estates Subdivision, being a subdivision containing 3.0300 acres of land Company Survey, Section 14, Abstract 509, Brazoria County, Texas.

Plat and Plans Administrator Keller stated that staff recommends tabling due to outstanding fees and a missing title report from the plat submittal.

Commissioner Iocco made a motion to table the Preliminary Plat of Spriggins Estates Subdivision with a second made by Commissioner Sederdahl.

Motion to approve passed 7 to 0.

E. CONSIDERATION & POSSIBLE ACTION – Request by Lentz Engineering, for an extension for the plat of “The Village at Pearland”.

Plat and Plans Administrator Keller stated that staff has no comments.

David Thomason, from Lentz Engineering stated that the plat is going to expire on the 21st of this month; therefore they are requesting an extension. He stated that the reason is due to internal construction plan review.

Commissioner Selemon asked what the standard time is for the platting process, and City Engineer Hargrove replied after six months they are required to request an extension.

Commissioner Scherrer made a motion to approve the request for an extension for The Village at Pearland, and Commissioner McDonald seconded the motion.

Commissioner Sederdahl verified that the City has no problem with the extension and Mr. Keller replied that staff does not have any problems.

Motion to approve passed 6 to 0.

F. DISCUSSION ITEM – Proposed Cullen Blvd. Land Use Plan.

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Chairman Viktorin stated for the record that this is the first official time for the Commission to address the Proposed Cullen Blvd. Land Use Plan.

Executive Director of Community Development Tobin Maples presented maps to the Commission and explained that City Council adopted a "Steering Committee" to possibly amend the Comprehensive Plan due to development pressures. He stated that the Committee was made up of property owners, business owners, residences, and a few citizens who were neutral. Mr. Maples stated that the project has been sitting idle for some time now and City Council has requested that Planning and Zoning Committee look over the maps and try to come up with some kind of proposal.

Mr. Maples showed two different maps with different options, the first being from the "residential" side and the second being from the "business" side.

Mr. Maples explained that they need to try to create a new "vision" for the area, and that they are not changing the zoning.

Mr. Maples showed a map, which consisted of the citizen's comments.

Commissioner Selemon showed concern about how the new proposal would compare to the existing properties, and Mr. Maples explained that there would definitely be some significant differences, however the Commission needs to focus on what they want the area to be years from now.

Chairman Viktorin explained that he wanted this evening to be more of a fact-finding discussion. He stated that they could then go out and look at the area, think about it, and have discussion at the next meeting.

Commissioner Selemon asked about the 200' green buffer and what the intent is for that on the proposed plan. Mr. Maples explained that the buffer was on the original Comprehensive Plan, although the citizens were not aware of that. Mr. Maples explained that the trail would probably be one linear circle and would connect with the county park, which is directly across the creek.

Vice-Chairman Glenn asked what the general nature of the citizen's comments is and Mr. Maples replied that most comments pertained to their own individual properties; therefore some were in support of the map and some against.

Commissioner Selemon asked for an update on what City Council has done about this, and Mr. Maples replied that they held a Public Hearing then adjourned into executive session, which brought the issue to the Commission.

Commissioner Iocco asked the zoning of the old Waste Industrial site, and Mr. Maples replied "SD" and explained that a lot of requests have been denied because the City Council had no direction for this area.

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Commissioner Iocco suggested having "Neighborhood Services" or "Office Professional" as a buffer along the thoroughfares.

Commissioner Selemo asked from a planning perspective, what kind of minimum acreages and lot sizes are there for "Neighborhood Services" or "Commercial" and Mr. Maples stated that it is really defined on a case-by-case basis and Mr. Maples also referred to the Land Use Ordinance.

Commissioner Sederdahl asked if there were any concerns regarding traffic or noise, and Mr. Maples replied that the citizens did have those concerns. Commissioner Sederdahl stated that he also has concerns regarding traffic for the residential area.

Discussion ensued about truck routes, and Mr. Maples pointed out that City Council did adopt an ordinance with official truck routes, which Cullen and McHard are on the route.

Commissioner Scherrer recommended that each Commission take a section, and Mr. Maples pointed out that the Steering Committee did do a windshield survey, and they split up into four different groups. Mr. Maples stated that he would bring that information to the Commission for review.

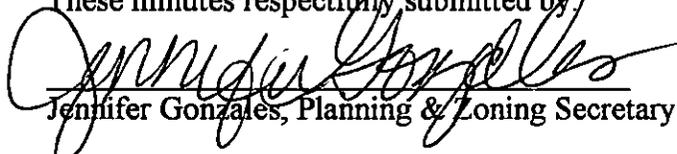
Chairman Viktorin stated that last week the APA Conference was held and he did at least see three to four of the P&Z members there and he thanked the City for the Conference and stated that it was very informative.

**IV. NEXT MEETING DATES: November 12, 2001 (JPH & Regular Meeting)
November 19, 2001 (JPH & Regular Meeting)**

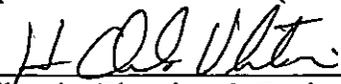
V. ADJOURNMENT

The meeting adjourned at 7:35 p.m.

These minutes respectfully submitted by


Jennifer Gonzales, Planning & Zoning Secretary

Minutes approved as submitted and/or corrected on this 12 day of Nov, 2001.


Charles Viktorin, Planning & Zoning Chairman

11/05/01
P+Z

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: 713-892-0340 Fax: 713-892-0380 |
| <i>yes</i> TODD IOCCO 3510 Shadycrest Pearland, TX 77581 | March, 2002 | Office: 281-997-3747 Mobile: 281-923-8633 Fax: 281-403-1433 |
| <i>yes</i> KEVIN A. MCDONALD 1802 Oak Hollow Dr. W Pearland, TX 77581 | September, 2004 | Office: 832-736-9300 Work: 281-992-1693 |
| <i>yes</i> 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 Work: 281-412-0091 |
| <i>yes</i> RUSS SELEMON 2312 John Pearland, TX 77581 | November, 2002 | Office: 409-766-6445 Home: 281-996-9785 Fax: 409-766-6541 |



LENTZ
ENGINEERING, L.C.

RECEIVED

OCT 30 2001

CONSULTING ENGINEERING AND PLANNERS
4710 Bellaire Blvd., Suite 250 Bellaire, Texas 77401
Phone 713-839-8900 Fax 713-839-9020

October 29, 2001

City of Pearland
3519 Liberty Drive
Pearland, TX 77581
Attn: Planning and Zoning Commission

RE: The Village at Pearland
 LE 00082

Dear Sirs:

Lentz Engineering, L.C. respectfully requests on behalf of our client, Fite Interest, LTD, an extension of Preliminary Approval for the above-mentioned plat.

If you have any questions or require additional information, please do not hesitate to call.

Sincerely,
Lentz Engineering, L.C.

David Thomason
Production Manger

DT/tg