

## PLANNING AND ZONING

**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON APRIL 17, 2006 AT 6:30 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES** April 3, 2006 – Regular Meeting

**III. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP 2006-1**

A request by FFC, applicant for Franklin Fidelity Management/Riverway Commercial Development, owner, for approval of a Conditional Use Permit for a "Telephone Exchange Switching Relay and Transmitting Equipment" facility in the General Business Retail District (GB), on the following described property, to wit:

Legal Description: 5.284 acres of land, being the Final Plat of Sunrise Lake Center, Lots 1 and 2, according to the map or plat recorded as Document No. 2005056935, of the Official Records of Brazoria County, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the North Side of FM 518 (Broadway Street), and on the East Side of Sunrise Boulevard

**B. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2006-14Z**

A request by Mike Pollak, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Residential – 1 District (R-1) to General Business Retail District (GB) and Townhouse Residential District (TH), on the following described property, to wit:

Legal Description: 46.01 acres being out of Kanawha-Texas Company Subdivision of Sections 18 and 22 according to the plat thereof filed in Volume 2, Page 51, Brazoria County Plat Records, in the H. T. & B.R.R. Company Survey or George C. Smith Survey, Abstract 547, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the West Side of FM 1128 (Manvel Road), and Approximately 3,000 Feet South of Fite Road

## PLANNING AND ZONING

### **C. CONSIDERATION & POSSIBLE ACTION – Zone Change 2006-15Z**

A request by Jerry McGinty, applicant for Star Two Twin Lakes, L.P., owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Planned Development District (PD) to Planned Development District (PD), an amendment to the existing Planned Development District (PD) for Twin Lakes, on the following described property, to wit:

Legal Description: 64.8110 acres of land, being the Final Plat of Twin Lakes Section One, as recorded in Volume 24, Pages 232 and 233, of the Plat Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of Veterans Drive, and Approximately 1,000 Feet South of Walnut Street

### **D. COMMUNICATIONS – Plat Extension of The Promenade Shops at Shadow Creek**

A request by Jason Banda, LJA Engineering for a six month extension of the Preliminary plat of The Promenade Shops at Shadow Creek.

### **E. NEXT MEETING DATES      May 1, 2006 Regular Meeting**

## **IV. ADJOURNMENT**

This site is accessible to disabled individuals. For special assistance, please call City Secretary Young Lorfing at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

# Planning and Zoning Commission

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON APRIL 3, 2006 AT 6:30 P.M., IN THE 2<sup>ND</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

## **CALL TO ORDER**

The Regular Meeting was called to order at 6:31 p.m., with the following present:

P & Z Chairperson Ruby Sandars  
P & Z Commissioner Neil West  
P & Z Commissioner Darrell Diggs  
P & Z Commissioner Jerry Koza, Jr.  
P & Z Commissioner Henry Fuentes (arrived at 6:36 p.m.)  
P & Z Commissioner Sheryl Greiner (arrived at 6:38 p.m.)

Also in attendance: Deputy City Attorney Nghiem Doan; Planning Director Lata Krishnarao; Senior Planner Theresa Grahmann; Plat and Plan Administrator Richard Keller, Planner 1 Diana DuCroz, City Engineer Doug Kneupper (arrived at 6:50 p.m.), and Planning Administrative Secretary Judy Krajca.

## **APPROVAL OF MINUTES**

Commissioner Jerry Koza, Jr. made the motion to approve the minutes, and Commissioner Darrell Diggs seconded. The vote was 4-0 for approval. Commissioners Fuentes and Greiner were not present for the vote.

## **NEW BUSINESS**

### **A. Remove from Table – Zone Change 2006-13Z**

Commissioner Darrell Diggs made a motion to remove from Table, and Commissioner Jerry Koza, Jr. seconded.

The vote was 4-0. The item was removed from Table

### **B. Consideration & Possible Action – Zone Change 2006-13Z**

A request by James Johnson and Trails Development, Ltd., applicant for William Walsh and Trails Development, Ltd., owners, for an amendment to the Land Use and Urban Development Ordinance of said City, for approval of a change in zoning district from classification Suburban Development District (SD) to Planned Unit Development District (PUD), on

## Planning and Zoning Commission

the property described as 71.70 acres of land located on the South Side of Broadway Street, and on the West Side of State Highway 288.

Planning Director Lata Krishnarao spoke of the corrections received based on Staff's comments from the March 20, 2006 Joint Public Hearing. In regards to the Brazoria County Drainage District No. 4 (BDD4), Ms. Krishnarao referred to a letter Staff received from Mr. Alan Mueller, Engineer for the applicant.

Chairperson Sandars asked the applicant why there was not a letter from BDD4, when the Commission and Staff specifically asked for one at the March 20<sup>th</sup> meeting.

Mr. Johnson responded to Chairperson Sandars, referring to Ms. Krishnarao's comment that a letter was received from Mr. Mueller, and that this was the best that they could come up with at this time. Mr. Mueller had spoken with the BDD4.

Ms. Krishnarao stated that all other comments had been taken care of, and that the PUD presented to the Commission was complete.

The Commission continued to ask questions of Staff and Mr. Johnson, including items such as acreage, the retail node and the number of units for clarification.

Commissioners Fuertes and Greiner arrived at 6:36 and 6:38.

Commissioner Henry Fuertes made a motion to approve, and Commissioner Neil West seconded.

The vote was 6-0 for approval.

### **C. Consideration & Possible Action – Final Plat of Pearland Retail Fitness Center**

A request by Jesus J. Vitela, Lentz Engineering, for Pearland Fitness Partners, Ltd, owner, for approval of a Final Plat of 18.327 acres zoned General Business (GB) and R-1 for one lot. The property is located at the northwest corner of Broadway and Miller Ranch Road, and is described as a subdivision of 18.3270 acres

Planner I Diana DuCroz read the Staff Report. There were three outstanding items. Ms. DuCroz stated that 2 of the 3 had been addressed. The remaining outstanding item is a minor change.

## Planning and Zoning Commission

Commissioner Darrell Diggs made a motion to approve, and Commissioner Henry Fuertes seconded.

Mr. Bob Lewis, Realtor asked to speak. He stated that Code Enforcement had written the owner up for bringing in dirt before approval. He felt this was disrespectful. His other concern was that this fitness center is very close to another fitness center going in, which he is a one-fourth owner in.

Chairperson Sandars stated that P&Z's only concern was with the land and the zoning of the land, and cannot control who builds what and where.

There were no other comments.

The vote was 6-0 for approval.

### **D. Consideration & Possible Action – Final Plat of Shadow Creek Ranch Commercial Site No. 18A**

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for CG Shadow Creek Ranch Village, LP, for approval of a Final Plat of 28.589 acres in Shadow Creek Ranch for five lots for commercial use, with 4.515 acres reserved for drainage. The plat is located at the northeast corner of the intersection of Kirby Dr and Shadow Creek Parkway (F.M. 2234) in the Shadow Creek Ranch PUD, and is 28.589 acres

Planner Diana DuCroz read the Staff Report. She stated that this Plat was denied at the March 20<sup>th</sup> P&Z Meeting due to excessive outstanding items. Most of the items have been addressed.

Chairperson Sandars asked if the remaining outstanding items were major, and Plat and Plan Administrator Keller replied that he had not received a letter from the Brazoria County Drainage District. The applicant, Jason Banda, was present and stated that they would get this done. Mr. Banda also brought in a corrected mylar prior to the meeting.

Chairperson Greiner made a motion to approve with Staff comments, and Commissioner West seconded.

Planning Director Krishnarao stated that Staff does not like receiving mylars prior to the meeting, as Staff does not have time to review the corrections before approval and the Commission signing. Mr. Keller looked over the mylars and stated that they were still waiting on the letter from BDD4.

The vote was 6-0 for approval, with Staff's comments.

## Planning and Zoning Commission

### **E. Consideration & Possible Action – Final Plat of Sunrise Lake Village II**

A request by Chris L. Hendrick, The Wilson Survey Group, Inc., for approval of a Preliminary Plat subdivision of 6.276 acres zoned General Business (GB) into two lots for commercial use. The plat is located on the north side of Broadway at the intersection of C.R. 90, and is 6.276 acres.

Planner DuCroz read the Staff report. There were no outstanding items.

Commissioner Greiner made a motion to approve, and Commissioner Koza seconded.

The vote was 6-0 for approval.

### **F. Public Hearing – Replat of Albertson's Pearland Plat Reserve A as Pearwood Plaza**

A request by Tina Kast, Texas Engineering and Mapping, for Parkwood Development, Ltd, owner, for a replat of Reserve A of the Albertson's-Pearland Plat as the Pearwood Plaza Final Plat in order to create three new lots. The parcel is 3.8984 acres in size and is zoned General Business (GB). The property is located at the northwest corner of Broadway and Reid Blvd, and is described as 3.8984 acres.

Chairperson Sandars opened the hearing at 6:55 p.m.

Planner DuCroz read the Staff report. The reason for the hearing is to do a replat.

There was no one present to speak for or against.

The hearing was adjourned at 6:56 p.m.

### **G. Consideration & Possible Action – Final Plat of Pearwood Plaza**

A request by Tina Kast, Texas Engineering and Mapping, for Parkwood Development, Ltd, owner, for a replat of Reserve A of the Albertson's-Pearland Plat as the Pearwood Plaza Final Plat in order to create three new lots. The parcel is 3.8984 acres in size and is zoned General Business (GB). The property is located at the northwest corner of Broadway and Reid Blvd.

Planner DuCroz read the Staff report. There were seven outstanding items. Plan and Plat Administrator Keller stated that based on the

## Planning and Zoning Commission

recommendation of the City Engineer, Doug Kneupper, Staff was recommending denial.

Commissioner Greiner made a motion to approve for the sake of discussion, and Commissioner West seconded.

There was much discussion among the Commission, Staff and the applicant, Charles Cooper, on these outstanding items.

The vote was 0-6. The plat was denied.

### **H. Election of P&Z Vice-Chairperson**

Commissioner Sheryl Greiner and Commissioner Neil West were nominated for the position of Vice-Chairperson of the Planning and Zoning Commission. Commissioner West asked to be removed from consideration as Vice-Chairperson.

Commissioner West made a motion to approve the vote for Sheryl Greiner as the new Vice-Chairperson, and Commissioner Fuytes seconded.

The vote was 6-0. Sheryl Greiner is the new Vice Chairperson.

### **I. DISCUSSION ITEMS: Upcoming Events**

Planning Director Krishnarao went over all of the upcoming events for the P&Z Commission.

Ms. Krishnarao also distributed the Detention Pond Inspection Report to the Commission, which they had previously requested.

### **J. P&Z Quarterly Training**

Mr. Chris McGowan of the HGAC made a presentation to the Commission and Staff regarding Land Use and Transportation.

### **ADJOURNMENT**

The Planning and Zoning Meeting was adjourned at 8:47 p.m. by Chairperson Ruby Sanders

# Planning and Zoning Commission

These minutes are respectfully submitted by:

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Judy D. Krajca  
Planning Administrative Secretary

Minutes approved as submitted and/or corrected on this \_\_\_\_\_ day of  
\_\_\_\_\_, A.D., 2006.

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Ruby Sandars  
P&Z Chairperson

## LJA Engineering & Surveying, Inc.



2929 Briarpark Drive      Phone    713.953.5200  
Suite 600                      Fax        713.953.5026  
Houston, Texas 77042-3703    www.ljaengineering.com

April 5, 2006

Ms. Lata Krishnarao  
City of Pearland Planning  
3523 Liberty Drive  
Pearland, Texas 77581

Re:    Plat Extension  
      The Promenade Shops at Shadow Creek  
      LJA Job No. 1957-0003 (5.3)

Dear Ms. Krishnarao,

The following is a request of a six month plat extension for the plat of The Promenade Shops at Shadow Creek. The preliminary plat for this section was considered and approved by the Pearland Planning and Zoning Commission on January 16, 2006. This six month plat extension would make the plat approval valid through January 16, 2007.

Please contact me at 713.953.5067 if you have any questions regarding this request or if you have any additional concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jason R. Banda', with a long horizontal flourish extending to the right.

Jason R. Banda  
Project Coordinator.

JRB/mec





# Community Development News

Volume 1, Issue 1 April 2006

3519 Liberty Drive Pearland, Texas 77581 281-652-1600 281-652-1702 (fax) [www.cityofpearland.com](http://www.cityofpearland.com)

## Welcome!

This is the first issue of the Community Development Newsletter, a quarterly newsletter on the happenings within the City of Pearland departments associated with development. The newsletter's main focus is to provide information to the development community. You will see articles on items of development interest, statistics, upcoming events such as quarterly meetings, explanations of ordinances, proposed ordinances and recently adopted ordinances. We want to make this your newsletter. So, please provide us input on the type of information we include, the format, etc. Feel free to forward it to a friend. It will be sent primarily by e-mail to developers, builders, realtors, brokers, etc., but hard copies will be available. If you know someone who did not receive this, forward us their e-mail address and we will include them on our list. Enjoy!

## UDC Approved!

On July 26, 2004, the City Council adopted an amendment to the Comprehensive Plan for the City of Pearland, which outlines the community's vision for future growth and development.

In order to implement this Comprehensive Plan, the City of Pearland has been working with a private consulting firm to create a Unified Development Code (UDC). This UDC is a code that combines the existing Zoning Ordinance, Subdivision Ordinance, Tree Ordinance, and other development related regulations, into one document that is easier to use and reduces conflicts and ambiguity between separate ordinances.

The UDC was finally adopted by the City Council on February 27, 2006; therefore, the UDC is now in effect. However, the City has allowed for a transition period. Between February 27 and May 1, 2006, any plans that are submitted may be designed to meet either the new UDC or the previous Land Use and Urban Development Ordinance/Subdivision Ordinance/Tree Ordinance. After May 1, all plans submitted to the City must meet the requirements of the Unified Development Code.

The UDC is available on our web site at [www.cityofpearland.com](http://www.cityofpearland.com), at the library, and for sale in the Planning Department Office.

## Our Office Hours

**Monday – Friday**  
**7:30 AM – 5:30 PM**

## Holiday Closings:



**April 14, 2006**  
**Good Friday**



**May 29, 2006**  
**Memorial Day**

## Population Figures

The Planning Department has produced a new population estimate for the City of Pearland.

At the time of the 2000 Census, Pearland had a population of 37,640. Since then, the City has seen enormous growth with new subdivisions and houses. Since 2000, the Permits Department has issued building permits for over 9,500 new homes. In addition, several existing neighborhoods were annexed into the City. Based on these changes, our estimate of the City's population as of March 2006 is 69,808.

## Commercial Permits

A total of 51 commercial permits were issued last year, valued at \$40.6 million. The average review time for commercial plans is 36 days.

The commercial permits approved last year include:

- Waterfront Place Apartments (296 units)
- Orchard Plaza, Buildings 1 and 2
- Wagon Trail Road Retail Center
- CVS Pharmacy
- FM 518 Business Park, Buildings A, B, and C
- Massey Ranch Elementary School
- Pearland Corner Phase II
- 1919 Broadway Street, Storage Buildings A, C, I-M

## Residential Permits

In 2005, the City issued a total of 2,610 single family residential permits for the construction of new homes, with a total valuation of \$479.2 million. This averages approximately 218 single family permits per month.

We are also averaging 7.4 days for plan review of residential building permits.



**Click2Gov**

<http://egov.ci.pearland.tx.us/Click2GovBP/>

In an effort to improve communication to contractors and citizens, the Community Development and the Utility Billing departments at the City of Pearland have implemented an online software product called Click2Gov. The program is an enhancement to the existing software system with which the City operates.

The Community Development department duties include issuing permits and performing building inspections. Anyone who purchases a permit from the City is able to access the system; however, it is especially beneficial for builders and contractors who are building new homes in Pearland. Inspection results and comments can be viewed via the online system 24 hours a day, 7 days a week.

The Utility Billing portion of the system allows citizens to view their water and sewer billing information such as payment history and consumption summaries. To obtain access to the system, residents should email [waterbilling@ci.pearland.tx.us](mailto:waterbilling@ci.pearland.tx.us) to request a temporary PIN number. The email should include their name, address, and account number and a statement that they are requesting a PIN number.

Quality of service is always important to the Staff at the City of Pearland. The implementation of these systems is intended to improve customer service by allowing citizens and contractors 24 hour access to useful and beneficial information.

## **New Zoning Map Approved!**

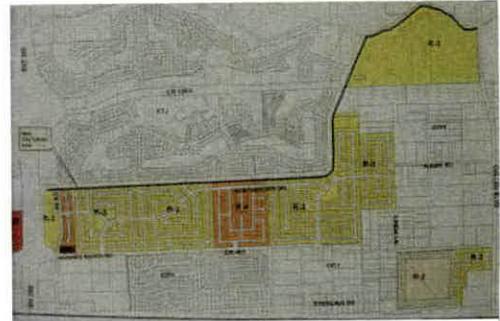
In conjunction with the approval of the UDC, the City has also adopted a new Zoning Map. All properties that were previously zoned as SD – Suburban Development (a temporary agricultural district) have now been zoned in accordance with the Comprehensive Plan.

To view the new Zoning Map, visit our web page at [www.cityofpearland.com](http://www.cityofpearland.com), and click on the link to Maps, then Interactive Maps.

Visit our web site at [www.cityofpearland.com](http://www.cityofpearland.com), to download various checklists, application forms, etc.

### **New Territories**

On December 31, 2005, the City annexed Brazoria MUD # 5 into the City of Pearland. MUD 5 includes all phases of the subdivisions of Crystal Lake and Southdown, plus undeveloped acreage to the northeast of Southdown. All annexed properties will now have certain City Services, such as trash service, animal control, and police protection. Additionally, any construction will require a permit. Garage sale permits will now also be required.



**Map of Annexed Area and Zoning**

### **Updates to the Parkland Dedication Ordinance and the Tree Ordinance**

The City is in the process of updating the Parkland Dedication Ordinance and the Tree Ordinance. Parkland dedication is required of all residential developments within the City, at a rate of 1 acre for each 100 residential units. In order to provide increased benefits such as a healthier population, environmental protection, and increased property values, the City believes that the Parkland Dedication ordinance may need to be amended. The City Council is considering a proposal to double the dedication requirements, and require 1 acre of land dedication for each 50 residential units.

The Tree Ordinance is also being reviewed for possible amendments in order to protect the largest trees in the City, by requiring greater tree replacement requirements.

The City Council is scheduled to conduct workshops in April to begin reviewing the possible changes to these two ordinances.



## **Upcoming Events...**

The Planning Department is hosting our 4<sup>th</sup> session in a quarterly series

**April 20, 2006  
9:00am to 11:00am**

**Topic: New Platting Procedures**

These sessions are tentatively scheduled for the 3<sup>rd</sup> Thursdays of April 2006, July 2006, and October 2006.

Presentation will be held in the Community Center at 3523 Liberty Drive.

If you are interested in attending, please contact Judy at 281-652-1768.

## **Mark Your Calendar!**

Please join us for the next

### **Builders Forum**

**April 27, 2006  
8:00am**

**Topic: Structural Analysis**

Presentation will be held in the Community Center at 3523 Liberty Drive.

Coffee and Donuts will be served

Editor: Theresa Grahmann, Senior Planner;  
Contributing Editors: Lata Krishnarao, Director of Planning,  
and Kola Olay, Director of Inspections

**Planning Department**  
**Community Development Department**  
**3519 Liberty Drive (Mailing Address)**  
**3523 Liberty Drive (Physical Address)**  
**Pearland, Texas 77581**

Place  
Postage  
Here

PLANNING AND ZONING

*Present*  
*sheryl*  
*neil*  
*darrell*  
*keany*  
*susan*  
*jerry*  
*Nghiem*  
*Nick*  
*Late*  
*TAG*  
*July*

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- I. CALL TO ORDER *Sheryl called to* 7:48
- II. APPROVAL OF MINUTES April 3, 2006 – Regular Meeting
- III. NEW BUSINESS *Susan motion*  
*Darrell second* 7 6-0 appr.
- A. CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. CUP 2006-1 *Sheryl read*

A request by FFC, applicant for Franklin Fidelity Management/Riverway Commercial Development, owner, for approval of a Conditional Use Permit for a "Telephone Exchange Switching Relay and Transmitting Equipment" facility in the General Business Retail District (GB), on the following described property, to wit:

*Susan motion for appr. w/ discussion*  
*Jerry second*

Legal Description: 5.284 acres of land, being the Final Plat of Sunrise Lake Center, Lots 1 and 2, according to the map or plat recorded as Document No. 2005056935, of the Official Records of Brazoria County, City of Pearland, Brazoria County, Texas *Jerry asked about conditions.*

*TAG 4 could be*

General Location: Generally Located on the North Side of FM 518 (Broadway Street), and on the East Side of Sunrise Boulevard

**B. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2006-14Z**

*Sheryl read*

A request by Mike Pollak, owner, for an amendment to Ordinance No. 2000M, the Zoning Map of the City of Pearland, for approval of a change in zoning district from classification Single Family Residential – 1 District (R-1) to General Business Retail District (GB) and Townhouse Residential District (TH), on the following described property, to wit:

*Neil motion, Darrell second*

Legal Description: 46.01 acres being out of Kanawha-Texas Company Subdivision of Sections 18 and 22 according to the plat thereof filed in Volume 2, Page 51, Brazoria County Plat Records, in the H. T. & B.R.R. Company Survey or George C. Smith Survey, Abstract 547, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the West Side of FM 1128 (Manvel Road), and Approximately 3,000 Feet South of Fite Road

*→ Darrell spoke of St. name. Council will determine name of Rd.*  
*Jerry asked of diff between Maj & Mn node, TAG stated all about acreage.*

*6-0 appr.*

(A) 5 conditions for approval by Council

- all equip. located inside
- no roof mounted
- any cable cross. Survey of MWL - underground
- setbacks: Proposed bldg ~~to~~ <sup>meet</sup> all zoning requirements in UDC
- Bldg not exceed size shown

Susan made

Motion to amend the motion w/ conditions.

64 sq ft.  
125 ft high w/ pitched roof

~~Motion to approve~~ 5-1  
approve

Panel denied due to conditions and had already begun on

(B)

Derry asked if all in city limits

Staff says yes or no show

Sheryl asked about RTOF way - will look @ during Platting.

Staff recommends GB.

Derry confessed he spoke briefly w/ Mr. Pollak on this issue.

Neil - recommends Bigger Nodes

Comp. Plans talks about Major Nodes 50+ ac  
Minor Nodes 25 ac

## PLANNING AND ZONING

### C. CONSIDERATION & POSSIBLE ACTION – Zone Change 2006-15Z

*Sheryl read into record*

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*Neil motion Henry seconded.*

Legal Description: 64.8110 acres of land, being the Final Plat of Twin Lakes Section One, as recorded in Volume 24, Pages 232 and 233, of the Plat Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

*no discussion*

General Location: Generally Located on the East Side of Veterans Drive, and Approximately 1,000 Feet South of Walnut Street

*6-0 appr.*

### D. COMMUNICATIONS – Plat Extension of The Promenade Shops at Shadow Creek

*Consid. Poss. Action*  
A request by Jason Banda, LJA Engineering for a six month extension of the Preliminary plat of The Promenade Shops at Shadow Creek.

*Darrell motion*

*Susan second*

*for discussion*

### E. NEXT MEETING DATES

May 1, 2006 Regular Meeting

*data - under new use 2 yrs is granted.*

*They need 6 months,*

*6-0 appr.*

### IV. ADJOURNMENT

*8:10 pm*

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# Planning and Zoning Commission

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## **APPROVAL OF MINUTES**

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## **NEW BUSINESS**

### **A. Remove from Table – Zone Change 2006-13Z**

Commissioner Darrell Diggs made a motion to remove from Table, and Commissioner Jerry Koza, Jr. seconded.

The vote was 4-0. The item was removed from Table

### **B. Consideration & Possible Action – Zone Change 2006-13Z**

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Chairperson Sandars stated that P&Z's only concern was with the land and the zoning of the land, and cannot control who builds what and where.

There were no other comments.

The vote was 6-0 for approval.

### **D. Consideration & Possible Action – Final Plat of Shadow Creek Ranch Commercial Site No. 18A**

A request by Jason R. Banda, LJA Engineering & Surveying, Inc. for CG Shadow Creek Ranch Village, LP, for approval of a Final Plat of 28.589 acres in Shadow Creek Ranch for five lots for commercial use, with 4.515 acres reserved for drainage. The plat is located at the northeast corner of the intersection of Kirby Dr and Shadow Creek Parkway (F.M. 2234) in the Shadow Creek Ranch PUD, and is 28.589 acres

Planner Diana DuCroz read the Staff Report. She stated that this Plat was denied at the March 20<sup>th</sup> P&Z Meeting due to excessive outstanding items. Most of the items have been addressed.

Chairperson Sandars asked if the remaining outstanding items were major, and Plat and Plan Administrator Keller replied that he had not received a letter from the Brazoria County Drainage District. The applicant, Jason Banda, was present and stated that they would get this done. Mr. Banda also brought in a corrected mylar prior to the meeting.

Chairperson Greiner made a motion to approve with Staff comments, and Commissioner West seconded.

Planning Director Krishnarao stated that Staff does not like receiving mylars prior to the meeting, as Staff does not have time to review the corrections before approval and the Commission signing. Mr. Keller looked over the mylars and stated that they were still waiting on the letter from BDD4.

The vote was 6-0 for approval, with Staff's comments.

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### **E. Consideration & Possible Action – Final Plat of Sunrise Lake Village II**

A request by Chris L. Hendrick, The Wilson Survey Group, Inc., for approval of a Preliminary Plat subdivision of 6.276 acres zoned General Business (GB) into two lots for commercial use. The plat is located on the north side of Broadway at the intersection of C.R. 90, and is 6.276 acres.

Planner DuCroz read the Staff report. There were no outstanding items.

Commissioner Greiner made a motion to approve, and Commissioner Koza seconded.

The vote was 6-0 for approval.

### **F. Public Hearing – Replat of Albertson's Pearland Plat Reserve A as Pearwood Plaza**

A request by Tina Kast, Texas Engineering and Mapping, for Parkwood Development, Ltd, owner, for a replat of Reserve A of the Albertson's-Pearland Plat as the Pearwood Plaza Final Plat in order to create three new lots. The parcel is 3.8984 acres in size and is zoned General Business (GB). The property is located at the northwest corner of Broadway and Reid Blvd, and is described as 3.8984 acres.

Chairperson Sandars opened the hearing at 6:55 p.m.

Planner DuCroz read the Staff report. The reason for the hearing is to do a replat.

There was no one present to speak for or against.

The hearing was adjourned at 6:56 p.m.

### **G. Consideration & Possible Action – Final Plat of Pearwood Plaza**

A request by Tina Kast, Texas Engineering and Mapping, for Parkwood Development, Ltd, owner, for a replat of Reserve A of the Albertson's-Pearland Plat as the Pearwood Plaza Final Plat in order to create three new lots. The parcel is 3.8984 acres in size and is zoned General Business (GB). The property is located at the northwest corner of Broadway and Reid Blvd.

Planner DuCroz read the Staff report. There were seven outstanding items. Plan and Plat Administrator Keller stated that based on the

# Planning and Zoning Commission

recommendation of the City Engineer, Doug Kneupper, Staff was recommending denial.

Commissioner Greiner made a motion to approve for the sake of discussion, and Commissioner West seconded.

There was much discussion among the Commission, Staff and the applicant, Charles Cooper, on these outstanding items.

The vote was 0-6. The plat was denied.

## **H. Election of P&Z Vice-Chairperson**

Commissioner Sheryl Greiner and Commissioner Neil West were nominated for the position of Vice-Chairperson of the Planning and Zoning Commission. Commissioner West asked to be removed from consideration as Vice-Chairperson.

Commissioner West made a motion to approve the vote for Sheryl Greiner as the new Vice-Chairperson, and Commissioner Fuyertes seconded.

The vote was 6-0. Sheryl Greiner is the new Vice Chairperson.

## **I. DISCUSSION ITEMS: Upcoming Events**

Planning Director Krishnarao went over all of the upcoming events for the P&Z Commission.

Ms. Krishnarao also distributed the Detention Pond Inspection Report to the Commission, which they had previously requested.

## **J. P&Z Quarterly Training**

Mr. Chris McGowan of the HGAC made a presentation to the Commission and Staff regarding Land Use and Transportation.

## **ADJOURNMENT**

The Planning and Zoning Meeting was adjourned at 8:47 p.m. by Chairperson Ruby Sandars

# Planning and Zoning Commission

These minutes are respectfully submitted by:

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Judy D. Krajca  
Planning Administrative Secretary

Minutes approved as submitted and/or corrected on this \_\_\_\_\_ day of  
\_\_\_\_\_, A.D., 2006.

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Ruby Sandars  
P&Z Chairperson

## LJA Engineering & Surveying, Inc.



2929 Briarpark Drive      Phone    713.953.5200  
Suite 600                      Fax        713.953.5026  
Houston, Texas 77042-3703    www.ljaengineering.com

April 5, 2006

Ms. Lata Krishnarao  
City of Pearland Planning  
3523 Liberty Drive  
Pearland, Texas 77581

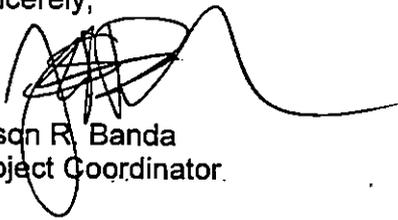
Re:    Plat Extension  
      The Promenade Shops at Shadow Creek  
      LJA Job No. 1957-0003 (5.3)

Dear Ms. Krishnarao,

The following is a request of a six month plat extension for the plat of The Promenade Shops at Shadow Creek. The preliminary plat for this section was considered and approved by the Pearland Planning and Zoning Commission on January 16, 2006. This six month plat extension would make the plat approval valid through January 16, 2007.

Please contact me at 713.953.5067 if you have any questions regarding this request or if you have any additional concerns.

Sincerely,

  
Jason R. Banda  
Project Coordinator

JRB/mec

