

AGENDA – PUBLIC HEARING OF THE PLANNING & ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON FEBRUARY 2, 2004, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

- I. CALL TO ORDER**
- II. PURPOSE OF HEARING – THE ADOPTION OF A MORATORIUM ON THE DEVELOPMENT OF MULTI-FAMILY HOUSING WITHIN THE INCORPORATED LIMITS OF THE CITY.**
- III. STAFF REVIEW OF THE PROPOSED MORATORIUM**
- IV. CITIZEN COMMENTS**
- V. PLANNING & ZONING/STAFF DISCUSSION**
- VI. 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 29 day of January 2004 A.D.
Removed this 3 day of February 2004 A.D.

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 FEBRUARY 2, 2004, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING, IN THE SECOND FLOOR CONFERENCE ROOM OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch SF-12, 25.765 Acres being out of the H.T. B & R.R. Co. Survey Section 82, Abstract 565, City of Pearland, Brazoria County, Texas

B. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Ranch Sf-17, 20.770 Acrea being out of the H.T. & B.R.R. Co. Survey Section 82, Abstract 565, City of Pearland, Brazoria County, Texas

C. CONSIDERATION & POSSIBLE ACTION – Final Plat of Eagle Transmission Shop, a 1.0000 acre of land out of a 3.144 acre tract of land out of Lot 23 of the Allison Richey Gulf Coast Home Company's Suburban Garden's subdivision of Section 8, H.T. & B.R.R. Co. Survey, A-504, City of Pearland, Brazoria County, Texas said subdivision recorded in Volume 2, Page 23 of the plat records of Brazoria County, Texas

D. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Pearland Wash and Lube, a subdivision of 1.4997 acres of land in the J. Crawley Survey, Abstract No. 174, Brazoria County, Texas

E. DISCUSSION ITEM – Training session with Kim Mickleson on the Comprehensive Plan and Unified Development Code

F. DISCUSSION ITEM – Regarding annual APA Conference in Washington DC, registration begins February 6, 2004

III. NEXT MEETING DATES: February 16, 2004– JPH & Regular P & Z Meeting
March 1, 2004 – Regular P & Z Meeting

IV. ADJOURNMENT

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PEARLAND PLANNING & ZONING COMMISSION

MEETING DATE: February 2, 2004

SUBDIVISION NAME: Shadow Creek Ranch

SECTION OR UNIT NUMBER: SF-12

TYPE OF PLAT: FINAL

LOCATION IN PEARLAND: In the center of Clear Lake Loop in Shadow Creek Ranch

WITHIN: CITY LIMITS

PRESENT ZONING CLASSIFICATION: SCR PUD R-1? (See outstanding items)

OWNER: Shadow Creek Ranch Development Company

ACREAGE: 25.765 ACRES

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? yes
- 2.) Do lot sizes conform to zoning requirements? conforms to R-3
- 3.) Does plat conform to Thoroughfare Plan? yes
- 4.) Is a traffic impact analysis required? Was performed as part of original P.U.D.
- 5.) Is additional right-of-way required? no
- 6.) Is water and sewer available at the site? No, developer will extend utilities to site
- 7.) Stormwater management provisions? multi-lake system
- 8.) Park provisions? Parkland dedication offsite

Outstanding items:

- 1.) Show correct zoning at both places (Note 14 and Table) on Sheet 2. Lots appear to meet R-3 requirements. *taken care of*
- 2.) Lienholder's subordination to be filed along with final plat
- 3.) Address easement requirements outlined in Southwestern Bell letter dated 9/4/03
- 4.) Add phone number for owner - *taken care of*
- 5.) Correct lettering overlaps and gap in vicinity map

PEARLAND PLANNING & ZONING COMMISSION

MEETING DATE: February 2, 2004

SUBDIVISION NAME: SHADOW CREEK RANCH

SECTION OR UNIT NUMBER: SF-17

TYPE OF PLAT: FINAL

LOCATION IN PEARLAND: N. W. of South Clear Lake Loop in Shadow Creek Ranch.

WITHIN: CITY LIMITS

PRESENT ZONING CLASSIFICATION: SCR PUD R-4

OWNER: Shadow Creek Ranch Development Company

ACREAGE: 20.770 ACRES

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? yes
- 2.) Do lot sizes conform to zoning requirements? yes
- 3.) Does plat conform to Thoroughfare Plan? yes
- 4.) Is a traffic impact analysis required? Yes, provided with original P.U.D.
- 5.) Is additional right-of-way required? no
- 6.) Is water and sewer available at the site? no; Developer will extend utilities to site
- 7.) Stormwater management provisions? multi-lake system
- 8.) Parks & open space provisions? parkland dedication offsite

Outstanding Issues:

1. Correct lettering overlaps and gap in vicinity map
2. Add phone number for owner
3. Change name of Shady Breeze Court since this name is also used in SF-32B
- ~~4.~~ Lienholder's certification to be filed along with final plat

PEARLAND PLANNING & ZONING COMMISSION

MEETING DATE: February 2, 2004

SUBDIVISION NAME: Eagle Transmission Shop

SECTION OR UNIT NUMBER: N/A

TYPE OF PLAT: FINAL

LOCATION IN PEARLAND: North side of F.M. 518 east of Roy Road

WITHIN: CITY LIMITS

PRESENT ZONING CLASSIFICATION: COMMERCIAL

OWNER: V.P.B. Family Limited Partnership

ACREAGE: 1.0000 ACRE

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? N/A
- 2.) Do lot sizes conform to zoning requirements? yes
- 3.) Does plat conform to Thoroughfare Plan? yes
- 4.) Is a traffic impact analysis required? Yes
- 5.) Is additional right-of-way required? yes
- 6.) Is water and sewer available at the site? yes
- 7.) Stormwater management provisions? Onsite detention
- 8.) Park provisions? N/A

Outstanding Item: Show correct plat reference for property to the east.

PEARLAND PLANNING & ZONING COMMISSION

MEETING DATE: February 2, 2004

SUBDIVISION NAME: Pearland Wash and Lube

SECTION OR UNIT NUMBER: N/A

TYPE OF PLAT: PRELIMINARY

LOCATION IN PEARLAND: West side of C.R. 94 between F.M. 518 and McHard Road

WITHIN: ET.J.

PRESENT ZONING CLASSIFICATION: N/A

OWNER: Carl W. Bell, Jr. and Nona B. Lamb

ACREAGE: 1.4997 ACRES

ANALYSIS:

- 1.) Does plat conform to the approved P.U.D.? N/A
- 2.) Do lot sizes conform to zoning requirements? N/A
- 3.) Does plat conform to Thoroughfare Plan? yes
- 4.) Is a traffic impact analysis required? yes
- 5.) Is additional right-of-way required? no
- 6.) Is water and sewer available at the site? Provided by M.U.D. No. 4
- 7.) Stormwater management provisions? Provided offsite by M.U.D. No. 4
- 8.) Park provisions? N/A

Recommend approval: yes

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2/2/04

P+3 Meeting

Meeting called to order @ 7:10pm

David Ransom absent

(A) SCR SF-12

Richard Keller, issues outstanding
addressed #4, still ~~(A) outstanding~~
2, 3 & 5 comments

~~Sheryl Greiner made~~

Ruby motion to approve
seconded by Sheryl Greiner.

Ruby viewed middle of last year,

Richard - yes, come up since then
things have come up.

Steven - all issues have been addressed.

all in favor 6-0

(B) SCR - SF - 17

Richard, several outstanding, addressed, first three.

Sheryl recommend approval
Kinda Cowles seconded.

Steven Jinnen - discussed, lots of units
update of total # 2,045 units
of 12,000 allowed

Motion to approve passed 6-0

(C) Richard - recorded sub. to east,
need to make reference to it.

Ruby, motion to app.
Sheryl seconded.

Motion to approve passed 6-0

(D) Pearland Wash + Lube.

Richard - told 4 ft sidewalk,
should be a six ft. sidewalk,
note # 16, should be corrected

Don made motion
Sheryl seconded.

Jodd, issue, the vicinity map
is too small.

Richard, the lettering is small,
~~however~~ adequately locates the
property.

motion to approve passed 6-0
Sheryl, will 4ft be better

Ⓡ APA conference -

adjourned @

Comprehensive Planning

Kimberley Mickelson
Olson & Olson, LLP
713-533-3800
Kim@olsonolson.com

Why plan?

◆ If you don't have a plan for where you are going, you may end up somewhere else.

■ Attributed to Casey Stengel

Sec. 211.004, Tex. Local Gov't Code requires

◆ Zoning regulations must be adopted in accordance with a **comprehensive plan...**

◆ Zoning regulations must be designed to:

- Lessen congestion in the streets
- Secure safety from fire, panic and other dangers
- Promote health and the general welfare
- Provide adequate light and air
- Prevent the overcrowding of land
- Avoid undue concentration of population
- Facilitate the adequate provision of public infrastructure

Chapter 213, Tex. Local Gov't Code added in 2001

- ◆ Purpose: promoting sound development of municipalities and promoting public health, safety, and welfare.
- ◆ Adoption of plan is optional (Sec. 213.002)
- ◆ A city may define the relationship between a comp plan and development regulations and establishing consistency

Chapter 213

- ◆ May include traditional elements of a plan, but may also include any others a city deems important
- ◆ May be a coordinated document or a set of documents
- ◆ Adoption of a Comp Plan does not preclude adoption of other plans

A Comprehensive Plan

- ◆ Overall set of goals, objectives and policies to guide land-use decision making.
- ◆ Provides "rational basis" for exercise of police powers in land use decisions.

A Comprehensive Plan

- ◆ Sets forth, in text and maps, how the community will develop in the future.

Important Points for Comp Plan

- ◆ It is future oriented
- ◆ Anticipates continual review and updating or changes
- ◆ Based on analysis of present and projected conditions

Basic Five Categories

- ◆ Transportation
- ◆ Housing
- ◆ Land Use
- ◆ Public Facilities
- ◆ Population Growth

Other Categories often in Plan

- ◆ Economic Development
- ◆ Historic Preservation
- ◆ Corridor Development
- ◆ Telecommunications
- ◆ Affordable Housing
- ◆ Parks and Recreation/Open Space
- ◆ Community Character—Aesthetics

Major Decision Points

- ◆ Elements of Plan—what are important components of future development?
- ◆ Effect of Plan—will the plan be a guide to be interpreted or carved in stone?

How is Plan Adopted?

- ◆ By Ordinance following a public hearing and review by planning commission or department (Sec. 213.003(a)), or
- ◆ By procedure established in City Charter, if provided.

Comp Plan process

- ◆ Plan draft to Planning and Zoning Commission—February 24th
- ◆ Public hearings on plan to follow
- ◆ Adopted by City Council

Implementation

- ◆ Ordinances provide the implementation tools
- ◆ Review each ordinance component to determine "Will this requirement/process fulfill the policy goals of the Comp Plan?"
- ◆ Consistency=Planning and Zoning

Goals of implementation

- ◆ Adoption of ordinances that will fulfill the goals and policies of the Comp Plan while
 - Being user-friendly
 - Not prohibiting or curtailing development
 - Ensuring quality development
 - Leaving no room for controversy

- ◆ The process does not end with the adoption of the UDC.
- ◆ The plan is a living document and should be regularly reviewed and updated.
