

Planning and Zoning Commission

**AGENDA - MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD AUGUST 21, 2006, AT 6:30 P.M., IN THE 2<sup>nd</sup> FLOOR CONFERENCE ROOM, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES August 7, 2006 – Regular Meeting**

**III. NEW BUSINESS**

**A. CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. 2006-7**

A request by Jung H. Kwak, owner, for approval of a Conditional Use Permit for an "Indoor Commercial Amusement" facility in the Cullen Mixed Use District (C-MU), on the following described property, to wit:

Legal Description: 2.389 acres of land out of Lot 59, of the Allison Richey Gulf Coast Home Company Subdivision of the H.T. & B.R.R. Company Survey Number 20 (F.B. Drake), Abstract 506, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the West Side of Cullen Boulevard, and Approximately 750 Feet North of FM 518 (Broadway Street)

**B. CONSIDERATION & POSSIBLE ACTION – Conditional Use Permit No. 2006-8**

A request by Mays and Company, applicant for Sherwood Pearland CVS, L.P., owner, for approval of a Conditional Use Permit for a "Minor Auto Repair" facility in the General Business Retail District (GB), on the following described property, to wit:

Legal Description: 0.9174 acres of land, located in the Thomas J. Green Survey, Abstract 198, being out of and a part of that certain 14.9274 acre tract of record in the name of CVS Pearland Parkway, L.P. in Clerk's File Number 03-018670 of the Official Records of Brazoria County, Texas, and also being out of and a part of Lot 1, Block of CVS Sherwood, a subdivision of record in Volume 24, Page 170 of the Map Records of Brazoria County, Texas, City of Pearland, Brazoria County, Texas

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General Location: Generally Located on the South Side of FM 518 (Broadway Street), and Approximately 600 Feet West of Pearland Parkway

### **C. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of the Lakes at Highland Glen Section Seven**

A request by Chuck Davis, C. L. Davis & Company, for Beazer Homes Texas, L.P., owner, for approval of a Preliminary Plat subdivision of 11.6926 acres in the H.T. & B. R.R. Co. Survey Abstract 233 and the D.H.M. Hunter Survey Abstract 76 zoned PUD into 40 lots for single family use including 3 reserves for landscape/open space and storm sewer. The property is located between Old Alvin Road and Pearland Parkway and is described as follows:

11.6926 acres of land located in the H.T. & B. R.R. Co. Survey Abstract No. 233 and the D.H.M. Hunter Survey Abstract 76, City of Pearland, Brazoria County, Texas.

### **D. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of the Lakes at Highland Glen Section Ten**

A request by Chuck Davis, C.L. Davis & Company, for Beazer Homes Texas, L.P., owner, for approval of a Preliminary Plat subdivision of 12.5116 acres in the D.H.M. Hunter Survey Abstract 76 zoned PUD into 47 lots for single family use including 6 reserves for landscape/open space and drainage. The property is located between Old Alvin Road and Pearland Parkway and is described as follows:

12.5116 acres of land located in D.H.M. Hunter Survey Abstract 76, City of Pearland, Brazoria County, Texas.

### **E. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of the Lakes at Highland Glen Section Thirteen**

A request by Chuck Davis, C.L. Davis & Company, for Beazer Homes Texas, L.P., owner, for approval of a Preliminary Plat subdivision of 32.5392 acres in the D.H.M. Hunter Survey Abstract 76 zoned PUD into 101 lots for single-family use including 6 reserves for landscape/open space/utilities. The property is located between Old Alvin Road and Pearland Parkway and is described as follows:

32.5392 acres of land located in the D.H.M. Hunter Survey Abstract 76, City of Pearland, Brazoria County, Texas.

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**F. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Cambridge Lake Section Two**

A request by Arthur Pisana, Benchmark Engineering Corporation, for D.R. Horton-Texas, Ltd., owner, for approval of a Preliminary Plat subdivision of 21.5818 acres zoned R-2 into 79 residential lots for single-family use including 1 reserve for landscape/open space. The property is located west of F.M. 1128 (Manvel Road) and south of Fite Road and is described as follows:

21.5818 acres of land out of Section 17 of the H.T. & B. Co. Survey, Abstract 242, City of Pearland, Brazoria County, Texas.

**G. CONSIDERATION & POSSIBLE ACTION – Final Right-of-Way Plat of Stable Stone Lane**

A request by Sheeri McElwee, Brown & Gay Engineers, Inc., for Musgrave-Grohman Ventures, Ltd., owner, for approval of a Final Right-of-Way Plat of 0.5791 acres zoned PUD for right-of-way purposes. The property is an extension of Stable Stone Lane east of Pearland Parkway, and is described as follows:

0.5791 acres of land located in the D.H.M. Hunter Survey, A-76 & the H.T. & B.R.R. Co. Survey, A-233, City of Pearland, Brazoria County, Texas.

**H. CONSIDERATION & POSSIBLE ACTION – Amendments to the Unified Development Code**

A request by City of Pearland, for approval of Amendments to the Unified Development Code, Ordinance No. 2000T.

**I. DISCUSSION ITEMS**

- ULI Houston – Urban Marketplace 2006 on Friday, September 8, 2006
- HGAC – Cities and Counties Planning for Growth on Friday, September 15, 2006
- Texas APA Conference-Corpus Christi, TX on October 18 - 21, 2006

**J. NEXT MEETING**

September 4, 2006	No Meeting/Holiday
September 18, 2006	JPH and P&Z Meeting
October 2, 2006	H-GAC Training, P&Z Meeting

**IV. ADJOURNMENT**

# PLANNING AND ZONING COMMISSION

**MINUTES OF A REGULAR MEEING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON AUGUST 7, 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 7:52 p.m., with the following present:

P & Z Chairperson Ruby Sandars  
P & Z Commissioner Neil West  
P & Z Commissioner Jerry Koza, Jr.  
P & Z Commissioner Henry Fuertes  
P & Z Commissioner Susan Sherrouse

Also in attendance: Planning Director Lata Krishnarao, Senior Planner Theresa Grahmann, Plans and Plat Administrator Richard Keller, and Planning Administrative Secretary Judy Krajca

## **APPROVAL OF MINUTES**

Commissioner Jerry Koza, Jr. made the motion to approve, and Commissioner Neil West seconded. The vote was 5-0 for approval.

## **NEW BUSINESS**

### **A. CONSIDERATION & POSSIBLE ACTION – Remove from table Zone Change No. 2006-23Z**

Commissioner Koza, Jr. made the motion to remove from table, and Commissioner Fuertes seconded.

The vote was 5-0 to remove item from table.

### **B. CONSIDERATION & POSSIBLE ACTION – Zone Change No. 2006-23Z (Revised document)**

A request by Osborne Development, applicant for Trinity Leasing, Ltd., 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 Planned Development District (PD), on the property Located on the West Side of Miller Ranch Road (County Road 93), and Approximately 1,000 Feet North of FM 518 (Broadway Street).

# PLANNING AND ZONING COMMISSION

Planning Director Lata Krishnarao read the Staff Report. There were no outstanding issues, and Staff recommended approval of the Zone Change.

Commissioner Koza, Jr. made a motion to approve for the sake of discussion, and Commissioner Sherrouse seconded.

Commissioner Koza, Jr. asked Ms. Krishnarao about the time frame of the construction of these facilities. Ms. Krishnarao went over the different phases that would take place.

There was no further discussion on this zone change.

The vote was 5-0. This motion was approved.

## **C. CONSIDERATION & POSSIBLE ACTION – Final Plat of Villages of Towne Lake**

A request by Robert A. Marlowe, Rekha Engineering, Inc., for Villages of Towne Lake, L.P., owner, for approval of a Final Plat subdivision of 34.9454 acres in the W. Zychlinski Subdivision zoned PUD for multi-family use including a reserve for drainage use and a Public Utility/Private Access Easement. The property is located east of S.H. 35 south of English Lake Drive, and is described as follows:

34.9454 acres of land located in the W. Zychlinski Subdivision, out of the A.C.H. & B. Survey Abstract No. 507 and the H. Stevens Survey Abstract No. 594, City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator informed the Commission that the applicant had withdrawn their plat, prior to the meeting.

No action was taken.

## **D. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of the Lake at Shadow Creek Ranch**

A request by A. Mahendra Rodrigo, P.E., GC Engineering, Inc., for Faith Development, LLC, owner, for approval of a Preliminary Plat subdivision of 18.5691 acres in the T.C.R.R. Company Survey zoned GB into 7 lots and two reserves for landscaping, detention, drainage, and recreation. The property is located south of Shadow Creek Parkway and west of Business Center Drive and is described as follows:

# PLANNING AND ZONING COMMISSION

18.5691 acres of land located in the T.C.R.R. Company Survey, Abstract No. 675, City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller read the Staff Report. There were no outstanding items, and Staff recommended approval.

Commissioner West made the motion to approve, and Commissioner Koza, Jr. seconded.

There was no discussion.

The vote was 5-0 for approval.

## **E. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Southern Trails Phase One Section Nine**

A request by Randy Riley, Kerry R. Gilbert & Associates, Inc., for Ashton Woods, L.P., owner, for approval of a Preliminary Plat subdivision of 30.1 acres zoned PUD into 110 lots for single-family residential and nine reserves for open space/utilities. The property is located south of Southern Trails Drive in Southern Trails and is described as follows:

30.1 acres of land out of the H.T. & B.R.R. Co. Survey, Section 84, A-538 and Section 80, A-564, City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller read the Staff Report. There were no outstanding items. Mr. Keller stated there was one comment he had about the building line, but decided to leave it on the plat.

There was no further discussion.

The vote was 5-0 for approval.

## **F. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Province Village**

A request by Ralph Thomas, LJA Engineering & Surveying, Inc. for The Maverick Group, owner, for approval of a Preliminary Plat subdivision of 43.051 acres zoned PUD into 150 single-family residential lots and 20 reserve areas for other purposes. The property is located between Pearland Parkway and Country Club Drive east of Broadway and is described as follows:

43.051 acres of land out of the Thomas J. Green Survey, A-290, Harris County, and the W.D.C. Hall Survey, A-70, Brazoria County, A-23, Harris County, City of Pearland, Brazoria County and Harris County, Texas.

# PLANNING AND ZONING COMMISSION

Plans and Plat Administrator informed the Commission that the applicant had withdrawn their plat, prior to the meeting.

No action was taken.

- G. DISCUSSION ITEMS** Upcoming P&Z Meetings on November 20, 2006 and December 18, 2006. The Commission voiced that they can meet on these days as long as Council meets. In the past, Joint Public Hearings are not held the third Monday of the month in December. Also discussed was the Texas APA Conference in Corpus Christi, Texas on October 18-21, 2006.
- H. NEXT MEETING** August 21, 2006 JPH & P&Z Meeting  
September 4, 2006 No Meeting/Holiday
- I. COMMUNICATIONS** April, May & June 2006 Monthly Inspection Report of the City of Pearland Detention Pond was briefly discussed. Chairperson Sandars asked if the Director of Inspection Services, Kola Olayiwola could come and talk to the Commission on what the Code Enforcement Officers look for.

## ADJOURNMENT

The meeting was adjourned at 8:19 p.m.

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

**SUMMARY OF AGENDA ITEMS**  
**August 21, 2006**

P&Z needs to attend the 1<sup>st</sup> item.

**6:00 p.m. SPECIAL MEETING OF THE CITY COUNCIL AND PLANNING & ZONING COMMISSION – Council Chambers**  
Acknowledgement and Recognition – Regarding the Texas American Planning Association Excellence Award.

City Council Only

**6:00 p.m. SPECIAL MEETING OF THE CITY COUNCIL - Council Chambers, continues**

Council will recess at approximately 6:30 p.m. to begin the JPH's., and then after the JPH's, P&Z will proceed upstairs for the P&Z Meeting, and Council will remain in the Council Chambers and resume their meeting.

Council and P&Z

**6:30 p.m. JOINT PUBLIC HEARING - Council Chambers**

P&Z only

**6:30 p.m. PLANNING AND ZONING MEETING - 2<sup>nd</sup> Floor Conference Room**

City Council Only

**6:45 p.m. WORKSHOP OF THE CITY COUNCIL - Council Chambers**

**7:00 p.m. WORKSHOP OF THE CITY COUNCIL - Council Chambers**

**Council Agenda's are attached for you to view**

**AGENDA – SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON AUGUST 21, 2006, AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. PURPOSE OF THE MEETING:**

- 1. COUNCIL'S ACKNOWLEDGEMENT AND RECOGNITION – REGARDING THE TEXAS AMERICAN PLANNING ASSOCIATION EXCELLENCE AWARD. *Mr. Bill Eisen, City Manager.***
- 2. CONSIDERATION AND POSSIBLE ACTION – RESOLUTION NO. R2006-127 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ENTER INTO VARIOUS CONTRACTS FOR PRELIMINARY ENGINEERING SERVICES ASSOCIATED WITH THE ANTICIPATED 2007 BOND ELECTION. *Mr. Bill Eisen, City Manager.***
- 3. CONSIDERATION AND POSSIBLE ACTION – RESOLUTION NO. R2006-128 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, DECLARING THE INTENTION TO REIMBURSE CAPITAL EXPENDITURES. *Mr. Bill Eisen, City Manager.***
- 4. CONSIDERATION AND POSSIBLE ACTION – RATIFY CITY MANAGER'S APPOINTMENT OF A PROJECT DIRECTOR FOR THE CITY OF PEARLAND. *Mr. Bill Eisen, City Manager.***

**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.

**AGENDA – WORKSHOP OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON AUGUST 22, 2006, AT 6:45 P.M., PEARLAND INDEPENDENT SCHOOL DISTRICT ANNEX BUILDING, CONFERENCE ROOMS D AND E, 2337 NORTH GALVESTON, PEARLAND, TEXAS.**

- I. CALL TO ORDER**
- II. ROLL CALL OF MEMBERS**
- III. INVOCATION AND PLEDGE OF ALLEGIANCE**
- IV. WORKSHOP PEARLAND INDEPENDENT SCHOOL DISTRICT**
  - A. REGARDING A NATATORIUM PROJECT WITH THE PEARLAND INDEPENDENT SCHOOL DISTRICT AND PEARLAND ECONOMIC DEVELOPMENT CORPORATION.
  - B. REGARDING THE MODIFICATION OF ZONING REQUIREMENTS FOR SCHOOL DISTRICTS.
  - C. REGARDING THE CULLEN ROAD WIDENING PROJECT.
- V. ADJOURN**

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**AGENDA – WORKSHOP OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS,  
TO BE HELD ON AUGUST 21, 2006, AT 7:00 P.M., IN THE COUNCIL CHAMBERS, CITY  
HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. PURPOSE OF THE WORKSHOP:**

- 1. COUNCIL INPUT AND DISCUSSION:** REGARDING A NATATORIUM PROJECT WITH THE PEARLAND INDEPENDENT SCHOOL DISTRICT AND PEARLAND ECONOMIC DEVELOPMENT CORPORATION.

*Mr. Bill Eisen, City Manager.*

- 2. COUNCIL INPUT AND DISCUSSION:** REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2007 (OCTOBER 1, 2006 TO SEPTEMBER 30, 2007) FOR THE CITY OF PEARLAND. *Mr. Bill Eisen, City Manager.*

**III. ADJOURNMENT**

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**AGENDA – SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON AUGUST 21, 2006, AT 6:00 P.M., IN THE COUNCIL CHAMBERS OF CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

- I. **COUNCIL'S ACKNOWLEDGEMENT AND RECOGNITION - REGARDING THE TEXAS AMERICAN PLANNING ASSOCIATION EXCELLENCE AWARD.** *Mr. Bill Eisen, City Manager*
- II. **ADJOURNMENT**

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