

Vtg

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD OCTOBER 15, 2007 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

Chairperson Ruby Sandars called the meeting to order at 8:40 p.m. with the following present:

- P & Z Chairperson Ruby Sandars
- Vice-Chairperson Henry Fuertes
- P & Z Commissioner Susan Sherrouse
- P & Z Commissioner Neil West
- P & Z Commissioner Jerry Koza, Jr.
- P & Z Commissioner Sheryl Greiner
- P & Z Commissioner Darrell Diggs

Also in attendance were: Planning Director Lata Krishnarao, Senior Planner Theresa Grahmann, Plans and Plat Administrator Richard Keller, Planner Tim Chi, Deputy City Attorney Nghiem Doan, and Planning Administrative Secretary Judy Krajca.

II. APPROVAL OF MINUTES

Commissioner Greiner made the motion to approve, and Commissioner Koza, Jr. seconded. Commissioner Diggs made a motion to amend the minutes by removing his name from the attendance of the September 17, 2007 meeting. The vote was 7-0 for approval of the minutes of September 17, 2007, with a correction to the Commissioner Diggs attendance.

III. NEW BUSINESS

A. Conditional Use Permit No. CUP2007-17

A request by Freeland, Kauffman, & Fredeen, Inc., applicant for Renaissance Holding Group, LLC, owner, for approval of a Conditional Use Permit for a "retail development" in the Light Industrial District (M-1),

Commissioner Greiner made the motion to approve, and Commissioner West seconded.

Commissioner Fuertes asked staff to explain why a Conditional Use Permit was required. Much discussion ensued whether to accept

with an amendment and have the applicant replat as ^{one} lot, so only one detention area for entire tract.

the CUP to
Chairperson Sanders made a motion to amend the motion in order to limit property on Highway 35, 4.35 acres, and Commissioner Greiner seconded. The vote on the amendment was 6-1. The amendment was approved.

Commissioner Greiner made an amendment to follow Staff's recommendation of Items No. 2 and No. 3. Commissioner Koza, Jr. seconded. The vote was 7-0. The amendment was approved.

The vote on the amended motion to allow the CUP for retail on the 4.35 acres, adding Staff's comments No. 2 and No. 3 was 7-0. The Conditional Use Permit was approved.

B. Zone Change No. 2007-15Z

A request by Sanford Frankel, applicant for Pat Barcelo, 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 General Commercial District (GC) and Office and Professional District (OP) to General Business District (GB).

Commissioner Greiner made the motion to approve, and Commissioner Sherrouse seconded.

The vote was 7-0. The Zone Change was approved.

C. Zone Change No. 2007-17Z

A request by Gregory Patch, P.E., applicant for Boardwalk at the Spectrum, 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 Business Park District – 288 (BP-288) to General Commercial District (GC).

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

There was discussion among the Commission in regards to this being a part of the existing Strouhal/Kroger PD, and the Hike and Bike Trails *on Strouhal*.

The vote was 0-7. The Zone Change was denied for the following reasons: The applicant needs to work with the City to amend the existing PD and work this into the property.

D. Zone Change No. 2007-14Z

A request by Bonnie and Janice Howard, applicant for John Aaron and Kathryn Howell, owners, 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 Suburban Residential – 12 District (SR-12) to Planned Development District (PD).

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

There was much discussion.

The vote was 7-0. The Zone Change was approved.

E. Zone Change No. 2007-16Z

A request by Pearland Town Center Limited Partnership, owners, 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 PD for Pearland Town Center.

Commissioner Greiner made the motion, and Commissioner Sherrouse seconded.

There was much discussion in regards to page 32, and page 33.

sign height

Commissioner Greiner made the motion to amend the motion, and Commissioner West seconded with the following amendments:

- (1) Change ~~Section 4-C~~ from 25 feet to 24 feet.
- (2) Change ~~Section 4-A from the sign total being~~ 15 feet in height to the entire sign not exceeding 150 feet, including the decorative base.
- (3) Allow Staff to have authority to work with the applicant in handling the changes and presenting these changes to City Council.

The vote was 7-0 to approve the amendment.

The vote was 7-0 to approve the motion to the amendment.

F. CONSIDERATION & POSSIBLE ACTION—Replat of Canterbury Park Section Two

A request by Michael Ramirez, for Sowell Interests-Parkside, LP, owner, for approval of a replat of 28.1655 acres, zoned Canterbury Park PUD and Single Family Residential (R-2), for residential purpose. The applicant is proposing (97) lots located south of Magnolia, east of Veteran Drive, and north of Bailey Road and is described as follow:

Being a subdivision containing 28.1655 acres, also being a replat of a portion of restricted Reserve "B" of the final plat of Canterbury Park Sec. 1, as recorded in Volume 24, Pages 112-116 of the plat records of Brazoria County, City of Pearland, Texas.

Plan and Plat Administrator Keller stated that items were not resubmitted.

The vote was 0-7. The plat was denied for reasons given in Staff's comments.

IV. ADJOURNMENT

Chairperson Ruby Sandars adjourned the meeting at 9:36 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Administrative Planning Secretary

Minutes approved as submitted and/or corrected on this 5th day of November, A.D., 2007.

Ruby Sandars
P&Z Chairperson

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD OCTOBER 15, 2007 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES September 17, 2007

III. NEW BUSINESS

A. Conditional Use Permit No. CUP2007-17

A request by Freeland, Kauffman, & Fredeen, Inc., applicant for Renaissance Holding Group, LLC, owner, for approval of a Conditional Use Permit for a "retail development" in the Light Industrial District (M-1),

B. Zone Change No. 2007-15Z

A request by Sanford Frankel, applicant for Pat Barcelo, 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 General Commercial District (GC) and Office and Professional District (OP) to General Business District (GB),

C. Zone Change No. 2007-17Z

A request by Gregory Patch, P.E., applicant for Boardwalk at the Spectrum, 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 Business Park District – 288 (BP-288) to General Commercial District (GC),

D. Zone Change No. 2007-14Z

A request by Bonnie and Janice Howard, applicant for John Aaron and Kathryn Howell, owners, 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 Suburban Residential – 12 District (SR-12) to Planned Development District (PD),

E. Zone Change No. 2007-16Z

A request by Pearland Town Center Limited Partnership, owners, 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 PD for Pearland Town Center,

F. CONSIDERATION & POSSIBLE ACTION—Replat of Canterbury Park Section Two

A request by Michael Ramirez, for Sowell Interests-Parkside, LP, owner, for approval of a replat of 28.1655 acres, zoned Canterbury Park PUD and Single Family Residential (R-2), for residential purpose. The applicant is proposing (97) lots located south of Magnolia, east of Veteran Drive, and north of Bailey Road and is described as follow:

Being a subdivision containing 28.1655 acres, also being a replat of a portion of restricted Reserve "B" of the final plat of Canterbury Park Sec. 1, as recorded in Volume 24, Pages 112-116 of the plat records of Brazoria County, City of Pearland, Texas.

G. DISCUSSION ITEMS

Texas APA Conference
Next meeting

October 17-19, 2007
November 5, 2007

IV. ADJOURNMENT

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

Action
Deadline:
October
17, 2007

SUMMARY

**FOR PLANNING & ZONING
WITH CITY COUNCIL
OCTOBER 15, 2007**

5:00 p.m.
City Council
Council Chambers

SPECIAL MEETING
(see attached agenda)

6:30 p.m.
City Council & P&Z
Council Chambers

JOINT PUBLIC HEARINGS
1 - Conditional Use Permit
4 - Zone Changes

6:30 p.m.
P&Z only
2nd floor Conference
Room

PLANNING & ZONING MEETING

8:30 p.m.
City Council & P&Z
Council Chambers

WORKSHOP
Planned Development (PD) located north of Pearland Parkway and
west of FM 518

AGENDA – SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, OCTOBER 15, 2007, AT 5:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

- I. **CALL TO ORDER**
- II. **PURPOSE OF THE MEETING:**

EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE

1. **SECTION 551.087 – CONSULTATION WITH CITY ATTORNEY – REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.**
Mr. Bill Eisen, City Manager.
2. **SECTION 551.074 – PERSONNEL MATTERS – REGARDING APPOINTMENTS TO THE CITY'S VARIOUS BOARDS AND COMMISSIONS.** *Mayor Tom Reid.*
3. **SECTION 551.071 – CONSULTATION WITH CITY ATTORNEY – REGARDING POTENTIAL LITIGATION ASSOCIATED WITH MUNICIPAL UTILITY DISTRICTS.** *Mr. Darrin Coker, City Attorney.*
4. **SECTION 551.071 – CONSULTATION WITH CITY ATTORNEY – REGARDING CONTRACTING ISSUES.** *Mr. Darrin Coker, City Attorney.*

NEW BUSINESS:

1. **CONSIDERATION AND POSSIBLE ACTION – REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.** *City Council.*
2. **CONSIDERATION AND POSSIBLE ACTION – RESOLUTION NO. R2007-151 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, AUTHORIZING THE PEARLAND ECONOMIC DEVELOPMENT CORPORATION TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE ZT GROUP AND AUTHORIZING STAFF TO COMPLETE ALL NEGOTIATIONS AND BUDGET AMENDMENTS RELATED TO THE MEMORANDUM OF UNDERSTANDING.** *Mr. Fred Welch, Executive Director of Economic Development.*
3. **CONSIDERATION AND POSSIBLE ACTION – REGARDING APPOINTMENTS TO THE CITY'S VARIOUS BOARDS AND COMMISSIONS.** *City Council.*

4. **CONSIDERATION AND POSSIBLE ACTION – REGARDING POTENTIAL LITIGATION ASSOCIATED WITH MUNICIPAL UTILITY DISTRICTS.** *City Council.*
5. **CONSIDERATION AND POSSIBLE ACTION – REGARDING CONTRACTING ISSUES.** *City Council.*

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.

All members present
WK

1199.70
1007.14
192.56

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD OCTOBER 15, 2007 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER 8:40 p.m.
- II. APPROVAL OF MINUTES Sheryl Jerry September 17, 2007
- III. NEW BUSINESS

A. Conditional Use Permit No. CUP2007-17

Sheryl/Neil Henry asked TAG to explain why this cup is best
A request by Freeland, Kauffman, & Fredeen, Inc., applicant for Renaissance Holding Group, LLC, owner, for approval of a Conditional Use Permit for a "retail development" in the Light Industrial District (M-1), Ruby amend motion to limit prop. on Sheryl and Jerry Hwy 35/4.35 acre

appr
7-0

B. Zone Change No. 2007-15Z

Sheryl/Susan Jerry - always been a good neighbor.

A request by Sanford Frankel, applicant for Pat Barcelo, 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 General Commercial District (GC) and Office and Professional District (OP) to General Business District (GB),

approve
7-0

7-0
appr.

C. Zone Change No. 2007-17Z

Sheryl/Darrell (for discussion) to make this a part of PD as addendum have the broken bike trail
A request by Gregory Patch, P.E., applicant for Boardwalk at the Spectrum, 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 Business Park District - 288 (BP-288) to General Commercial District (GC),

D. Zone Change No. 2007-14Z

Sheryl/Jerry - much discussion into property.
0-7 denied reasons: work w/ city to amend existing PD to work

A request by Bonnie and Janice Howard, applicant for John Aaron and Kathryn Howell, owners, 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 Suburban Residential - 12 District (SR-12) to Planned Development District (PD),

7-0 approved

E. Zone Change No. 2007-16Z

Sheryl/Susan

c = 24 - not 25
work w/ 15' excluding
change sentence into 2 sentences - per Jerry
change to 150' & includes multi-tenant signs
3/2 150' includes decorative lawn

pg. 33
pg. 32

A.

Much discussion

accept w/ amendment & have it ~~bring back~~ ^{them replatted}
~~plat~~ as one - so only on detention
area for entire track.

Vote on amend

4.35 acres faces Hwy 35

6-1 approved

Amend ^{Sheryl} to follow staff's recomm.
of #2 & #3 of staff's recoms

Jerry seconded.

7-0

Vote on amended Motion:

allow CUP for retail on 4.35 acres

adding comments 2&3

7-0

E.

Sheryl - amend to the Motion

- ① to add sign to the Motion
- ② sec 4A sign is total 25 ft to 24ft
entire sign not exceed 150'
- ③ Staff handle change & present to Council
has authority to work w/ appl.

Neil seconded

amendment 7-0

Motion to amendment 7-0

A request by Pearland Town Center Limited Partnership, owners, 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 PD for Pearland Town Center,

F. CONSIDERATION & POSSIBLE ACTION—Replat of Canterbury Park Section Two

Sheryl / Gerry to deny based on

A request by Michael Ramirez, for Sowell Interests-Parkside, LP, owner, for approval of a replat of 28.1655 acres, zoned Canterbury Park PUD and Single Family Residential (R-2), for residential purpose. The applicant is proposing (97) lots located south of Magnolia, east of Veteran Drive, and north of Bailey Road and is described as follow:

*Staffs
Comments*

7-0 denied

Being a subdivision containing 28.1655 acres, also being a replat of a portion of restricted Reserve "B" of the final plat of Canterbury Park Sec. 1, as recorded in Volume 24, Pages 112-116 of the plat records of Brazoria County, City of Pearland, Texas.

G. DISCUSSION ITEMS

Texas APA Conference
Next meeting

October 17-19, 2007
November 5, 2007

IV. ADJOURNMENT

9:36

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

Action
Deadline:
October
17, 2007

I, Judy Krajca, Planning Secretary of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 12th day of October 2007, A.D., at 5:30 p.m.

Judy Krajca, Planning Secretary

Agenda removed _____ day of October 2007.

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD SEPTEMBER 17, 2007 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

Chairperson Ruby Sandars called the meeting to order at 10:08 p.m. with the following present:

P & Z Chairperson Ruby Sandars
Vice-Chairperson Henry Fuertes
P & Z Commissioner Neil West
P & Z Commissioner Jerry Koza, Jr.
P & Z Commissioner Sheryl Greiner
~~P & Z Commissioner Darrell Diggs~~

remove from attendance

Also in attendance were: Planning Director Lata Krishnarao, Senior Planner Theresa Grahmann, Plans and Plat Administrator Richard Keller, Planner Tim Chi, Deputy City Attorney Nghiem Doan, and Planning Administrative Secretary Judy Krajca.

II. APPROVAL OF MINUTES

Commissioner Greiner made the motion to approve, and Vice-Chairperson Fuertes seconded with a correction to page 3. The vote was 7-0 for approval of the minutes of August 20, 2007, with a correction to page 3.

II. NEW BUSINESS

A. Zone Change No. 2007-13Z

A request by New Life Lutheran Church, applicant for Robert Alexander and Tom Alexander, owners, 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 – 2 District (R-2) and General Business Retail District (GB) to Office and Professional District (OP), on the property,

Generally located on the West Side of Pearland Parkway, and on the South Side of Barry Rose Road.

Commissioner Koza, Jr. made the motion to approve, and Vice-Chairperson Fuertes seconded.

There was much discussion among the Commission whether to table until a Conditional Use Permit (CUP) is brought in, or to recommend a Planned Development (PD).

Commissioner West made the motion to table, and Commissioner Greiner seconded.

The vote failed 2-3 to table the zone change.

The Commission voted on the original motion to approve. The vote for Zone Change No. 2007-13Z was 3-2. Vice Chairperson Fuertes and Chairperson Sandars voted against the motion to approve. The Zone Change passed.

B. Conditional Use Permit No. CUP2007-14

A request by The Church For All People, applicant for Ronald Smith, owner, for approval of a Conditional Use Permit for a "church/place of worship" in the Single Family Residential – 1 District (R-1) and the Single Family Residential – 2 District (R-2), on the following described property, generally located on the East Side of Old Alvin Road, and Approximately 110 Feet South of Glastonbury Drive.

Commissioner Koza, Jr. made the motion to approve, and Vice-Chairperson Fuertes seconded.

Planning Director Krishnarao mentioned that staff had made several recommendations in the Staff report.

Vice-Chairperson Fuertes made the motion to amend the original motion to include Staff's comments, and Commissioner West seconded.

The vote to amend the motion was 5-0. The amended motion was approved.

The vote for the motion was 5-0. The motion was approved, with Staff's recommendations.

C. Conditional Use Permit No. CUP2007-15

A request by Bredero Shaw, applicant for Bell Bottom Foundation, owner, for approval of a Conditional Use Permit for a "pipe storage yard" in the General Commercial District (GC), on the following described property, generally located on the East Side of State Highway 35 (Main Street), and Approximately 300 Feet North of Knapp Road.

Commissioner Koza, Jr. made the motion to approve, and Vice-Chairperson Fuentes seconded.

The vote was 0-5. The Conditional Use Permit failed for reasons given by the residents, namely traffic, noise, dust, and quality of life.

D. Conditional Use Permit No. CUP2007-16

A request by Pierre Nys, owner, for approval of a Conditional Use Permit for a "wireless network pole with security cameras" in the Suburban Residential - 12 District (SR-12), on the following described property, generally located on the East and West Sides of Aubrell Road, on the North Side of Becky Lane, and on the North and South Sides of Songbird Drive.

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

Commissioner Koza, Jr. stated that he was sympathetic to theft, but does not agree with the tower, based on the height. Chairperson Sandars stated the permanency of towers is not what Pearland wants. Commissioner Greiner stated the height and appearance of the towers were her concern.

The vote was 0-5. The motion failed for the following reasons: privacy, residents petition, towers setting precedence, height.

E. Amendments to the Unified Development Code (UDC)

A request by the City of Pearland, for an amendment to the Unified Development Code (UDC), Ordinance No. 2000T.

Commissioner Greiner made the motion to approve, and Commissioner West seconded.

The vote was 5-0. The Amendment was approved.

F. PUBLIC HEARING— Partial replat of Hazeldale Subdivision

A request by Walker Treesh, for Bechir Achour, owner, for approval of a partial replat of 9.9661 acres with a combination of General Business (GB) in the North and Single Family Residential (R-3) in the South. The property is "proposing (2) lots," and it is located North of Broadway and Southwest of Shauntel Street and is described as follow:

Being a 9.9661 acre tract of land out of the Perry and Austin League, Abstract 111, Brazoria County, Texas, in the City of Pearland, Texas.

Chairperson Sandars called the hearing to order at 10:35 p.m.

Plans and Plat Administrator Keller read the purpose of the hearing, and the Staff report.

There was no one present to speak for or against.

There was no discussion among the Commissioner/Staff.

The hearing was adjourned at 10:40 p.m.

G. CONSIDERATION & POSSIBLE ACTION—Plat of Achour Subdivision

A request by Walker Treesh, for Bechir Achour, owner, for approval of a partial replat of 9.9661 acres with a combination of General Business (GB) in the North and Single Family Residential (R-3) in the South. The property is "proposing (2) lots," and it is located North of Broadway and Southwest of Shauntel Street and is described as follow:

Being a 9.9661 acre tract of land out of the Perry and Austin League, Abstract 111, Brazoria County, Texas, in the City of Pearland, Texas.

Plans and Plat Administrator Keller read the Staff report stating there were two outstanding items, of which one has been met. Mr. Keller stated staff was waiting on approval of the tree survey.

Commissioner Greiner made the motion to approve with Staff's comments, and Commissioner Koza, Jr. seconded.

The plat was approved 5-0, with Staff's comments.

H. CONSIDERATION & POSSIBLE ACTION— Preliminary plat of Kirby Commons

A request by Aaron Bourgeois, Lentz Engineering, for SCR 24 Investments, L.P., owner, for approval of a preliminary plat of 32.968 acres zoned as Planned Unit of Development (P.U.D) for commercial purposes. The property is "proposing (9) lots" located at the Northwest corner of the intersection of Kirby Drive and Broadway Street and is described as follow:

Being a subdivision of 32.9680 acres in the H.T. & B.R.R. Co. Survey, Section 82, Abstract No. 565 and the T.C.R.R. Co. Survey, Section 3, Abstract No. 678. City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Keller stated the plat has been withdrawn. No action necessary.

I. CONSIDERATION & POSSIBLE ACTION— Preliminary plat of Oakbrook Estates Section 7

A request by Kenneth A. Gruller, Reno & Associates, for Clinton F. Wong, Oakbrook Estates, Ltd., owner, for approval of a preliminary plat of 16.2241 acres zoned as Planned Unit of Development (P.U.D) for residential purpose. The property is "proposing (65) lots" located East of Longherridge Drive and West of Wild Oak Drive and is described as follow:

A subdivision of 16.2241 acres of land located in the W.D.C. Hall League, A-70. City of Pearland. Brazoria County, Texas.

Plans and Plat Administrator Keller read the Staff report, stating there was one outstanding item.

Commissioner Greiner made the motion to approve with Staff's comments, and Commissioner Koza, Jr. seconded.

The vote was 5-0 for approval with Staff's comments.

J. PUBLIC HEARING—Replat of Pearland Town Center

A request by Jamila Johnson, Carter & Burgess, Inc., for Pearland Town Center Limited, owner, for approval of a replat of 142.9694 acres zoned as Planned Unit of Development (P.U.D) for commercial and residential purposes. The property is "proposing (28) lots" located at the Southwest corner of the intersection of Broadway Street and State Highway 288 and is described as follow:

Being a replat of part of Pearland Town Center, as recorded under File Number 2007008914 of the plat records of Brazoria County, Texas and situated in the H.T. & B.R.R. Co. Survey, Section 81, Abstract 300, City of Pearland, Brazoria County, Texas.

Chairperson Sandars opened the hearing at 10:46 p.m.

Plans and Plat Administrator Keller read the purpose of the hearing, and the staff report.

Jamila Johnson of Carter & Burgess was present to speak, as well as, Ken Wittler of CBL.

The hearing was adjourned at 10:59 p.m.

K. CONSIDERATION & POSSIBLE ACTION— Replat of Pearland Town Center

A request by Jamila Johnson, Carter & Burgess, Inc., for Pearland Town Center Limited, owner, for approval of a replat of 142.9694 acres zoned as Planned Unit of Development (P.U.D) for commercial and residential purposes. The property is "proposing (28) lots" located at the Southwest corner of the intersection of Broadway Street and State Highway 288 and is described as follow:

Being a replat of part of Pearland Town Center, as recorded under File Number 2007008914 of the plat records of Brazoria County, Texas and situated in the H.T. & B.R.R. Co. Survey, Section 81, Abstract 300, City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Richard Keller read the Staff report. There were no outstanding items.

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

The vote was 5-0 for approval.

L. CONSIDERATION & POSSIBLE ACTION—Final (Right Of Way) plat of Pearland Town Center Business Center Drive Extension

A request by Jamila Johnson, Carter & Burgess, Inc., for Pearland Town Center Limited, owner, for approval of a final (Right Of Way) plat of 3.7229 acres in the Pearland Town Center Planned Unit of Development (P.U.D) zone. The Right Of Way is located at the Southwest corner of the intersection of Broadway Street and State Highway 288 and is described as follow:

3.7229 acres of land out of the H.T. & B.R.R. Co. Survey, Section 81, Abstract 300, City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator read the Staff report. There were no outstanding items.

Commissioner Greiner made the motion to approve, and Commissioner West seconded.

The vote was 5-0 for approval.

M. CONSIDERATION & POSSIBLE ACTION— Preliminary plat of Shadow Creek Ranch Commercial Site 16-B

A request by Tina Kast, LJA Engineering & Surveying, Inc., for Buc-ee's Limited Partnership, owner, for approval of a preliminary plat of 1.63 acres in the Shadow Creek Ranch Planned Unit of Development (P.U.D) zone for commercial purpose. The property is "proposing (1) lot" located to the North of Shadow Creek Parkway and East of future Business Center Drive and is described as follow:

Being out of the T.C.R.R. Co. Survey, Section 4, Abstract 675, in the City of Pearland, Brazoria County, Texas.

Plans and Plat Administrator Keller stated the plat had been withdrawn. No action necessary.

N. DISCUSSION ITEMS

The Commission was updated on the next P&Z Meeting date and training on October 1, 2007, and the Texas APA Conference October 17-19th, 2007.

IV. ADJOURNMENT

Chairperson Ruby Sandars adjourned the meeting at 11:04 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Administrative Planning Secretary

Minutes approved as submitted and/or corrected on this 15th day of October, A.D., 2007.

Ruby Sandars
P&Z Chairperson