

Called to order @ 7:08 pm
recessed at

AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JUNE 4, 2007 AT 6:00 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

Reconvened @ 10:51 p.m.

CALL TO ORDER

APPROVAL OF MINUTES

May 21, 2007 Regular Meeting

NEW BUSINESS

A. INPUT & DISCUSSION - Workshop of the Five-Year Capital Improvement Program 2008-2012, Presented by Mike Hodge and Trent Epperson

B. CONSIDERATION & POSSIBLE ACTION - Conditional Use Permit No. CUP2007-05

A request by Tal-Con and Chris Talbert, applicant for Town Lake, L.P. and Renee McGuire, owner, for approval of a Conditional Use Permit for a "Mini-Warehouse and Self Storage" facility in the General Commercial District (GC), on the property located on the East Side of SH 35 (Main Street), on the South Side of Oiler Drive, and on the North Side of English Lake Drive

C. CONSIDERATION & POSSIBLE ACTION - Conditional Use Permit No. CUP2007-07

A request by HEB Grocery Company, LP, applicant for Shadow Creek Retail, LP, owner, for approval of a Conditional Use Permit for the use of "polycarbonate materials in lieu of a glass facade" in the General Commercial District (GC), on the property located on the West Side of SH 288, and on the North Side of Broadway Street

D. CONSIDERATION & POSSIBLE ACTION - Zone Change No. 2007-05Z

A request by ONS Investments, LLC, applicant for Hersh Kumar 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 Cullen Mixed Use District (C-MU) to General Commercial District (GC), on the property located on the East Side of Cullen Boulevard, and Approximately 500 Feet North of Hughes Ranch Road (County Road 403)

Henry - 4 Council members opposed and

Staff - recommended denial

Ruby - staff worked hard to obtain Cullen Mixed Use (CMU)

Keta spoke in great detail of adopting CMU

much discussion ensued between comm/staff/applicant about the best use of land.

0-7 Denial in favor of...

Called to order 7:08

Approve Minutes 7-0

Item G. Hearing @ 7:10 adj. 7:15

H. approve 7-0

I. approve 7-0

J. approve 7-0

K. approve 7-0

Recessed @ 7:22

Reconvened @ 10:51

Item B. sheryl/serrep amended w/ conditions

Approve 5-1 (Durrell) Neil abstain

Motion Denied 0-7

Item C. sheryl/serrep approve 7-0

Item D. sheryl/susan

approved 7-0

sheryl/jerry for discussion

sheryl/jerry for approval

Ruby - not in favor of changing UPC to include polycarbonate

7-0 approve

sheryl/susan for discussion

(B) CUP 2007-05

Jerry is this one story, Chris yes.

No outside strg. Does same develop own/level. both sides - yes -

Renee McGuire Jerry - would like to sep one access w/ shared access.

Ruby - is this best use of land.

Consider putting condition on CUP. Dependent to 35.

No outside storage one story w/ height limitations

Height concerns w/ canopy

Discussion ensued about conditions

①
Jerry made motion to amend

- No outside storage
- one story only
- Height restrictions 20' or less
- cross access agreement w/ adj. prop
- opening of storage units do not follow all requirements of code

Ruby 2nd

5-1

approve

Neil abstain

Reasons denied

Not best use of land

lack of buffer

storage next to residential

public comments

new corridor

0-7

opposed

denied

E. CONSIDERATION & POSSIBLE ACTION— Zone Change No. 2007-06Z *Jerry/Sheryl for discussion.*

A request by Freeman T. and Ollie A. Wyche, 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 General Business Retail District (GB) to Single Family Residential – 2 District (R-2), on the property located on the North Side of Fite Road, and Approximately 350 Feet West of Cullen Boulevard

*Susan feels this zoning helps blend existing zoning of surrounding areas. →
data - Fite Rd would handle R-2 better than GB*

F. CONSIDERATION & POSSIBLE ACTION—Amendments to the Unified Development Code (UDC) *Sheryl/Henry*

w/correction to pg 84, item 5
A request by the City of Pearland, for approval of amendments to Ordinance No. 2000T, the Unified Development Code of the City of Pearland.

7-0 approved

Ruby called to order @ 7:10 pm

G. PUBLIC HEARING— Replat of a Portion of Sterling Grove

Ruby read

A request by C.L. Davis & Co. Land Surveying, for Robert S. Steele, W & N Enterprise, owner, for approval of a partial replat of 23.0988 acres zoned Light Industrial District into 1 lot for commercial purposes. The property is located south of McHard fronting on Mykawa road and is described as follow:

adj @ 7:15 pm

RK explain need for replat

23.0988 acres being a replat of a portion of lot 1, block 1 Mykawa acres Volume 16, Page 304 Brazoria County Plat Records and out of Lot 41 and Lot 47 W. Zychlinski subdivision Volume 29, Page 43 Brazoria County Deed records and being out of R.B. Lyle Survey Abstract No. 543 City of Pearland, Brazoria County, Texas.

H. CONSIDERATION & POSSIBLE ACTION— Replat of a Portion of Sterling Grove

RK read

Action Date 6/4/07

A request by C.L. Davis & Co. Land Surveying, for Robert S. Steele, W & N Enterprise, owner, for approval of a partial replat of 23.0988 acres zoned Light Industrial District into 1 lot for commercial purposes. The property is located south of McHard fronting on Mykawa road and is described as follow:

Sheryl Susan w/staffs comments

23.0988 acres being a replat of a portion of lot 1, block 1 Mykawa acres Volume 16, Page 304 Brazoria County Plat Records and out of Lot 41 and Lot 47 W. Zychlinski subdivision Volume 29, Page 43 Brazoria County Deed records and being out of R.B. Lyle Survey Abstract No. 543 City of Pearland, Brazoria County, Texas.

7-0 approved.

GB asked about ROW RK explained ID has what is needed

E.
Discussion inserted
whether to zone where
to acres to R-2.
7-0 approved.

3. REVISIONS & COMMENTS AT 11:00 AM - Zone

At the meeting of the Planning Commission on 11/15/07, the Commission discussed the proposed rezoning of the property located on the North side of the road. The Commission discussed the proposed rezoning of the property located on the North side of the road. The Commission discussed the proposed rezoning of the property located on the North side of the road.

4. REVISIONS & COMMENTS AT 11:00 AM - Zone

At the meeting of the Planning Commission on 11/15/07, the Commission discussed the proposed rezoning of the property located on the North side of the road. The Commission discussed the proposed rezoning of the property located on the North side of the road. The Commission discussed the proposed rezoning of the property located on the North side of the road.

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I. CONSIDERATION & POSSIBLE ACTION—Final plat of Southern Trails Phase I Sec. 7 *RK read 10 outstanding items - all minor*

Action Date 6/4/07

A request by Alan McKee, Pate Engineers, Inc., for CL, Ashton Woods, L.P., owner, for approval of a final plat of 28.19 acres zoned PUD into 92 lots as residential areas. The property is located South of FM 518 and East of Kingsley (CR 48) and is described as follow:

Out of the H.T. & B.R.R. Co. Survey, sec. 80, A-564 City of Pearland Brazoria County, Texas. Also being out of the Allison-Richey Gulf Coast Home Company Subdivision, part of lots 3, 4, 13, 14, 15, & 23, block 80 as recorded in volume 2, page 98, B.C.P.R.

Steryl / Neil w/ staff comment Ruby stated too many items Darrell agree too many items 7-0 approved

J. CONSIDERATION & POSSIBLE ACTION— Final plat of Southern Trails Phase I Sec. 8 *RK read 5 outstanding items - all minor*

Action Date 6/4/07

A request by Alan McKee, Pate Engineers, Inc., for CL, Ashton Woods, L.P., owner, for approval of a final plat of 15.38 acres zoned PUD into 42 lots as residential areas. The property is located south of FM 518 and East of Kingsley (CR 48) and is described as follow:

Out of the H.T. & B.R.R. Co. Survey, sec. 80, A-564 City of Pearland Brazoria County, Texas. Also being out of the Allison-Richey Gulf Coast Home Company Subdivision, part of lots 3, 4, 13, 14, 15, & 23, block 80 as recorded in volume 2, page 98, B.C.P.R.

Neil / Henry w/ staff comments Darrell made motion to amend w/ staff com Henry 2nd motion 7-0 w/ staff motion

K. CONSIDERATION & POSSIBLE ACTION—Preliminary plat of Cullen Park Estates *RK read w/ 1 outstanding comm.*

Action Date 6/4/07

A request by Munroe Kelsey, JKC & Associates, for Ray Peterson, owner, for approval of a preliminary plat subdivision of 29.30 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 32 lots as residential area. The property is located at the intersection of CR 89 and CR 101 and is described as follow:

A subdivision of 29.30 acres of land situated in the H.T. & B.R.R. Company Survey, lot 26 abstract 547 Brazoria County, Texas.

Sb / Jerry w/ staff com

Reviewed @ 7:22 pm

L. DISCUSSION ITEMS—Upcoming Meetings & Dates

IV. ADJOURNMENT

*Jerry will be gone 4/18
ngiam " " " 4/18*

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.

11:43 p.m.

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 1st day of June 2007, A.D.

Judy Krajca, Planning Secretary

Agenda removed _____ day of June 2007.

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD MAY 21, 2007 AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

Chairperson Ruby Sandars called the meeting to order at 6:14 p.m. with the following present:

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

Also in attendance were: Planning Director Lata Krishnarao, Senior Planner Theresa Grahmann, Plans and Plat Administrator Richard Keller, and Planner Tim Chi.

II. APPROVAL OF MINUTES **May 7, 2007**

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - Preliminary Plat of Southern Trails Phase I Section Six

A request by Christy Smidt, Kerry R. Gilbert & Associates, Inc., for Ashton Southern Trails JV, owner, for approval of a Preliminary Plat of 26.8+/- acres zoned PUD into 93 lots as residential areas. The property is located south of CR 92 and west of SH 288.

Plat Administrator Keller read the Staff report.

Vice-Chairperson Greiner made a motion to approve with staffs comments, and Commissioner Koza, Jr. seconded.

The vote was 5-0 for approval of the plat.

B. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Marketplace – Request for Waiver of Decision

A request by Jason Banda, LJA Engineering & Surveying Inc, for Gulf Coast Commercial, owner, for approval of a Final Plat Subdivision of 49.405 acres zoned PUD into 3 lots as commercial

area. The property is located to the west of S.H. 288 and east of Kirby Drive.

Vice-Chairperson Greiner made a motion to approve items B, D, and F for a 40-day Waiver of Decision, and Commissioner Diggs seconded.

The vote was 5-0 for approval of the Waiver of Extension.

C. CONSIDERATION & POSSIBLE ACTION – Final Plat of Shadow Creek Marketplace

No action necessary.

D. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Pearland Farms – Waiver of Decision

A request by Aaron Bourgeois, Lentz Engineering, L.C., for Dwain Evans, MDE Properties, owner, for approval of a Preliminary Plat of 23.5245 acres zoned R-2 into 77 lots for residential purposes. The property is located east of Veterans Drive and south of Magnolia.

Vice-Chairperson Greiner made a motion to approve items B, D, and F for a 40-day Waiver of Decision, and Commissioner Diggs seconded.

The vote was 5-0 for approval of the Waiver of Extension.

E. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Pearland Farms

No action necessary.

F. CONSIDERATION & POSSIBLE ACTION – Partial Replat of Shadow Creek Ranch Commercial Site No. 18A – Waiver of Decision

A request by Tina Kast, LJA Engineering & Surveying, Inc., for CG-Shadow Creek Ranch Village, L.P., owner for approval of a partial replat of Shadow Creek Ranch Commercial Site No. 18A to re-subdivide lots A and D into lots A, B, and C. for commercial purposes. The property is located north of FM 2234 and east of Kirby.

Vice-Chairperson Greiner made a motion to approve items B, D, and F for a 40-day Waiver of Decision, and Commissioner Diggs seconded.

The vote was 5-0 for approval of the Waiver of Extension.

IV. ADJOURNMENT

Chairperson Ruby Sandars adjourned the meeting at 6:35 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Administrative Planning Secretary

Minutes approved as submitted and/or corrected on this 21st day of May, A.D., 2007.

Ruby Sandars
P&Z Chairperson

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JUNE 4, 2007, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Permit No. CUP2007-05

A request by Tal-Con and Chris Talbert, applicant for Town Lake, L.P. and Renee McGuire, owner, for approval of a Conditional Use Permit for a "Mini-Warehouse and Self Storage" facility in the General Commercial District (GC), on the following described property, to wit:

Legal Description: 4.00 acres out of a 16.9958 acre tract of land, located in the A.C.H. & B Survey, Abstract 507, City of Pearland, Brazoria County, Texas

General Location: Generally Located on the East Side of SH 35 (Main Street), on the South Side of Oiler Drive, and on the North Side of English Lake Drive

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT

B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

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PLANNING & ZONING COMMISSION MEETING

DATE: 6-4-07

NAME	COMPANY	ITEM OF INTEREST	COMMENTS
Munroe Kelsay	JKC & Assoc	Cullen Park	
Chuck Davis	C.C. DAVIS CO	STERLING GROW	
Alan McKee	Pate Engineers	Southern Trails 7&8	
NITIN VARANG	ONS INVESTMENTS	CULLEN BLVD	
Ollie A. Wyche	HOMEOWNER HENRY HOMES	FITE Road	
Chris Talber	Tal Con	35 & Oiler	



Judy Krajca/COP
05/29/2007 04:07 PM

To azokjr@aol.com, ddiggs@datajustdata.com,
henryahoo@aol.com, neilwest@peoplepc.com,
nwest001@houston.rr.com, sandarsrl@houston.rr.com,
cc
bcc

Subject Fw: Menu for June 4, 2007

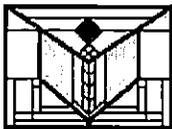
Please note that we will probably have a long night on Monday, June 4th. I'm waiting on confirmation from Lata, but it looks like we will have a
>Workshop on the 5 year CIP plan. This is scheduled for 6:00 p.m.
>There will be a reception for Richard Tetens exiting, and Woody Owens & Kevin Cole coming on board.
>Because the JPH was cancelled on 5/21, we will have 4 JPH's on this night, posted at 6:30.
>Then there will be two more workshops, joint w/Council. One on the UDC (Signs) and another on a Planned Development for Commercial property on Hwy 35, south of Knapp Rd.
>And then, the P&Z meeting. This will consist of the 4 JPH items, and 4 plats.

Below is the menu for the night. Remember, there will be cake left over from the reception for us to eat as well.

Let me know if you will not be there. Packets will be delivered on Friday, as this is a short week for us to get items prepared.

Judy Krajca
Planning Admin. Secretary
City of Pearland
(281) 652-1768

----- Forwarded by Judy Krajca/COP on 05/29/2007 03:59 PM -----



Jane Taylor/COP
05/29/2007 03:23 PM

To Judy Krajca/COP@ci.pearland.tx.us
cc
Subject Menu for June 4, 2007

The menu is: roast beef, baked potato, carrots, rolls, peach & apple cobbler. I ordered one chicken meal too.

Jane Taylor
281-652-1653

Commission wants
a copy

Map
Figure 2.2
Plan & Population Projection

