

Minutes approved by P&Z
On 5/7/07

**MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE
CITY OF PEARLAND, TEXAS, HELD APRIL 02, 2007 AT 6:30 P.M., IN
THE COUNCIL CHAMBERS, 3519 LIBERTY DRIVE, PEARLAND,
TEXAS**

I. CALL TO ORDER

The Regular Meeting was called to order at 8:28 p.m. with the following present:

P&Z Chairperson Ruby Sandars
P&Z Commissioner Neil West
P&Z Commissioner Susan Sherrouse
P&Z Commissioner Henry Fuertes
P&Z Commissioner Darrell Diggs

Also in attendance: Deputy City Attorney Nghiem Doan; Assistant City Manager Nick Finan; Planning Director Lata Krishnarao; Senior Planner Theresa Grahmann; Plan and Plat Administrator Richard Keller; Planner I Tim Chi; and Planning Administrative Secretary Judy Krajca.

II. APPROVAL OF MINUTES

Commissioner Sherrouse made the motion to approve, and Commissioner Diggs seconded. The vote was 6-0 for approval of the minutes of March 19, 2007.

III. NEW BUSINESS

**A. CONSIDERATION & POSSIBLE ACTION—CONDITIONAL USE
PERMIT NO. 2007-03**

A request by Chris Talbert, applicant for JM Projects, LLC, and Jerome Karam, owners, for approval of a Conditional Use Permit for a "Mini-Warehouse and Self Storage" facility in the Heavy Industrial District (M-2).

No action necessary. Conditional Use Permit was withdrawn.

**B. CONSIDERATION & POSSIBLE ACTION—CONDITIONAL USE
PERMIT NO. 2007-04**

A request by McGuff Architects, applicant for Warner Heathman, D.D.S., owner, for approval of a Conditional Use Permit for a "Lesser Percentage

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of Transparency for Overall Façade or Store Front Windows" for a new building located in the Old Townsite Mixed Use District (OT-MU).

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

Commissioner Diggs asked how much of the sidewalks were visible and if the sidewalk was on the other side of port cache. Mr. Jack McGuff stated that the owner will provide additional walkways and benches if needed.

Chairperson Sandars expressed a concern with this being the first to be built in the Old Townsite, and the concern with future business.

Commissioner Sherrousse Had concerns with the elevation and asked for clarification.

Commissioner Diggs asked Staff and Legal if they had to be strict because they were the first to come forward in the Old Townsite.

Planning Director Krishnarao explained that everyone has met city requirements that have built. And the fact that a company was hired to put the Old Townsite Development Plan together, a lot of research went into this. Staff is saying that the applicant could meet the requirements.

Mr. McGuff stated that the applicant could meet the 25%, but they are asking for a CUP because of the nature of the business.

Commissioner Fuertes stated that he feels this blends in with other businesses in the Old Townsite, and asked the applicant if they could give more, such as 15%.

Discussion continued with Planning Director Krishnarao clarifying the definition of storefront windows.

There was much discussion among the Commission and Staff.

Several motions were made, but all died for the lack of a second. Commissioner Fuertes made the motion to reconsider, and Commissioner Sherrousse seconded. The vote was 4-1 to reconsider. The motion was approved.

Commissioner Sherrousse made the motion to amend the 20% on the Walnut side, lift the restriction for the 20% on the storefront side, and impose mahogany for doors. Commissioner Diggs seconded.

The vote was 4-1 for approval.

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C. CONSIDERATION & POSSIBLE ACTION—ZONE CHANGE NO. 2007-4Z

A request by Julio Lybrand, applicant for 288 and 59 II, 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 Business Park District – 288 (BP-288) to Planned Development District (PD).

Planning Director Krishnarao stated that Staff was in favor of the Zone Change, but is a Planned Development necessary.

Commissioner Sherrouse stated she would like to see a more detailed PD. There was much discussion of whether to approve or not. The applicant stated they do have a lot to work out, including the Traffic Impact Analysis, purchasing property, and addressing specific uses within the PD.

Chairperson Sandars made the motion to table until they can bring back with more details. Commissioner Diggs seconded. The vote was 1-4. The motion failed. Commissioner Fuertes voted in favor.

Planning Director Krishnarao asked the applicant to bring this back with everything in place. Want to see a more detailed plan, including landscaping and a trail plan.

D. CONSIDERATION & POSSIBLE ACTION—FINAL PLAT OF SHADOW CREEK MARKETPLACE

A request by LJA Engineering & Surveying Inc, for Gulf Coast Commercial, owner, for approval of a final plat subdivision of 49.405 acres zoned PD into 4 lots as commercial area. The properties are located to the west of S.H. 288 and east of Kirby Drive.

Plans and Plat Administrator Keller read the Staff report. This plat was previously approved, but needed lot layouts. Two of the eight outstanding items have been eliminated. Staff recommends approval with staff comments.

Commissioner Sherrouse made the motion to approve, and Commissioner Diggs seconded. The vote was 5-0 for approval, with staff comments.

E. CONSIDERATION & POSSIBLE ACTION—FINAL PLAT OF SHADOW CREEK RANCH COMMERCIAL SITE NO. 20-B

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A request by LJA Engineering & Surveying, Inc, for Pearland Capital Group, LP, owner, for approval of a final plat area of 4.25 acres zoned PD into 1 lot for commercial purposes. The property is located to the west of Kirby Drive and north of Reflection Bay Drive along the Shadow Creek Parkway.

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

Commissioner Diggs made the motion to approve, and Commissioner West seconded. The vote was 4-0 for approval. Commissioner Fuertes recused himself from the vote.

F. CONSIDERATION & POSSIBLE ACTION—FINAL PLAT OF SHADOW CREEK RANCH COMMERCIAL SITE NO. 20-D

A request by LJA Engineering & Surveying, Inc, for Hai T. Nguyen and Mary V. Nguyen, owners, for approval of a final plat area of 3.5 acres zoned PD into 1 lot for commercial purposes. The property is located to the west of Kirby Drive and northeast of reflection Bay Drive.

Plans and Plat Administrator Keller read the Staff report. There were no outstanding items; however, Staff is waiting on the Deputy City Attorneys receipt of the original bond.

Commissioner Diggs made the motion to approve pending attorney's receipt of original bond, and Commissioner West seconded. The vote was 4-0 for approval. Commissioner Fuertes recused himself from the vote.

G. CONSIDERATION & POSSIBLE ACTION—FINAL PAT OF SHADOW CREEK RANCH SF-61

A request by Jason Banda, LJA Engineering & Surveying, Inc, for Pearland Investments, LP, owner, for approval of a final plat area of 24.794 acres zoned PD into 84 lots for residential purposes. The property is located to the southwest of Shadow Creek Parkway.

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

H. CONSIDERATION & POSSIBLE ACTION—FINAL PLAT OF SHADOW CREEK RANCH SF-62

A request by Jason Banda, LJA Engineering & Surveying, Inc, for Pearland Investments, LP, owner, for approval of a final plat area of 9.656

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acres zoned PD into 30 lots for residential purposes. The property is located to the southwest of Shadow Creek Parkway.

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

I. CONSIDERATION & POSSIBLE ACTION—PRELIMINARY PLAT OF STREET DEDICATION PLAT FOR PORTIONS OF CR 58 AND SAVANNAH PARKWAY

A request by Kerry Gilbert & Associates Inc, for Savannah Development, Ltd, owner, for approval of a preliminary street dedication plat of +/- 12.7 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland. The site is located at the intersection of Savannah Parkway and County Road 58 (Post Road).

Plans and Plat Administrator Keller read the Staff report. There were two outstanding items.

Commissioner Fuytes made the motion to approve with staffs recommendations, and Commissioner West seconded.

The vote was 5-0 for approval.

J. CONSIDERATION & POSSIBLE ACTION—PRELIMINARY PLAT OF SAVANNAH SCHOOL SITE AND FIRE STATION RESERVES

A request by Kerry Gilbert & Associates Inc, for Savannah Development, Ltd, owner, for approval of a preliminary plat area of +/- 15.7 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland. The site is located at the northeast corner of the intersection of savannah Parkway and County Road 58.

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

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

The vote was 5-0 for approval.

K. CONSIDERATION & POSSIBLE ACTION—PRELIMINARY PLAT OF SAVANNAH CHURCH SITE

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On 5/7/07

A request by Kerry Gilbert & Associates Inc, for Savannah Development, Ltd, owner, for approval of a preliminary plat area of +/- 12.6 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland.

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

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

The vote was 5-0 for approval.

L. CONSIDERATION & POSSIBLE ACTION—PRELIMINARY PLAT OF SHADOW CREEK CROSSING WEST

A request by Aaron Bourgeois-Lentz Engineering, L.C., for Shadow Creek Ranch Development Co., L.P., owner, for approval of a preliminary plat subdivision of 15.7723 acres zoned PD into 6 lots for commercial purposes. The properties are located at the intersection of Shadow Creek Parkway and Reflection Bay Drive.

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

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

The vote was 4-0 for approval. Commissioner Fuertes recused himself from the vote.

M. CONSIDERATION & POSSIBLE ACTION—PRELIMINARY PLAT OF SOUTHERN TRAILS WEST SECTION TWO

A request by Dausha Moore / Carol Redd, EHRA, for The Stoddard Group, Ltd, owner, for approval of a preliminary plat subdivision of 40.70 acres zoned PD into 117 lots as residential area. The property is located near Broadway and Kingsley Dr.

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

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

Minutes approved by P&Z
On 5/7/07

The vote was 5-0 for approval.

N. CONSIDERATION & POSSIBLE ACTION—FINAL PLAT OF SAVANNAH MEADOWS SECTION SIX

A request by Brown & Gay Engineers, Inc, for Savannah Development, Ltd, owner, for approval of a final plat subdivision of 12.50 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 46 lots as residential area. The property is located north of Hwy 6 and west of Hwy 288

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

O. CONSIDERATION & POSSIBLE ACTION—FINAL PLAT OF SAVANNAH LANDING SECTION FOUR

A request by Brown & Gay Engineers, Inc, for Savannah Development, Ltd, owner, for approval of a final plat subdivision of 9.970 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 22 lots as residential area. The property is located north of Hwy 6 and west of Savannah Parkway.

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

P. CONSIDERATION & POSSIBLE ACTION—FINAL PLAT OF SAVANNAH COVE SECTION TWO

A request by Brown & Gay Engineers, Inc, for Savannah Development, Ltd, owner, for approval of a final plat subdivision of 19.24 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 57 lots as residential area. The property is located north of Hwy 6 at the southwest corner of C.R. 58 and Savannah Parkway.

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

Q. CONSIDERATION & POSSIBLE ACTION--FINAL PLAT OF SAVANNAH BEND SECTION TWO

A request by Brown & Gay Engineers, Inc, for Savannah Development, Ltd, owner, for approval of a final plat subdivision of 37.77 acres in an

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Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 119 lots as residential area. The property is located north of Hwy 6 and west of Hwy 288.

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

IV. ADJOURNMENT

Chairperson Sandars adjourned the meeting at 9:54 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Administrative Planning Secretary

Minutes approved as submitted and/or corrected on this 30th day of April, 2007
A.D.

PLANNING AND ZONING

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD ON **APRIL 2, 2007**, AT **6:30 P.M.**, IN THE **2nd Floor Conference Room/COUNCIL CHAMBERS**, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

The Regular Meeting was called to order at 8:28pm. with the following present:

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

Also in attendance: Assistant City Manager Nick Finan, Planning Director Lata Krishnarao, Senior Planner Theresa Grahmann, Plans and Plat Administrator Richard Keller, Planner 1 Tim Chi, Deputy City Attorney Nghiem Doan and Planning Administrative Secretary Judy Krajca.

II. APPROVAL OF MINUTES:

Dates: Minutes of the 3-19-07 P&Z Regular Meeting

Susan made the motion to approve the minutes, ~~(w/corrections)~~ and Darrell seconded. (Chairperson Sandars stated correction(s) needed to be made on the minutes. Changes are:)

The vote passed 5-0 to approve (with corrections).

PLANNING AND ZONING

PH
Item

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - CuP No. 2007-03

_____ made a motion to recommend approval,
(w/staff comments) or (for the sake of discussion) and
_____ seconded.

There was no discussion.

There was brief discussion.

There was much discussion. Topics discussed were:

w/d

The vote was ____ - ____.
approved/denied/tabled.

Reasons for denial were:

- 1.
- 2.
- 3.
- 4.
- 5.

This motion was

CuP
2007-04
p. 4

4-1 approved

ends the way there
- tape 1
side B

P 3

cep
2007-4 cont

Henry - doesn't like store front glass on ~~the~~ west side.
but likes mahogany door.

- 1) S side accept 15% w/ walnut door
- 2) w & S is fine w/ window ^{front} store front
- 3) w - get full 25%

dict for tract

Susan - amendment.

approve cep

w/ S. side w/ 19% showing allowing them to
w. side - go w/ 20% & not require
storefront ~~doors~~ doors

2nd by Darrell.

Darrell, Susan, Henry YES

3-2

Ruby Neil - no

Motion failed. Darrell abstained

(Henry motion) to reconsider
Susan 2nd

4 to vote to reconsider - approved
Susan, motion to amend 20% on
1st restrict for store front / Darrell
& impose mahogany for doors / 2nd

Back to tape 1
side B

PLANNING AND ZONING

PH
Item

III. NEW BUSINESS

A.B CONSIDERATION & POSSIBLE ACTION - CuP No. 2007-4

Darrell made a motion to recommend approval, (w/staff comments) or (for the sake of discussion) and Neil seconded. P. 1

There was no discussion.

There was brief discussion.

There was much discussion. Topics discussed were:

Darrell asked ~~applicant~~ Staff. How much is ~~visable~~ ^{visable} side walk is on other side of lot a cache.

Mc Huff - said owner will ~~provide~~ ^{provide} add'l. walkway/benches, if needed.

Rubys concern - this is the first to be built in Old Townsite & have to be concerned w/future businesses.

Susan - concern w/ elevations clarification.

Darrell - do we have to be so strict because they are the 1st. And the fact that they will be on the southern ~~most~~ portion of the O.T.S.

Kata talked about everyone has met this, that has built. And the fact that the Co. that was hired to put the O.T.S. Devel. Plan together put a lot of research in it. ~~Staff is saying, ~~some concerns may not be~~ requirements if necessary.~~

The vote was _____. This motion was approved/denied/tabled.

Reasons for denial were:

- 1.
- 2.
- 3.
- 4.
- 5.

Mc Huff - condo this & meet 25% But asking for CuP because of the nature of the business.

Henry - feels this blends in w/ other businesses in the ^{O.T.S.} area. ask applicant if he could give up a bit more than 15%.



Data clarified definition of storefront windows

Darrell - only reason for cut is for the % of transparency. ~~to~~ upgrade door - w/ malaprop - but lesson transparency.

Not mtg 25% & not mtg that transparency is not all storefront

Much discussion either let him have 15% or 25% keep in mind they are the 1st.

^{spoke for him &} Darrell/Henry - not opposed - but seeking a compromise

Data - be specific if Walnut only or Walnut & Houston.

Darrell - motion to table for appl. to ~~to~~ show more transparency.

Nghiem would recommend not. we would rely solely on appl.

Motion to table died for lack of 2nd.

Neil motion to amend the motion.

Died for lack of 2nd.

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD MARCH 19, 2007 AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

Vice-President Sheryl Greiner, as Acting Chairperson, called the meeting to order at 6:06 p.m. with the following present:

Acting P&Z Chairperson Sheryl Greiner
P & Z Chairperson Ruby Sandars
P & Z Commissioner Neil West
P & Z Commissioner Jerry Koza, Jr.
P & Z Commissioner Henry Fuyertes
P & Z Commissioner Susan Sherrouse
P & Z Commissioner Darrell Diggs, (arrived at 6:16 p.m.)

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

Chairperson Sandars made a motion to approve the minutes, and Commissioner Koza, Jr. seconded.

The vote was 6-0 for approval.

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION - PRELIMINARY PLAT FOR SOUTHERN TRAILS WEST SEC. 2

A request by Dausha Moore / Carol Redd, EHRA, for The Stoddard Group, Ltd, owner, for approval of a preliminary plat subdivision of 40.70 acres zoned PD into 117 lots as residential area. The property is located near Broadway and Kingsley Dr.

Plans and Plat Administrator Keller stated that the applicant was requesting a 14-day extension. Planning Director Krishnarao stated that a 40-day extension needed to be granted.

Chairperson Sandars made the motion to approve, and Commissioner Sherrouse seconded.

The vote was 6-0 for approval of a 40-day extension.

B. CONSIDERATION & POSSIBLE ACTION – PRELIMINARY PLAT FOR SOUTHER TRAILS PHASE I, SECTION 10

A request by Kerry R Gilbert & Associates, Inc, for C.L. Ashton Wood LP, owner, for approval of a preliminary plat subdivision of 3.5 +/- acres zoned PD into 12 lots, containing two reserves, as residential area. The property is located near south of Broadway and east of Southern trails Dr.

Plans and Plat Administrator Keller stated there were only two outstanding items, and recommended approval.

Commissioner Sherrouse made the motion to approve with Staff's comments, and Chairperson Sandars seconded.

The vote was 6-0 for approval.

C. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT FOR SAVANNAH BEND SECTION TWO

A request by Brown & Gay Engineers, Inc, for Savannah Development, Ltd, owner, for approval of a final plat subdivision of 37.77 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 119 lots as residential area. The property is located north of Hwy 6 and west of Hwy 288.

Plans and Plat Administrator Keller stated that items C, D, E, and F were asking for a 40-day extension.

Chairperson Sandars made a motion to include all four items in one vote, and Commissioner Fuytes seconded.

The vote was 6-0.

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

D. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT FOR SAVANNAH MEADOWS SECTION 6

A request by Brown & Gay Engineers, Inc, for Savannah Development, Ltd, owner, for approval of a final plat subdivision of 12.50 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 46 lots as

residential area. The property is located north of Hwy 6 and west of Hwy 288.

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

The vote was 7-0 for approval of extension.

E. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT FOR SAVANNAH COVE SECTION TWO

A request by Brown & Gay Engineers, Inc, for Savannah Development, Ltd, owner, for approval of a final plat subdivision of 19.24 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 57 lots as residential area. The property is located north of Hwy 6 at the southwest corner of C.R. 58 and Savannah Parkway.

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

The vote was 7-0 for approval of extension.

F. CONSIDERATION & POSSIBLE ACTION – FINAL PLAT FOR SAVANNAH LANDING SECTION FOUR

A request by Brown & Gay Engineers, Inc, for Savannah Development, Ltd, owner, for approval of a final plat subdivision of 9.970 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 22 lots as residential area. The property is located north of Hwy 6 and west of Savannah Parkway.

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

The vote was 7-0 for approval of extension.

G. CONSIDERATION & POSSIBLE ACTION – MASTER PLAT FOR RIVERSTONE RANCH PHASE ONE

A request by LJA Engineering & Surveying, Inc., for SHS Partners, Ltd, owner, for approval of a master plat of 104.519 acres into 237 lots for residential purposes.

Plans and Plat Administrator Keller stated that applicant has withdrawn this plat. No action is necessary.

H. REMOVE FROM TABLE – PRELIMINARY PLAT OF CULLEN PARK ESTATES

A request by Munroe Kelsey, JKC & Associates, Inc., for Cullen Park Partners, Ltd, owner, for approval of a preliminary plat subdivision of 40 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 32 lots for residential purposes. The property is located at the interaction of C.R. 89 and C.R. 101.

Commissioner Koza, Jr. made a motion to remove from table, and Commissioner Sherrouse seconded.

The vote was 7-0 to remove from table.

I. CONSIDERATION & POSSIBLE – PRELIMINARY PLAT OF CULLEN PARK ESTATES

A request by Munroe Kelsey, JKC & Associates, Inc., for Cullen Park Partners, Ltd, owner, for approval of a preliminary plat subdivision of 40 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 32 lots for residential purposes. The property is located at the interaction of C.R. 89 and C.R. 101.

Plans and Plat Administrator Keller recommended that this item be tabled.

Chairperson Sandars made a motion to table, and Commissioner West seconded.

The vote was 0-7. The motion to table failed.

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

The vote was 0-7. The plat was denied due to numerous outstanding items.

IV. ADJOURNMENT

Acting Chairperson Sheryl Greiner adjourned the meeting at 6:21 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Administrative Planning Secretary

Minutes approved as submitted and/or corrected on this 2nd day of April, A.D., 2007.

Ruby Sandars, P&Z Chairperson

Listen to tape side B

PLANNING AND ZONING

PH
Item

III. NEW BUSINESS

C.A. CONSIDERATION & POSSIBLE ACTION - Zone Change No. 2007-42

_____ made a motion to recommend approval, (w/staff comments) or (for the sake of discussion) and _____ seconded.

There was no discussion.
There was brief discussion.
There was much discussion. Topics discussed were:

Ruby polled commission if leave permitted uses as CUP'S
Lata spoke.
Staff is in favor.
but is a PD necessary.

Susan wants to see a more detailed APD. ~~to~~ Otherwise, she's inclined to deny.

Much discussion of whether to approve PUP or not. Applicant stated they have a lot to work out - including TIA, purchasing property and addressing specific uses w/in PD.

Ruby - motion to table until they can bring forward

The vote was _____. This motion was approved/denied/tabled.

- Reasons for denial were:
1. *Do you want prohibited uses removed?*
 2. *Do you want CUP'S to remain CUP'S?*
 3. *- Do you want to deny?*
 4. *if answer to both is yes - then deny.*
 5. *if answer to both is yes - then deny.*

Darrel 2nd motion ~~to table~~ to table (Henry opposed)

1-4

Leta asked - if brought back w/ everything
in place, ^{appl.}

How would comm look @ the permitless
w/in PD?

want to see • detailed plan
• landscaping
• trail plan (connectivity)

break @ 9:53 p.m.

Respend 9:59 pm

PLANNING AND ZONING

Plats
P&Z

D.F.

**CONSIDERATION & POSSIBLE ACTION – Final Plat/
Preliminary Plat of Shadow Creek Martlet Place**

BK read the Staff Report. There were no/_____ outstanding items. *Previously approved but need lot layouts. Eliminated 2 of 8 outstanding items.*

Susan made a motion to recommend approval, (w/staff comments) or (for the sake of discussion) and Darrell seconded. *5-0 approved.*

There was no discussion.
There was brief discussion.
There was much discussion. Topics discussed were:

Need to be addressed on final plat. Staff recommends approve w/ comments

The vote was _____.
approved/denied/tabled.

This motion was _____.

Reasons for denial were:

- 1.
- 2.
- 3.
- 4.
- 5.

DISCUSSION ITEMS:

PLANNING AND ZONING

ats
P&Z

E. **CONSIDERATION & POSSIBLE ACTION** - Final Plat/
Preliminary Plat of SCR Comm. Site 20-B

RK read the Staff Report. There were
no/_____ outstanding items. *addressed all items*

Darrel made a motion to recommend approval,
(w/staff comments) or (for the sake of discussion) and

Neil seconded.

Henry recused himself.

There was no discussion.

There was brief discussion.

There was much discussion. Topics discussed were:

4-0

The vote was _____-_____.
approved/denied/tabled.

This motion was

Reasons for denial were:

- 1.
- 2.
- 3.
- 4.
- 5.

DISCUSSION ITEMS:

PLANNING AND ZONING

ats
P&Z

F. CONSIDERATION & POSSIBLE ACTION — Final Plat/ Preliminary Plat of SCR Comm. Site 20-D

RK read the Staff Report. There were
no/ _____ outstanding items.

Darrel *all items* motion to approve *pending atty's receipt*
made a motion to recommend approval,
(w/staff comments) or (for the sake of discussion) and *by 049 bond*

Neil seconded.

There was no discussion.

There was brief discussion.

There was much discussion. Topics discussed were:

4-0

*Henry refuse
himself.*

The vote was _____ - _____.
approved/denied/tabled.

This motion was

Reasons for denial were:

- 1.
- 2.
- 3.
- 4.
- 5.

DISCUSSION ITEMS:

PLANNING AND ZONING

lats
P&Z

GF.

CONSIDERATION & POSSIBLE ACTION - Final Plat/
Preliminary Plat of SCR SF-61

RE read the Staff Report. There were
no/_____ outstanding items. *Plat w/d*

_____ made a motion to recommend approval,
(w/staff comments) or (for the sake of discussion) and

_____ seconded. *no action necessary*

There was no discussion.

There was brief discussion.

There was much discussion. Topics discussed were:

The vote was ____-____. This motion was
approved/denied/tabled.

Reasons for denial were:

- 1.
- 2.
- 3.
- 4.
- 5.

DISCUSSION ITEMS:

PLANNING AND ZONING

lats
P&Z

H.F.

**CONSIDERATION & POSSIBLE ACTION - Final Plat/
Preliminary Plat of SCR SF-62**

RK read the Staff Report. There were no/_____ outstanding items. *Plat w/d*

no action necessary

_____ made a motion to recommend approval, (w/staff comments) or (for the sake of discussion) and

_____ seconded.

There was no discussion.

There was brief discussion.

There was much discussion. Topics discussed were:

The vote was ____ - ____.
approved/denied/tabled.

This motion was

Reasons for denial were:

- 1.
- 2.
- 3.
- 4.
- 5.

DISCUSSION ITEMS:

PLANNING AND ZONING

Plats
P&Z

I.P.

CONSIDERATION & POSSIBLE ACTION - ~~Final Plat~~
Preliminary Plat of Savannah Sch. Site & Fire Station Reserves
Prel. St. Dedication Plat for Portions of CR 58 & Savannah Pkwy.

RK read the Staff Report. There were
no/ 2 outstanding items. *2 outstanding items*

Henry made a motion to recommend approval,
(w/staff comments) or (for the sake of discussion) and

Neil seconded. *w/ staff recommendation*

There was no discussion.

There was brief discussion.

There was much discussion. Topics discussed were:

5-0

The vote was ____ - ____.
approved/denied/tabled.

This motion was

Reasons for denial were:

- 1.
- 2.
- 3.
- 4.
- 5.

DISCUSSION ITEMS:

PLANNING AND ZONING

lats
P&Z

J.E.

**CONSIDERATION & POSSIBLE ACTION – Final Plat/
Preliminary Plat of Savannah ~~Church~~ Site School Site
Fire Station Reserves**

RK read the Staff Report. There were no outstanding items. ask RK

Neil made a motion to recommend approval, (w/staff comments) or (for the sake of discussion) and

Susan seconded.

There was no discussion.

There was brief discussion.

There was much discussion. Topics discussed were:

The vote was 5-0. This motion was approved/denied/tabled.

Reasons for denial were:

- 1.
- 2.
- 3.
- 4.
- 5.

DISCUSSION ITEMS:

PLANNING AND ZONING

Plats
P&Z

K.F. CONSIDERATION & POSSIBLE ACTION - Final Plat/ Preliminary Plat of Savannah Church Site

RK read the Staff Report. There were no/ 2 outstanding items.

Darrell made a motion to recommend approval, (w/staff comments) or (for the sake of discussion) and

Neil seconded.

There was no discussion.
There was brief discussion.
There was much discussion. Topics discussed were:

The vote was 5-0. This motion was approved/denied/tabled.

Reasons for denial were:

- 1.
- 2.
- 3.
- 4.
- 5.

DISCUSSION ITEMS:

PLANNING AND ZONING

Plats
P&Z

**LE. CONSIDERATION & POSSIBLE ACTION - Final Plat/
Preliminary Plat of SC Crossing West**

Rk read the Staff Report. There were no/ 1 outstanding items.

Neif made a motion to recommend approval, ~~(w/staff comments) or (for the sake of discussion)~~ and

Warrell seconded.

There was no discussion.

There was brief discussion.

There was much discussion. Topics discussed were:

*Henry recused
himself*

The vote was 4-0.
approved/denied/tabled.

This motion was

Reasons for denial were:

- 1.
- 2.
- 3.
- 4.
- 5.

DISCUSSION ITEMS:

PLANNING AND ZONING

Plats
P&Z

m f.

CONSIDERATION & POSSIBLE ACTION - ~~Final Plat~~
Preliminary Plat of Southern Trails West Sec. 2

Rk read the Staff Report. There were no/ 2 outstanding items.

Swan made a motion to recommend approval, (w/staff comments) or (for ~~the sake of discussion~~) and

Jewry seconded.

There was no discussion.

There was brief discussion.

There was much discussion. Topics discussed were:

The vote was 5-0. This motion was approved/denied/tabled.

Reasons for denial were:

- 1.
- 2.
- 3.
- 4.
- 5.

DISCUSSION ITEMS:

PLANNING AND ZONING

Plats
P&Z

N.F.

CONSIDERATION & POSSIBLE ACTION - Final Plat/
Preliminary Plat of Savannah Meadows Sec-6

RK read the Staff Report. There were no/_____ outstanding items.

w/d

_____ made a motion to recommend approval, (w/staff comments) or (for the sake of discussion) and

_____ seconded.

no action

There was no discussion.

There was brief discussion.

There was much discussion. Topics discussed were:

The vote was ____-____.
approved/denied/tabled.

This motion was

Reasons for denial were:

- 1.
- 2.
- 3.
- 4.
- 5.

DISCUSSION ITEMS:

PLANNING AND ZONING

Plats
P&Z

0.

CONSIDERATION & POSSIBLE ACTION - Final Plat/
Preliminary Plat of Savannah Landing Sec. 4

RK read the Staff Report. There were
no/_____ outstanding items.

w/d

_____ made a motion to recommend approval,
(w/staff comments) or (for the sake of discussion) and

_____ seconded.

no action

There was no discussion.

There was brief discussion.

There was much discussion. Topics discussed were:

The vote was _____ - _____.
approved/denied/tabled.

This motion was

Reasons for denial were:

- 1.
- 2.
- 3.
- 4.
- 5.

DISCUSSION ITEMS:

PLANNING AND ZONING

Plats
P&Z

P.F.

CONSIDERATION & POSSIBLE ACTION — Final Plat/
Preliminary Plat of Savannah Cove Sec. 2

RK read the Staff Report. There were
no/_____ outstanding items.

w/d

_____ made a motion to recommend approval,
(w/staff comments) or (for the sake of discussion) and

_____ seconded.

no action

There was no discussion.

There was brief discussion.

There was much discussion. Topics discussed were:

The vote was ____-____.
approved/denied/tabled.

This motion was

Reasons for denial were:

- 1.
- 2.
- 3.
- 4.
- 5.

DISCUSSION ITEMS:

PLANNING AND ZONING



F. **CONSIDERATION & POSSIBLE ACTION** - Final Plat/
Preliminary Plat of Savannah Bend Sec 2

RK read the Staff Report. There were no/_____ outstanding items.

w/d

_____ made a motion to recommend approval, (w/staff comments) or (for the sake of discussion) and

_____ seconded.

no action

There was no discussion.

There was brief discussion.

There was much discussion. Topics discussed were:

The vote was ____-____. This motion was approved/denied/tabled.

Reasons for denial were:

- 1.
- 2.
- 3.
- 4.
- 5.

DISCUSSION ITEMS:

PLANNING AND ZONING

IV. ADJOURNMENT

The meeting was adjourned at 10:15 p.m.

The vote was 

These minutes are respectfully submitted by:

Judy Krajca
Planning Administrative Secretary

Minutes approved as submitted and/or corrected on this _____ day of _____
2005.

Ruby Sandars
Planning and Zoning Chairperson

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD APRIL 2, 2007 AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

March 19, 2007

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION—Conditional Use Permit No. CUP 2007-03

A request by Chris Talbert, applicant for JM Projects, LLC, and Jerome Karam, owners, for approval of a Conditional Use Permit for a “Mini-Warehouse and Self Storage” facility in the Heavy Industrial District (M-2), on the property located on the West Side of State Highway 35 (Main Street), and on the North Side of Oiler Drive

B. CONSIDERATION & POSSIBLE ACTION—Conditional Use Permit No. CUP 2007-04

A request by McGuff Architects, applicant for Warner Heathman, D.D.S., owner, for approval of a Conditional Use Permit for a “Lesser Percentage of Transparency for Overall Façade or Store Front Windows” for a new building located in the Old Townsite Mixed Use District (OT-MU), on the property generally located on the East Side of Houston Avenue, and on the North Side of Walnut Street

C. CONSIDERATION & POSSIBLE ACTION—Zone Change No. 2007-04Z

A request by Julio Lybrand, applicant for 288 and 59 II, 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 Business Park District – 288 (BP-288) to Planned Development District (PD), on the property located at the Northwest Corner of State Highway 288 and County Road 59

D. CONSIDERATION & POSSIBLE ACTION—Final Plat for Shadow Creek Marketplace

Action
Date
4-2-07

A request by LJA Engineering & surveying Inc, for Gulf Coast Commercial, owner, for approval of a final plat subdivision of 49.405 acres zoned PD into 4 lots as commercial area. The properties are located to the west of S.H. 288 and east of Kirby Drive and are described as follow:

49.405 acres being out of the T.C.R.R. Co. Survey, sec 4, abstract 675, the Dupuy & Roberts Survey, abstract 726, the Obediah Pitts Survey, abstract 717, and the J. Crawley Survey, abstract 174, and being a replat of C&S Asphalt Sealing Company subdivision, vol. 24, pg. 24, of the official records of Brazoria County in the City of Pearland, Brazoria County, Texas.

E. CONSIDERATION & POSSIBLE ACTION—Final Plat for Shadow Creek Ranch Commercial Site No. 20-B

Action
Date
4-2-07

A request by LJA Engineering & Surveying, Inc, for Pearland Capital Group, LP, owner, for approval of a final plat area of 4.25 acres zoned PD into 1 lot for commercial purposes. The property is located to the west of Kirby Drive and north of Reflection Bay Drive along the Shadow Creek Parkway and is described as follows:

4.25 acres being out of the T.C. R.R. Co. Survey, section 3, abstract 678, City of Pearland, Brazoria County, Texas.

F. CONSIDERATION & POSSIBLE ACTION—Final Plat for Shadow Creek Ranch Commercial Site No. 20-D

Action
Date
4-2-07

A request by LJA Engineering & Surveying, Inc, for Hai T. Nguyen and Mary V. Nguyen, owners, for approval of a final plat area of 3.5 acres zoned PD into 1 lot for commercial purposes. The property is located to the west of Kirby Drive and northeast of reflection Bay Drive and is described as follows:

3.5 acres being out of the T.C.R.R. Co. Survey, section 3, abstract 678, City of Pearland, Brazoria County, Texas.

G. CONSIDERATION & POSSIBLE ACTION—Final Plat for Shadow Creek Ranch SF-61

Action
Date
4-2-07

A request by Jason Banda, LJA Engineering & Surveying, Inc, for Pearland Investments, LP, owner for approval of a final plat area of 24.794 acres zoned PD into 84 lots for residential purposes. The property is located to the southwest of Shadow Creek Parkway and is described as follows:

24.794 acres being out of the H.T. & B. R. R. Co. Survey, section 83, abstract 761, The F. Hooper Survey, abstract 198, and the George Mac Donald Survey, abstract 557, City of Pearland, Fort Bend County, Texas.

H. CONSIDERATION & POSSIBLE ACTION—Final Plat for Shadow Creek Ranch SF-62

Action
Date
4-2-07

A request by Jason Banda, LJA Engineering & Surveying, Inc, for Pearland Investments, LP, owner for approval of a final plat area of 9.656 acres zoned PD into 30 lots for residential purposes. The property is located to the southwest of Shadow Creek Parkway and is described as follows:

9.656 acres being out of the F. Hooper Survey, abstract 198, and the George Mac Donald Survey, abstract 557, City of Pearland, Fort Bend County, Texas.

I. CONSIDERATION & POSSIBLE ACTION—Preliminary Street Dedication Plat for Portions of County Road 58 and Savannah Parkway

Action
Date
4-2-07

A request by Kerry Gilbert & Associates Inc., for Savannah Development, Ltd., and owner, for approval of a preliminary street dedication plat of +/- 12.7 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland. The site is located at the intersection of Savannah Parkway and County Road 58 (Post Road) and is described as follows:

Being +/-12.7 acres of land out of the J.S. Talmage Survey, A-562 H.T. & B. RR. A-302, A.C.H. & B. Survey, A-403 Brazoria County, Texas.

J. CONSIDERATION & POSSIBLE ACTION—Preliminary Plat for Savannah School Site and Fire Station Reserves

Action
Date
4-2-07

A request by Kerry Gilbert & Associates Inc, for Savannah Development, Ltd, owner, for approval of a preliminary plat area of +/- 15.7 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland. The site is located at the northeast corner of the intersection of savannah Parkway and County Road 58 and is described as follows:

Being +/- 15.7 acres of land, three reserves in one block, out of the H.T. & B. RR. A-302, A.C.H. & B. Survey, A-403, J.S. Talmage Survey, A-562 Brazoria County, Texas.

K. CONSIDERATION & POSSIBLE ACTION—Preliminary Plat for Savannah Church Site

Action
Date
4-2-07

A request by Kerry Gilbert & Associates Inc, for Savannah Development, Ltd, owner, for approval of a preliminary plat area of +/- 12.6 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland. The site is located at southeast corner of the intersection of Savannah Parkway and County Road 58 and is described as follows:

Being +/- 12.6 acres of land, one reserve in one block, out of the H.T. & B. R.R. Survey, A-302, A.C.H. & B. Survey, A-403, and J.S. Talmage Survey, A-562 Brazoria County, Texas.

L. CONSIDERATION & POSSIBLE ACTION—Preliminary Plat for Shadow Creek Crossing West

Action
Date
4-2-07

A request by Aaron Bourgeois-Lentz Engineering, L.C., for Shadow Creek Ranch Development Co., L.P., and owner, for approval of a preliminary plat subdivision of 15.7723 acres zoned PD into 6 lots for commercial purposes. The properties are located at the intersection of Shadow Creek Parkway and Reflection Bay Drive and are described as follow:

Being a subdivision of 15.7723 acres in the T.C.R.R. Co. Survey section3 abstract no. 678, City of Pearland, Brazoria County, Texas.

M. CONSIDERATION & POSSIBLE ACTION—Preliminary plat for Southern Trails West Sec. 2

Action
Date
4-2-07

A request by Dausha Moore / Carol Redd, EHRA, for The Stoddard Group, Ltd, owner, for approval of a preliminary plat subdivision of 40.70 acres zoned PD into 117 lots as residential area. The property is located near Broadway and Kingsley Dr and is described as follows:

Being a total of 40.70 acres out of the H.T. and B. R.R. CO. Survey, Sec. 84, A-538, in the City of Pearland, Brazoria County, Texas.

N. CONSIDERATION & POSSIBLE ACTION—Final plat for Savannah Meadows Section 6

Action
Date
4-2-07

A request by Brown & Gay Engineers, Inc., for Savannah Development, Ltd., and owner, for approval of a final plat subdivision of 12.50 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 46 lots as residential area. The property is located north of Hwy 6 and west of Hwy 288 and is described as follows:

A subdivision of 12.50 acres of land located in the A.C.H. & B. Survey, A-403 & J.S. Talmage Survey, A-562 Brazoria County, Texas.

O. CONSIDERATION & POSSIBLE ACTION—Final plat for Savannah Landing Section 4

Action
Date
4-2-07

A request by Brown & Gay Engineers, Inc., for Savannah Development, Ltd., and owner, for approval of a final plat subdivision of 9.970 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 22 lots as residential area. The property is located north of Hwy 6 and west of Savannah Parkway and is described as follows:

A subdivision of 9.970 acres of land located in the A.C.H. & B. Survey, A-403 Brazoria County, Texas.

P. CONSIDERATION & POSSIBLE ACTION—Final plat for Savannah Cove Section. 2

Action
Date
4-2-07

A request by Brown & Gay Engineers, Inc., for Savannah Development, Ltd., and owner, for approval of a final plat subdivision of 19.24 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 57 lots as residential area. The property is located north of Hwy 6 at the southwest corner of C.R. 58 and Savannah Parkway and is described as follows:

A subdivision of 19.24 acres of land located in the A.C.H. & B. Survey, A-403 Brazoria County, Texas.

Q. CONSIDERATION & POSSIBLE ACTION—Final plat for Savannah Bend Section 2

Action
Date
4-2-07

A request by Brown & Gay Engineers, Inc., for Savannah Development, Ltd., and owner, for approval of a final plat subdivision of 37.77 acres in an Extra-Territorial Jurisdiction (E.T.J.) of the City of Pearland into 119 lots as residential area. The property is located north of Hwy 6 and west of Hwy 288 and is described as follows:

A subdivision of 37.77 acres of land located in the J.S. Talmage Survey, A-562 Brazoria County, Texas. Also being out of emigration land company subdivision, being portion of lot 34, of block 76, as recorded in Vol.2 PG. 81, B.C.P.R.

R. DISCUSSION ITEMS

National APA Conference April 14th-18th

No P&Z/JPH Meeting on April 16th

Upcoming Meetings & Agenda Items:

April 30, 2007 UDC Workshop (Joint)

May 7, 2007 Regular P&Z Mtg. & Workshop (Capital Improvement Program), and 2007 Water & Wastewater Impact Fee Update

May 21, 2007 JPH/Regular P&Z Mtg.

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.

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 29th day of March 2007, A.D.

Judy Krajca, Planning Secretary

Agenda removed _____ day of April 2007.