

AGENDA OF A REGULAR MEETING FOR THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD FEBRUARY 3, 2003, IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. APPROVAL OF MINUTES: December 16, 2002
 December 30, 2002

III. NEW BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – Preliminary Plat of Pearland Central Wal-Mart, a subdivision of 27.02 acres of land being a partial replat of the Ferri Subdivision, Vol. 19, pg. 75-76, B.C.P.R., Zychlinski Subdivision, Lots 82-85, Vol. 29, Pg. 43, B.C.P.R., Located in the H.T. & B. R.R. Co. Survey, Section 2, A-542 City of Pearland, Brazoria County, Texas.

B. CONSIDERATION & POSSIBLE ACTION – Guidelines for Towne home development in the ETJ.

C. DISCUSSION ITEM- Discussion storm water detention.

IV. NEXT MEETING DATES: February 17, 2003 - JPH & P&Z
 March 3, 2003 – Regular P & Z

V. ADJOURNMENT

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

Posted this day 30 of January 2003, A.D.

Removed this day 4th of February 2003, A.D.



PLANNING & ZONING COMMISSION AGENDA ITEM

SUBJECT: Consideration and Possible Action – Guidelines for
Townhome Development in Silverlake

PREPARED BY: Theresa Grahmann, Planner I

DATE: January 22, 2003

ITEM SUMMARY: During previous Planning and Zoning Commission Meetings, the Commission discussed two proposed townhome projects, both located within the ETJ and in the Silverlake Development. After reviewing townhome district guidelines from other cities, the Commission formed a consensus on the following guidelines:

- Minimum Lot Size: 2,500 square feet
- Minimum Lot Width: 25 feet
- Minimum Street Right-of-Way: 50 feet
- Maximum Density: Not to be specified
- Minimum Open Space Requirements: None required. However, the developer would have to comply with the park land dedication ordinance.

If approved, these guidelines will apply to the two pending projects in Silverlake (Royce Homes and Pulte Homes projects). Guidelines for future townhome developments will be considered on a case by case basis.

**MEMBERS OF THE PLANNING & ZONING COMMISSION
as of 07/02**

<u>MEMBER</u>	<u>TERM EXPIRES</u>	<u>PHONE #'S</u>
 TODD IOCCO, Chairman 3510 Shadycrest Pearland, TX 77581 Tlocco@Houston.RR.com	April, 2005	Office: 281-997-3747 Mobile: 281-923-8633 Fax: 281-403-1433
 RAY BACON 1938-168 Garden Rd Pearland, TX 77581 rbacon@rcbcomputers.com	April, 2004	Office: 281-997-2517 Home: 281-412-3837
 SHERYL GREINER 2607 Rip Van Winkle Pearland, TX 77581 Sheryl.Greiner@compsol.cc	April, 2004	Office: 281-486-4844 Home: 281-997-1203
 RUBY SANDARS 2402 Frances Dr Pearland, TX 77581 sandarsrl@houston.rr.com	April, 2004	Phone: 281-485-1509
 ROBERT SCHERRER 5315 Colonial Drive Pearland, TX 77584 Bschrer@dkapl.com	April, 2003	Office: 713-529-3992 Fax: 713-529-8161 Cell: 713-858-7600
 DON W. SEDERDAHL 3418 Shady Crest Pearland, TX 77581 dons@ldcm.com	April, 2003	Office: 713-942-7575 Work: 281-412-0091
 RUSS SELEMON 2312 John Pearland, TX 77581 Russ.Selemon@ANICO.COM	April, 2004	Office: 409-766-6445 Home: 281-996-9785 Fax: 409-766-6541